

# KEARNY GATEWAY PLAZA

## FOR LEASE

CORNER SUITE | ±9,290 SF

Under New Ownership  
Exterior Remodel Nearly Completed

±9,290 SF  
\*can be demised to  
±3,300 SF or ±6,600 SF



COMMERCIAL | EQUITY | GROWTH

---

**Pat Geary**  
Managing Principal - Lic. 01703782  
858.737.9837  
pgeary@cegadvisors.com



ON-RAMP

CLAIREMONT MESA BLVD.

# THE PROPERTY

KEARNY  
GATEWAY  
PLAZA

Flexible Build-Outs  
Considered

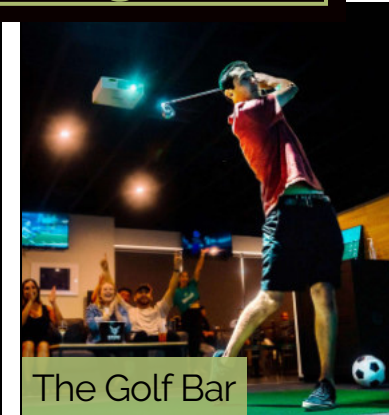
Excellent Central  
Location

- » ±9,290 SF Corner suite at the border of Kearny Mesa and Clairemont - potentially demisable to ±3,300 SF or ±6,600 SF
- » Immediate access to I-805, with Hwy 163 and Hwy 52 just minutes away
- » Located near the Community Plan Update for Kearny Mesa which allows an additional 18,000 new residential units, many currently under construction [[city website link](#)]

## Meet Your Neighbors



STP Bar-n-Grill



The Golf Bar



\*Conceptual rendering of upgrades underway

- » Locally owned and managed
- » Monument signage available
- » Parking ratio: ±5.14/1,000 SF
- » Center currently being remodeled
- » Existing fitness use build-out
- » Lease Rate: Call Broker for more details

*\*Please do not disturb Tenants, contact Broker to arrange tour*

# SITE PLAN



SUITE	TENANT NAME	SF
5487	STP Bar-N-Grill	2,000
5495	Cosmo Prof	4,097
5497	GuiTea Cravings	1,320
5499	Available May 1st (Restaurant use preferred)	1,320
5501	Sipz Vegetarian Cafe	1,650
5505	Leilani's Attic	1,586
5507-13	Available Now (Divisible into smaller suites)	9,290 *potential to split
5517-A&B	Comickkaze	2,312
5517-C	Gong's Noodle (Coming Soon)	1,360

SUITE	TENANT NAME	SF
5519	Available June 1st	1,360
5521	Comfort Wide Shoes	1,360
5523	Bird Rock Massage	1,360
5525	Smart Car Care Products	1,360
5527	Samson Yang Family Dentistry	1,020
5529	Latitude 32 Fitness	2,380
5533	Bark Bath Dog Wash (Coming Soon)	510
5535	Available July 1st (2nd Gen Restaurant)	1,877
5537-39	Discount Pool Supplies (Coming Soon)	1,917

SUITE	TENANT NAME	SF
5541-43	LEASE PENDING (2nd Gen Restaurant)	3,196
5545-47	Available Now (2nd Gen Restaurant) with Outdoor Patio	2,725
5581-83	The Golf Bar	3,643
5585	Sew Elegant	800
5587	Clairemont Sportscards (Coming Soon)	1,200
5589	Available Fall 2026	600
5592	Fairlane Cleaners	1,800
5597-A	Braiding by Beju	600
5597-B	Binh Barber Shop	450
5597-C	Available Now	300

# LOCATION

## KEARNY GATEWAY PLAZA



- » More than 324,000 people within a 5-mile radius, with an Average Household Income over \$120,000
- » Traffic Counts:
  - Clairemont Mesa Blvd. - 34,737 VPD
  - Interstate 805 - 196,000 VPD
- » Zoning - CN-1-2

# Available Suite



## SUITE 5507-5513 - Information

Area	±9,290 SF (divisible)
Utilities	
Electric	3-Phase 400 amps total
HVAC	RTU: five 4 ton units
Gas Service	to Property (not Suite)
Fire Sprinklers	No
Restroom	Two (2)
Ceiling	±12'
Misc	Currently fitness use

# AREA RETAIL & DEVELOPMENT

## KEARNY GATEWAY PLAZA



MULTI-FAMILY RESIDENTIAL	
PROJECT	UNITS
1 former Gateway at Kearny Mesa	1,000 - 1,300 (Proposed)
2 Alexan Camellia	531 (Under Construction)
3 Convoy Gateway	1,625+ (Proposed)
4 Ion CMB	251 (Under Construction)
5 Prose (Alliance)	437 (Under Construction)
6 Vive and Ariva	1,000+ (Completed)
7 AMLI Aero	434 (Near Completion)
8 Ion Aero	305 (Under Construction)

Mesa College  
29,000 students

# DEMOGRAPHICS

# KEARNY GATEWAY PLAZA

**324,319**

2024 POPULATION  
(5-Mile)

**\$96,983**

MEDIAN HH INCOME

**\$811,619**

MEDIAN HOME VALUE

	1-Mile	3-Mile	5-Mile
<b>POPULATION</b>			
2024 Population	15,778	103,838	324,319
2029 Population Projection	15,617	103,299	324,614
Median Age	39.3	38.8	34.8
<b>HOUSEHOLDS</b>			
2024 Households	5,970	41,101	127,964
2029 Household Projection	5,899	40,853	128,187
Owner Occupied Households	3,110	20,494	51,864
Renter Occupied Households	2,789	20,359	76,323
Avg Household Size	2.5	2.4	2.3
Avg Household Vehicles	2	2	2
<b>INCOME</b>			
Avg Household Income	\$117,592	\$121,267	\$120,624
Median Household Income	\$92,678	\$99,065	\$96,983
<b>HOUSING</b>			
Median Home Value	\$745,203	\$783,589	\$811,619
Median Year Built	1967	1970	1977

Source: CoStar

