

FOR LEASE

1040 TIERRA DEL REY +
885 CANARIOS CT, CHULA VISTA, CA 91910

1040
TIERRA DEL REY

885
CANARIOS CT

CLICK/SCAN



PROPERTY VIDEO

RANCHO DEL REY MEDICAL DENTAL CENTER

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DRE # 01476024

PROPERTY SUMMARY

PROPERTY TYPE	Office/Medical/Dental	SIGNAGE	Monument & Directory Signage
RBA	18,800 SF per building	ELEVATOR SERVED	Yes
STORIES	2	PARKING	Abundant 4.6/ 1,000 RSF
AVG. FLOOR SIZE	Approx. 9,000 SF	APN	640-293-24 & 640-293-06
CLASS	B	ZONING	Planned Community EP1B
TENANCY	Multiple	LEASE RATE	Contact Advisor

PROPERTY HIGHLIGHTS

- Elevator Served & Sprinklered for fires safety
- Common area multi stall restrooms as well as in-suite private restrooms
- Primarily Medical, Dental, Healthcare tenancy with exclusivity for specialists
- Monument and directory signage
- Abundant parking

PROPERTY SUMMARY

SPACE(S) AVAILABLE

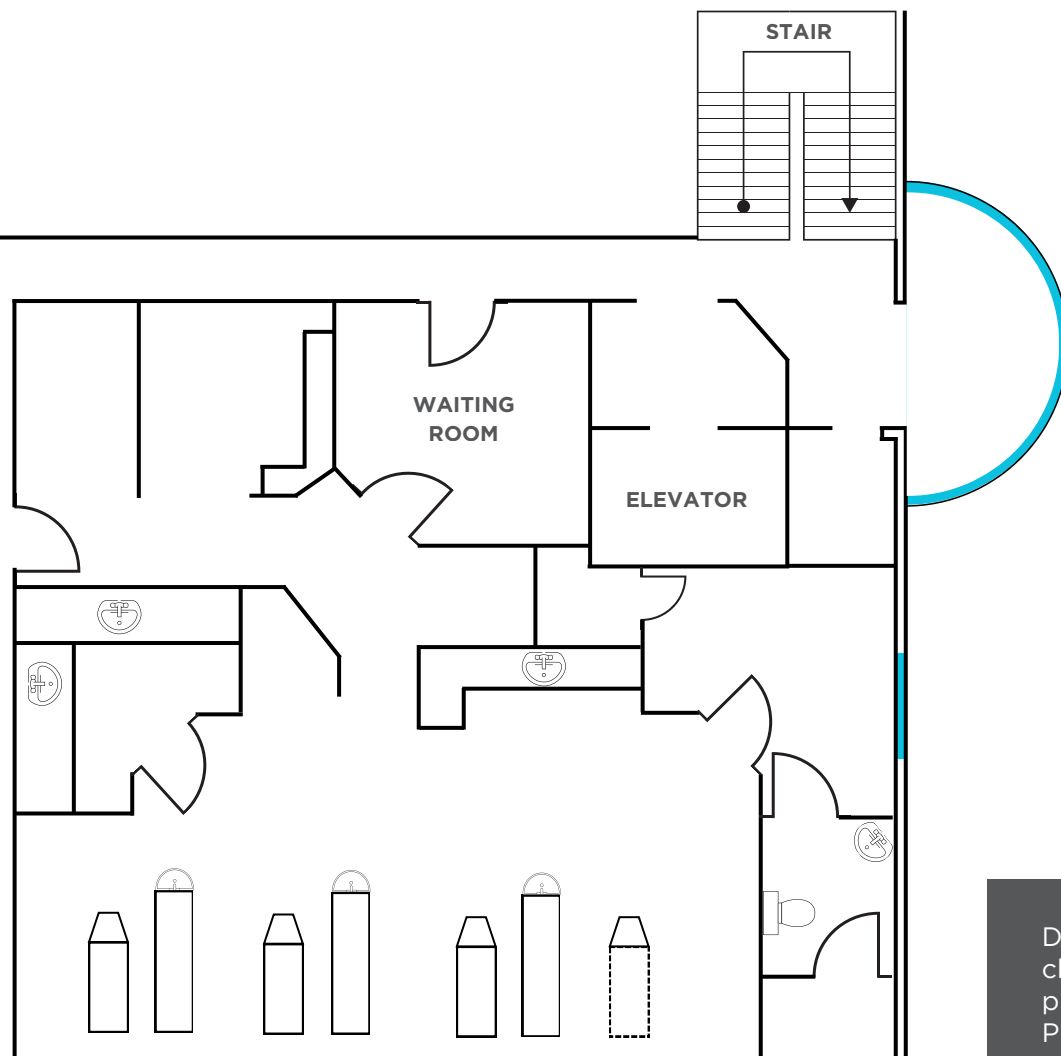
SUITE	SPACE SIZE	POTENTIAL USES	LEASE RATE
885-212	±1,505 SF	Dental, Medical, Office	Contact Advisor



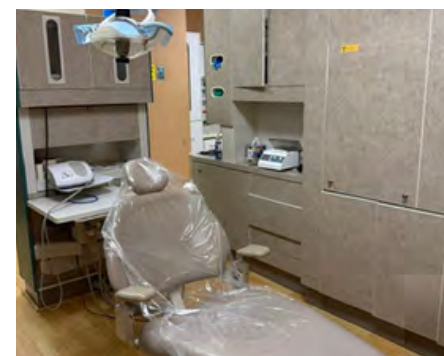
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FLOOR PLAN

SUITE 885-212 | 1,505 SF



INTERIOR IMAGE



Dental office with four operatories, three of which currently have dental chairs. Private restroom within the suite. Potential to purchase existing practice with patients and equipment already in place. A true "Plug N Play" opportunity.

PROPERTY IMAGES



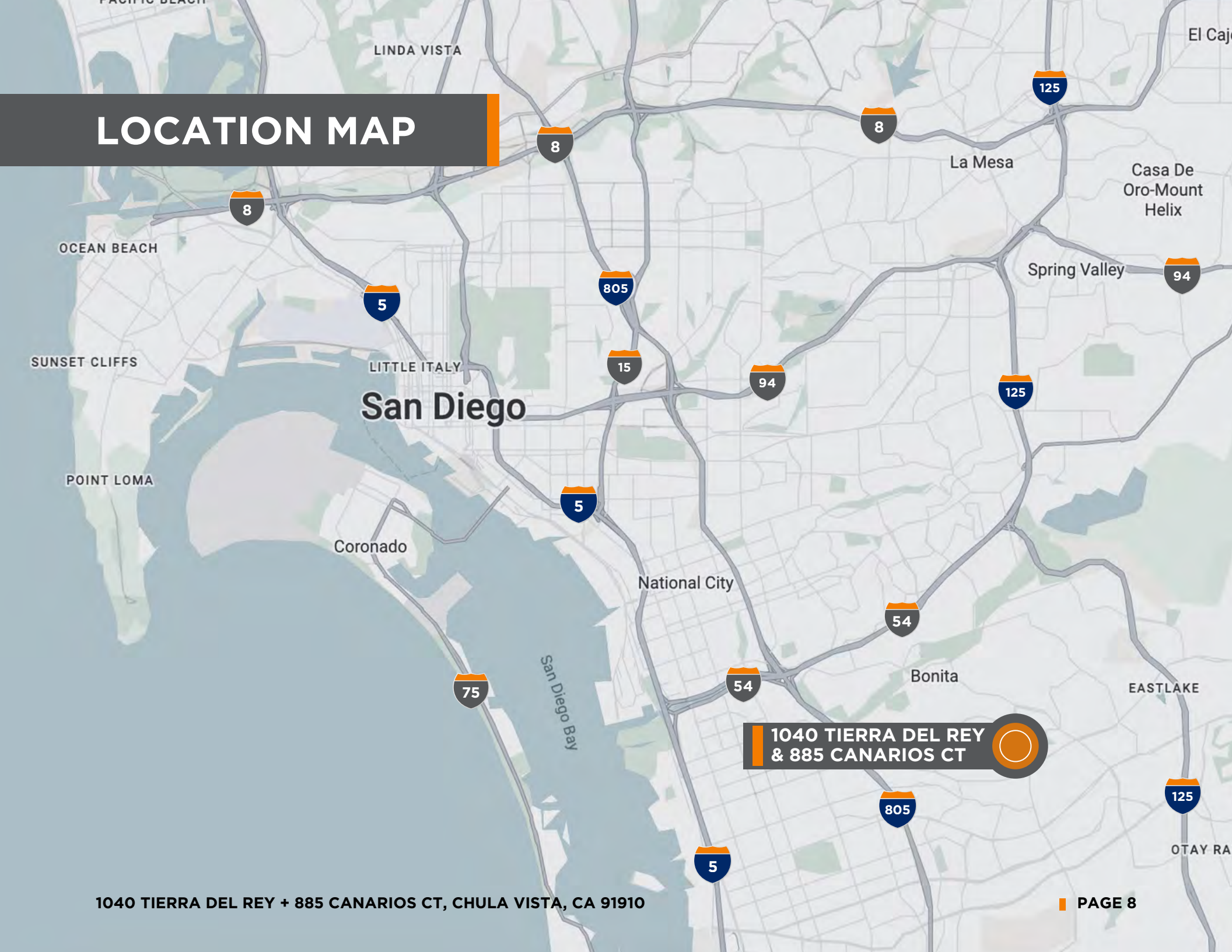


LOCATION SUMMARY



Located in the highly desirable **Rancho Del Rey** professional corridor in Chula Vista, the property offers exceptional accessibility and visibility with over 38,000 cars passing daily on East H Street. Positioned just minutes from Interstate 805, the location provides convenient access for both local clientele and regional commuters. The surrounding area features strong demographics with nearby median household incomes exceeding \$104,000 and a rapidly growing residential population. The property is also within close proximity to major medical and retail destinations including Sharp Chula Vista Medical Center, Eastlake Village Marketplace, and Otay Ranch Town Center, offering abundant dining, shopping, and service amenities for employees, patients and visitors alike.

LOCATION MAP



San Diego

1040 TIERRA DEL REY
& 885 CANARIOS CT

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RETAIL MAP



Walmart
Supercenter

REGAL
CINEMAS

COSTCO
WHOLESALE

chili's

rubio's
COASTAL GRILL

24
HOUR FITNESS

PIZZA
PAPA JOHN'S

1040 TIERRA DEL REY

885 CANARIOS CT

EAST H STREET
(38,200 VPD)

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DEMOGRAPHICS

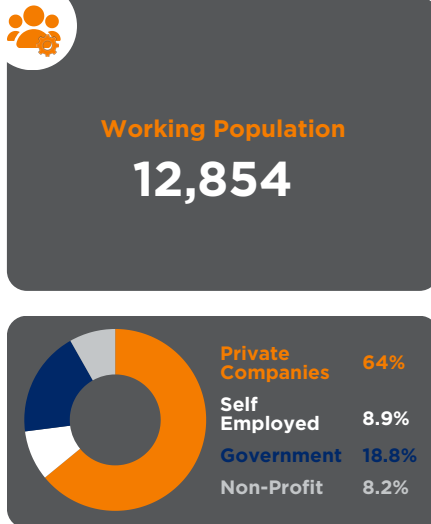
RANCHO DEL REY | CHULA VISTA

Within the Rancho Del Rey submarket, Point2Homes reports a **population of 27,157** and **9,236 households**, with a **median age of 38** and an **average household income of \$111,946**—strong fundamentals for sustained demand from patient- and client-serving businesses. The submarket's workforce totals 12,854, with 79.1% white-collar employment and 64% employed by private companies, supporting steady weekday activity and a deep labor pool—key drivers for the office/medical suites at 1040 Tierra Del Rey.

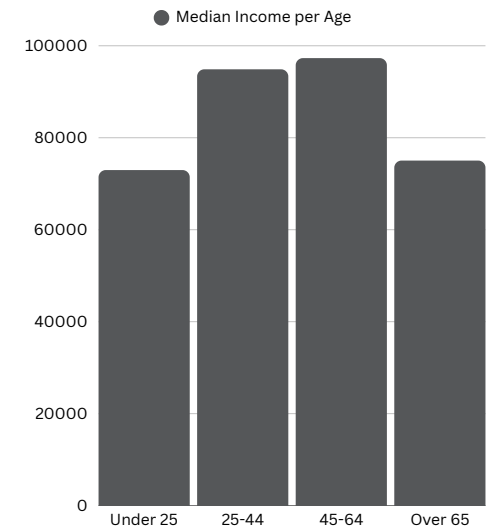
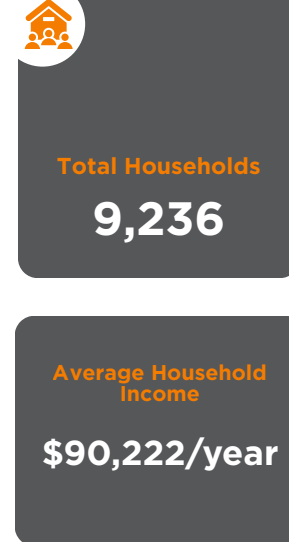
POPULATION



EMPLOYMENT



HOUSEHOLDS & INCOMES



Source: <https://www.point2homes.com/US/Neighborhood/CA/Chula-Vista/Rancho-Del-Rey-Demographics.html>

DISCLAIMER

The information provided has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax, zoning, property condition, and other factors which should be evaluated by your tax, financial, legal, and other advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

No representation or recommendation is made by SVN | Vanguard as to the legal sufficiency or tax consequences of this document or the transaction to which it relates. These are questions for your attorney and/ or other advisors. In any real estate transaction, it is recommended that you consult with a professional such as an attorney, accountant, civil engineer, property inspector or other person, with experience in evaluating the transaction, and the legal documents prepared in connection therewith.

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