

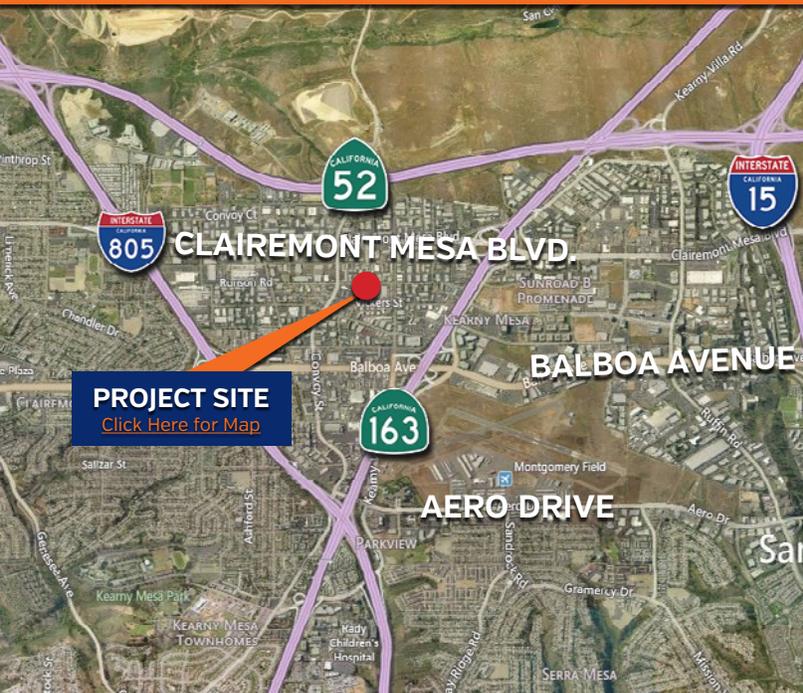
FOR LEASE

CONVOY RONSON PLAZA - 1,440 SF RETAIL SPACE

4805-4891 Convoy Street, San Diego, CA 92111



GREAT CENTRAL SAN DIEGO LOCATION



- 1,440 SF Retail Space Available
- Busy Shopping Center With Great Exposure on Convoy Street and Ronson Road
- Great Tenant Mix, Located Near Many National Tenants in a Popular Retail Corridor
- Flexible IL-3-1 Zoning Allows for Many Uses
- Great Central San Diego Location With Easy Access To/From Multiple Freeways (I-805, Hwys 163 & 52)
- Lease Rate: \$2.50/SF - NNN

Frank Clark
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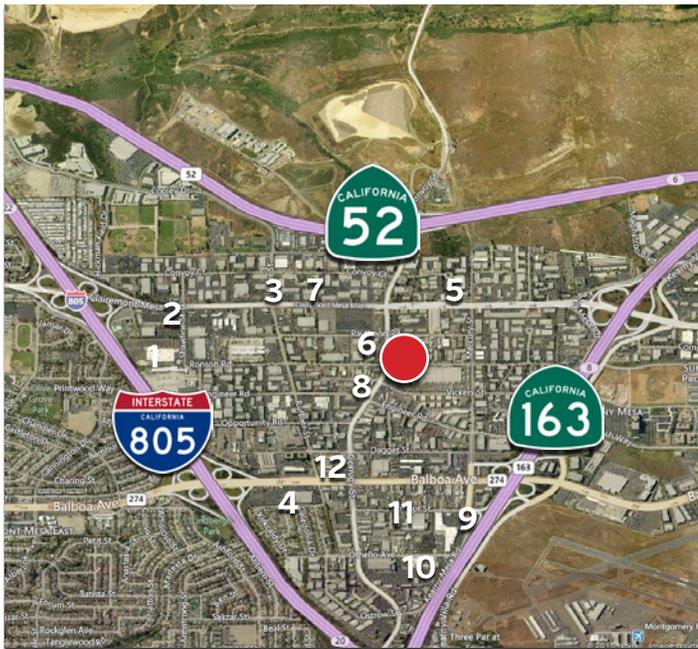
4455 Murphy Canyon Road
Suite 200 San Diego, CA 92123



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AREA RETAILERS & SITE PLAN



- | | | | |
|---|---|----|--|
| 1 |  | 7 |  |
| 2 |  | 8 |  |
| 3 |  | 9 |  |
| 4 |  | 10 |  |
| 5 |  | 11 |  |
| 6 |  | 12 |  |



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DEMOGRAPHICS

Radius	1 Mile	3 Mile	5 Mile
Population			
2023 Projection	5,966	104,419	315,903
2018 Estimate	5,470	99,662	301,825
2010 Census	3,624	89,620	273,097
Growth 2018 - 2023	9.07%	4.77%	4.66%
Growth 2010 - 2018	50.94%	11.21%	10.52%
Households			
2023 Projection	2,621	38,646	128,403
2018 Estimate	2,399	36,921	122,804
2010 Census	1,562	33,389	111,868
Growth 2018 - 2023	9.25%	4.67%	4.56%
Growth 2010 - 2018	53.59%	10.58%	9.78%
Owner Occupied	1,458 60.78%	19,050 51.60%	55,311 45.04%
Renter Occupied	941 39.22%	17,871 48.40%	67,492 54.96%
2018 Households by HH Income			
Income: <\$25,000	280 11.67%	4,927 13.35%	17,081 13.91%
Income: \$25,000 - \$50,000	383 15.96%	7,289 19.74%	21,787 17.74%
Income: \$50,000 - \$75,000	372 15.51%	6,864 18.59%	22,021 17.93%
Income: \$75,000 - \$100,000	397 16.55%	5,012 13.58%	17,173 13.98%
Income: \$100,000 - \$125,000	354 14.76%	4,281 11.60%	14,012 11.41%
Income: \$125,000 - \$150,000	230 9.59%	3,213 8.70%	10,095 8.22%
Income: \$150,000 - \$200,000	324 13.51%	3,129 8.48%	10,762 8.76%
Income: \$200,000+	59 2.46%	2,204 5.97%	9,872 8.04%
2018 Avg Household Income	\$93,587	\$91,664	\$96,622
2018 Med Household Income	\$85,359	\$72,968	\$75,746



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3/12/2019

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