

OFFICE & MEDICAL SPACE Available



3750 & 3760 CONVOY STREET, SAN DIEGO, CALIFORNIA, 92111

KEARNY
MESA
CROSSROADS



For additional information:

Kelly Moriarty
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Paul Braun
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Project Features



- Convenient Kearny Mesa location
- Excellent freeway access via I-805, Hwy. 163, Hwy. 52 and I-15
- Two three-story buildings totaling 126,433 r.s.f.
- Common area Wi-Fi available
- Common area conference facility
- On-site fitness center, complete with showers and lockers
- Walking distance to many retail amenities
- Recently updated common areas
- Park-like setting with courtyard
- Card-key access
- 4/1,000 parking

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LOCAL AMENITIES



- | | | |
|----------------------------------|---------------------------|-----------------------------|
| ① Starbucks | ⑭ Crab Hut | ⑲ Children's Medical Center |
| ② Karami Ramen | ⑮ Red Moon Noodle House | ⑳ Hospital Valentina |
| ③ The Original Pancake House | ⑯ Submarine Crab | |
| ④ Popeyes | ⑰ Soup Du Jour | |
| ⑤ KFC | ⑱ Pear's Thai Cuisine | |
| ⑥ Costco Business Center | ⑳ Casa Machado Restaurant | |
| ⑦ Target | ㉑ Thai Pepper Caisine | |
| ⑧ Matoi | ㉒ 94th Aero Squadron | |
| ⑨ Olleh Convoy Korean BBQ | ㉓ Unique Sandwiches | |
| ⑩ Cross Street Ckicken and Beer | ㉔ Bud's Louisiana Cafe | |
| ⑪ 24 Hour Fitness | | |
| ⑫ Dumpling Inn & Shanghai Saloon | | |
| ⑬ RAKIRAKI Ramen | | |

SPACE Available

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Availability

3750 Convoy Street

Suite #	Size (RSF)	Comments
110	5,618	Shell condition.
145	843	NEW MEDICAL SPEC SUITE. 2 private offices and open area.
155	2,300	NEW MEDICAL SPEC SUITE. Dr's office, 7 exam rooms, reception, waiting room, break room, lab space, storage and electrical room.
203	920	Available.
305	3,227	Available. 4 private offices, large conference room, reception, breakroom and large open area.
*310	2,888	Available. Suite 310 and 311 are contiguous for up to 5,340 SF
*311	2,452	Medical buildout. 8 exam rooms, 4 offices, reception and large open area. Suite 310 and 311 are contiguous for up to 5,340 SF

3760 Convoy Street

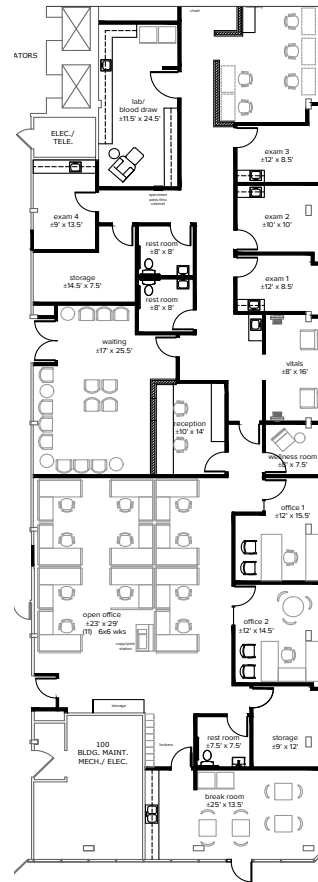
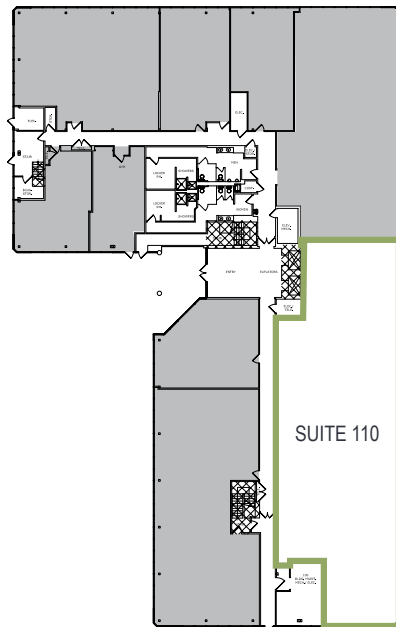
Suite #	Size (RSF)	Comments
100	3,827	Available.
101	2,220	Reception, 4 private offices and open area
105	1,067	Private office and open area.
118	1,319	Reception, 4 private offices and waiting room.
**204	2,378	Reception, 12 private offices, conference, break room, storage and work/production room. *Suites 204 and 210 are contiguous for up to 6,369.
205	1,657	Available 10/1/24.
**210	3,991	Reception, 8 private offices, conference, break room, storage and work/production room. *Suites 204 and 210 are contiguous for up to 6,369.
**310	2,596	Available. **Suites 310, 321, 330 and 340 are contiguous for 19,368 sf.
**321	13,164	Available. **Suites 310, 321, 330 and 340 are contiguous for 19,368 sf. Perimeter of-fices, conference rooms, break room. Divisible to 5,000 sf.
**330	1,265	Dental build-out. **Suites 310, 321, 330 and 340 are contiguous for 19,368 sf.
**340	2,343	3 private offices, conference, break room, server/IT and large open area. **Suites 310, 321, 330 and 340 are contiguous for 19,368 sf

****2nd and 3rd floor are contiguous for 25,737 SF.**

3750 CONVOY STREET

SUITE 110 | 5,618 S.F.
Shell condition.

**CONCEPTUAL
PLAN**



For additional information:

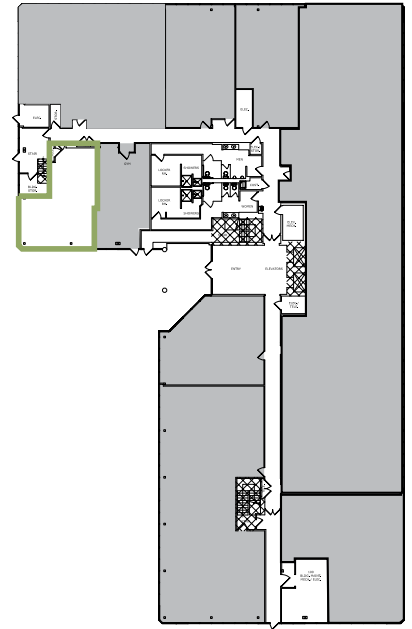
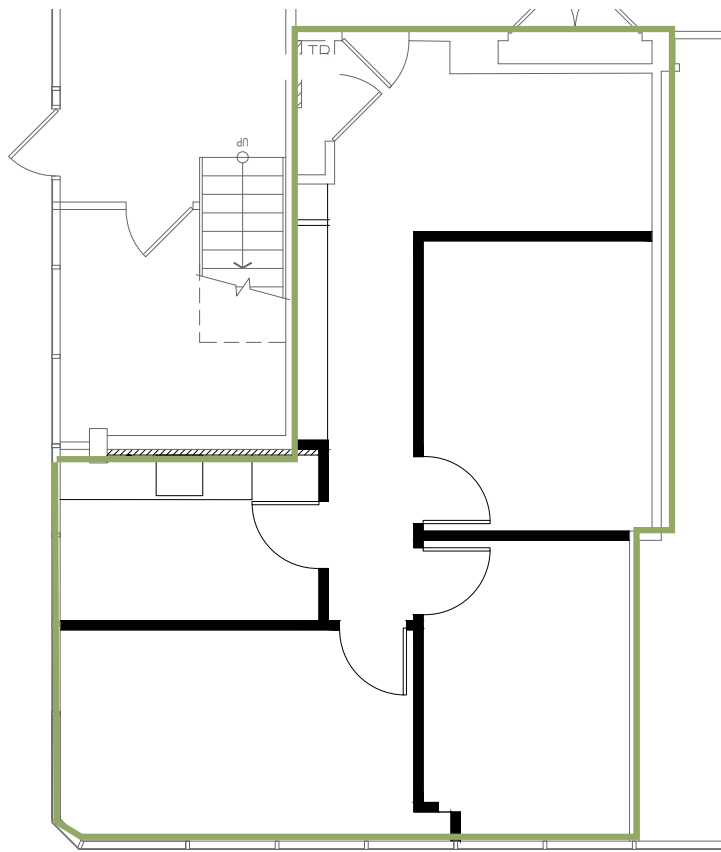
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3750 CONVOY STREET

SUITE 145 | 843 S.F.
New Medical Spec Suite

 <https://bit.ly/3750Suite145>



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SUITE 155 | 2,300 S.F.

NEW MEDICAL SPEC SUITE. Dr's office, 7 exam rooms, reception, waiting room, break room, lab space, storage and electrical room.

 <https://bit.ly/3750Suite155>



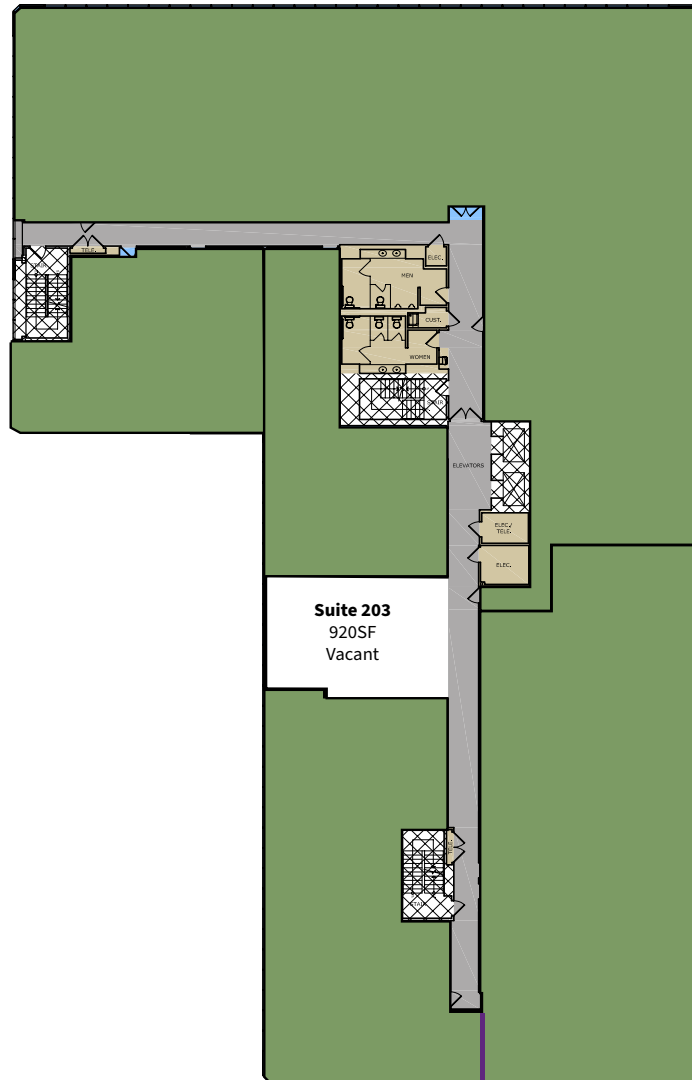
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SUITE 203 | 920 S.F.



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SUITE 305 | 3,227 S.F.

Available. 4 private offices, large conference room, reception, breakroom and large open area.

*SUITE 310 | 2,888 S.F.

Available. Suite 310 and 311 are contiguous for up to 5,340 S.F.

*SUITE 311 | 2,452 S.F.

Medical buildout. 8 exam rooms, 4 offices, reception, and large open area.
Suite 310 and 311 are contiguous for up to 5,340 S.F.



3760 CONVOY STREET

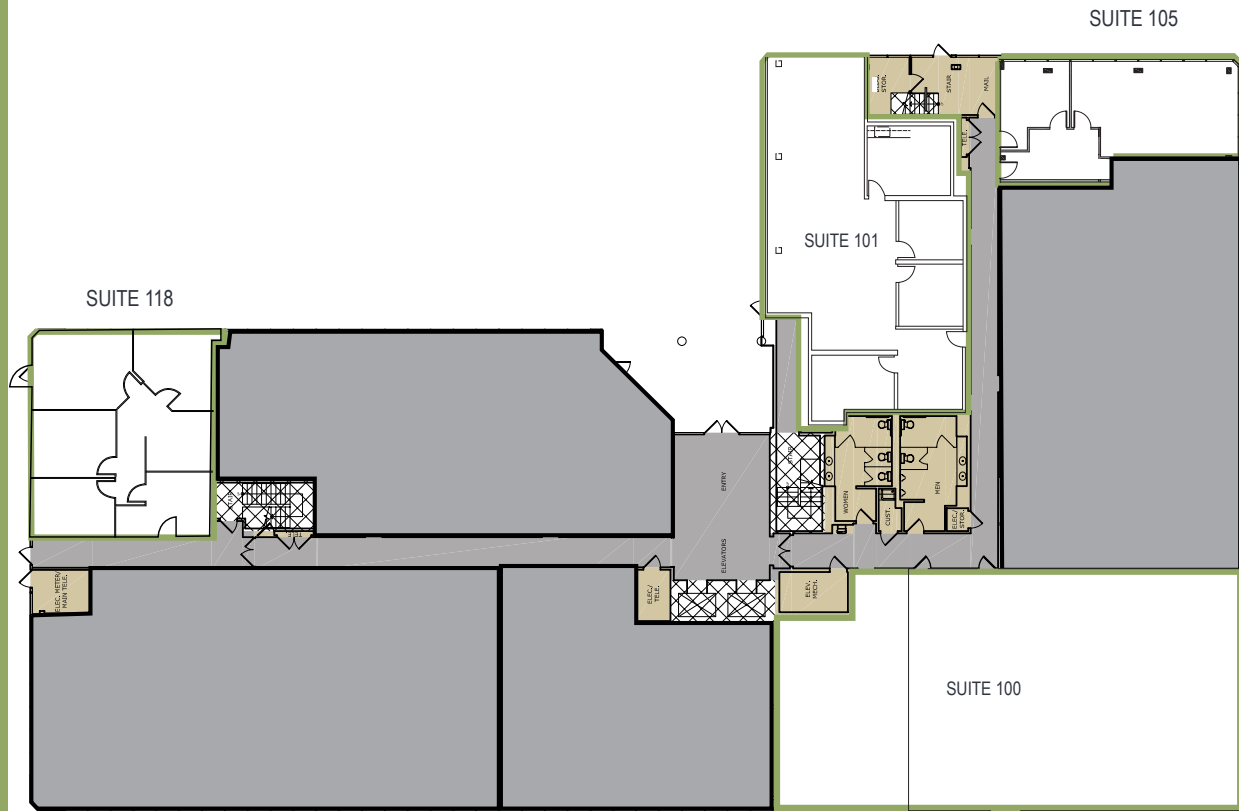
SUITE 100 | 3,827 S.F.

SUITE 101 | 2,220 S.F.
Reception, 4 private offices, open area

SUITE 105 | 1,067 S.F.
Private office and open area.

 <https://bit.ly/3760Suite105>

SUITE 118 | 1,319 S.F.
4 Private offices, 1 waiting room and reception



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SUITE 204* | 2,378 S.F.

Reception, 12 private offices, conference, break room, storage and work/production room.

SUITE 205 | 1,657 S.F.

Available 10/1/24

SUITE 210* | 3,991 S.F.

Reception, 8 private offices, conference, break room, storage and work/production room.

**Suites 204 and 210 are contiguous for up to 6,369.Suites

2nd and 3rd floors contiguous for 25,737 S.F.



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3760 CONVOY STREET

SUITE 310** | 2,596 S.F.
Available 1/1/24.

SUITE 321** | 13,164 S.F.
Perimeter offices, conference rooms, break room. Divisible to 5,000 sf.

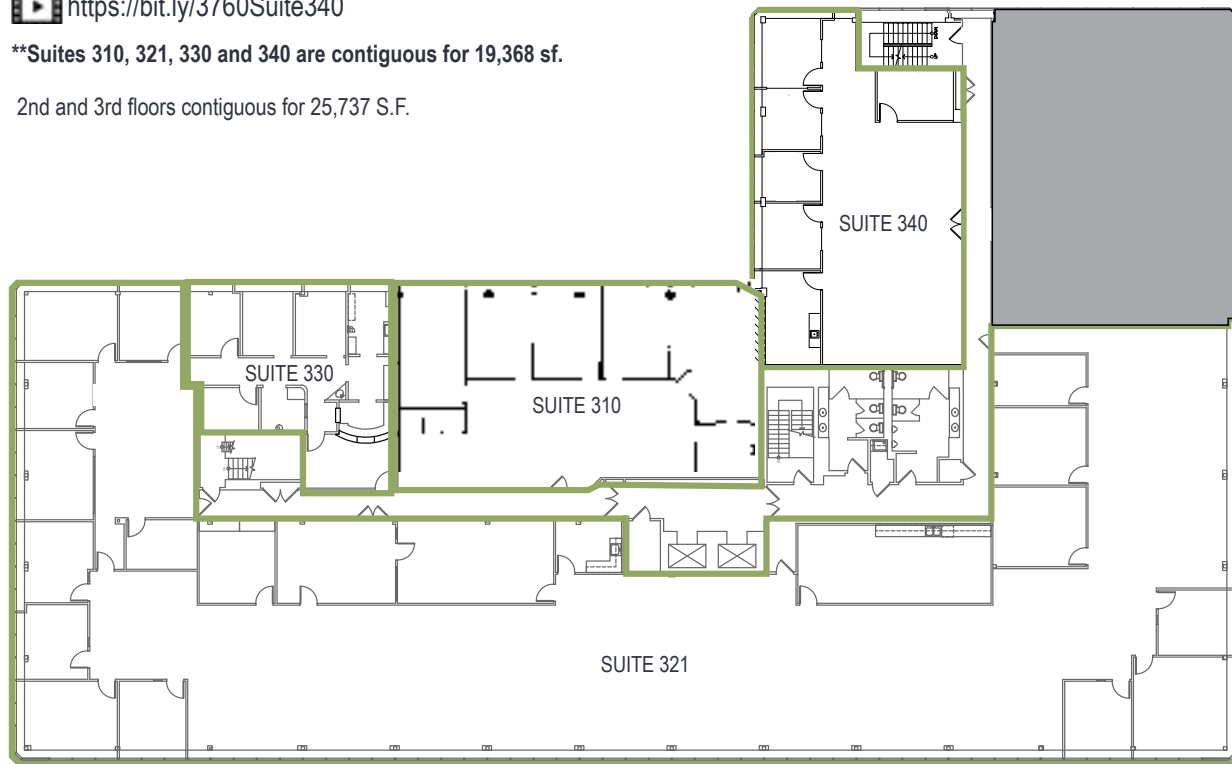
SUITE 330** | 1,265 S.F.
Dental build-out.

SUITE 340** | 2,343 S.F.
3 private offices, conference, break room, server/IT and large open area.

 <https://bit.ly/3760Suite340>

****Suites 310, 321, 330 and 340 are contiguous for 19,368 sf.**

2nd and 3rd floors contiguous for 25,737 S.F.



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