

**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

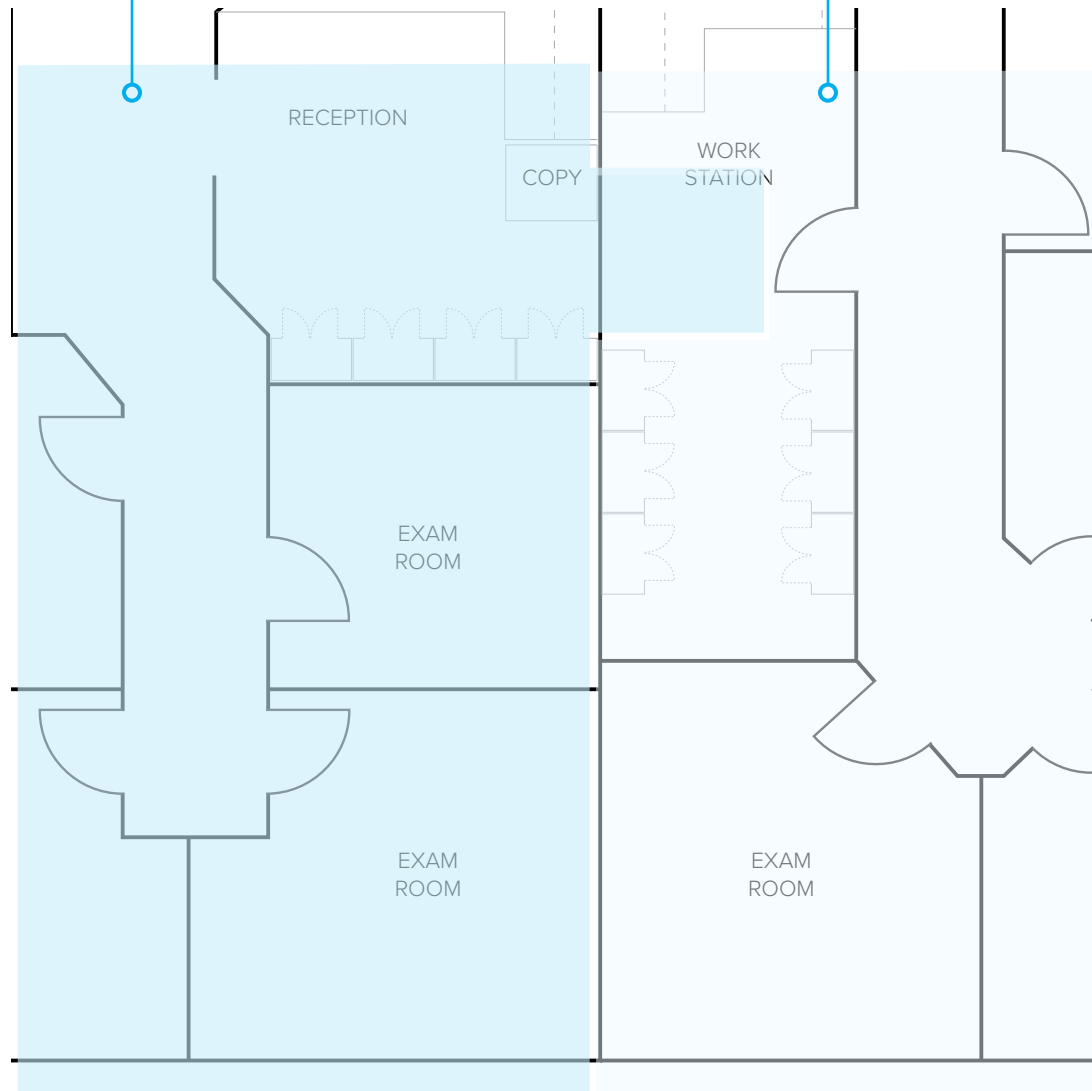
PARKING: 2.49/1,000 SF

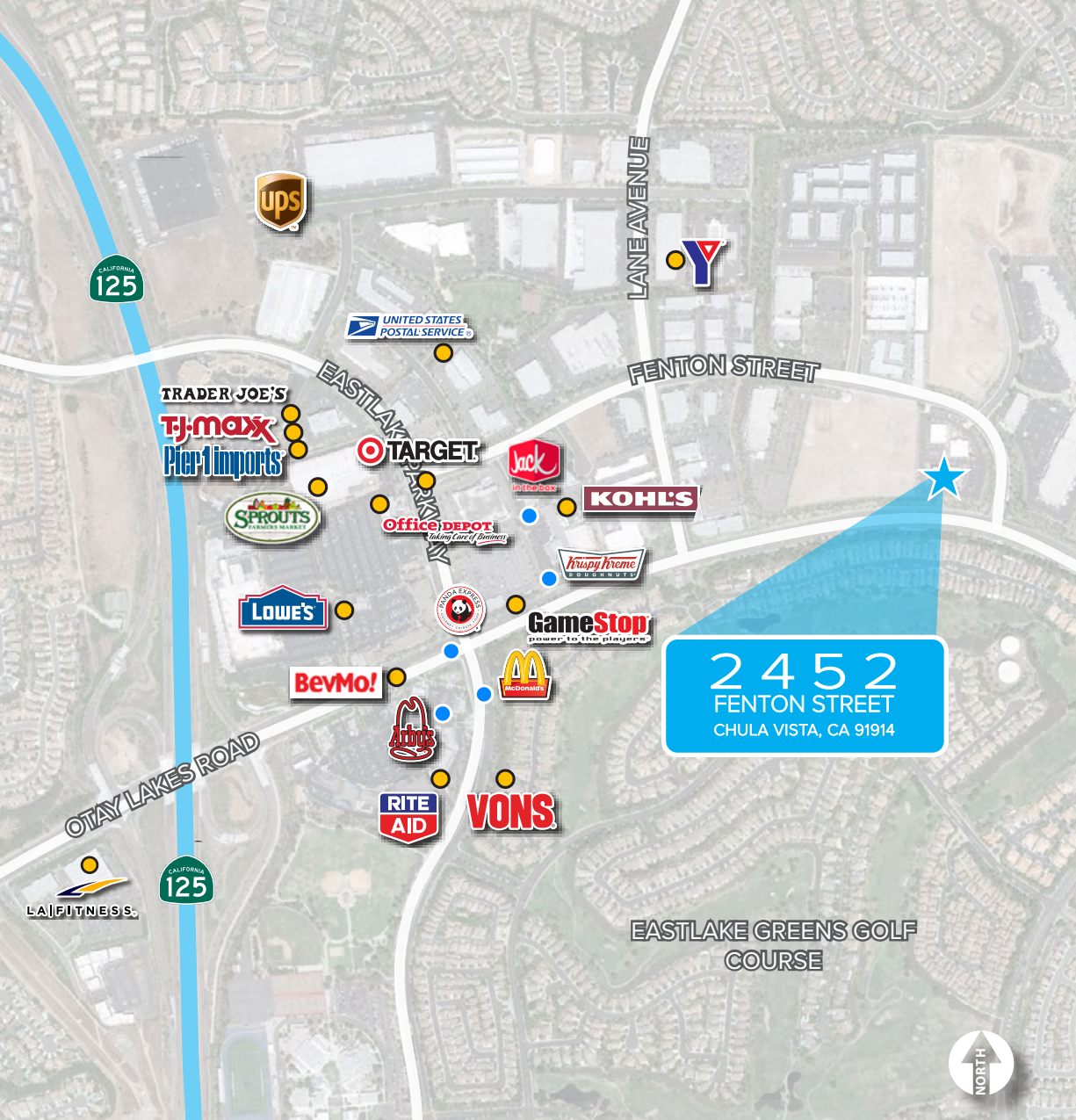
STORIES: Three (3)

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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