

CC CONVOY CROSSROADS

RETAIL SPACES FOR LEASE
3904-3906 Convoy Street | San Diego, CA 92111



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**PACIFIC COAST
COMMERCIAL**
SALES - MANAGEMENT - LEASING

TCN
WORLDWIDE
REAL ESTATE SERVICES

The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information including zoning and use should be verified prior to purchase or lease.

PROPERTY FEATURES



- > Approx. 755-1,000 SF Retail Spaces for Lease
- > Lease Rate: Contact Agent



- > As Part of Kearny Mesa Community Plan 60,000 Residential Units are Projected to be added by 2050



- > Heavily Traveled Commercial Corridor
- > Dense Demographics & Daytime Populations



- > Close Proximity to 52 Freeway & 163 Freeway



- > Monument Sign



- > Well-Managed Profession/Retail Center



- > Anchored by the Highly Popular Original Pancake House, Wings N Things, and 11 Other Restaurants
- > Directly Across the Street from Costco and Target

SITE PLAN

SUITE	TENANT	SF
100	Epic Wings 'N Things	2,217
101	Shen Tan BBQ	1,100
102-104	Imperial Mandarin	3,500
105	Bistro Kaz	1,005
106	Tsurihashi Japanese BBQ	1,336
107	AVAILABLE SEPTEMBER 1, 2024	1,000
108	Yokohama Yakatori Koubou	1,375
109	AVAILABLE NOW	755
110	Day Spa	3,450
111-112	Mekong Cuisine (Thai)	2,143
113-115	Boiling Passion	2,601
116	Vivi Bubble Tea	975
117	Harmony 2b1 Cuisine	1,275
118	Aria Spa	2,395
119	Cane Concoctions	1,167
121	Izakaya Sakura	1,501
124	Shinhan Bank	2,395
	Original Pancake House	6,000



LOCATION AERIAL



KAISER PERMANENTE

99 RANCH MARKET
大華超級市場

Denny's

the Y

Walmart

SONIC

CARmax

IN-N-OUT BURGER

24 HOUR FITNESS

TARGET COSTCO WHOLESALE

Montgomery-Gibbs Executive Airport

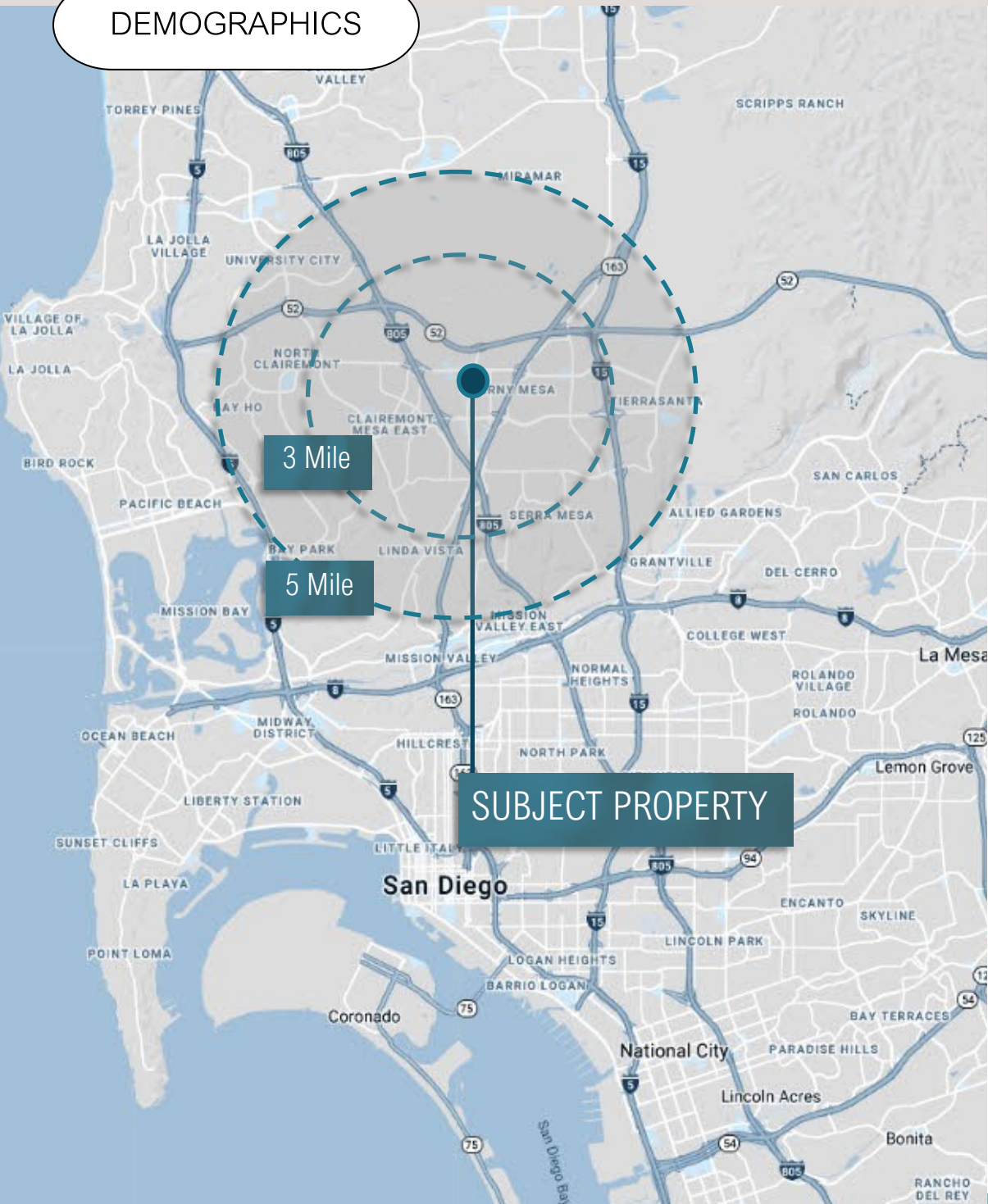
3904-3906
CONVOY STREET

STARBUCKS COFFEE

NEARBY AMENITIES




DEMOGRAPHICS



The Convoy District and the surrounding areas serve as the economic and cultural center of the Asian & Pacific American communities in San Diego. This bustling 2-sq. mile area – conveniently located in the Pacific Triangle bounded by the 805, 52, and 163 freeways – consists of hundreds of shops specializing in Asian products and services, including supermarkets, tea houses, cafes, karaoke bars, entertainment venues, community centers, worship halls, as well as an abundant of day-to-day professional & service-related shops.





364,154
 full time population


38.6
 median age


26,500
 traffic counts


\$109,123
 avg. household income


\$5.5 B+
 consumer spending


15 Minutes
 from san diego intl. airport