

3750 & 3760 CONVOY STREET, SAN DIEGO, CALIFORNIA, 92111

KEARNY
MESA
CROSSROADS

MEDICAL & OFFICE SPACE AVAILABLE

For additional information:

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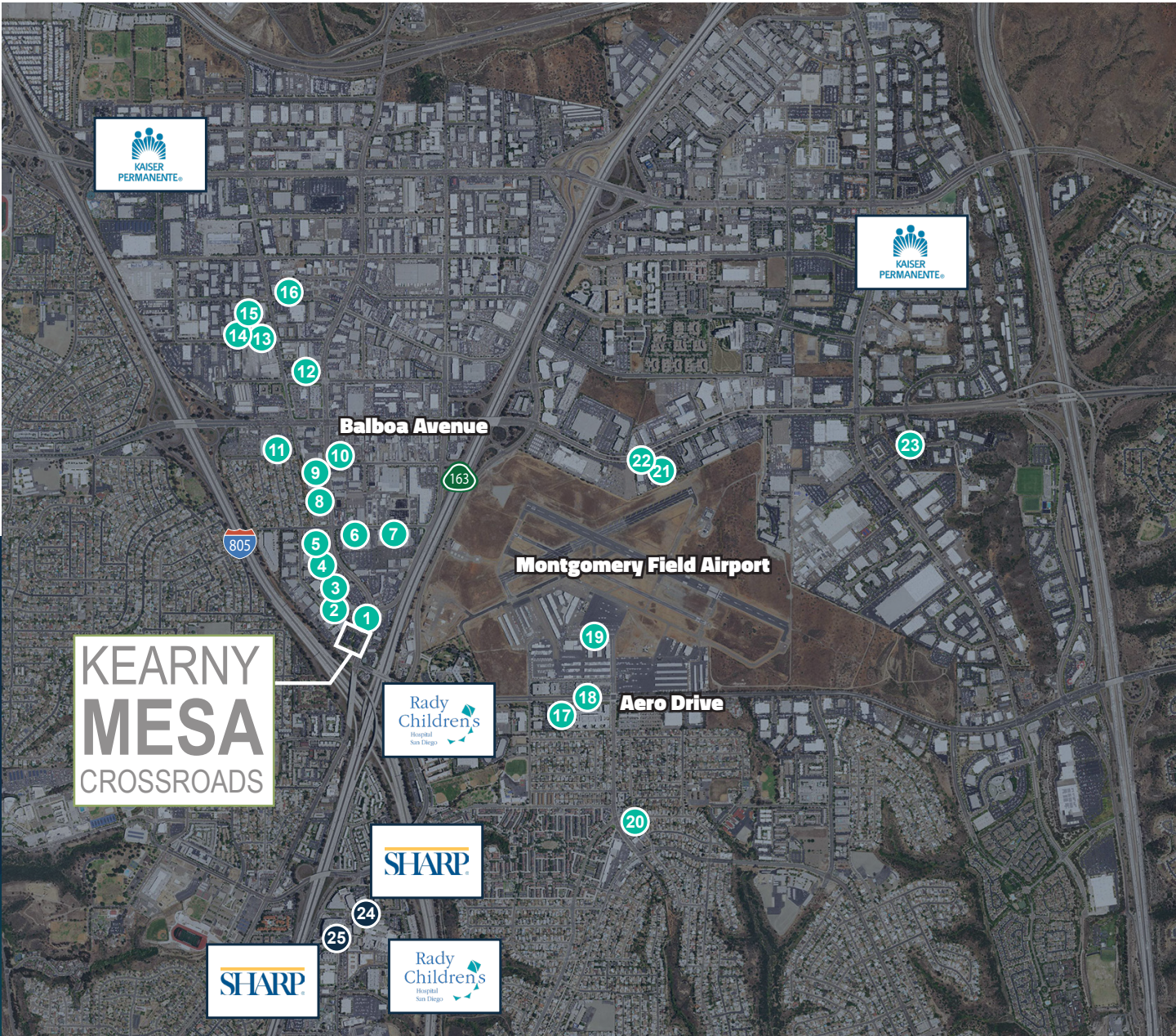
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PROPERTY FEATURES

- Convenient Kearny Mesa location
- Excellent freeway access via I-805, Hwy. 163, Hwy. 52 and I-15
- Two three-story buildings totaling 126,433 RSF
- Common area Wi-Fi available
- Common area conference facility
- On-site fitness center, complete with showers and lockers
- Walking distance to many retail amenities
- Recently updated common areas
- Park-like setting with courtyard
- Card-key access
- 4/1,000 parking





- 1

Starbucks
- 2

Karami Ramen
- 3

The Original Pancake House
- 4

Popeyes
- 5

KFC
- 6

Costco Business Center
- 7

Target
- 8

Matoi
- 9

Olleh Convooy Korean BBQ

10

Cross Street Ckicken and Beer

11

24 Hour Fitness

12

Dumpling Inn & Shanghai Saloon

13

RAKIRAKI Ramen

14

Crab Hut

15

Red Moon Noodle House

16

Submarine Crab

17

Soup Du Jour

18

Pear's Thai Cuisine

19

Casa Machado Restaurant

20

Thai Pepper Caisine

21

94th Aero Squadron

22

Unique Sandwiches

23

Bud's Louisiana Cafe

24

Children's Medical Center

25

Hospital Valentina

3750 Convo Street

Suite #	Size (RSF)	Comments
110	5,618	Shell condition
145	843	NEW MEDICAL SPEC Suite. 2 private offices and open area
203	920	Available
305	3,227	Available. 4 private offices, large conference room, reception, breakroom and large open area
*310	2,888	Available. Suite 310 and 311 are contiguous for up to 5,340 SF
*311	2,452	Medical buildout. 8 exam rooms, 4 offices, reception and large open area. Suite 310 and 311 are contiguous for up to 5,340 SF

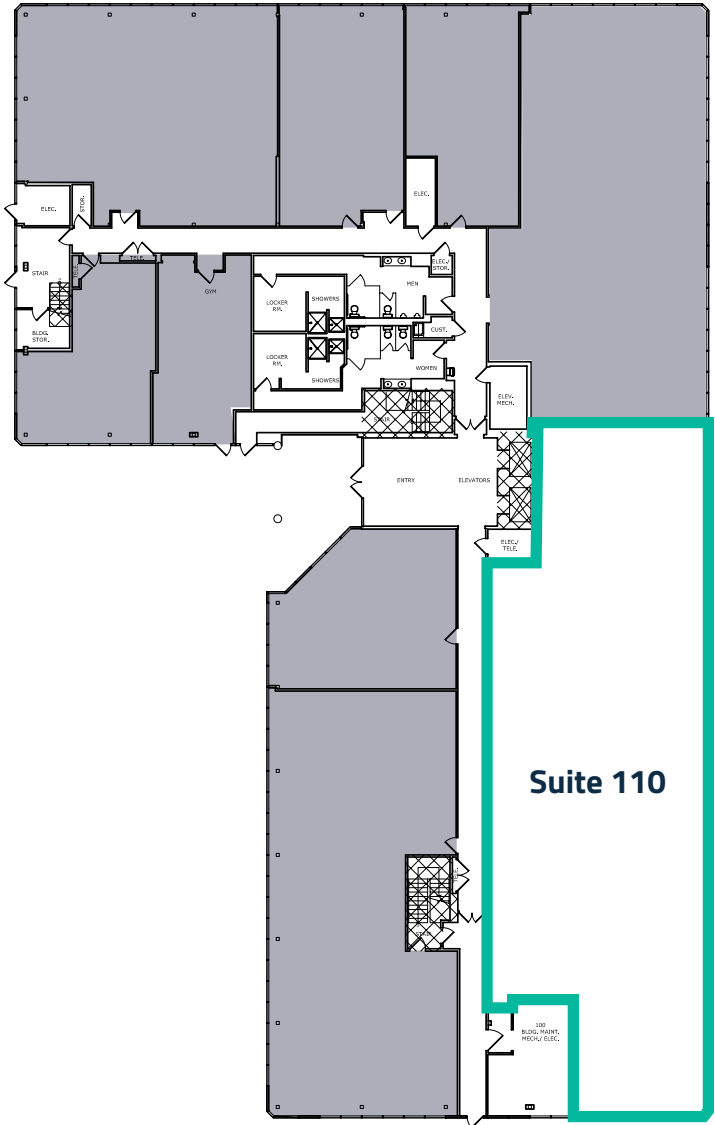
3760 Convo Street

Suite #	Size (RSF)	Comments
100	3,827	Available
101	2,220	Reception, 4 private offices and open area
105	1,067	Private office and open area
118	1,319	Reception, 4 private offices and waiting room
**204	2,378	Reception, 12 private offices, conference, break room, storage and work/production room. *Suites 204 and 210 are contiguous for up to 6,369
205	1,657	Available 10/1/24
**210	3,991	Reception, 8 private offices, conference, break room, storage and work/production room. *Suites 204 and 210 are contiguous for up to 6,369.
**310	2,596	Available. **Suites 310, 321, 330 and 340 are contiguous for 19,368 SF
**321	13,164	Available. **Suites 310, 321, 330 and 340 are contiguous for 19,368 sf. Perimeter offices, conference rooms, break room. Divisible to 5,000 SF
**330	1,265	Dental build-out. **Suites 310, 321, 330 and 340 are contiguous for 19,368 SF
**340	2,343	3 private offices, conference, break room, server/IT and large open area. **Suites 310, 321, 330 and 340 are contiguous for 19,368 SF

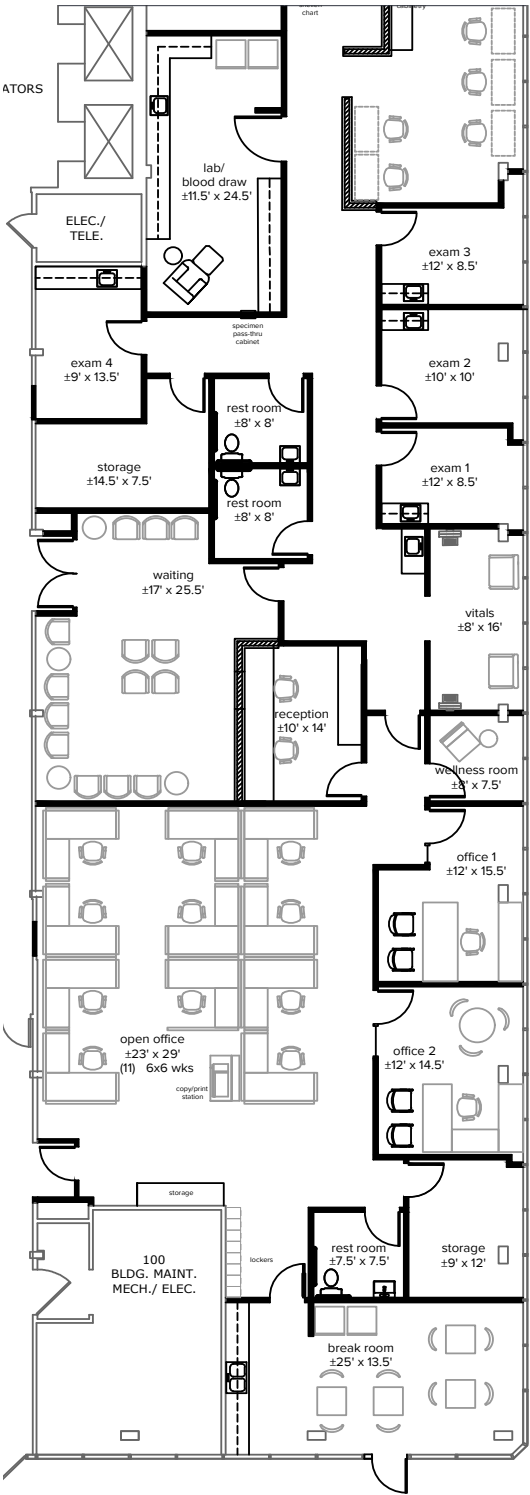
****2nd and 3rd floor are contiguous for 25,737 SF**

3750 CONVOY STREET

- Suite 110 | 5,618 SF
Shell condition

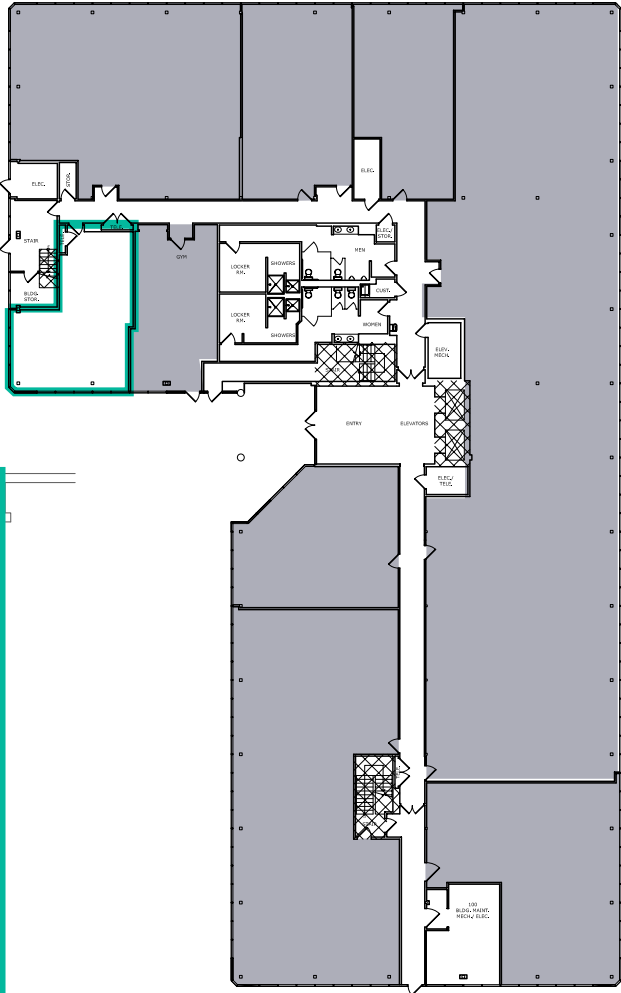
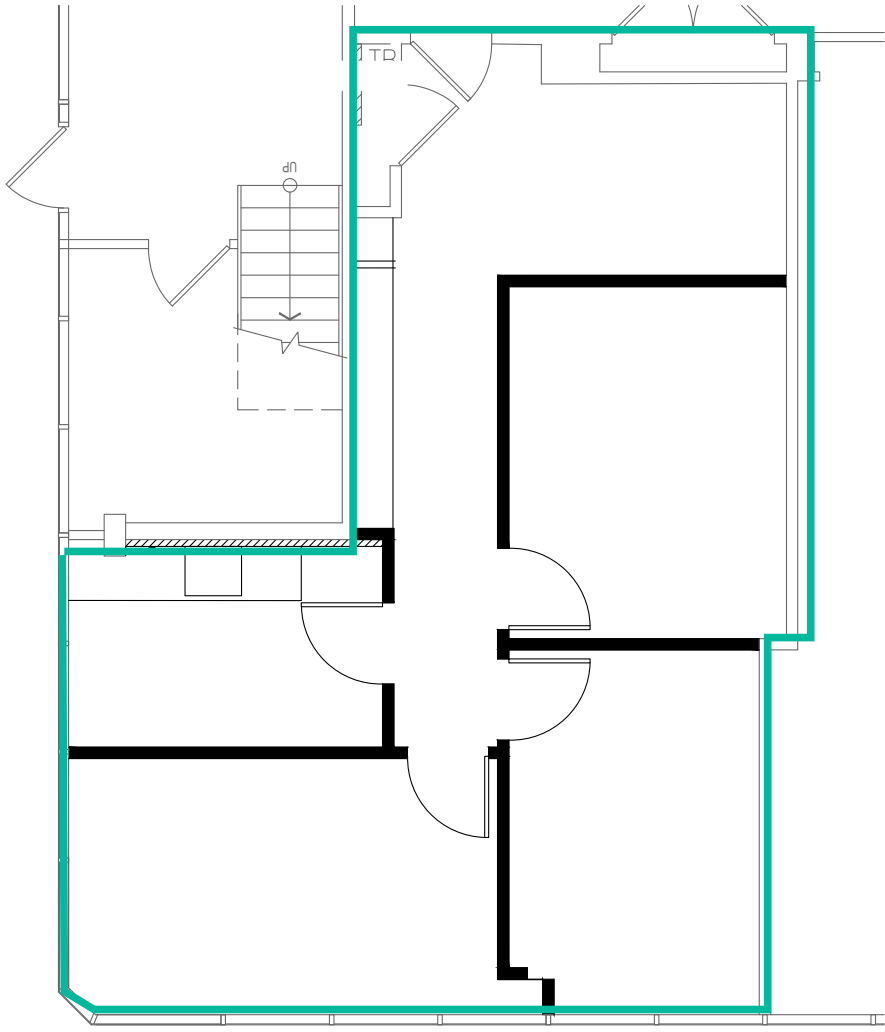


Conceptual Plan



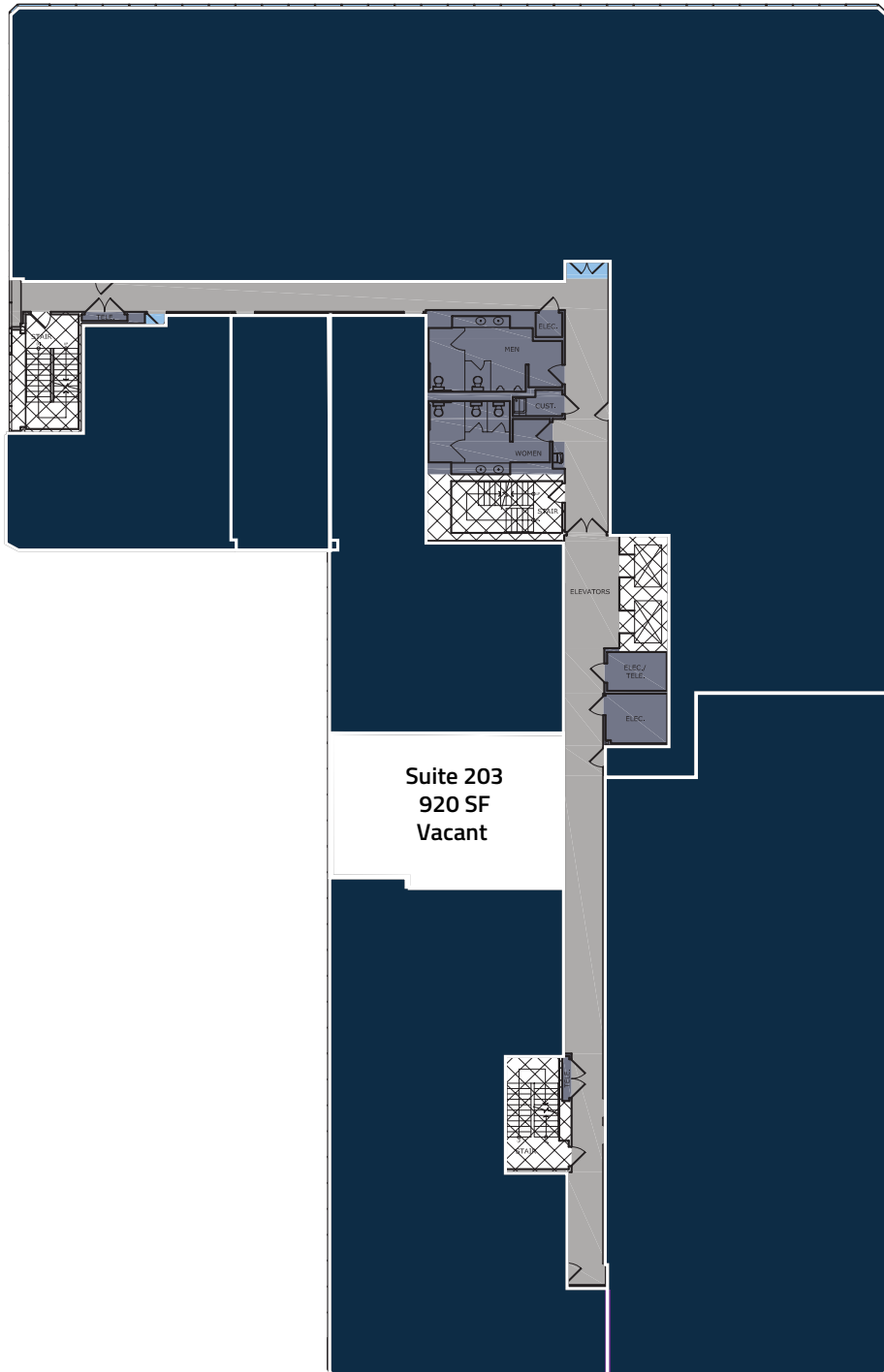
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- Suite 145 | 843 SF
New Medical Spec Suite



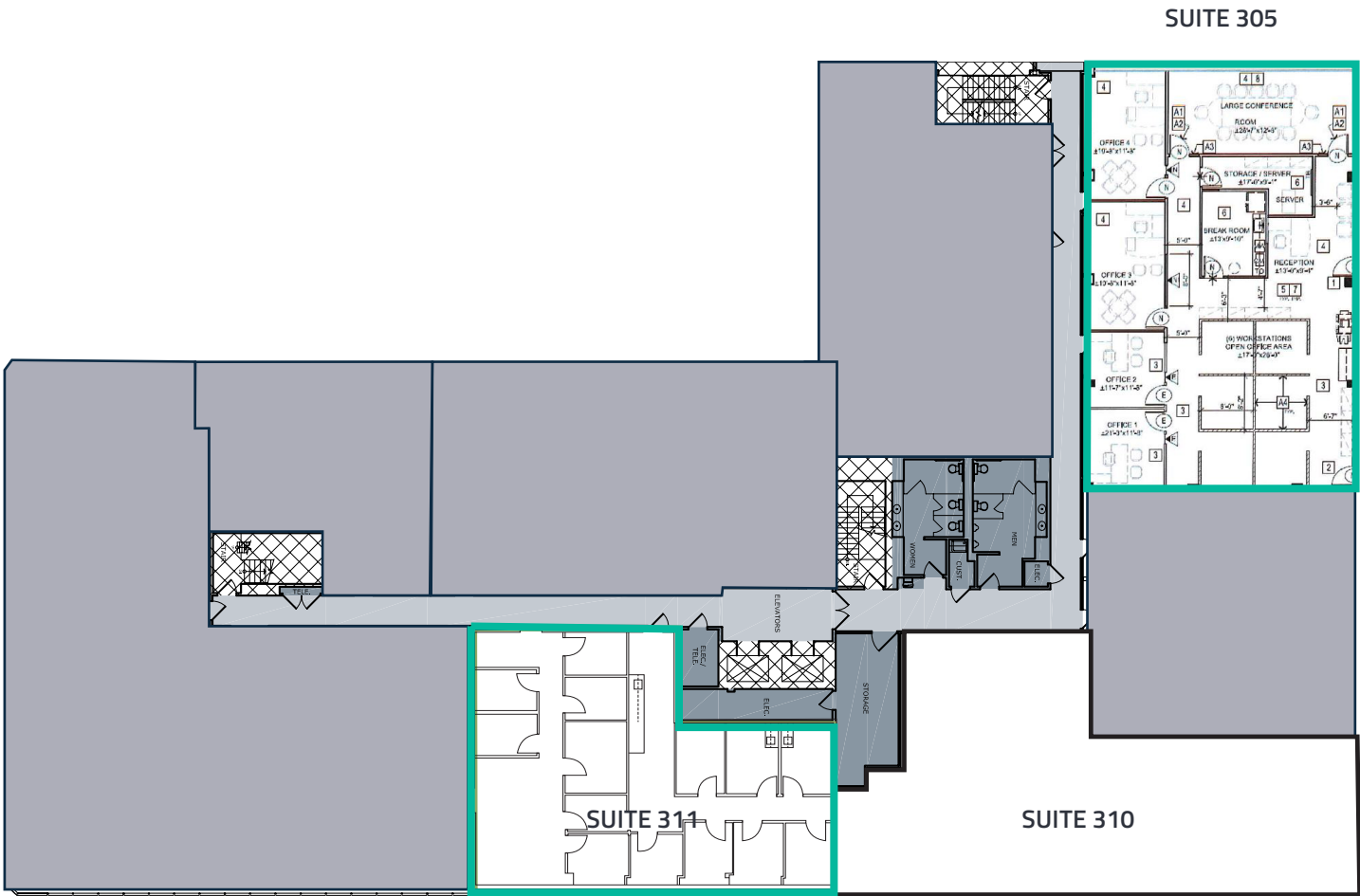
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- Suite 203 | 920 SF



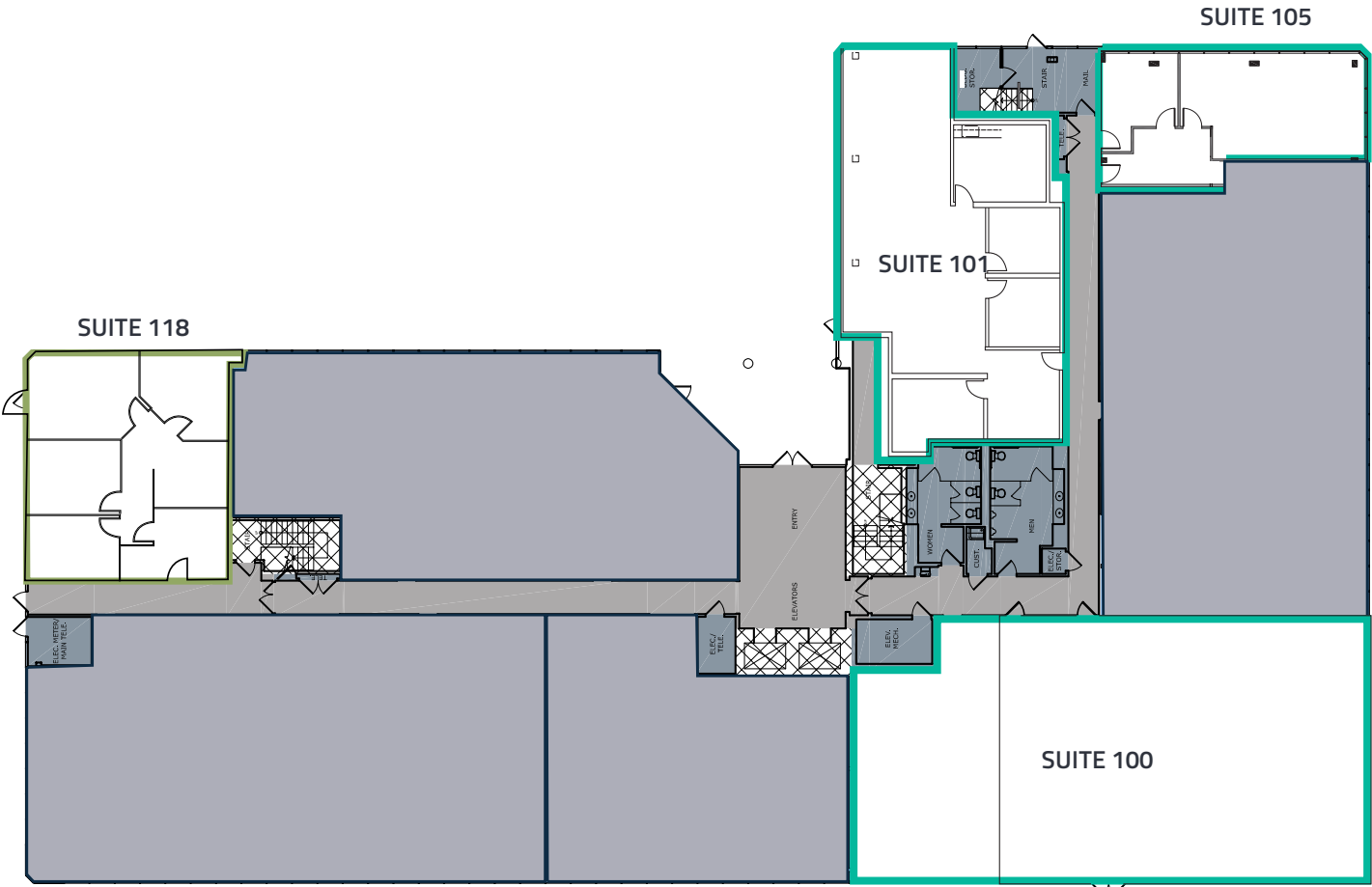
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- Suite 305 | 3,227 SF
Available. 4 private offices, large conference room, reception, breakroom and large open area.
- *Suite 310 | 2,888 SF
Available. Suite 310 and 311 are contiguous for up to 5,340 SF.
- *Suite 311 | 2,452 SF
Medical buildout. 8 exam rooms, 4 offices, reception, and large open area.
- Suite 310 and 311 are contiguous for up to 5,340 SF.



3760 CONVOY STREET

- Suite 100 | 3,827 SF
- Suite 101 | 2,220 SF
Reception, 4 private offices, open area
- Suite 105 | 1,067 SF
Private office and open area
- Suite 118 | 1,319 SF
4 Private offices, 1 waiting room and reception



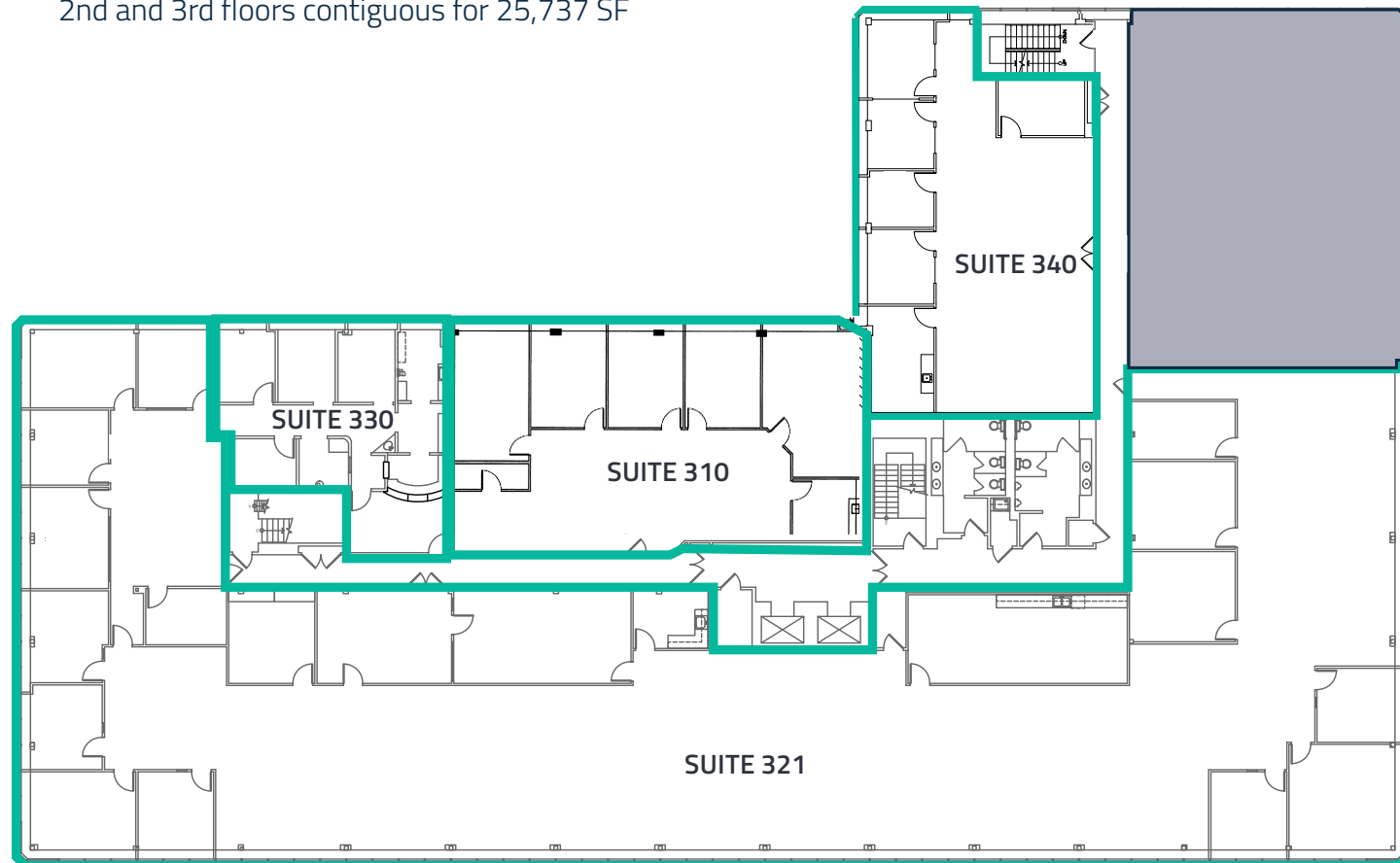
3760 CONVOY STREET

- Suite 204* | 2,378 SF
Reception, 12 private offices, conference, break room, storage and work/production room
- Suite 205 | 1,657 SF
Available 10/1/24
- Suite 210* | 3,991 SF
Reception, 8 private offices, conference, break room, storage and work/production room
- **Suites 204 and 210 are contiguous for up to 6,369 suites
2nd and 3rd floors contiguous for 25,737 SF



3760 CONVOY STREET

- **Suite 310** | 2,596 SF**
Available 1/1/24.
- **Suite 321** | 13,164 SF**
Perimeter offices, conference rooms, break room. Divisible to 5,000 sf.
- **Suite 330** | 1,265 SF**
Dental build-out
- **Suite 340** | 2,343 SF**
3 private offices, conference, break room, server/IT and large open area.
- ****Suites 310, 321, 330 and 340 are contiguous for 19,368 SF**
2nd and 3rd floors contiguous for 25,737 SF



 <https://bit.ly/3760Suite340>

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