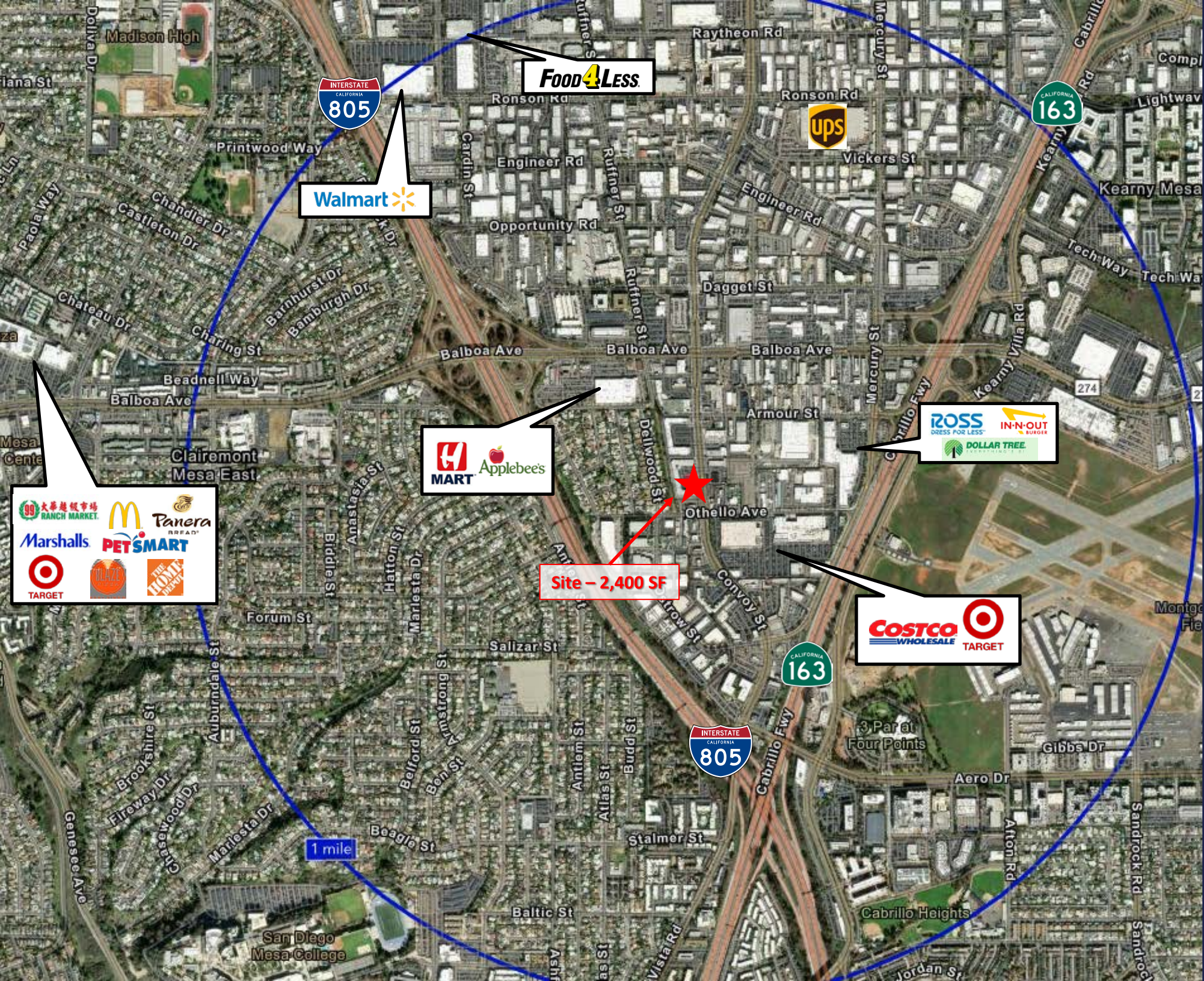

FOR LEASE

**4150, Convoy St.
San Diego, CA.**

NWC Convoy St & Othello Ave

4150 CONVOY ST, SAN DIEGO, CA.

- 2,400 SF Space located at Convoy Plaza Shopping Center of NWC Convoy St & Othello Ave, with over 26,000 CPD, excellent visibility along Convoy St providing direct exposure. Has large dedicated parking and great access.
- Site is situated in busy retail corridor surrounded by multiple national tenants as: Costco, Target, H Mart, Dunkin', and multiple restaurants.
- Site sits within one of the most resilient, high-density, and heavily trafficked submarkets in San Diego County, this area features over 200 restaurants, cafes and special markets. Strong demographic area within 3 miles – 119,673 population, and 118,493 total employees.



Walmart

Food 4 Less

ups

ROSS
DRESS FOR LESS
IN-N-OUT
BURGER
DOLLAR TREE

MART
Applebee's

Site - 2,400 SF

COSTCO
WHOLESALE
TARGET

99 Ranch Market
McDonald's
Panera Bread
Marshalls
PET SMART
Target
The Home Depot

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Othello Ave - 3,394 CPD

DUNKIN' DONUTS

Site - 2,400 SF

85°

Conroy St - 26,552 CPD

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Address: 4150 Convoy St, San Diego, CA 92111
Deal Type: Sublease
Power: 400 Amps at 208v

EXPANDED DEMOGRAPHIC PROFILE

Estimated 2025

4150 CONVOY STREET | SAN DIEGO, CA

POPULATION	1 MILE	3 MILES	5 MILES
Estimated Population	11,628	119,673	343,766
Estimated Population (2030)	13,077	122,523	348,639
HOUSEHOLDS	1 MILE	3 MILES	5 MILES
Households	4,683	47,271	149,261
AVERAGE HH INCOME	1 MILE	3 MILES	5 MILES
Estimated Average HH Income	122,219	133,216	138,442
Estimated Average HH Income (2030)	136,951	145,580	150,273
MEDIAN HH INCOME	1 MILE	3 MILES	5 MILES
Estimated Median HH Income	95,394	107,899	107,515
Estimated Median HH Income (2030)	109,621	118,785	117,421
PER CAPITA INCOME	1 MILE	3 MILES	5 MILES
Estimated Per Capita Income	49,872	52,807	60,531
Estimated Per Capita Income (2030)	56,790	58,672	66,650

LEASING:



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