

BAYSIDE BUSINESS PARK

1120-1128 Bay Blvd. | Chula Vista, CA

FOR LEASE



THE SPACE

Location	1120-1128 Bay Blvd. Chula Vista, CA 91911
Size	3,600 SF
Space	Available!
Rent Per SF (Monthly)	\$1.50 PSF (Monthly)
Lease Type	Modified Gross

Notes Mostly warehouse with small office. 1 grade level door. CAM (\$.13/sf)

HIGHLIGHTS

- Quiet Industrial!
- Located on the west side of I-5!
- Flexible suite sizes!
- Grade level & dock high spaces!
- Ample parking!
- Bay front!
- Easy truck access!
- 2 points of entry/exit!
- 15 minutes to downtown, 10 minutes to border!
- Available: 1120 -C | 3,600 square feet available!
- \$1.50/sf + CAM (\$.13/sf)



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
13,421	175,268	5,374

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$81,296	\$97,941	\$0

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
4,336	57,174	1,859



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PROPERTY FEATURES

NUMBER OF UNITS	12
BUILDING SF	76,000
LAND ACRES	4.4
YEAR BUILT	1986
YEAR RENOVATED	Multiple
LOCATION CLASS	A
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	3
PARKING RATIO	3:1000
CEILING HEIGHT	18
DOCK HIGH DOORS	3
GRADE LEVEL DOORS	Multiple

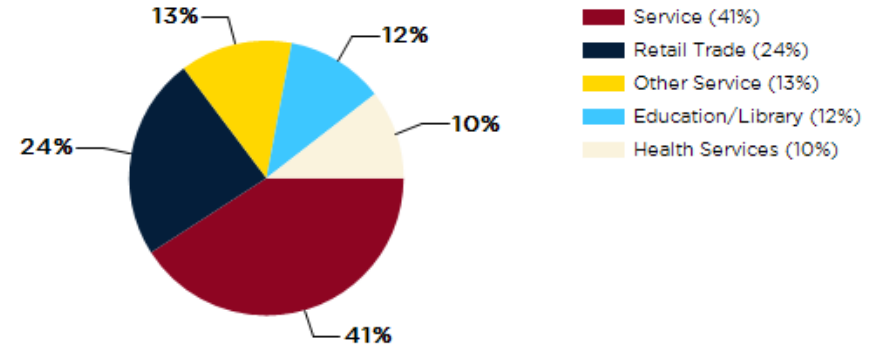


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Bay side Industrial!

- The property is located in the heart of Chula Vista, a city known for its diverse population and strong sense of community. Chula Vista is the second largest city in San Diego County, offering a mix of urban amenities and suburban charm.
- Bay Boulevard, where the property is situated, is a prominent industrial/commercial corridor and numerous businesses. The area attracts a steady flow of both local residents and visitors.
- Just a short drive away from the property lies the Chula Vista Bayfront, a major redevelopment project that aims to transform the waterfront into a vibrant destination with hotels, restaurants, and public spaces. This ongoing development is expected to further enhance the area's appeal and attract new businesses and customers.
- The property's proximity to major transportation routes, including Interstate 5 and State Route 54, offers convenient access for commuters and facilitates the movement of goods and services. This accessibility can benefit businesses looking to establish a presence in a well-connected location.
- The surrounding neighborhood is home to a mix of residential communities, schools, and parks, creating a dynamic environment that supports a variety of businesses. This blend of amenities and services contributes to the area's overall livability and could appeal to a wide range of potential customers.

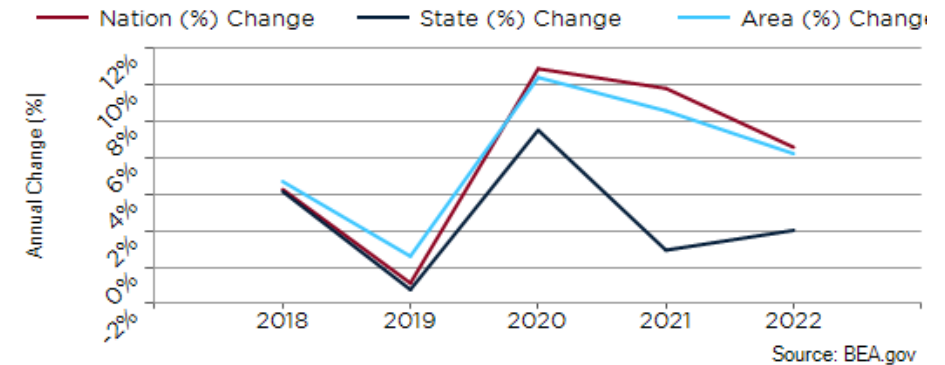
Major Industries by Employee Count



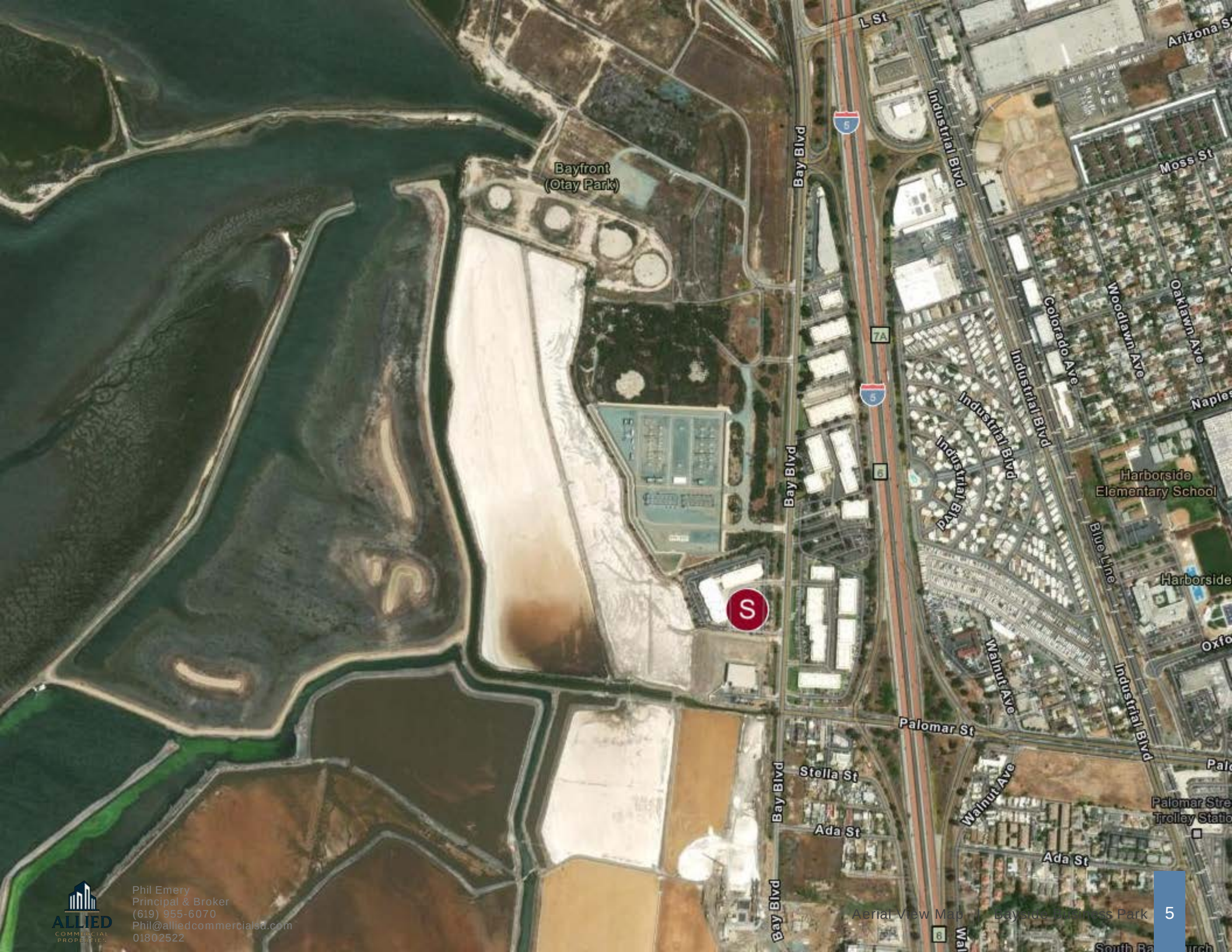
Largest Employers

Sweetwater Union High School District	3,983
Chula Vista Elementary School District	3,923
Sharp Chula Vista Medical Center	3,114
Southwestern Community College	1,994
Wal-Mart	1,451
City of Chula Vista	1,443
Rohr Inc./Goodrich Aerospace	1,303
Scripps Mercy Hospital Chula Vista	1,073

San Diego County GDP Trend



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Bayfront
(Otay Park)

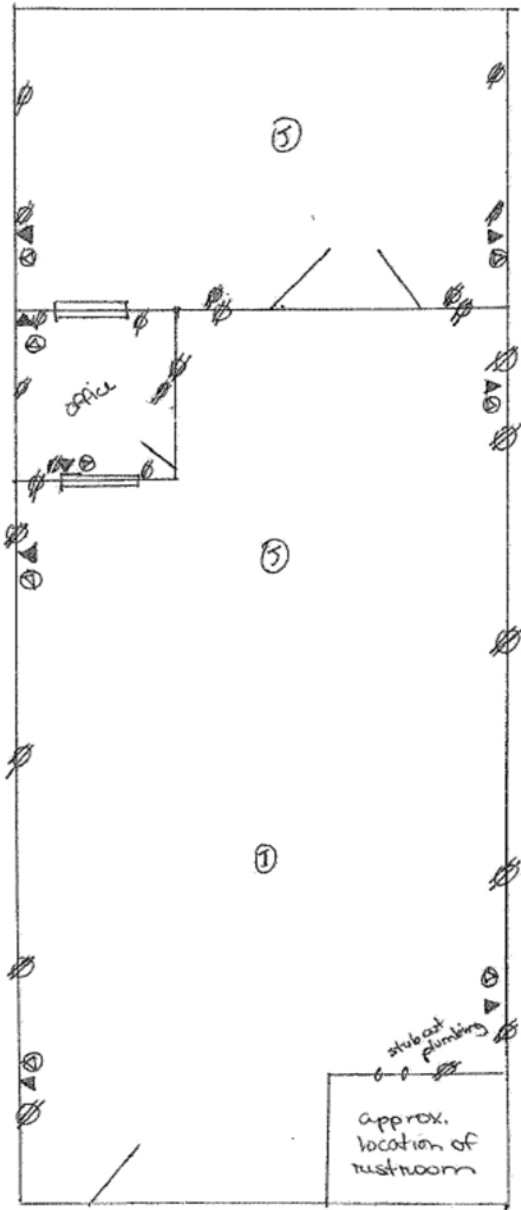
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Aerial View Map | Bayfront Business Park

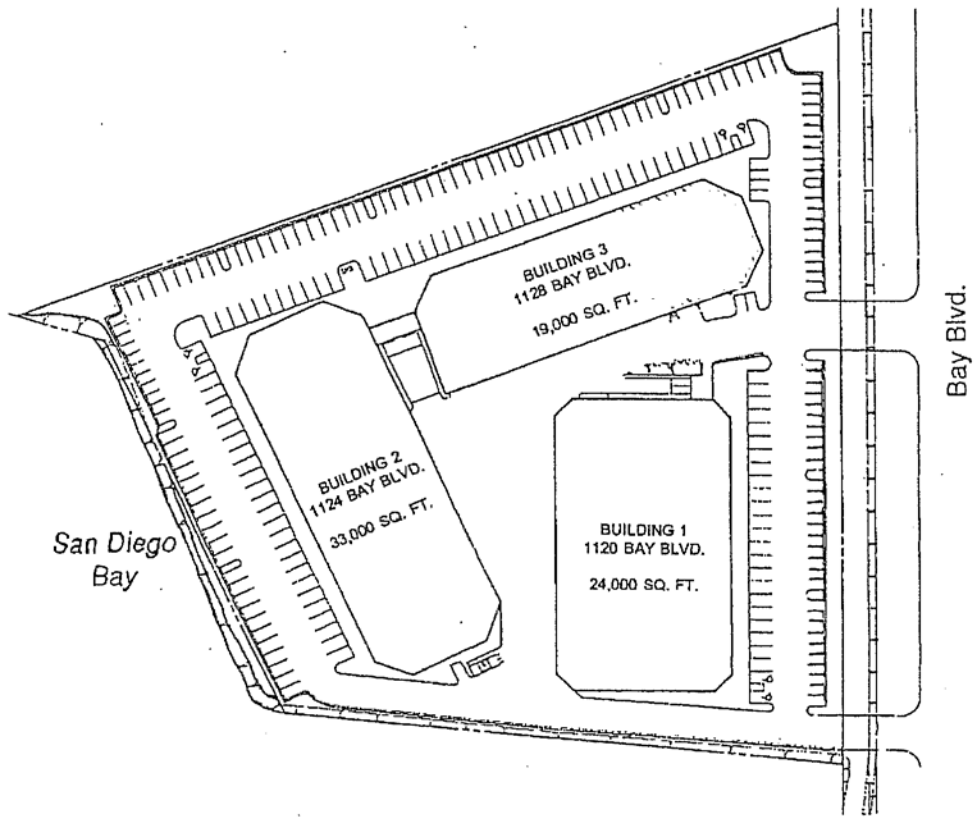
1120 Bay Blvd Suite C



*NOT TO SCALE

EXHIBIT A-Site Plan

1120-1128 BAY BLVD, CHULA VISTA, CALIFORNIA



Not to Scale

Bayside Business Park

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Exclusively Marketed by:



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