

# ±1,696 SF & 16,700 SF AVAILABLE FOR LEASE



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## PROPERTY FEATURES



### AVAILABILITY

**Suite A & B:** ± 16,700 SF Retail/Industrial Space

**Suite M:** ± 1,696 SF Industrial Space



### LOT SIZE

± 108,900 SF



### DOCK HIGH

Dock High Roll Up Doors



### CEILING HEIGHT

18' Ceiling Height



### ACCESS

Ingress & Egress from both Main St & 4th Ave



### FREEWAY

Close Proximity to I-5 and I-805 Freeways



### ZONING

ILP (Limited Industrial Precise Plan)

Some Permitted Uses:

- Light Manufacturing and Distribution
- Wholesale Storage and Warehousing
- Building Material Sales, Services, Storage and Equipment Rental

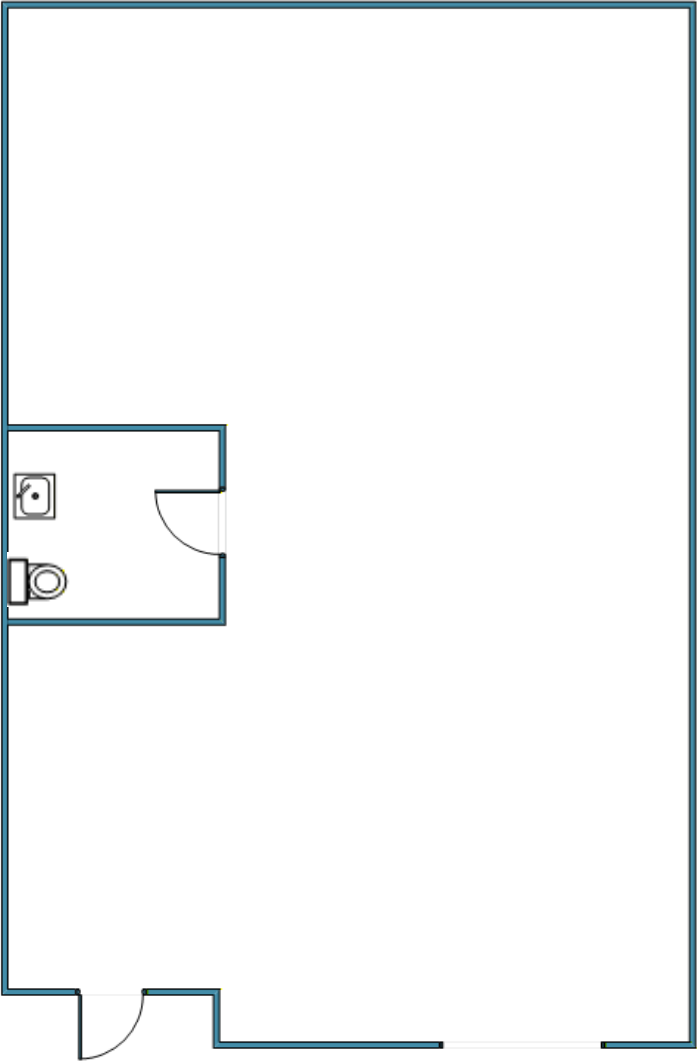
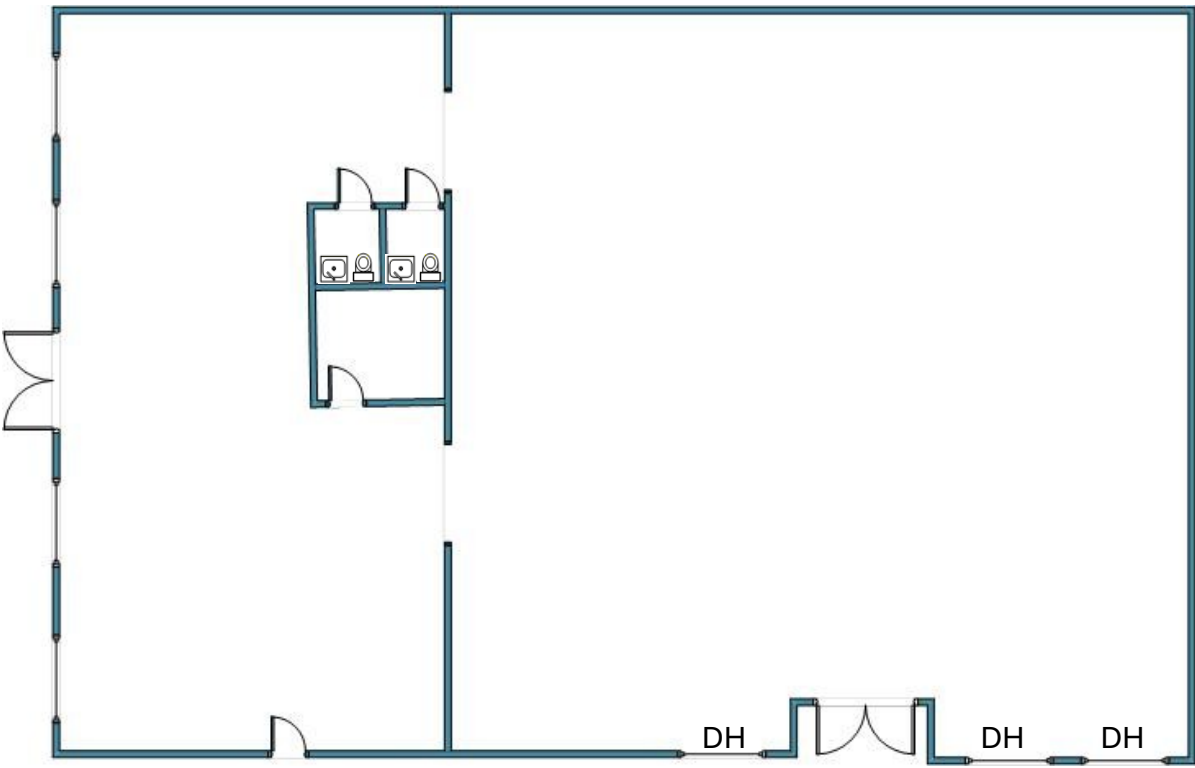


Low NNN Fees!

# FLOOR PLAN

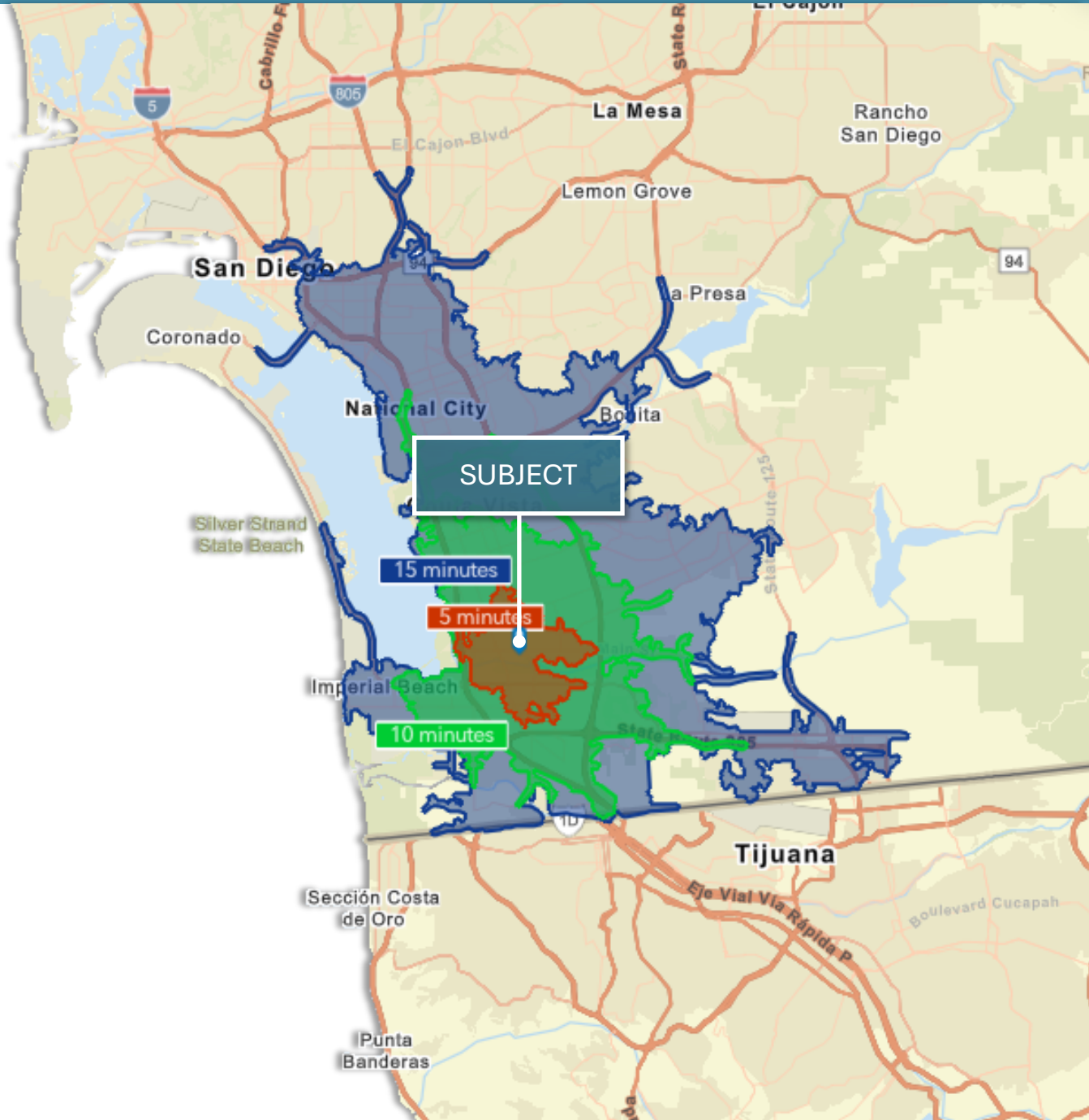
<b>3121—Suite A &amp; B</b>	± 16,700 SF	\$1.20/SF NNN
<ul style="list-style-type: none"><li>• ± 6,000 SF Retail/Showroom</li><li>• ± 10,700 SF Warehouse</li><li>• Three (3) Dock High Roll Up Doors</li><li>• Two (2) Restrooms</li><li>• (1) Private Office</li><li>• Available August 2026 - Do Not Disturb Current Tenant</li></ul>		

<b>3121—Suite M</b>	± 1,696 SF	\$1.30/SF NNN
<ul style="list-style-type: none"><li>• Warehouse</li><li>• Restroom</li><li>• One (1) Dock High Roll Up Door</li><li>• Available in 30 days</li></ul>		



Floor Plans Not fit to Scale; for Reference Purposes Only.

**Chula Vista** is the second largest city in the San Diego metropolitan area. Located just 7.5 miles from downtown San Diego and 7.5 miles from the Mexican border in the South Bay region of the metropolitan area, the city is at the center of one of the richest economic and culturally diverse zones in the United States. Chula Vista is named because of its scenic location between the San Diego Bay and coastal mountains.



**202,484**

Population (2024)



**199,862**

Population Projection (2029)



**58,937**

Households



**\$2 B+**

Consumer Spending



**6,967**

Businesses



**44,389**

Employees