

# FOR LEASE

784 BAY BOULEVARD  
CHULA VISTA, CALIFORNIA 91910

±47,560 SF OF WAREHOUSE/INDUSTRIAL SPACE LOCATED NEAR THE BAYFRONT

## TENANT INCENTIVE

PROMOTIONAL RATE FOR MONTHS 1-6

**\$1.00 PSF NNN**

## BROKER INCENTIVE

2-NIGHT LUXURY STAY AT RANCHO VALENCIA

**MICHAEL MOSSMER, SIOR**  
SENIOR VICE PRESIDENT, PARTNER  
Lic. #00998326 | 619.995.1195  
mmossmer@voitco.com

**CURT PERRY**  
VICE PRESIDENT  
Lic. # 01466077 | 858.458.3304  
cperry@voitco.com

**KIMBERLY CLARK ESQ.**  
SENIOR VICE PRESIDENT  
Lic. #01439305 | 858.458.3343  
kclark@voitco.com

***Voit***  
REAL ESTATE SERVICES

## PROPERTY HIGHLIGHTS

- ±47,560 SF warehouse/industrial space for lease
- Divisible to ±18,564 SF and ±28,996 SF Units
- One (1) dock high loading door and one (1) grade level door
- 24'- 27' clear height
- Power: Estimated at 2,000+ amps of 480 volt/3P/4W
- Warehouse fully sprinklered
- Skylights throughout the warehouse
- Easy access to I-5 at both J Street and L Street freeway on/off ramps
- I-5 visible building signage available
- Parking: 4.5/1,000 SF
- Ideal for corporate headquarter location
- Close to numerous retail and restaurant amenities, the Chula Vista Marina and the Bayfront Redevelopment Area including the Gaylord Pacific Resort Hotel
- Zoning: Industrial General (IG), City of Chula Vista

**CONTACT BROKER FOR LEASE RATE**  
**Michael Mossmer: 858.405.4284**

total:  
±47,560 SF

±47,560 SF UNIT  
POSSIBLY DIVISIBLE TO  
±18,564 SF - ±28,996 SF

## TENANT INCENTIVE

PROMOTIONAL RATE FOR MONTHS 1-6  
WITH A 5-YR. LEASE TERM

**\$1.00 PSF NNN**

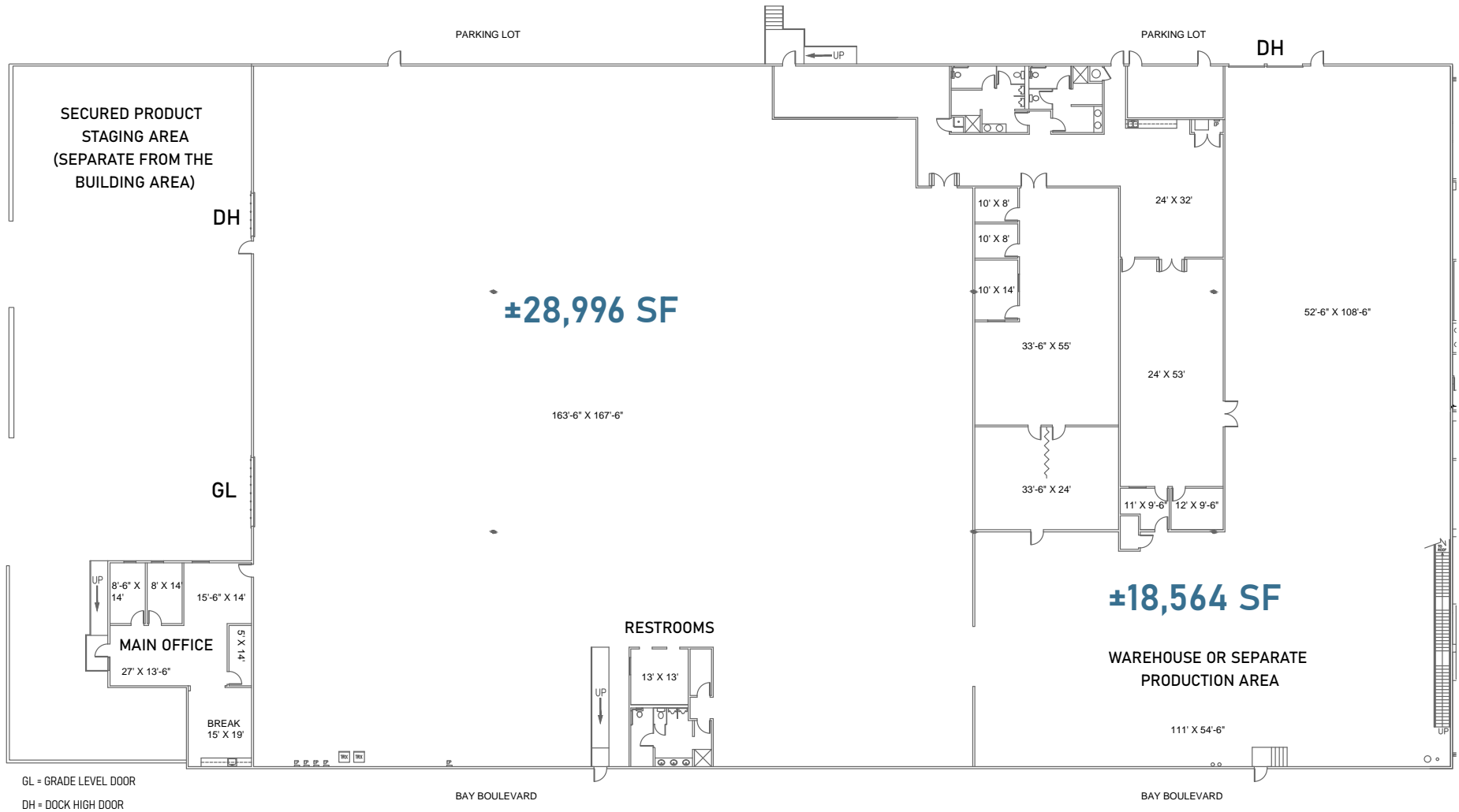
## BROKER INCENTIVE

2-NIGHT LUXURY STAY AT RANCHO VALENCIA

WITH AN EXECUTED LEASE

# FLOOR PLAN

TOTAL UNIT SIZE  $\pm 47,560$  SF



GL = GRADE LEVEL DOOR  
DH = DOCK HIGH DOOR



# DRIVE TIMES



**AVAILABLE FOR LEASE**

# CHULA VISTA BAYFRONT GAYLORD PACIFIC HOTEL

The Gaylord Pacific Resort Hotel and Convention Center will be a new destination resort located on prime bayfront property in Chula Vista, CA

To be built by RIDA Chula Vista, LLC in collaboration with the Port and City of Chula Vista, the Gaylord Pacific Resort and Convention Center will be the centerpiece and the catalyst project of the Chula Vista Bayfront. It will include up to 1,600 hotel rooms, a convention center with four ballrooms, three levels of meeting space and two outdoor meeting and event lawns; public promenades and public amenities; and associated retail and resort-level amenities such as a pool with a lazy river, a spa, and more.



**SITE**



**COLLINS AEROSPACE REDEVELOPMENT**

Mixed Use/  
Commercial/  
Parking Structure

Public/  
Quasi-Public

**FUTURE INDUSTRIAL**  
Industrial Business Park

Mixed Use/  
Commercial

Seasonal  
Wetland

Sweetwater Park

**GAYLORD HOTEL**

Gaylord Pacific  
Resort Hotel and  
Convention Center

Hotel/  
Cultural Retail

Hotel/Office

**RESIDENTIAL**

Pacifica's Amara  
Bay Residential

Retail (around harbor)

**CHULA VISTA MARINA**  
Harbor and Marinas

RV Park

Park

Harbor Park

Park

Park

Park

Park

Existing  
Boat Yard

Buffer:

San Diego Bay

Wildlife  
Reserve

I-5

E STREET

F STREET

H STREET

J STREET

L STREET

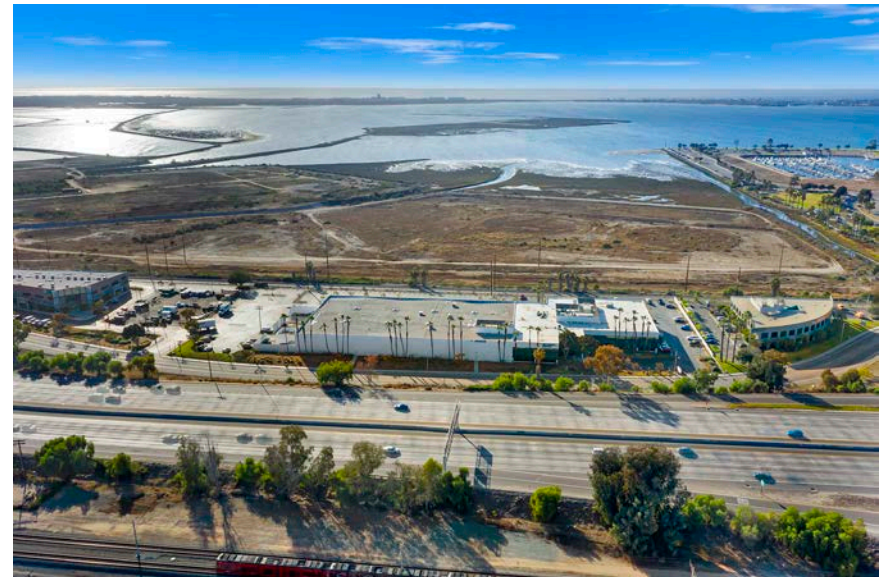
# DEMOGRAPHICS

1 Mile Radius	2024	2029 (Projected)
Population	17,048	16,985
Households	5,429	5,504
Average Household Size	3.12	3.06

3 Mile Radius	2024	2029 (Projected)
Population	138,690	137,715
Households	45,531	46,074
Average Household Size	3.01	2.96

5 Mile Radius	2024	2029 (Projected)
Population	367,278	365,447
Households	112,122	113,791
Average Household Size	3.20	3.14

Traffic Counts	Cross Street	Cars/Day
Interstate 5	L Street	173,172
Interstate 5	J Street	179,950
Bay Boulevard	K Street	3,022
Marina Parkway	Bay Boulevard	5,700





**MICHAEL MOSSMER, SIOR**  
 SENIOR VICE PRESIDENT, PARTNER  
 Lic. #00998326 | 619.995.1195  
 mmossmer@voitco.com

**CURT PERRY**  
 VICE PRESIDENT  
 Lic. # 01466077 | 858.458.3304  
 cperry@voitco.com

**KIMBERLY CLARK ESQ.**  
 SENIOR VICE PRESIDENT  
 Lic. #01439305 | 858.458.3343  
 kclark@voitco.com

**Voit**  
 REAL ESTATE SERVICES

4180 La Jolla Village Drive, Suite 100, La Jolla, CA 92037 | 858.453.0505 | 858.408.3976 Fax | Lic #01991785 | www.voitco.com

Licensed as a Real Estate Salespersons by the DRE. The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. ©2024 Voit Real Estate Services, Inc. All Rights Reserved.