

FOR LEASE:
±1,258 - ±2,678 SF
OFFICE/ MED SPACE

2452 FENTON STREET
CHULA VISTA, CA 91914



KIMBERLY CLARK, ESQ.
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REAL ESTATE SERVICES

THE CLARK TEAM



PROPERTY FEATURES

- » Beautiful Class A medical building
- » Abundant parking on-site
- » Elevator served
- » Located in an Eastlake master planned community
- » Easy access to Highway 125
- » High visibility location
- » Numerous restaurants and retail amenities nearby
- » Project is next to new hotel under construction

±1,258 SF
SUITE 201

±2,678 SF
CONTIGUOUS

±1,420 SF
SUITE 202

\$2.38/SF +
\$1.12/SF NNNS's
LEASE RATE

ADDRESS: 2452 Fenton Street, Chula Vista, CA 91914

BUILDING SIZE: ± 40,202 SF

LAND SIZE: ± 1.53 AC (66,647 SF)

YEAR BUILT: 2007

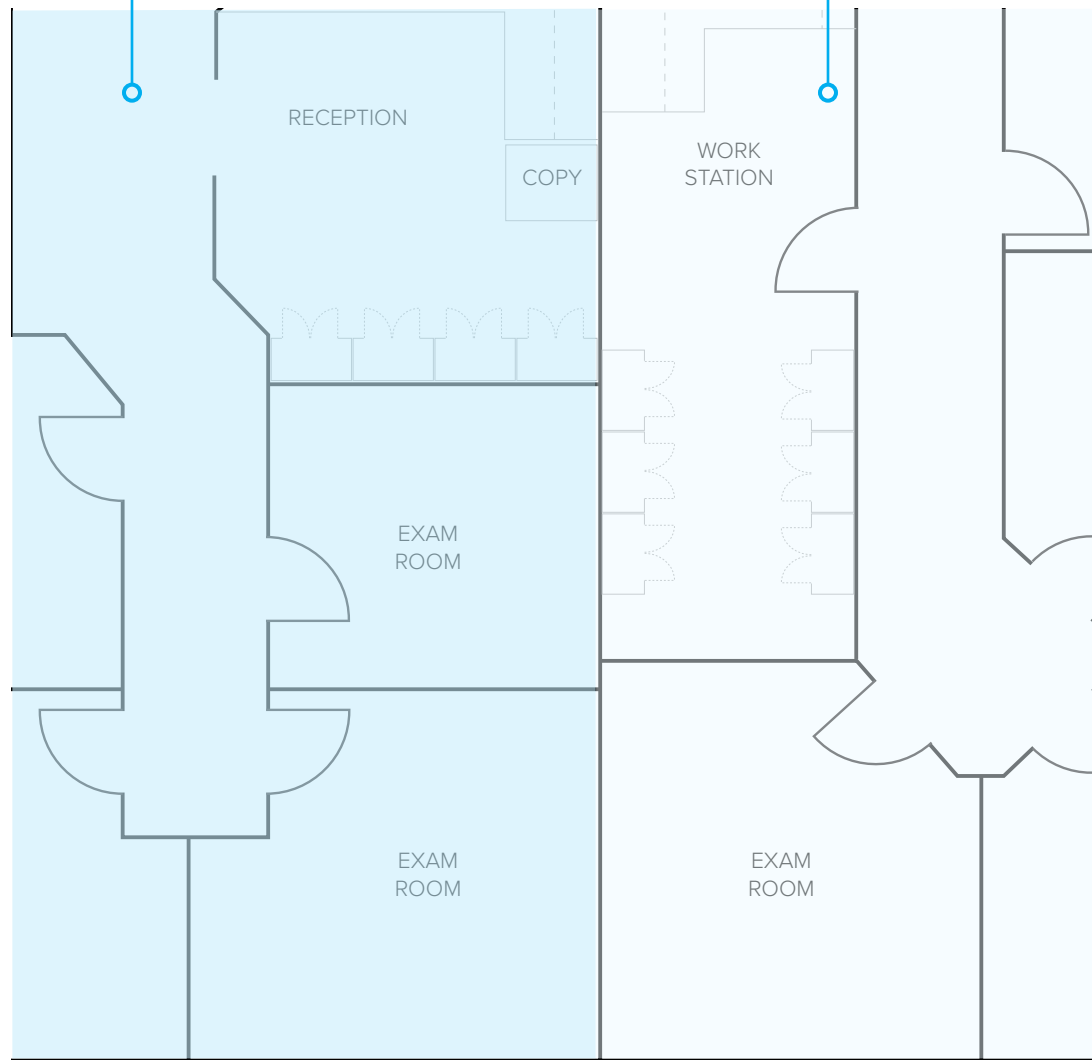
PARKING: 2.49/1,000 SF

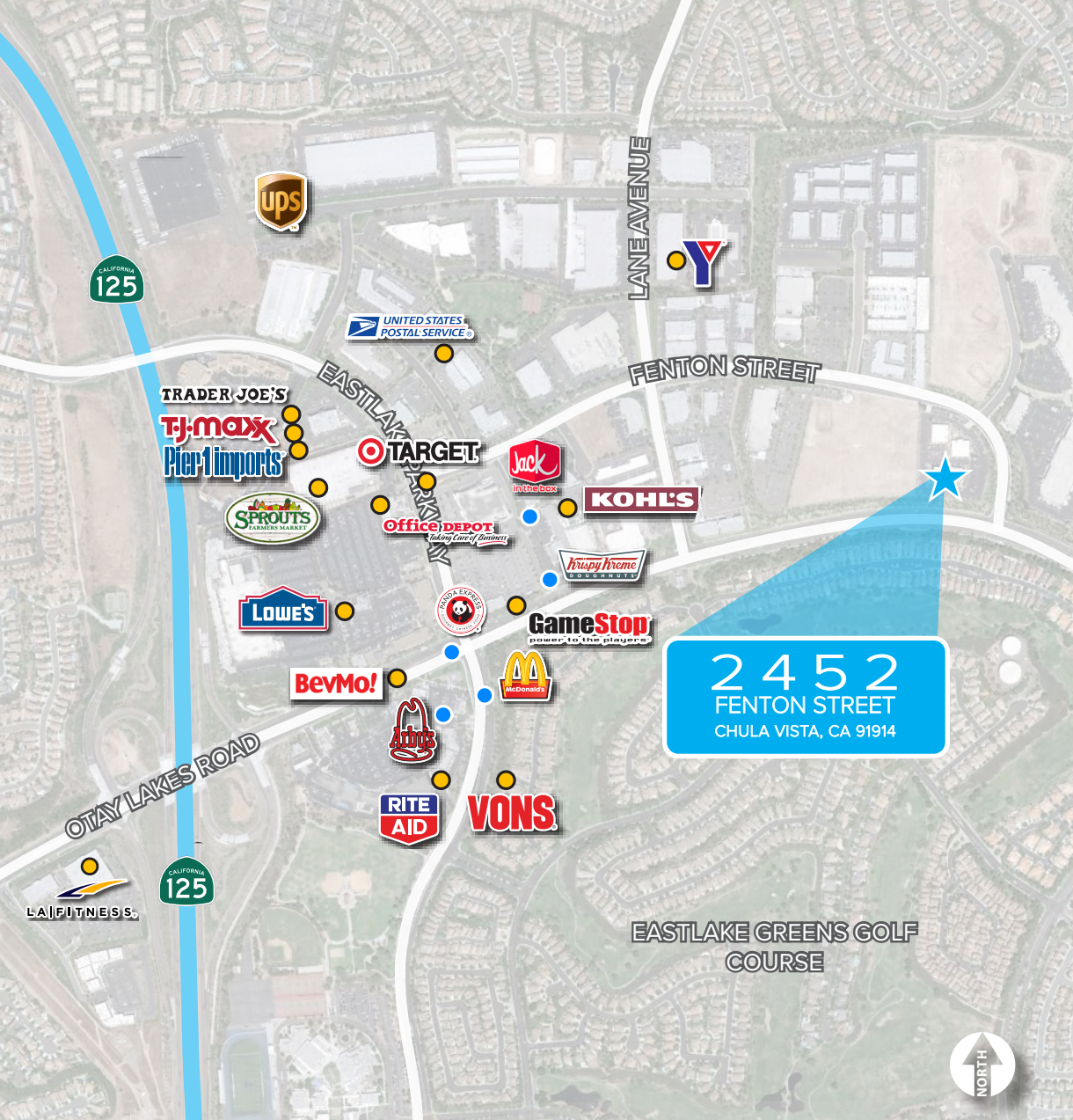
STORIES: Three (3)

ELEVATOR: Yes

SUITE 202
±1,420 SF

SUITE 201
±1,258 SF





KIMBERLY CLARK, ESQ.
SENIOR VICE PRESIDENT/PARTNER

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DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2024 Population	14,946	95,898	175,065
2029 Projection	14,753	95,200	173,988
Growth 2024-2029	-0.3%	-0.1%	-0.1%
Median Age	40.1	36.7	37.3

Households

2024 Households	4,373	28,494	51,868
2029 Projection	4,308	28,254	51,444
Growth 2020-2024	0%	0.7%	0.9%
Avg Household Size	3.3	3.3	3.3
Avg Household Vehicles	3	2	3

Housing

Median Home Value	\$753,721	\$722,873	\$723,986
Median Year Built	2000	2002	1998

TRAFFIC COUNTS

Collection Street	Cross Street	Traffic Volume
Otay Lakes Road	Lane Avenue	7,413
Hunte Parkway	Otay Lakes Road	11,181
Lane Avenue	Saddleback Street	10,045

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