

# FOR LEASE

RETAIL SUITE | KEARNY MESA | ±2,900 SF

## CONVOY VILLAGE

Suite B



COMMERCIAL | EQUITY | GROWTH

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# THE PROPERTY

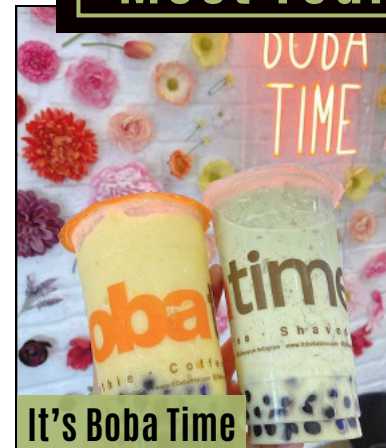
Flexible Buildout  
Considered

Excellent Central  
Location

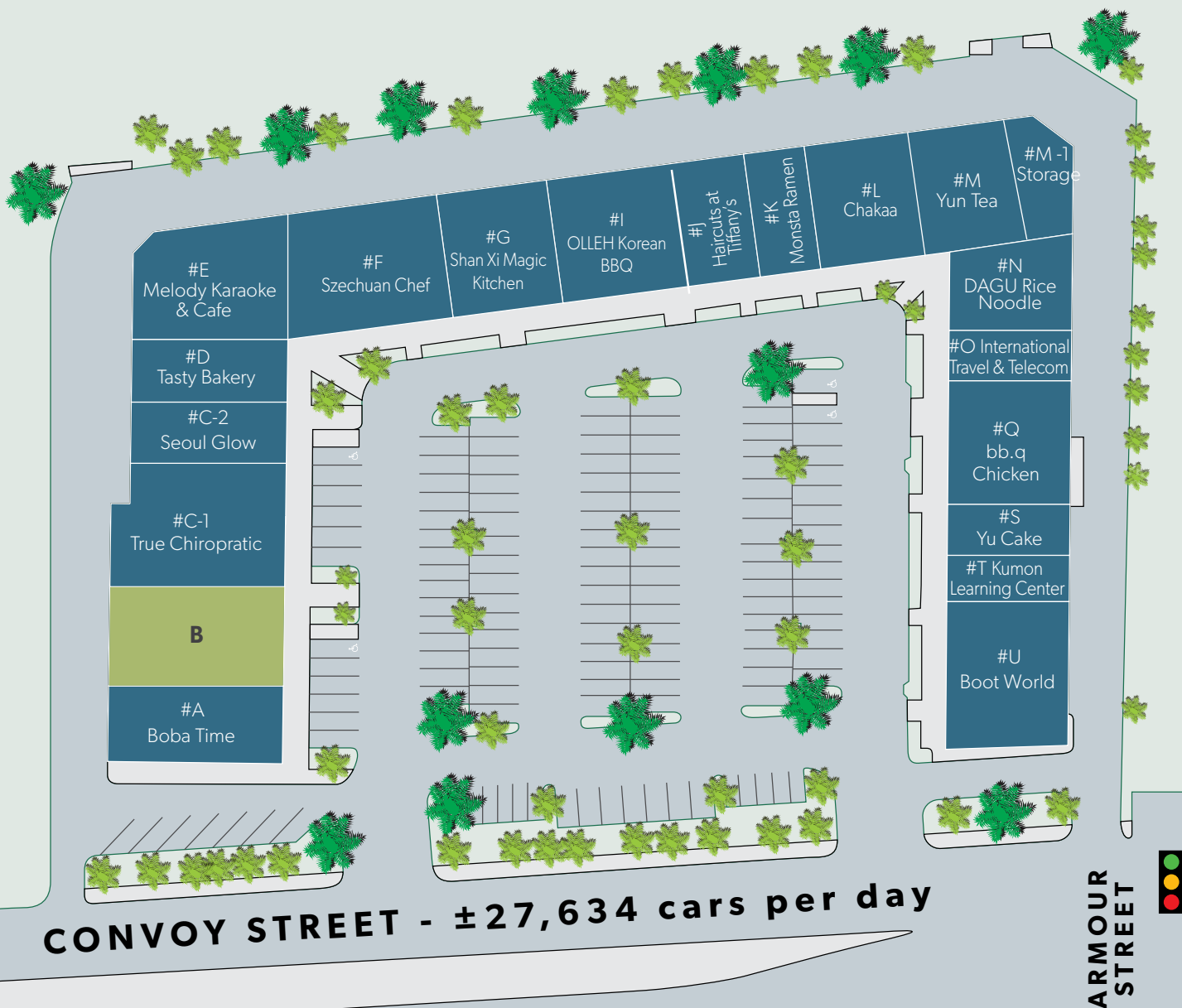
- » ±2,900 SF Retail suite in the heart of the heavily trafficked Convoy District, one of San Diego's most rapidly growing and desirable submarkets
- » Access to I-805, Hwy 163 and Hwy 52 just minutes away
- » Located within the new Community Plan Update for Kearny Mesa which allows an additional 18,000 new residential units [\[city website link\]](#)
- » Locally owned and managed
- » Monument signage potentially available
- » Tenant improvements considered
- » Available Q1 2026 - Please do not disturb Tenant
- » Lease Rate: Call Broker for more details



**Meet Your Neighbors**



# SITE PLAN



SUITE	TENANT NAME	SQUARE FEET
A	Boba Time	2,214
<b>B</b>	<b>AVAILABLE Q1 2026</b>	<b>2,900</b>
C-1	True Chiropractic	2,604
C-2	Seoul Glow	1,408
D	Tasty Bakery	1,600
E	Melody Karaoke & Cafe	4,818
F	Szechuan Chef	2,690
G	Shan Xi Magic Kitchen	2,240
I	OLLEH Korean BBQ	4,104
J	Haircuts at Tiffany's	1,220
K	Monsta Ramen	1,296
L	Chakaa	1,374
M	Yun Tea	2,552
M-1	Storage	1,351
N	DAGU Rice Noodle	1,500
O	International Travel & Telecom	985
Q	bb.q Chicken	2,500
S	Yu Cake	1,059
T	Kumon Learning Center	951
U	Boot World	2,972



# LOCATION

**CONVOY  
VILLAGE**



- » More than 329,779 people within a 5-mile radius, with an Average Household Income over \$112,000
- » Traffic Counts:
  - Convey Street - 27,634 VPD
  - Balboa Avenue - 49,068 VPD
- » Zoning - CC-4-5 (updating from IL-3-1)





# LOCATION

CONVOY  
VILLAGE

