

# FOR LEASE

CONVOY DISTRICT OFFICE SPACE  
7670 OPPORTUNITY RD, SAN DIEGO, CA 92111



**WAYFINDER**  
COMMERCIAL  
REAL ESTATE

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# PROPERTY

## 7670 OPPORTUNITY RD, SAN DIEGO, CA 92111

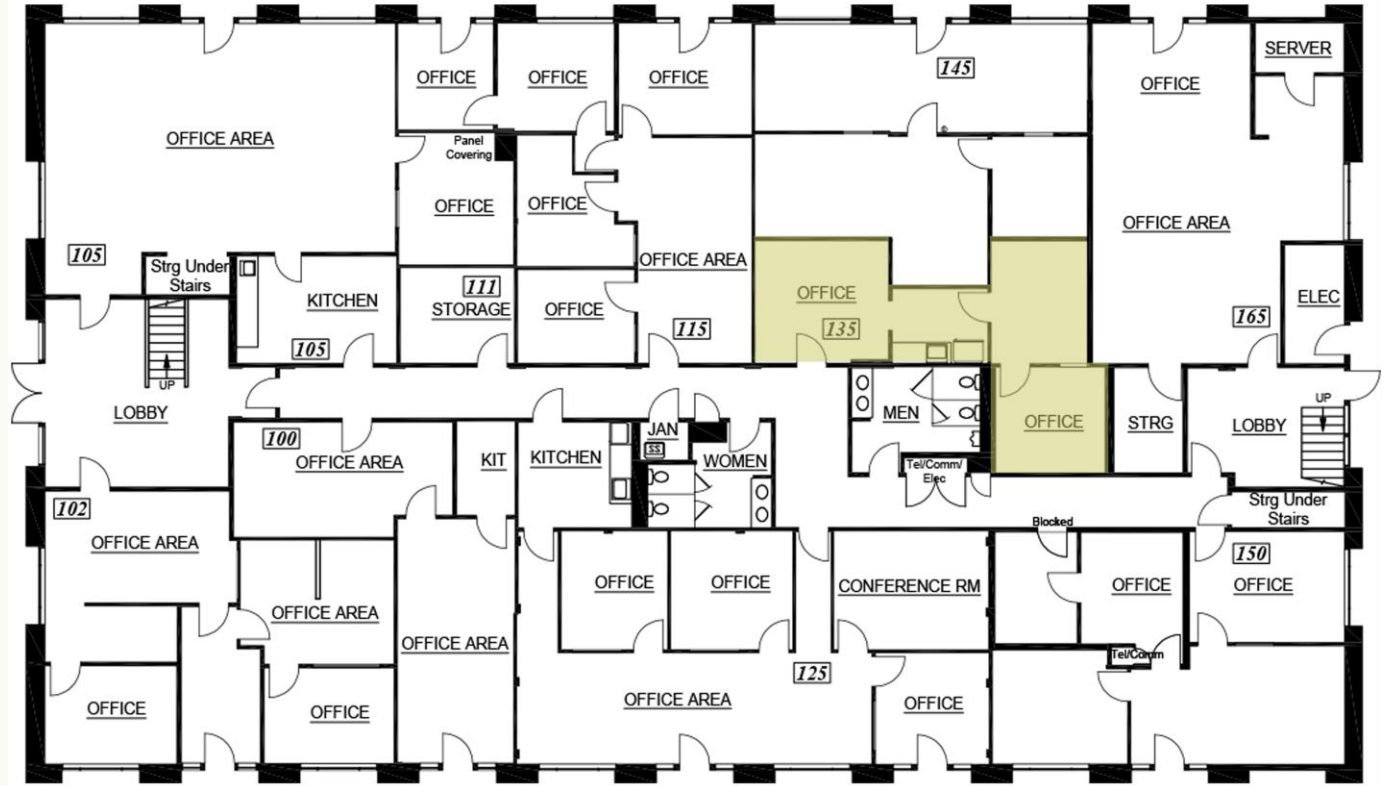
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- Office Building Area: 20,067 SF
- Zoning: EMX-1
- Lease Rate: \$1.75 + Elec
- 64 Parking Spaces; (3.2 spaces/1,000 SF)
- 2nd largest employment hub in San Diego - municipal government office, military contracting, healthcare, manufacturing and industrial commercial sectors
- Centrally located with convenient access to I-805, I-163, I-52, and I-15
- Walking distance to thriving restaurant scene in Convoy District
- Dynamic area with Kearny Mesa Community Plan Update allowing 27,000 residential units to be developed



# AVAILABILITY– 1st FLOOR

Suite 135 ± 594 SF  
Lease Rate: \$1.75/SF + Elec



# AVAILABILITY- 2<sup>ND</sup> FLOOR

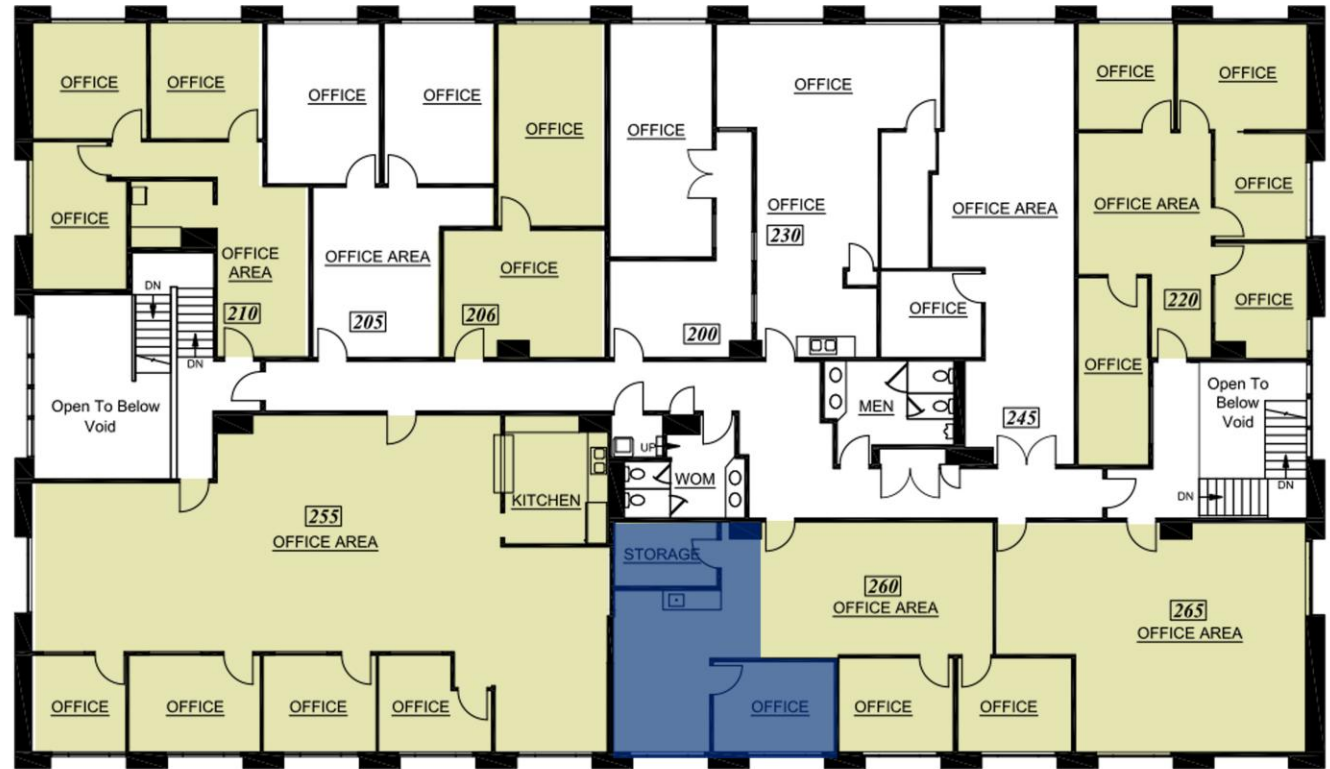
Suite 206 ± 560 SF  
Lease Rate: \$1.75/SF + Elec

Suite 210 ± 884 SF  
Lease Rate: \$1.75/SF + Elec

Suite 220 ± 1,079 SF  
Lease Rate: \$1.75/SF + Elec

Suite 255 ± 2,310 SF  
Lease Rate: Inquire

Suite 265 ± 814 SF  
Lease Rate: Inquire



# GALLERY

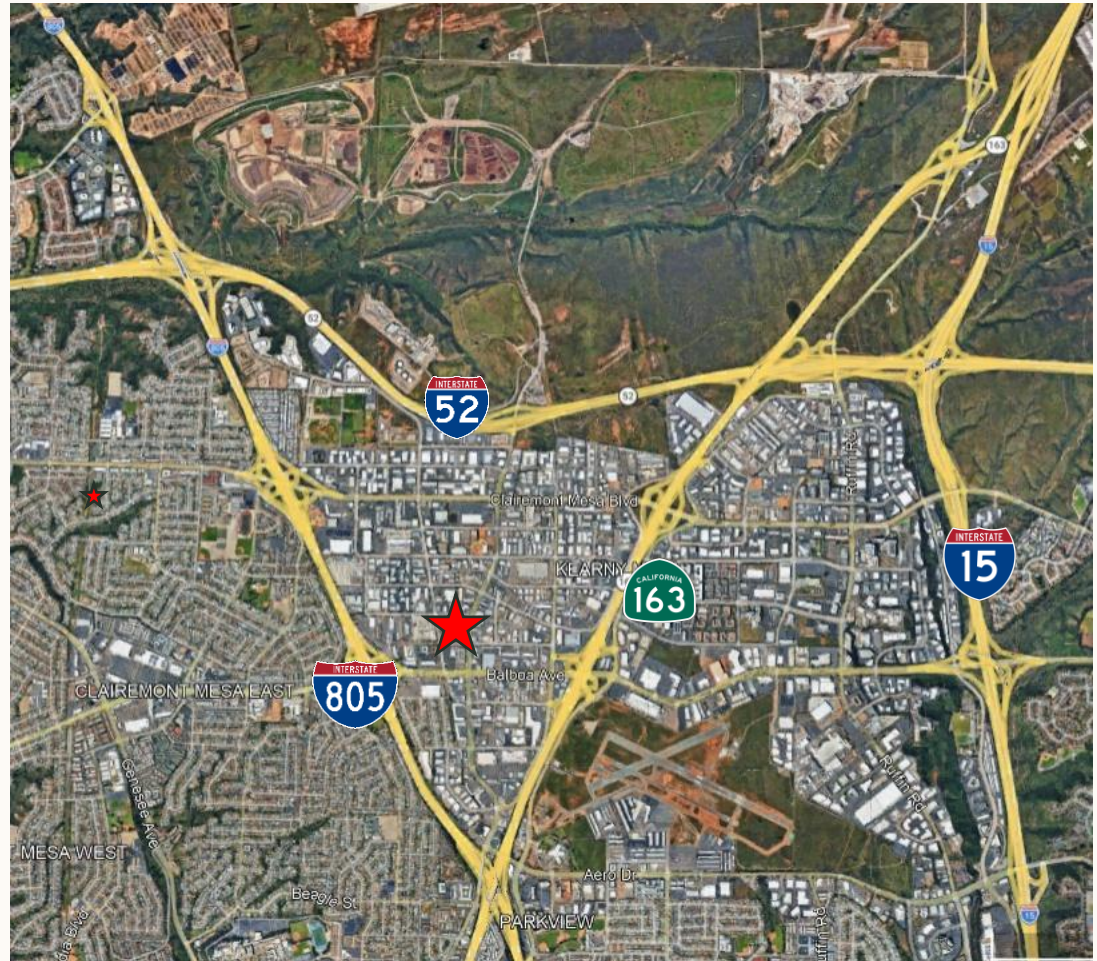
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# LOCATION

7670 OPPORTUNITY RD, SAN DIEGO, CA 92111

- Centrally located with convenient access to I-805, I-163, I-52, and I-15
  - Access to UCSD, Downtown San Diego, North County
- Kearny Mesa is the 2<sup>nd</sup> largest employment hub in San Diego
  - Industrial and Manufacturing
  - Municipal Government
  - Military Contracting
  - Retail and Services
- Kearny Mesa Community Plan
  - New residential development
  - Preservation of employment
  - Convoy District



# CONVOY DISTRICT



## Pan-Asian Cultural District

Convoy has organically transformed into San Diego's top Asian food destination and is home to a diverse set of Asian businesses.

## Central Connectivity

Situated at the nexus of the I-163, I-805, and Hwy 52, it offers a centralized location for a regional workforce. Businesses can pull talent from North County, South Bay, and East County with equal ease, making it a strategic "center-of-gravity" for firms that need to be within 15 minutes of almost anywhere in San Diego.

## Kearny Mesa Community Plan

The Kearny Mesa Community Plan envisions an area that retains its role as an industrial and office employment hub while growing its community serving retail and residential housing stock – setting it up for long term growth.

## DEMOGRAPHICS

			Daytime	No. of	Avg HH
	Population	Households	Population	Businesses	Income
1 Mile	7,248	2,889	35,635	3,504	\$134,403
3 Miles	107,982	40,972	125,037	14,757	\$128,071
5 Miles	314,927	133,824	288,276	35,085	\$132,705

\*Data from Costar

# CONTACT



## Luke Nguyen

Luke Nguyen specializes in the sale and leasing of retail properties throughout San Diego. With over 20 years of experience spanning commercial real estate finance, investment, and brokerage, he brings a wide-ranging perspective to every assignment.

Luke has represented investors and business owners in acquisitions, dispositions, and leasing transactions, with a focus on positioning assets to maximize value and long-term performance. His approach combines in-depth local market knowledge with financial expertise - helping clients make informed decisions and avoid costly missteps.

He holds an MBA from the UCLA Anderson School of Business Administration with a concentration in Real Estate and Finance.

## Wayfinder Commercial Real Estate

Guiding real estate investors and business owners through commercial real estate.

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