

8057 **SUITE 1**

RAYTHEON RD, SAN DIEGO, CA 92111

PROFESSIONAL OFFICE OR RETAIL SPACE FOR LEASE

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PACIFIC COAST COMMERCIAL

PROFESSIONAL OFFICE OR RETAIL SPACE FOR LEASE

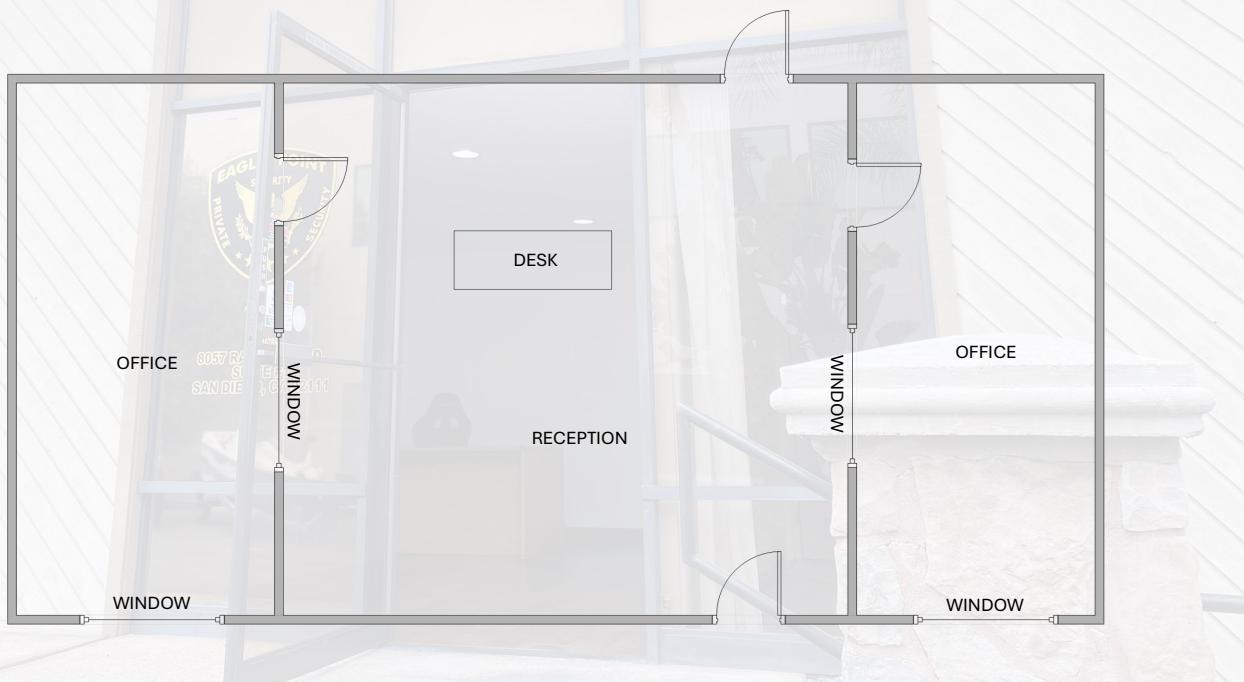
AVAILABLE:

- Suite 1: Approx. 1,000 SF
- 2 Large Private Offices and Reception
- New Flooring & Paint
- Windows Provide Abundance of Natural Light
- Private Restroom
- Shared Kitchenette
- Zoned for Professional and Retail Uses ([Emx-1](#))
- Easy Freeway Access to Hwys 163, 52 and I-805
- Lease Rate: \$1.85/SF Per Month, Gross + Electric

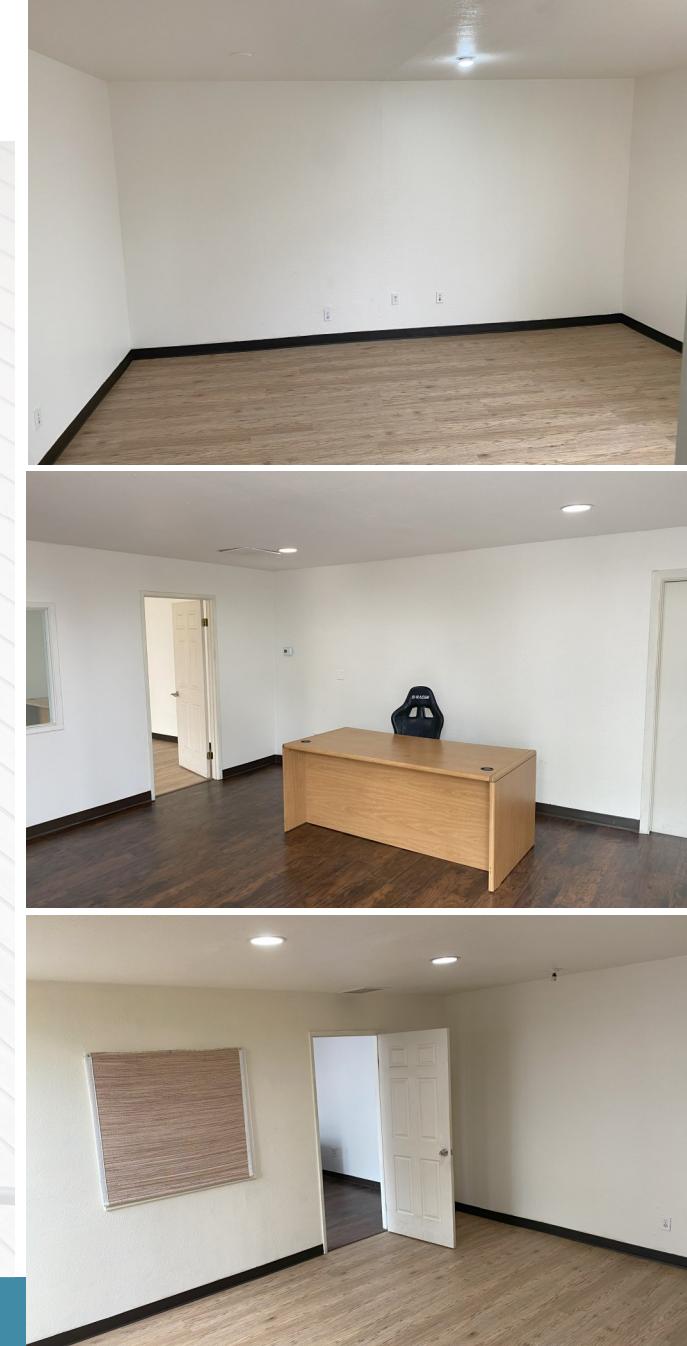
HIGHEST & BEST USES INCLUDE

(but are not limited to):

- Professional Services
- Health and Wellness
- Online Business



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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 transaction. Floor plan is not to scale; for reference purposes only.

LOCATION AERIAL



CONTACT INFORMATION

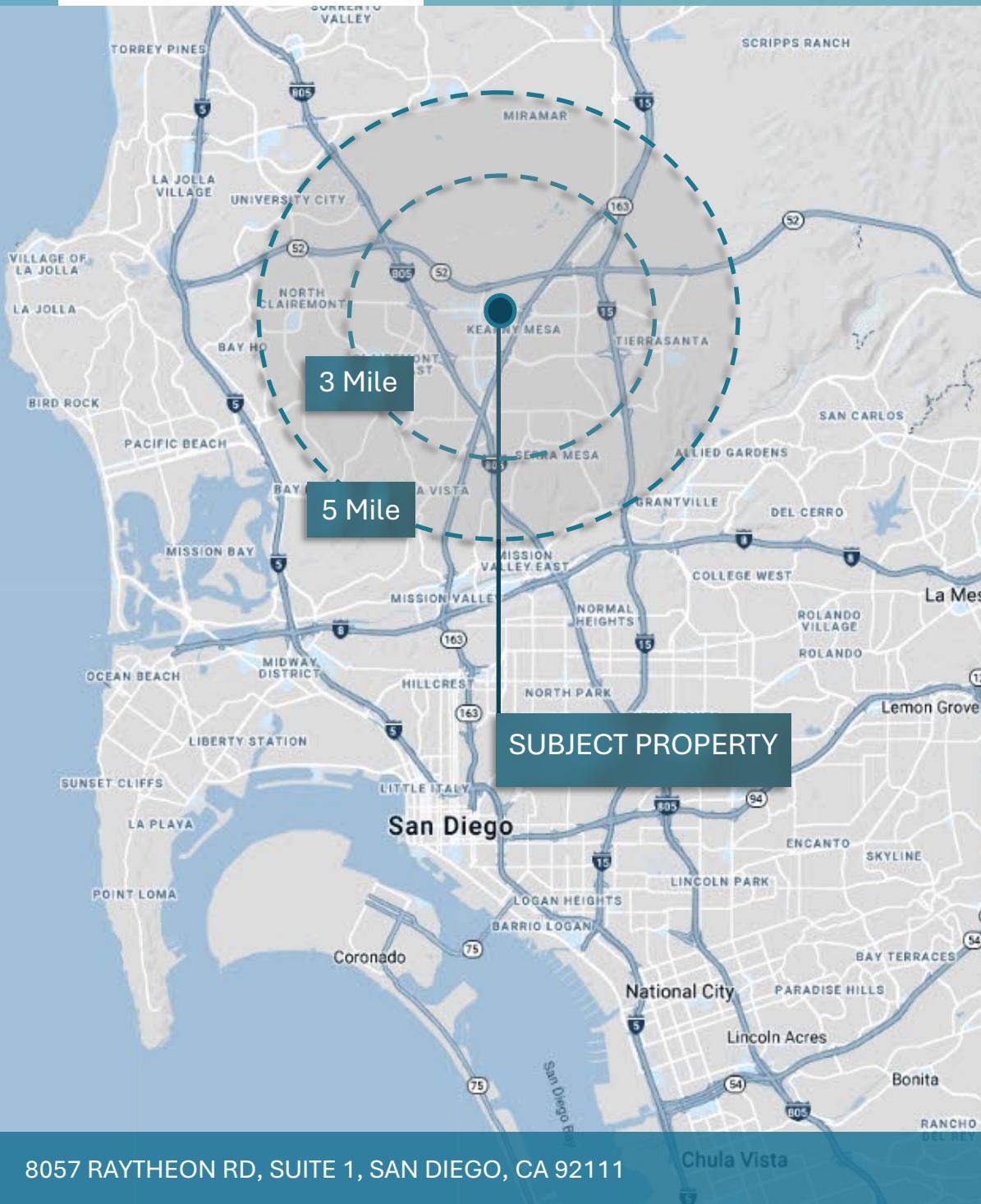
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DEMOGRAPHICS



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.



284,370

full time population



37.9

median age



9,407

traffic counts



\$113,734

avg. household income



\$4.2 B+

consumer spending



28,146

total businesses