

±4,032 SF Space Available

3820 Convoy St.
San Diego, CA 92111



**FLOCKE &
AVOYER**
Commercial Real Estate

PROPERTY HIGHLIGHTS

3820 Convoy St.

SAN DIEGO, CA 92111

Leasing Team

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Flocke & Avoyer is proud to present a $\pm 4,032$ SF pad located in Sunrise Town Center $\pm 42,565$ SF shopping center located at 3820–3860 Convoy St. This opportunity benefits from the high car per day intersection of Convoy St. (27,243 ADT) and Kearny Mesa Rd. (18,192 ADT).

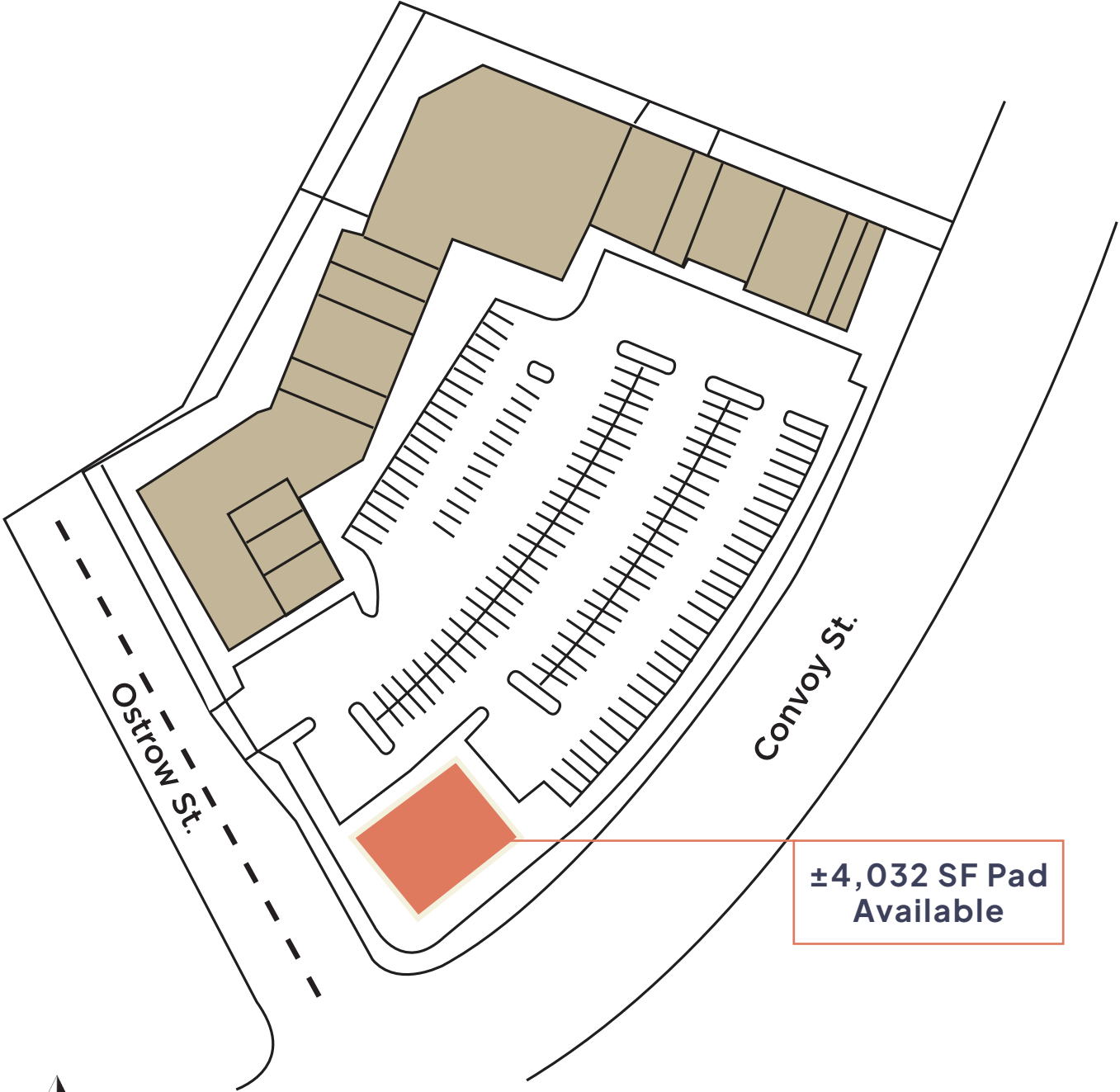
AVAILABLE: $\pm 4,032$ SF

- Monument sign exposure
- Benefits from a high car per day intersection of Convoy St. 27,243 ADT & Kearny Mesa Rd. (18,192 ADT)
- Easy access to the I-805 (203,771 ADT) and SR-163 (136,000 ADT)
- Strong daytime demographics
- Impressive household incomes

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619.280.2600 | flockeavoyer.com

SITE PLAN



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CHEVROLET **RAM**
DODGE **Jeep** CHRYSLER



SUBWAY

Balboa Ave.



MART

Firestone

BOOT BARN

24 FITNESS



IN-N-OUT BURGER

Staples

jamba

ROSS DRESS FOR LESS

ADT: #203,771

ADT: #136,000

Conroy St. ADT: #24,788

Firestone

DOLLAR TREE

Kentucky Fried Chicken

INTERSTATE CALIFORNIA **805**

COSTCO WHOLESALE



CALIFORNIA **163**

POPEYES

Jiffy lube

DISCOUNT TIRE

Kearny Mesa Rd. ADT: #10,694



MIDAS

Ostrow St.



SpeedDee OIL CHANGE & AUTO SERVICE

Carl's Jr.



SOAPY JOE'S





DEMOGRAPHICS



Population

1 Mile	17,187
3 Miles	135,322
5 Miles	361,441



Average Daily Traffic

Convoy St.	24,788
Kearny Mesa Rd.	10,694



Daytime Population

1 Mile	20,869
3 Miles	146,726
5 Miles	320,797



Average HH Income

1 Mile	\$107,223
3 Miles	\$130,613
5 Miles	\$138,788





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