

±8,969 SF DOCK-SERVED INDUSTRIAL BUILDING

2380 MAIN STREET, CHULA VISTA, CA 91911

\$2/SF BROKERS BONUS

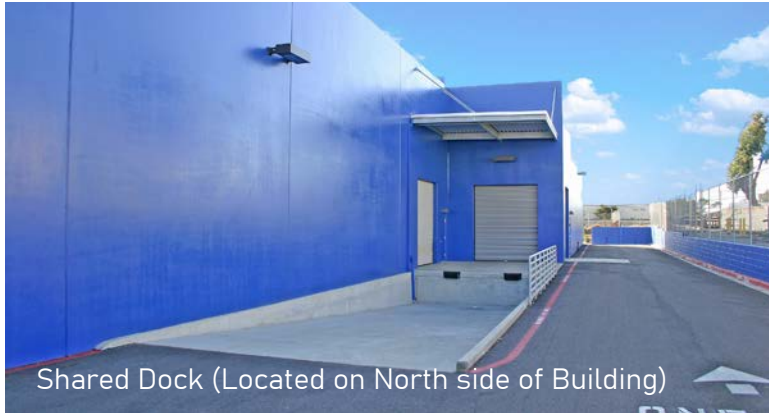


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Voit
REAL ESTATE SERVICES

MPG
MOSSMER
PERRY GROUP



±25,000 SF
TOTAL BUILDING SIZE



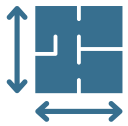
±8,969 SF
AVAILABLE SIZE



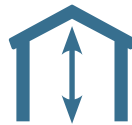
CTP ZONING
THOROUGHFARE COMMERCIAL
(PRECISE PLAN)



ONE (1)
STORIES



1.78 AC
LOT SIZE



24'
CLEAR HEIGHT



2 / 1
GRADE LEVEL / DOCK DOORS
(ACCESS TO DOCK EXTERNAL
PLATFORM)



FULLY
SPRINKLERED



2005
YEAR BUILT



200 AMP
POWER



TEN (10)
PARKING SPACES



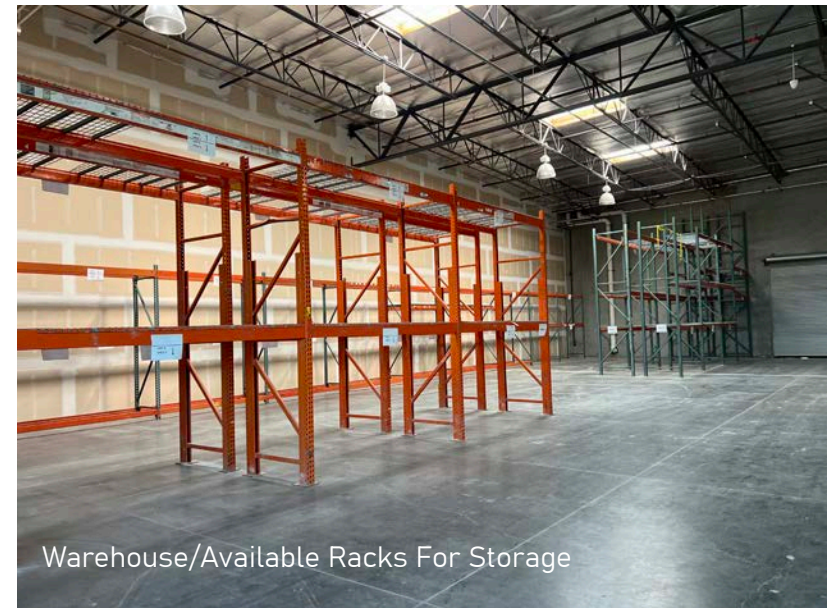
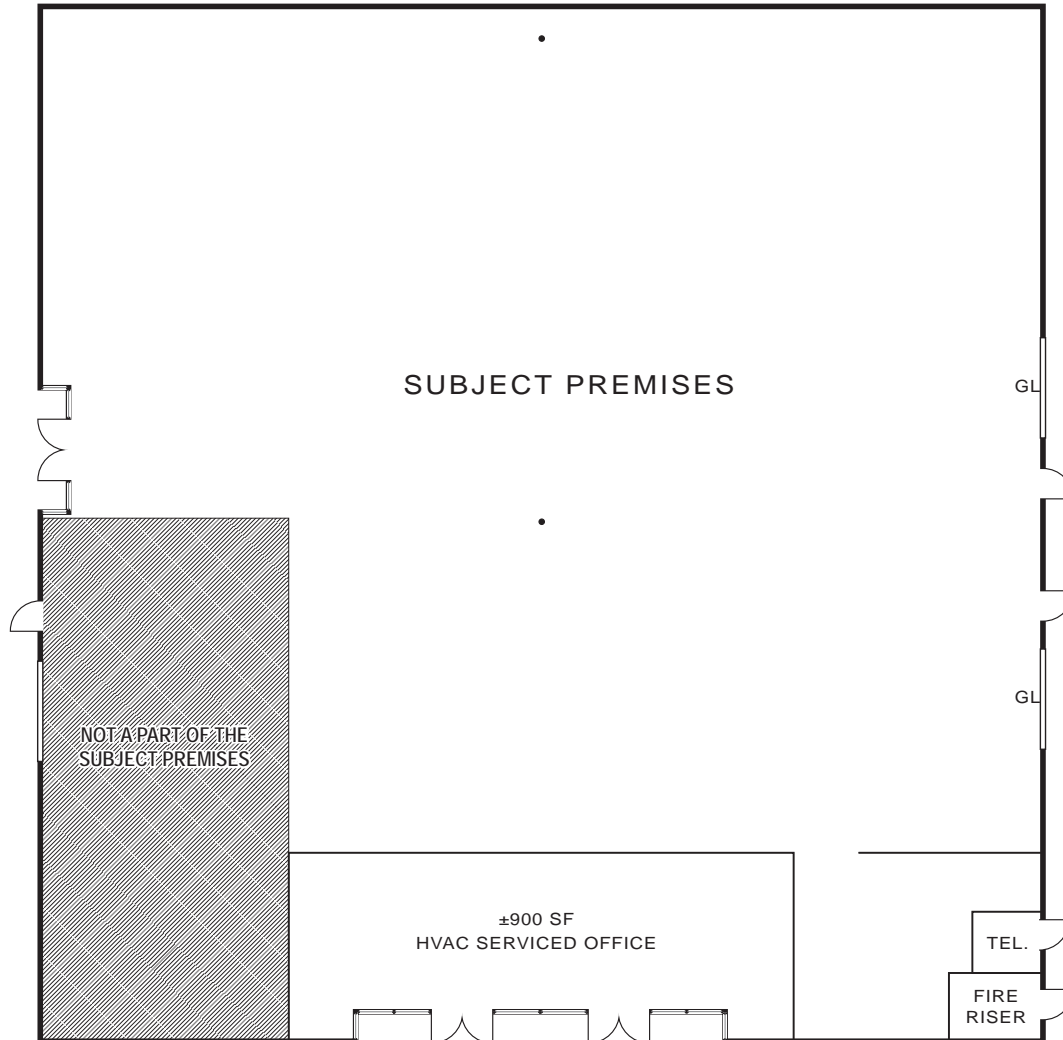
SECURED
FENCED YARD

FLOOR PLAN ±8,969 Square Feet

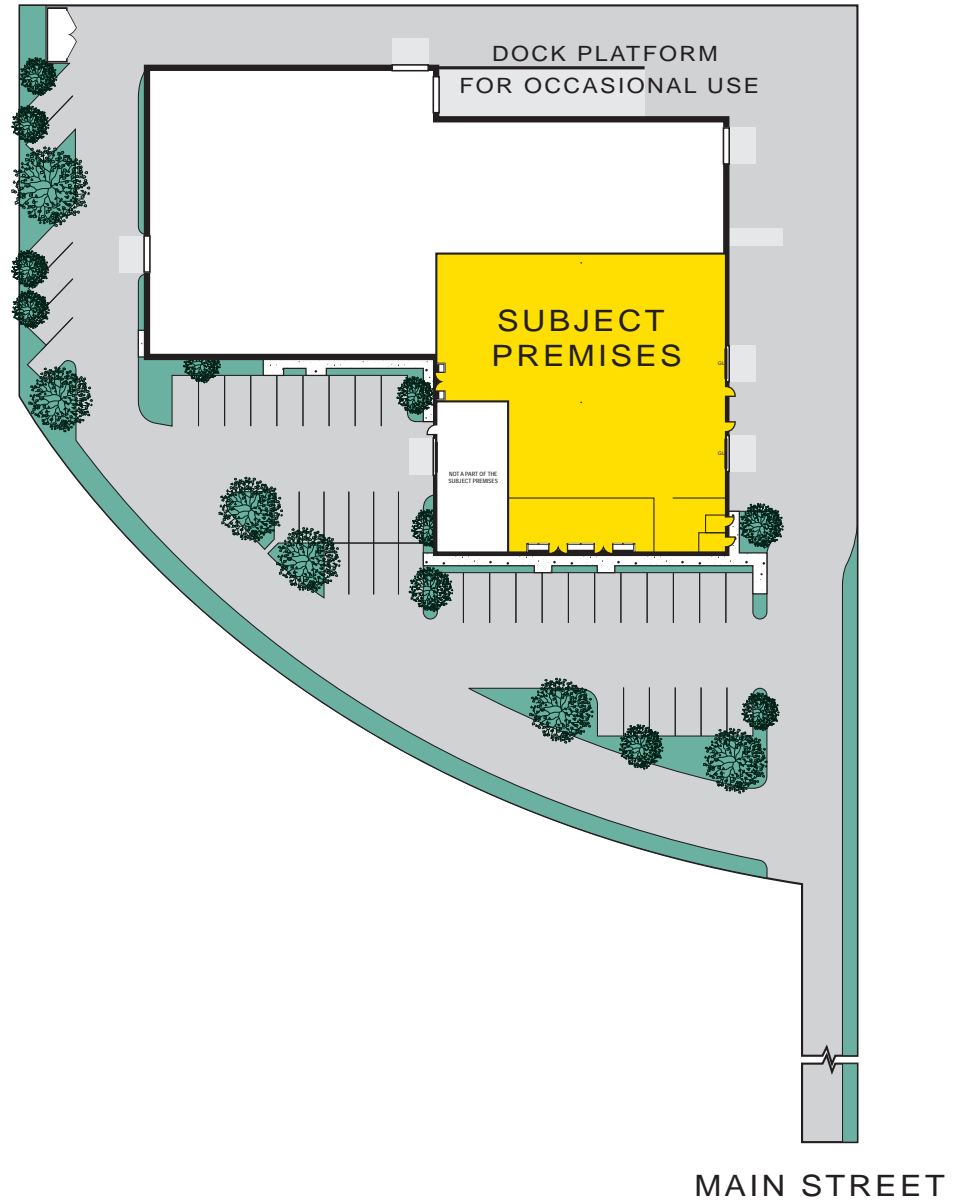
LEASE RATE: RENT REDUCED

\$1.45/SF/Month, Industrial Gross

\$1.70/SF/Month, Industrial Gross



SITE PLAN





Walmart*

TARGET

DOLLAR TREE

Planet Fitness

Michaels
Where Creativity Happens

IHOP RESTAURANT

STARBUCKS COFFEE

McDonald's

GROCERY OUTLET
Poulet Market

Food 4 Less

WSS

ROSS
DRESS FOR LESS

dd's
DISCOUNTS

SUBWAY

Bank of America

DQ

at&t

WHEEL PARTS

AMERICAN
Produce Distributors

HIRSCH
PIPE & SUPPLY
Hirsch has it...

Anita St

5

DEFENSE MARITIME SOLUTIONS

National
PETROLEUM, INC.

L3HARRIS

MATHESON
The Gas Professionals

U.S. Citizenship
and Immigration
Services

BAE SYSTEMS

WFS
World's Famous Growers

ZYTECH
SOLAR

United
Rentals

BAE SYSTEMS

SITE

PODS

24 FITNESS

ATD
AMERICAN TIRE DISTRIBUTORS

Main St

FAST
UNDERCAR
POWERED BY Parts Authority

CNC
MANUFACTURING

Hollister St

Clay Farms

CS

EXPO
OUTFITTERS

Bay Blvd

Industrial Blvd

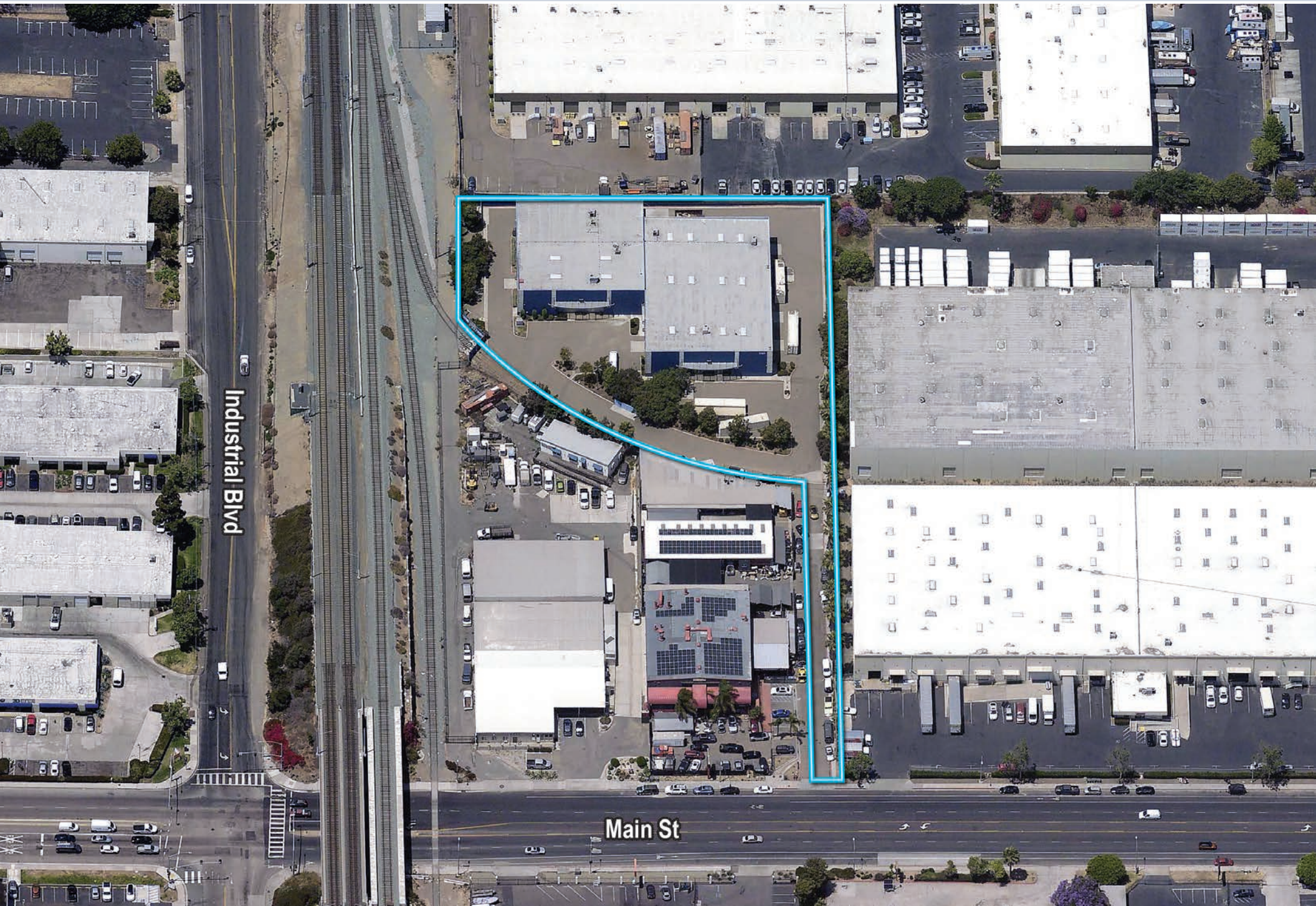
Palomar St

Palomar St

Orange Ave

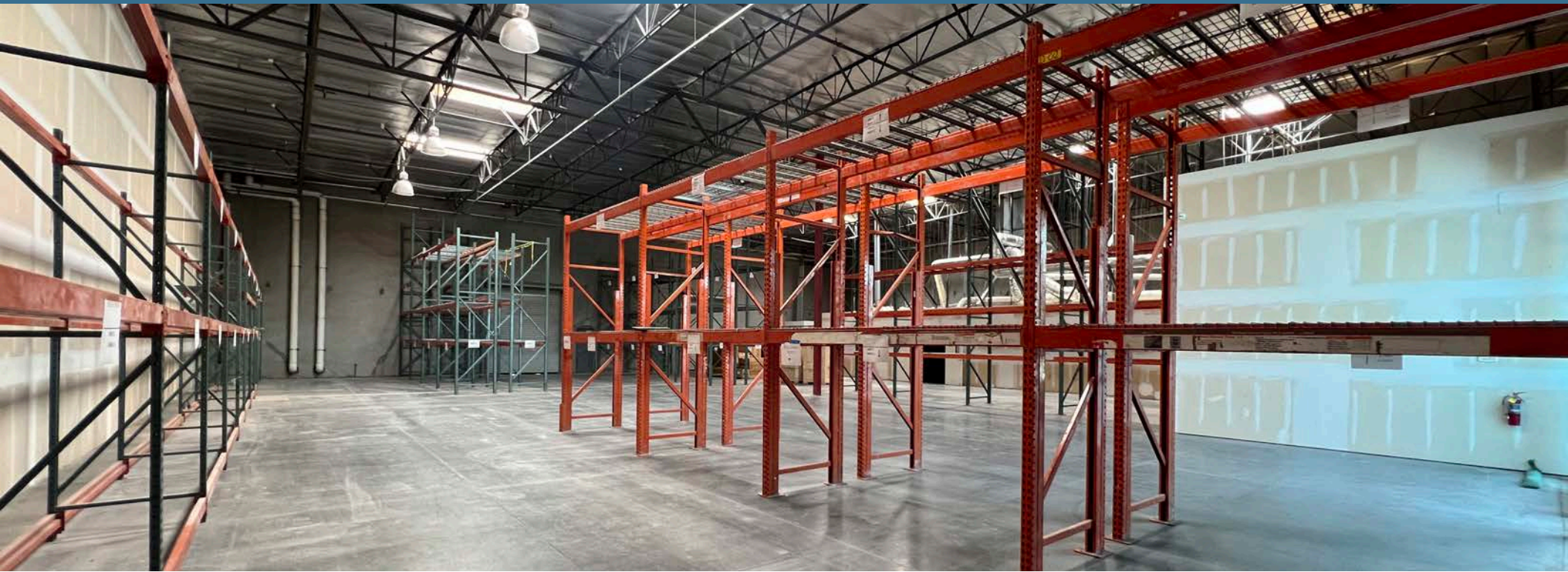
Broadway

4th St



Industrial Blvd

Main St

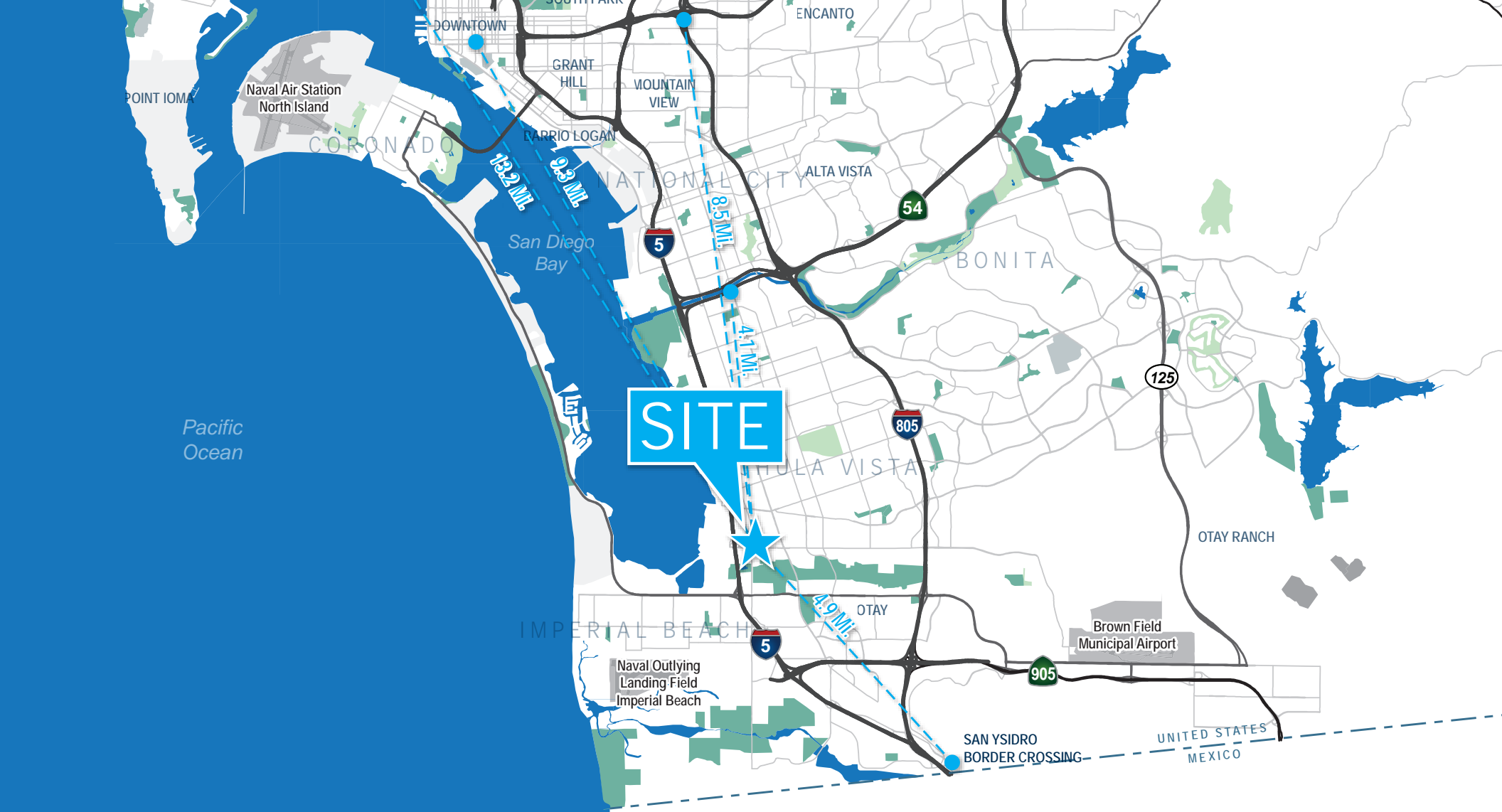


DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2024 Population	187,351	309,851	818,780
2029 Population Projection	184,997	306,501	812,808
2024 Households	56,590	93,418	256,424
2029 Household Projection	55,790	92,270	254,629
Median Household Income	\$65,824	\$72,958	\$79,347
Median Home Value	\$550,543	\$627,807	\$658,240
Median Year Built	1971	1974	1978

TRAFFIC COUNTS

		CARS/DAY
Main Street	I-5 Off Ramp	29,200
Main Street	Alamitos Avenue	29,283
Industrial Blvd	Main Street	5,490
Anita Street	Jayken Way	4,758
Main Street	Jacqua Street	27,666
I- 5	Main Street	6,241
Hollister Street	Charles Avenue	5,848



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