

FOR LEASE

3904 Convoy Street
San Diego, California



FEATURES

- 1,167 SF Partially fixtured (former ice cream shop) available
- Heavily traveled commercial corridor
- Dense demographics and daytime population
- Monument signage
- Close proximity to 52 freeway and 163 freeway
- Well-managed professional/retail center
- Anchored by the highly popular Original Pancake House and Wings N Things
- Directly across the street from Costco and Target



RETAIL INSITE

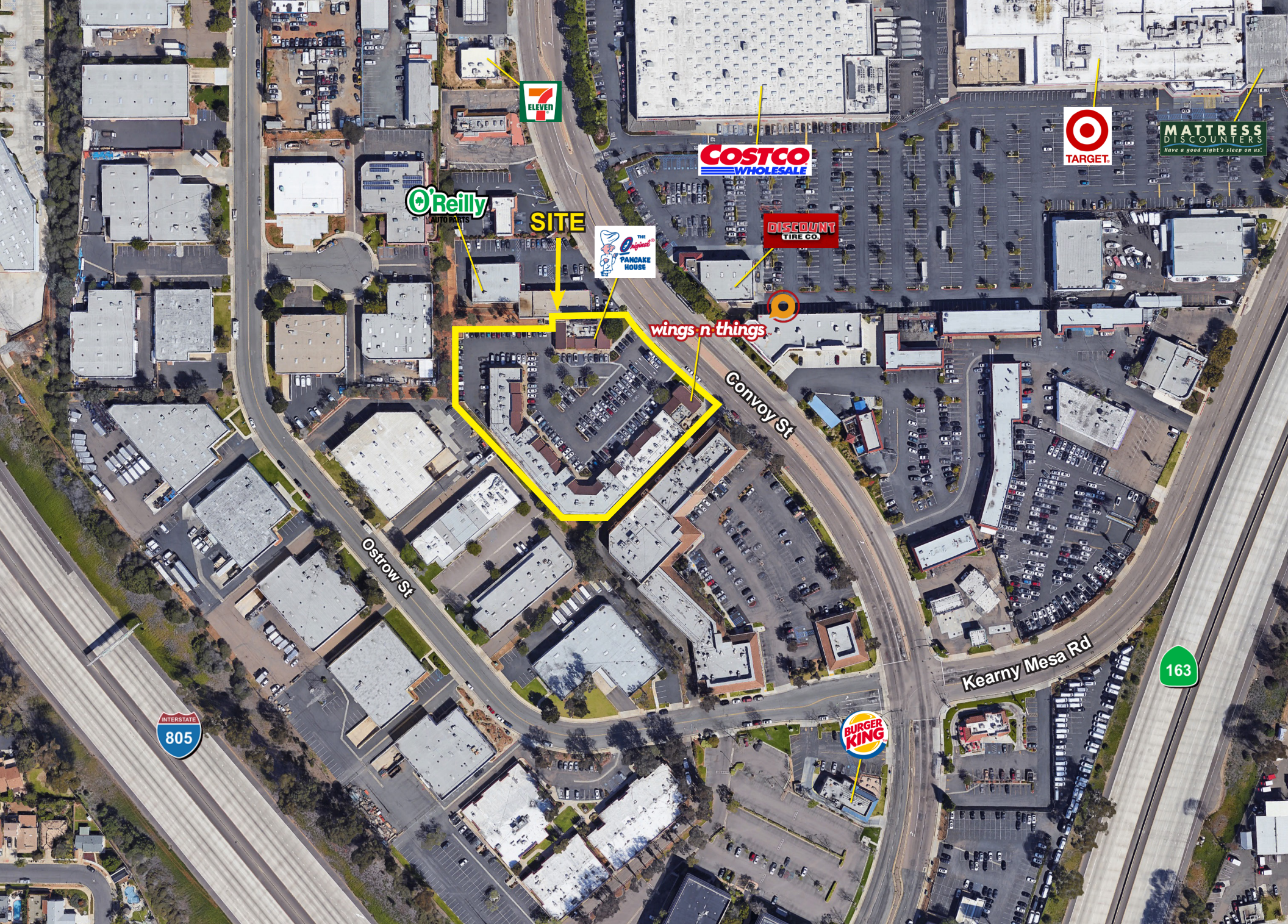
12264 EL CAMINO REAL STE. 202 SAN DIEGO, CA 92130 | LIC # 01206760 | T: 858 523 2090 | RETAILINSITE.NET

BRIAN G. PYKE

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SITE



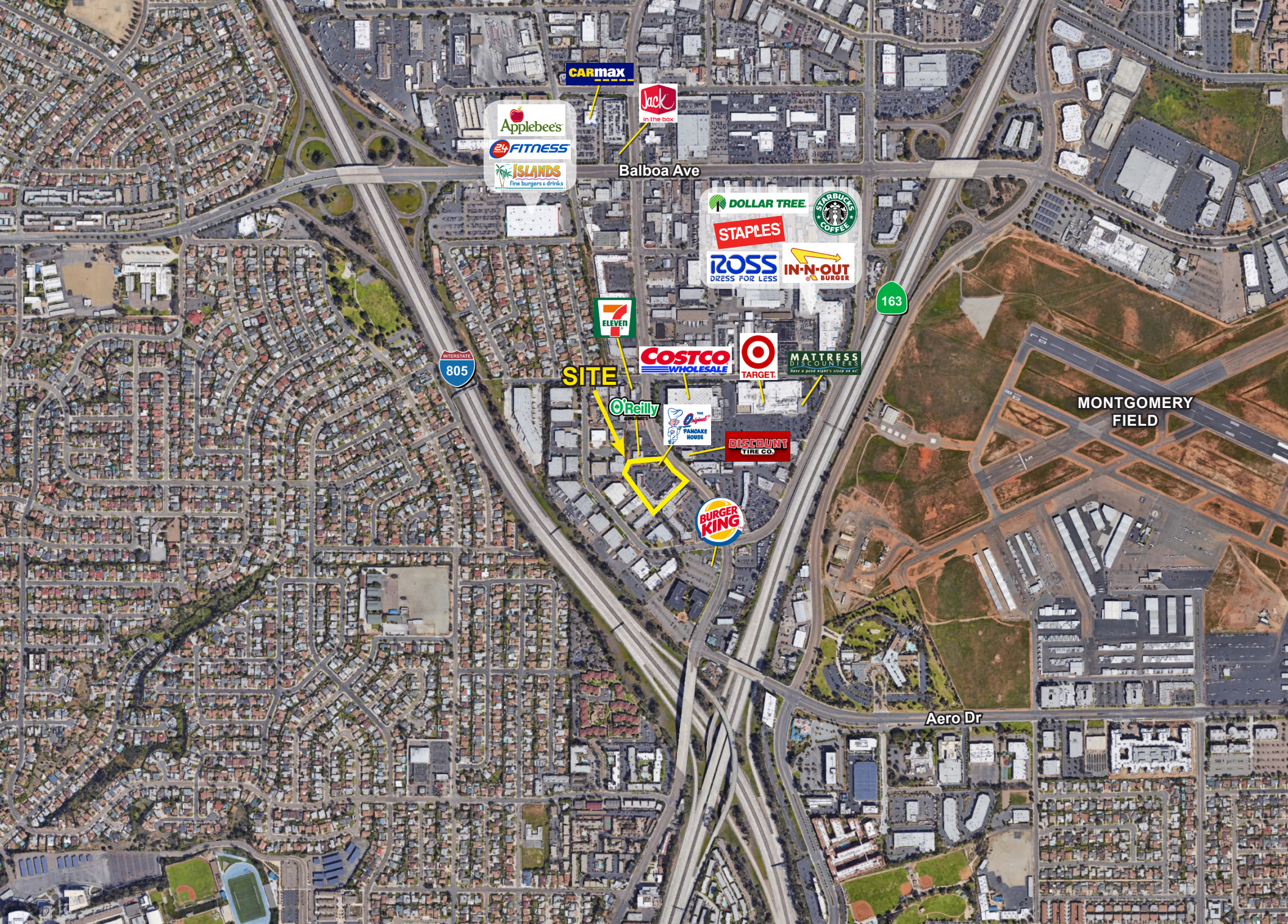
wings n things

Convoyst St

Ostrow St

Kearny Mesa Rd





CARmax

Applebee's
24 FITNESS
ISLANDS
fine burgers & drinks

Jack
in the box

Balboa Ave

DOLLAR TREE
STARBUCKS COFFEE
STAPLES
ROSS
DRESS FOR LESS
IN-N-OUT
BURGER

7
ELEVEN

INTERSTATE
805

SITE

COSTCO
WHOLESALE

TARGET

MATTRESS
DISCOUNTERS
HAVE A GOOD NIGHT'S SLEEP ON IT.

O'Reilly

PANCAKE
HOUSE

DISCOUNT
TIRE CO.

BURGER
KING

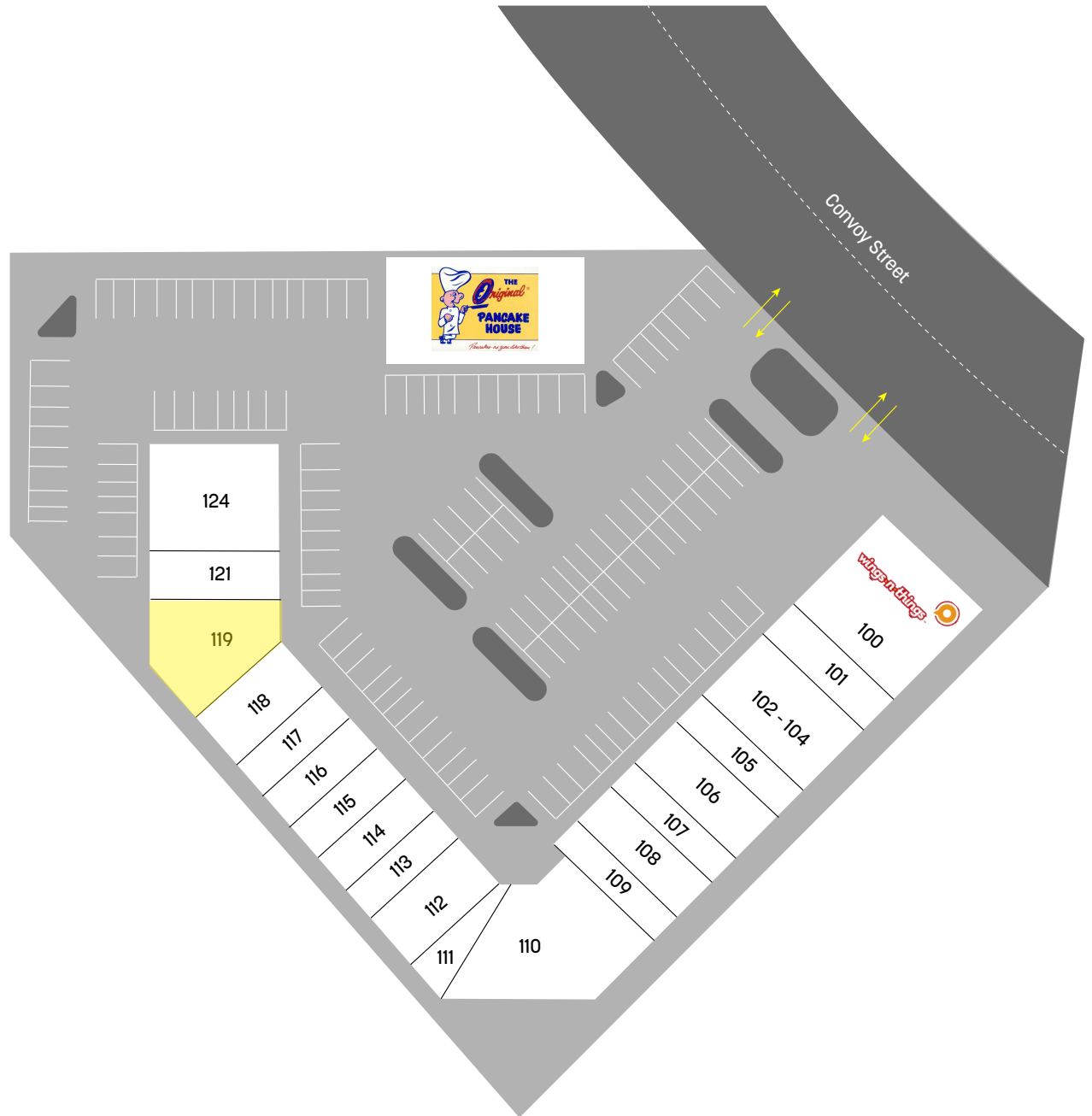
163

MONTGOMERY
FIELD

Aero Dr

SITE PLAN

SUITE	TENANT	SF
100	Wings 'N Things	2,217
101	Taiwanese Hot Soup Restaurant	1,100
102 - 104	Imperial Mandarin	3,500
105	Chilies Thai Gourmet	1,005
106	Tsurihashi Japanese BBQ	1,336
107	Footage	1,000
108	Yaktori Noodle	1,375
109	Threading Salon	755
110	Day Spa	3,450
111	Personal Realty	768
112	Philly Sandwich Co.	1,375
113	Hair Salon	1,000
114	Taiwanese Hot Pot	788
115	Taiwanese Hot Pot	813
116	Vivi Bubble Tea	975
117	Shabu Shabu World	1,275
118	Beauty Spa	2,395
119	Available (Partially Fixturized Ice Cream Shop)	1,167
121	Japanese Restaurant	1,501
124	Shinhan Bank	2,395
	Original Pancake House	6,000



EXPANDED DEMOGRAPHIC PROFILE

Estimated 2016 · Calculated Using Proportional Block Groups

3904 Convoy Street | San Diego, CA

POPULATION

	1 MILE	3 MILES	5 MILES
Estimated Population	16,201	129,931	363,063
Forecasted Population (2021)	17,391	137,075	382,884

HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
Households	6,006	48,876	156,186

AVG HHD INCOME

	1 MILE	3 MILES	5 MILES
Estimated Avg Household Income	\$71,968	\$85,423	\$92,507
Avg Family Income	\$68,611	\$80,837	\$96,266

MEDIAN HH INCOME

	1 MILE	3 MILES	5 MILES
Estimated Median Household Income	\$57,176	\$70,424	\$69,846
Median Family Income	\$59,484	\$72,553	\$80,131

\$\$\$ PER CAPITA INCOME

	1 MILE	3 MILES	5 MILES
Est. Proj. Per Capita Income	\$27,331	\$32,887	\$40,771

\$\$ OTHER INCOME

	1 MILE	3 MILES	5 MILES
Est. Proj. Median Disposable Income	\$47,535	\$57,044	\$56,567

DAYTIME DEMOS

	1 MILE	3 MILES	5 MILES
Total Number of Businesses	1,365	7,870	19,090
Total Number of Employees	24,691	129,347	234,525

RACE & ETHNICITY

	1 MILE	3 MILES	5 MILES
White	8,380 56.1%	76,411 62.0%	231,246 67.9%
Black or African American	1,494 10.0%	7,713 6.3%	19,295 5.7%
American Indian & Alaskan Native	149 1.0%	990 0.8%	2,367 0.7%
Asian	2,462 16.5%	17,689 14.4%	36,132 10.6%
Hawaiian & Pacific Islander	103 0.7%	793 0.6%	1,600 0.5%
Other Race	1,180 7.9%	10,954 8.9%	30,009 8.8%
Two or More Races	1,183 7.9%	8,604 7.0%	20,077 5.9%

AGE DISTRIBUTION

	1 MILE	3 MILES	5 MILES
Median Age	36.3 yrs	35.5 yrs	36.1 yrs

HOUSING

	1 MILE	3 MILES	5 MILES
Total Housing Units	5,981	49,255	156,140