

OFFICE & MEDICAL SUITES
FOR LEASE

Colliers

Convoy Business Center

7071 CONVOY COURT
SAN DIEGO, CA 92111
KEARNY MESA



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COLLIERS

4350 La Jolla Village Drive
Suite 500
San Diego, CA 92122

Hello from Kearny Mesa



The Property

CONVOY BUSINESS CENTER



Take advantage of this fantastic opportunity to work in Kearny Mesa, San Diego's most centrally located neighborhood.

HIGHLIGHTS

- ±28,704 SF office project
- Lot Size: 0.94 Acres - 40,946 SF
- Freestanding, three-story, elevator-served multi-tenant building
- Abundant parking on corner lot
- Project renovated in 2020
- Within walking distance to numerous retail amenities
- Zoning: IL-2-1
- Excellent access to I-805, I-15, Hwy-163 and Hwy-52


Accessible and Functional Workspaces

Convoy Business Center offers attractive, modern office space with extensive recent renovations, mature landscaping, and light, bright, stylistic choices.

Discover Kearny Mesa

 **Lease Rate**
 Office: \$1.95/SF + Utilities
 Medical: \$2.50/SF + Utilities

 **Availability**
 1,042 - 15,038 SF

 **Convoy District**
 Situated alongside the Convoy District— a vibrant, booming business community



Current Availabilities

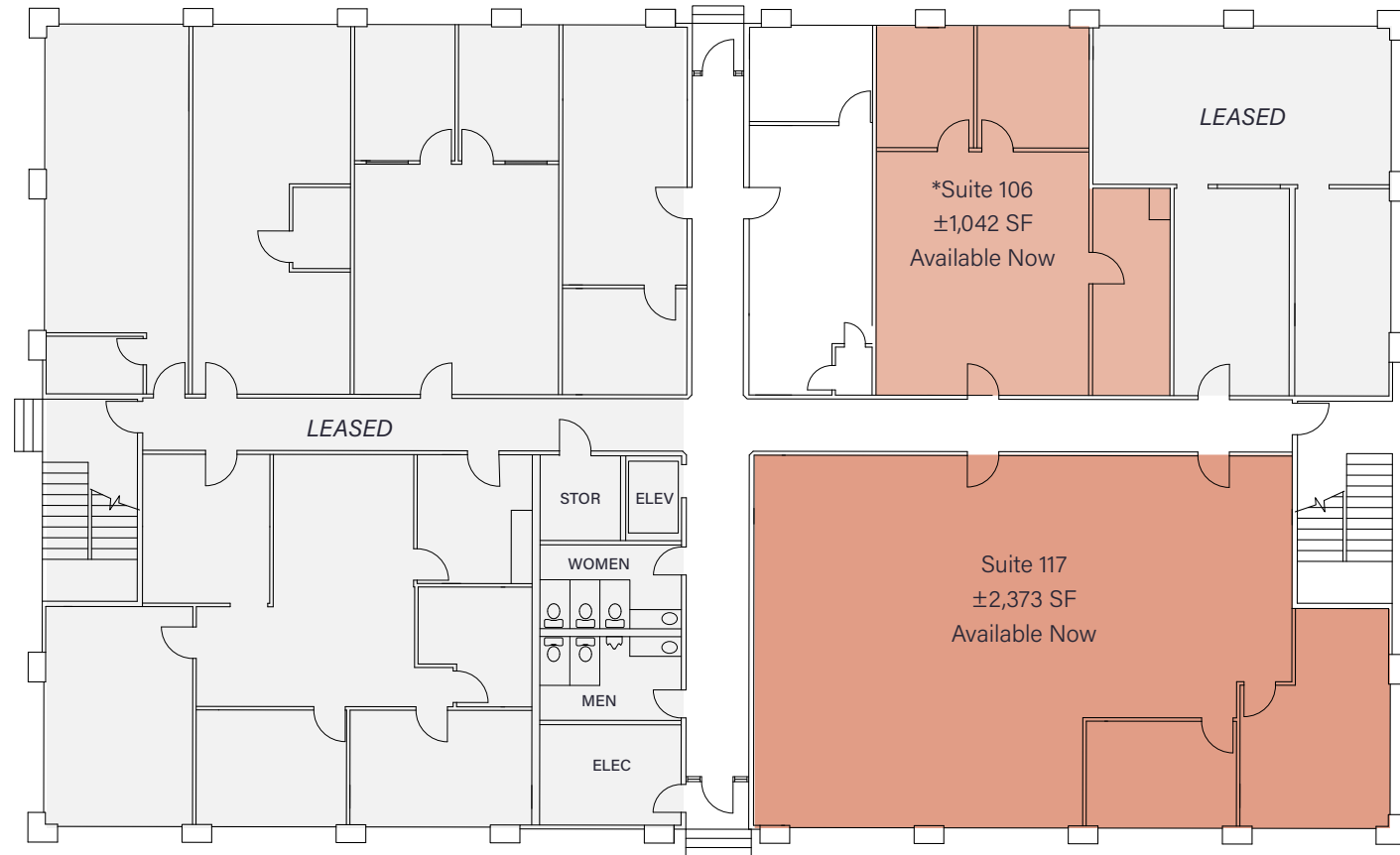
SUITE	SF	AVAILABLE	LEASE RATE	NOTES
106	1,042	Now	\$1.95Gross-\$2.50Gross + util.	SPEC SUITE; 2 offices, storage, open area
117	2,373	Now	\$1.95Gross-\$2.50Gross + util.	1 office, conference room, large open area
210	1,906	Now	\$1.95Gross-\$2.50Gross + util.	1 office, open area, storage, breakroom
300	5,344	February 1, 2026	\$1.95Gross-\$2.50Gross + util.	Multiple private offices and conference rooms, breakroom, boardroom, storage and open area
310	2,491	Now	\$1.95Gross-\$2.50Gross + util.	1 office, conference room, storage, large open area, sink
320	1,882	Now	\$1.95Gross-\$2.50Gross + util.	4 offices, conference room, kitchenette



Floorplans

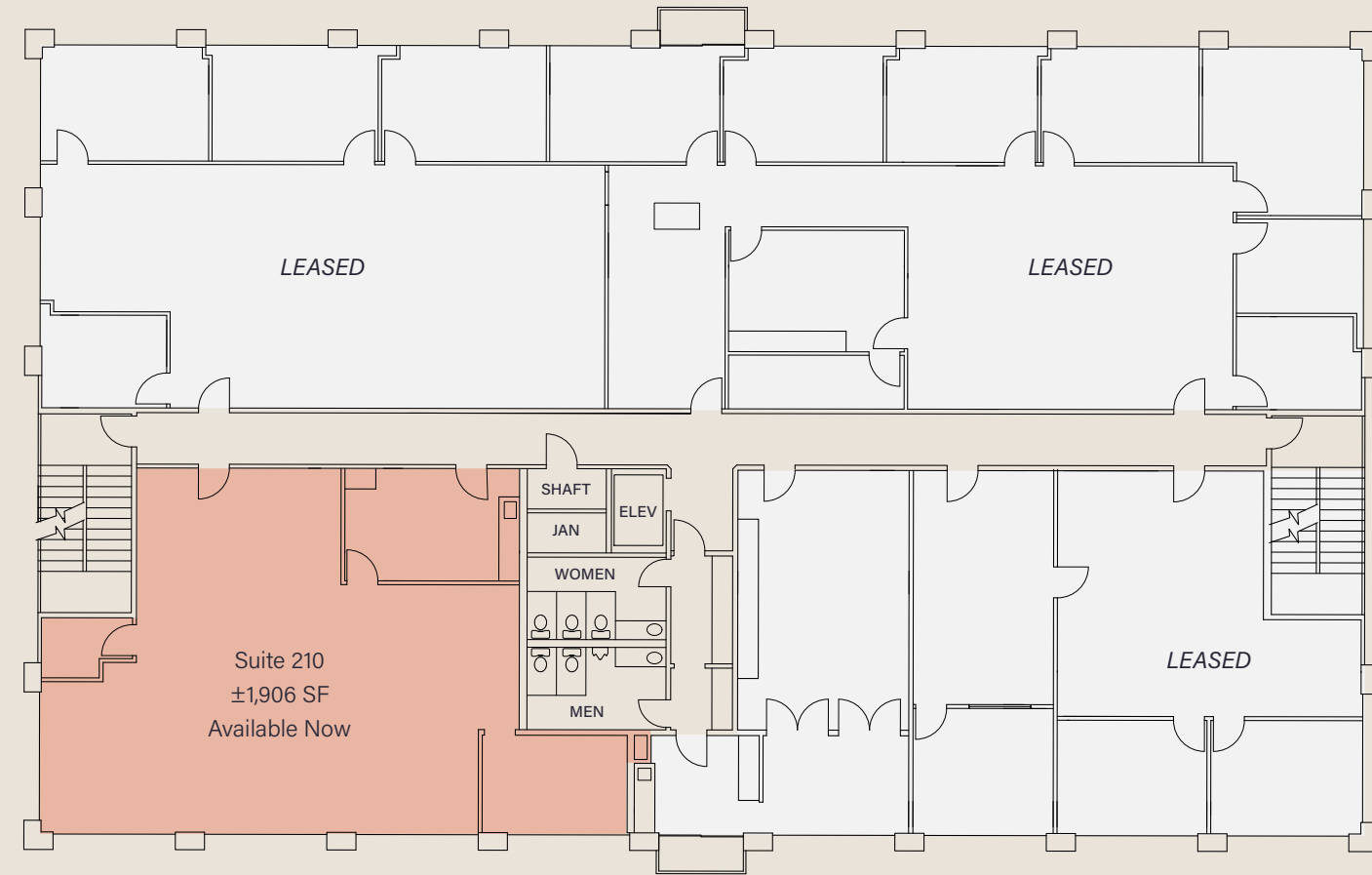
FIRST FLOOR

±1,042 - ±3,415 SF AVAILABLE



SECOND FLOOR

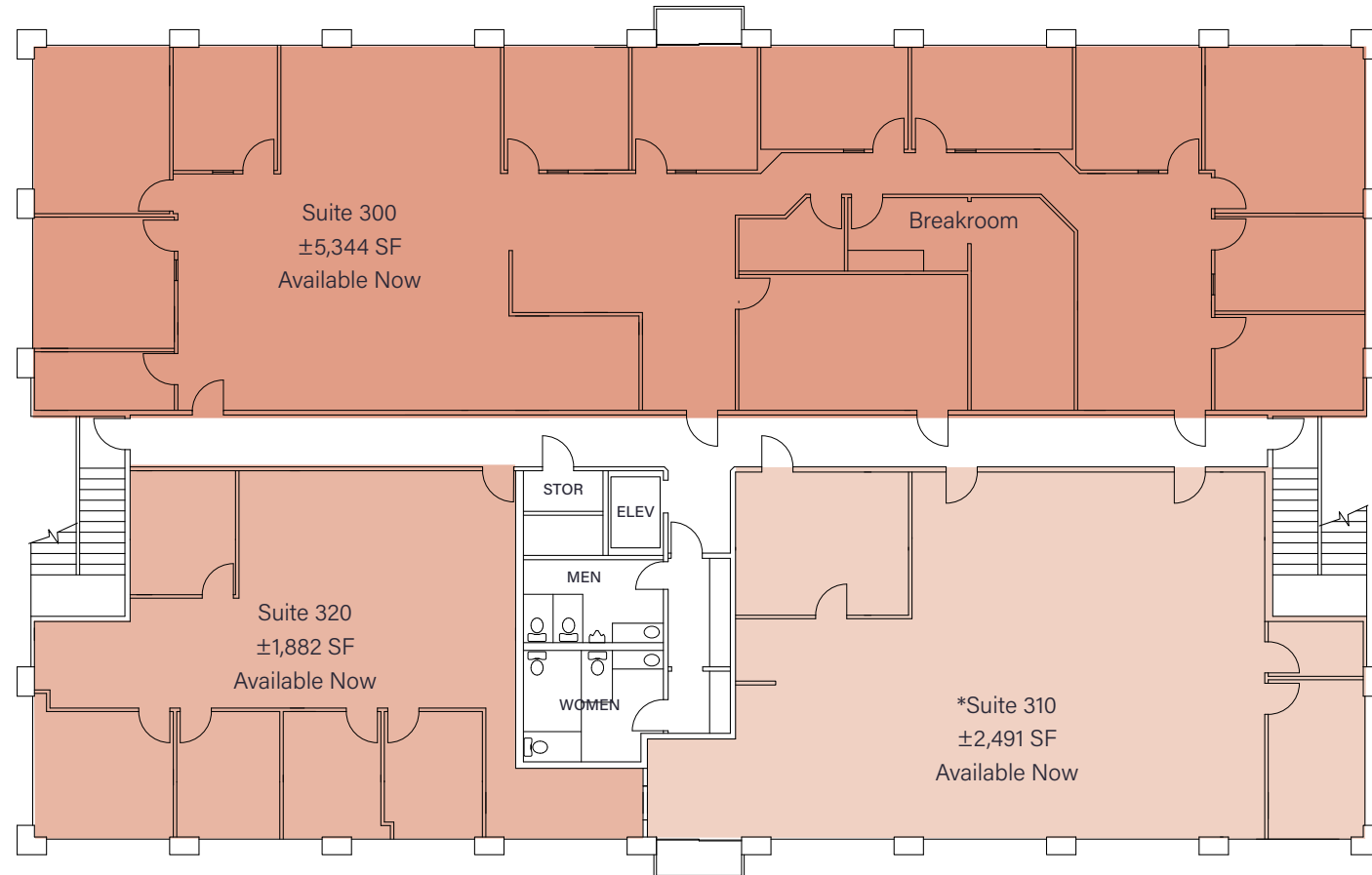
±1,906 SF AVAILABLE



Floorplans

THIRD FLOOR

±1,882 - ±9,717 SF AVAILABLE



The Location

Convoy Business Center is situated alongside The Convoy Pan-Asian and Cultural Business Innovation District. These are exciting times for Kearny Mesa.

Located in Kearny Mesa, The Convoy Pan Asian and Cultural Business Innovation District encompasses the Convoy Street area, known for its vibrant Asian culture and cuisine. The district is focused on fostering innovation and creativity. It aims to attract startups, tech companies, and creative professionals by providing a conducive environment for collaboration and growth. By leveraging the diverse talents and perspectives within the Pan-Asian community, the district seeks to drive innovation across a variety of industries.

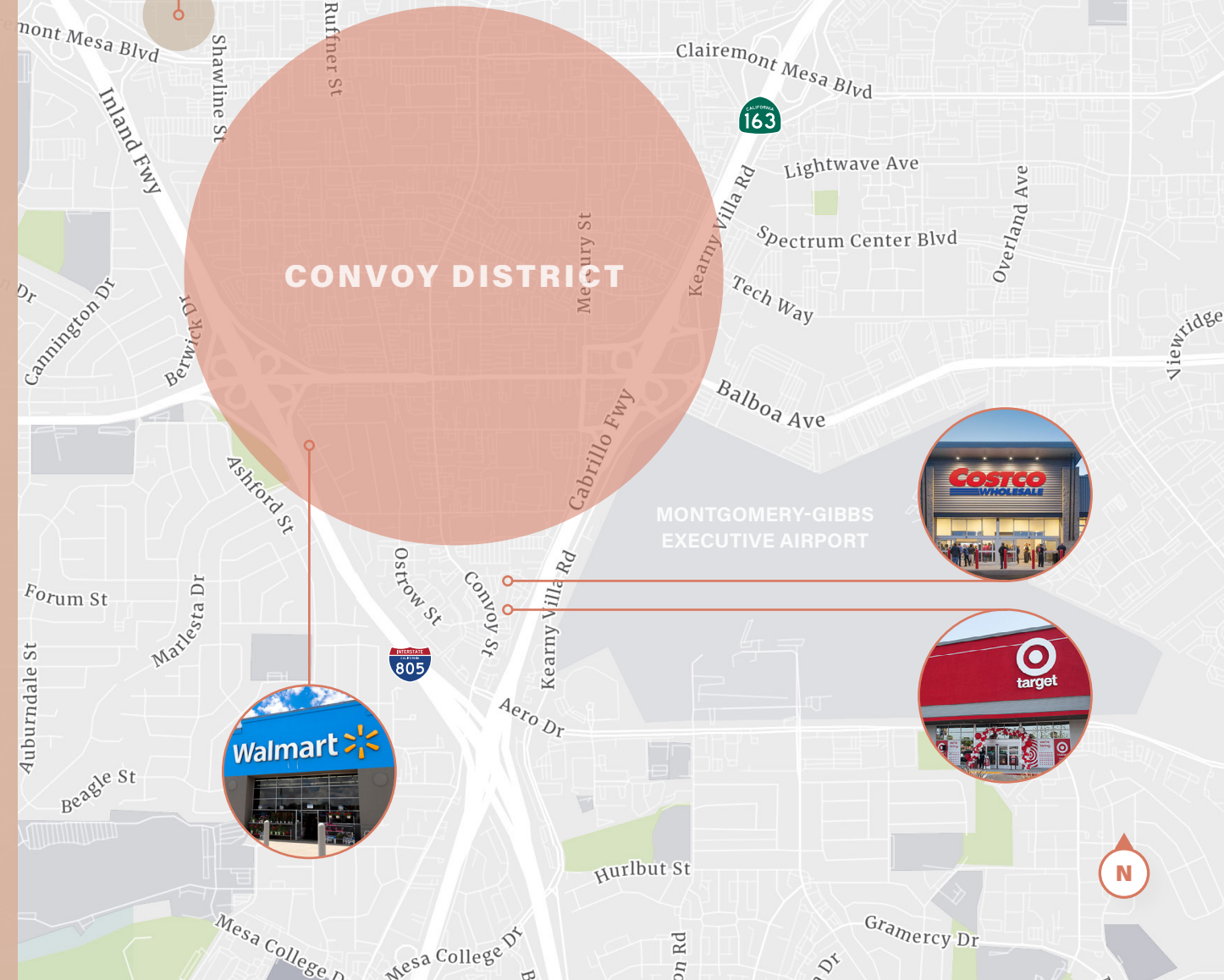
CONVOY PAN-ASIAN CULTURAL AND BUSINESS INNOVATION DISTRICT



AMENITIES

- 99 Ranch Market
- Ajisen Ramen
- Common Theory
- LA Fitness
- Societe Brewing Co.
- Kung Fu Tea
- Hopnonyous Brewing Co.
- Yakyudori
- Kilowatt Brewing
- Sharetea
- Zion Market
- The Keep Coffee
- Mikami Bar & Revolving Sushi
- Wushiland Boba
- Sizzling Pot King
- Eastern Dynasty
- Song Hak Korean BBQ
- Rakiraki Ramen
- Tasty Noodle House
- SomiSomi
- Grandma Tofu & BBQ
- Shan Xi Magic Kitchen
- DaYung's Tea
- Tan-Cha
- Submarine Crab
- Chopstix
- Dumpling Inn
- Manna BBQ
- CoCo Ichibanya
- Melody Karaoke & Cafe
- Phuong Trang
- Koon Thai Kitchen
- Carriage House Cocktails & Karaoke
- Friend's House Korean
- Happy Lemon Convoy
- Min Sok Chon
- H Mart Balboa
- Cross Street Chicken & Beer
- It's Boba Time San Diego
- Spicy House

Convoy Business Center



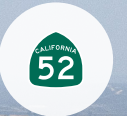


CONVOY CT

SHAWLINE ST



Convoy Business Center



HICKMAN FIELD PARK



CLAIREMONT MESA BLVD



CROSSROADS CENTER

99 Ranch Market	Rubio's
Sunny Dumpling	Carl's Jr
Sam Woo BBQ	The Godfather
Kilowatt Brewing	Yiko Yiko
U.S. Bank	Yakitori Hino
Twinkle Boba	Sieu Sieu BBQ
Ajsen Ramen	

GATEWAY AT KEARNY MESA

Starbucks	Wal Mart
McDonald's	LA Fitness
Chipotle	Food 4 Less
Elijah's Deli	Mega Fuel
Angel Nails	Lolita's Mexican
Bei Yuan Tea	The Curry Club
Niban Japanese	



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