

M MYTEK BUILDING

RETAIL/FLEX/OFFICE SPACE FOR LEASE

4685-4689 Convoy Street | San Diego, CA 92111



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The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information, including zoning and use, should be verified prior to transaction.



PROPERTY FEATURES



MyTek Building
4685—4689 Convoy Street, San Diego, CA 92111



4685 Convoy, Suite 200: ± 2,766-4,266 SF Office
4689 Convoy, Suite 100: ± 8,150 SF Showroom + Warehouse
4689 Convoy, Suite 200: ± 3,220 SF Office
4689 Convoy, Suite 210: ± 4,930 SF Storage



Centrally Located in the Heart of Kearny Mesa



Signage Opportunities on High Traffic Street



Easy Access to I-805 & Hwy 52 & 163



Flexible Zoning: IL-3-1



Street Parking on Side Streets



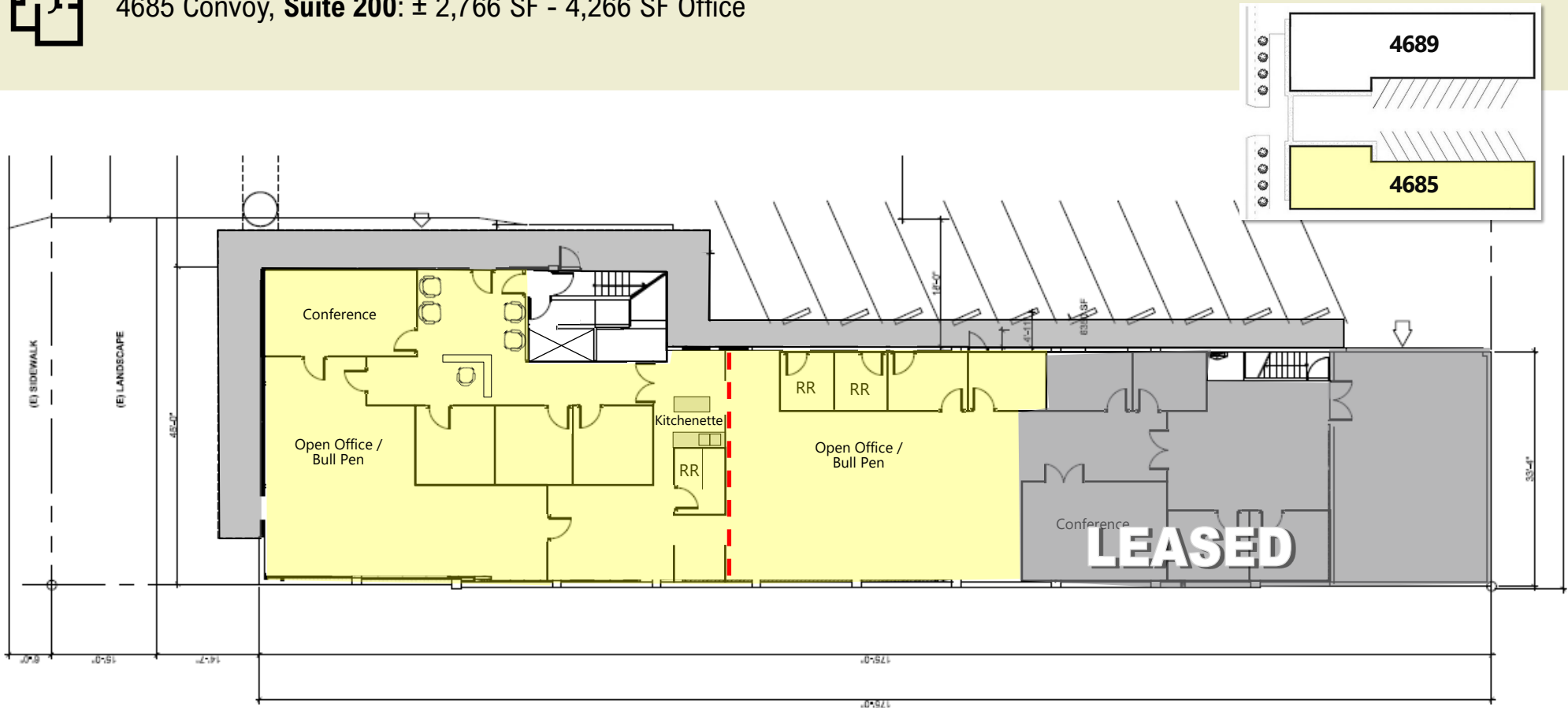
Lease Rate: \$0.75 - \$2.00/SF



FLOOR PLAN



4685 Convoy, **Suite 200**: ± 2,766 SF - 4,266 SF Office



Suite 200 Features:

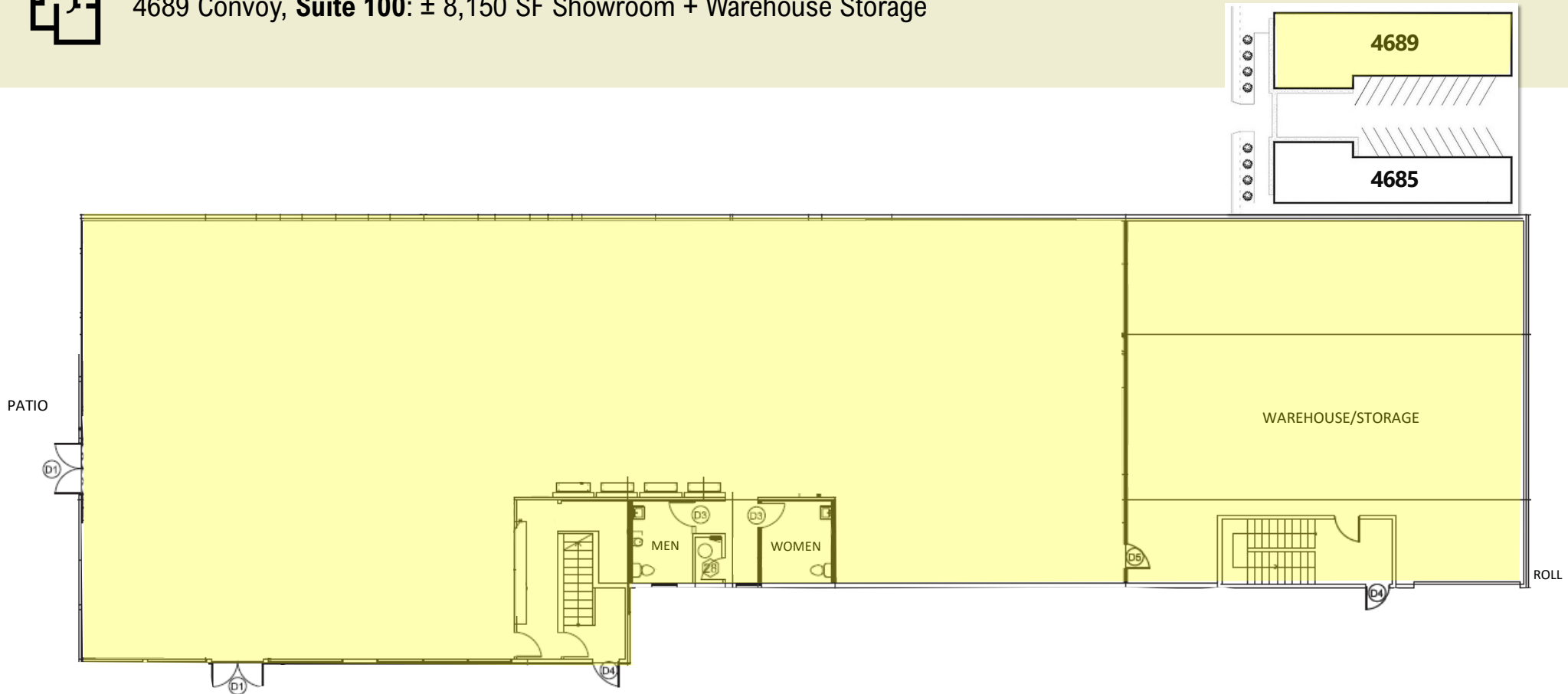
- Conference Room
- Open Office/Bull Pen
- Kitchenette
- Three (2) Private Offices
- Private Restroom
- \$1.30/RSF + E&J

*Floor plans are not to scale; for reference purposes only.

FLOOR PLAN



4689 Convoy, **Suite 100**: ± 8,150 SF Showroom + Warehouse Storage



Suite 100 Features:

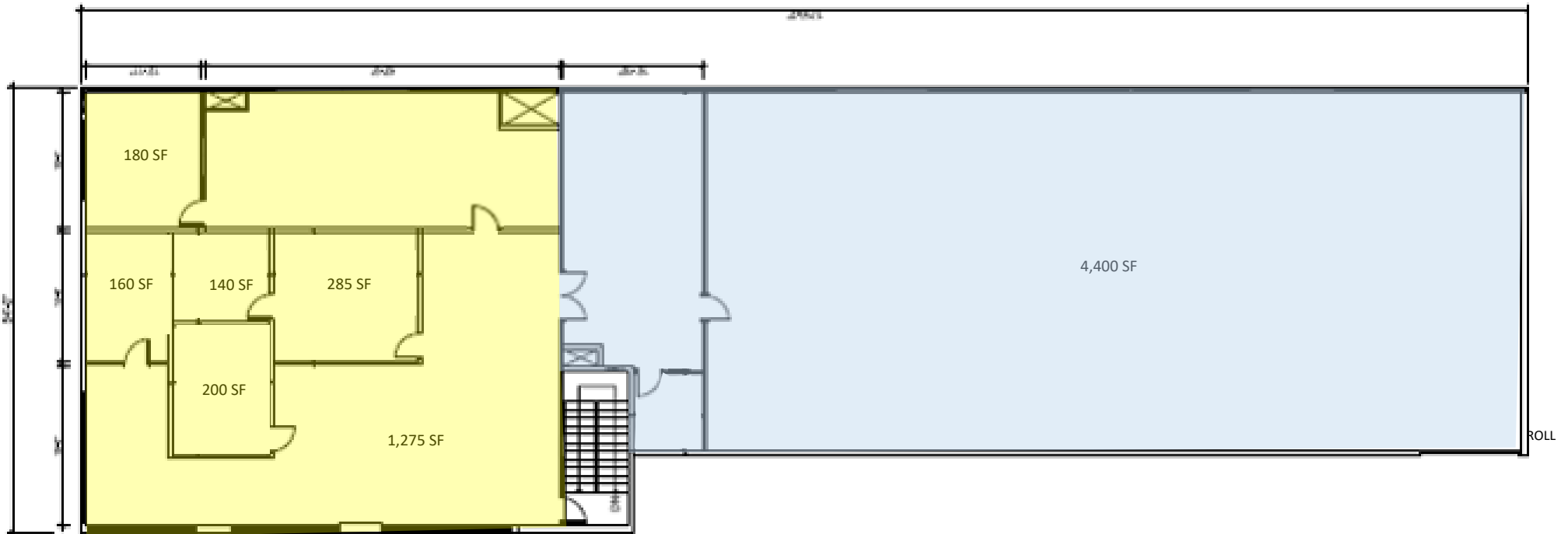
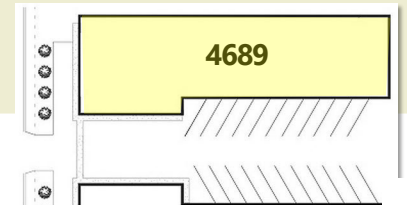
- Open Showroom
- Private Restroom
- Warehouse / Storage
- Grade Level Roll-Up Door
- \$2.00/SF + E & J

*Floor plans are not to scale; for reference purposes only.

FLOOR PLAN



4689 Convoy, **Suite 200**: ± 3,220 SF Office
4689 Convoy, **Suite 210**: ± 4,930 SF Storage



Suite 200 Features:

- 3,220 SF
- Four (4) Private Offices
- Private Restroom
- \$1.30/SF + E & J

Suite 210 Features:

- 4,930 SF
- Warehouse / Storage
- No HVAC
- \$0.75/SF Gross

*Floor plans are not to scale; for reference purposes only.

INTERIOR PHOTOS

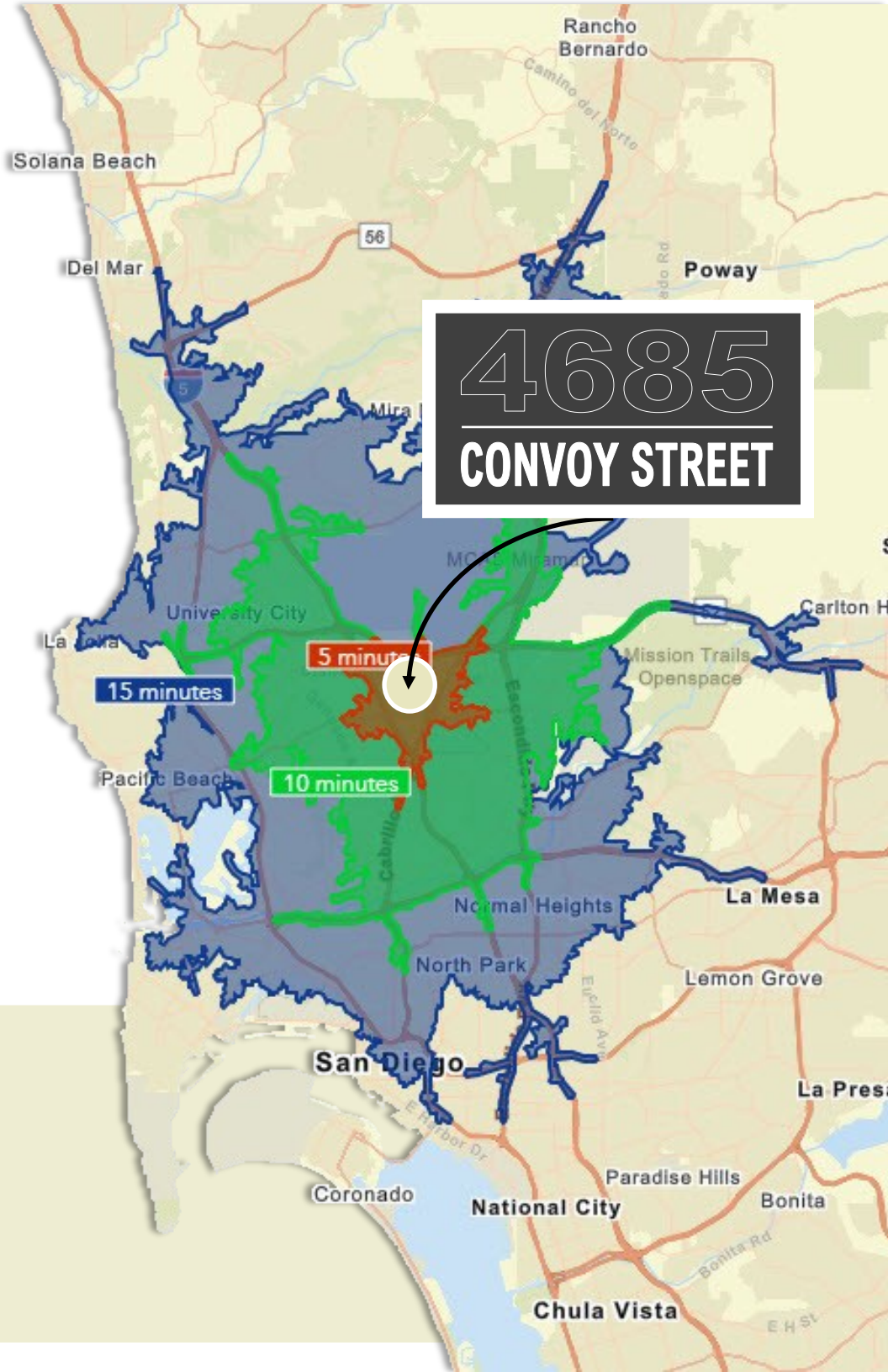


AREA OVERVIEW

Convoy Street and the surrounding areas serve as the economic and cultural center of the Asian & Pacific American communities in San Diego. This bustling 2-sq. mile area – conveniently located in the Pacific Triangle bounded by the 805, 52, and 163 freeways – consists of hundreds of shops specializing in Asian products and services, including supermarkets, tea houses, cafes, karaoke bars, entertainment venues, community centers, worship halls, as well as an abundant of day-to day professional & service-related shops.

What makes the area stand out is that this is where San Diegans & travelers come when craving for authentic Asian eats. Dedicated foodies, adventurous locals, hungry tourists, on-the-go professionals, budget-minded college students, and weekend families alike all converge here to find the region's best spots for Chinese Dim Sum, Vietnamese Pho, Korean BBQ, and Japanese Sushi. Its Chinatown, Thai Town, Koreatown... all rolled into one – SD style. Almost nowhere else in America you would find a such diverse collection of Pan-Asian shops & services, which adds to the unique experience. The goal is to create and capture the vibrancy found elsewhere in local destinations such as Gaslamp, Little Italy, North Park and Hillcrest – with a 21st century flair – focusing on neighborhood innovation, community investment, urban planning, global partnerships and a vision to transform the area into San Diego's next great neighborhood.

4685
CONVOY STREET




DRIVE TIMES

5  Minutes

MISSION VALLEY

10  Minutes

DOWNTOWN

15  Minutes

DEL MAR

NEARBY AMENITIES



4685
CONVOY STREET



Montgomery-Gibbs
Executive Airport

