

±12,052 SF UP TO ±56,665 SF INDUSTRIAL / COMMERCIAL BUILDING FOR LEASE

I-5 Freeway
Visible

1002-1008
INDUSTRIAL BOULEVARD
CHULA VISTA, CA 91911



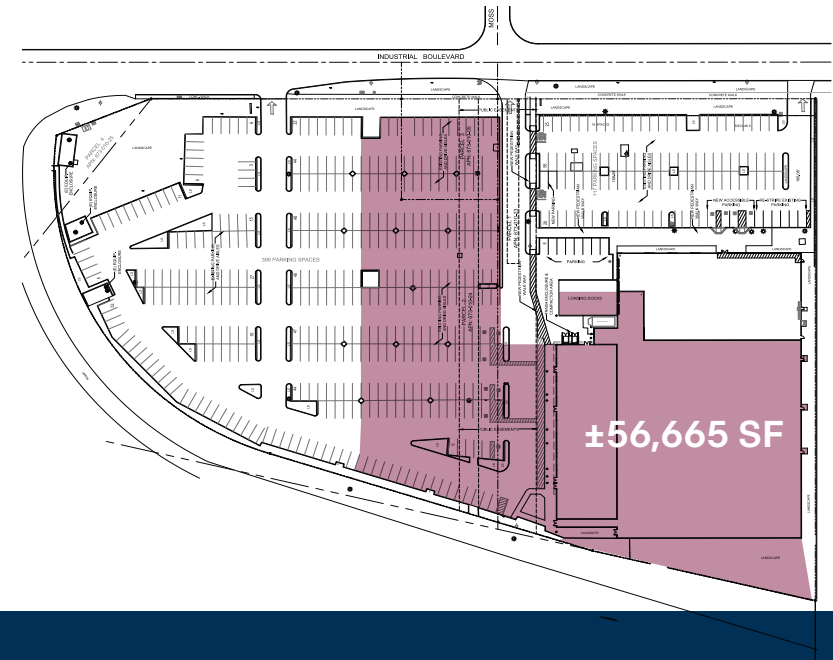
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BUILDING FEATURES

RENT: ASK BROKER
(to be leased on a NNN basis with NNN=\$.26/SF)

- ±56,665 SF industrial space, available for lease, within an approximate 73,242 SF Freestanding building.
- Divisible from ±12,052 SF to ±56,665 SF (see Demising Plan on page 3)
- Currently includes two (2) dock doors and one (1) possible grade level door conversion serving the remaining ±56,665 SF (one (1) additional dock possibly available)
- 175 parking spaces (# of parking spaces can be expanded based on re-stripping)
- Approximate ±2 acres of potential fenced yard and/or secure parking, or for outside storage, possible for a single ±56,665 SF Tenant
- 16' clear height throughout the ±12,052 SF demised retail area located on the north side of the building
- 20' clear height throughout the warehouse area
- IP-Industrial Precise Plan Zoning (City of Chula Vista).
Allows: manufacturing, processing, assembly, storage, truck yards and distribution (some retail uses permitted).
- Located across the freeway from the Chula Vista Redevelopment Bayfront Project which will transform 535 acres of prime Chula Vista Bayfront property into a world class Gaylord Entertainment resort and convention center. Will also include high density residential, retail, office and recreation areas throughout the project.
- High identity, high traffic location with strong demographics
- Tremendous industrial property located adjacent to I-5 at the Northbound L Street off-ramp in Chula Vista
- Excellent freeway access to I-5 with close proximity to I-805 and Hwy-54
- Exceptional visibility with exposure to approximately 143,000 cars per day
- In close proximity to local amenities and dining options
- Only ten minutes to San Ysidro International Border to the south and fifteen minutes to Downtown San Diego

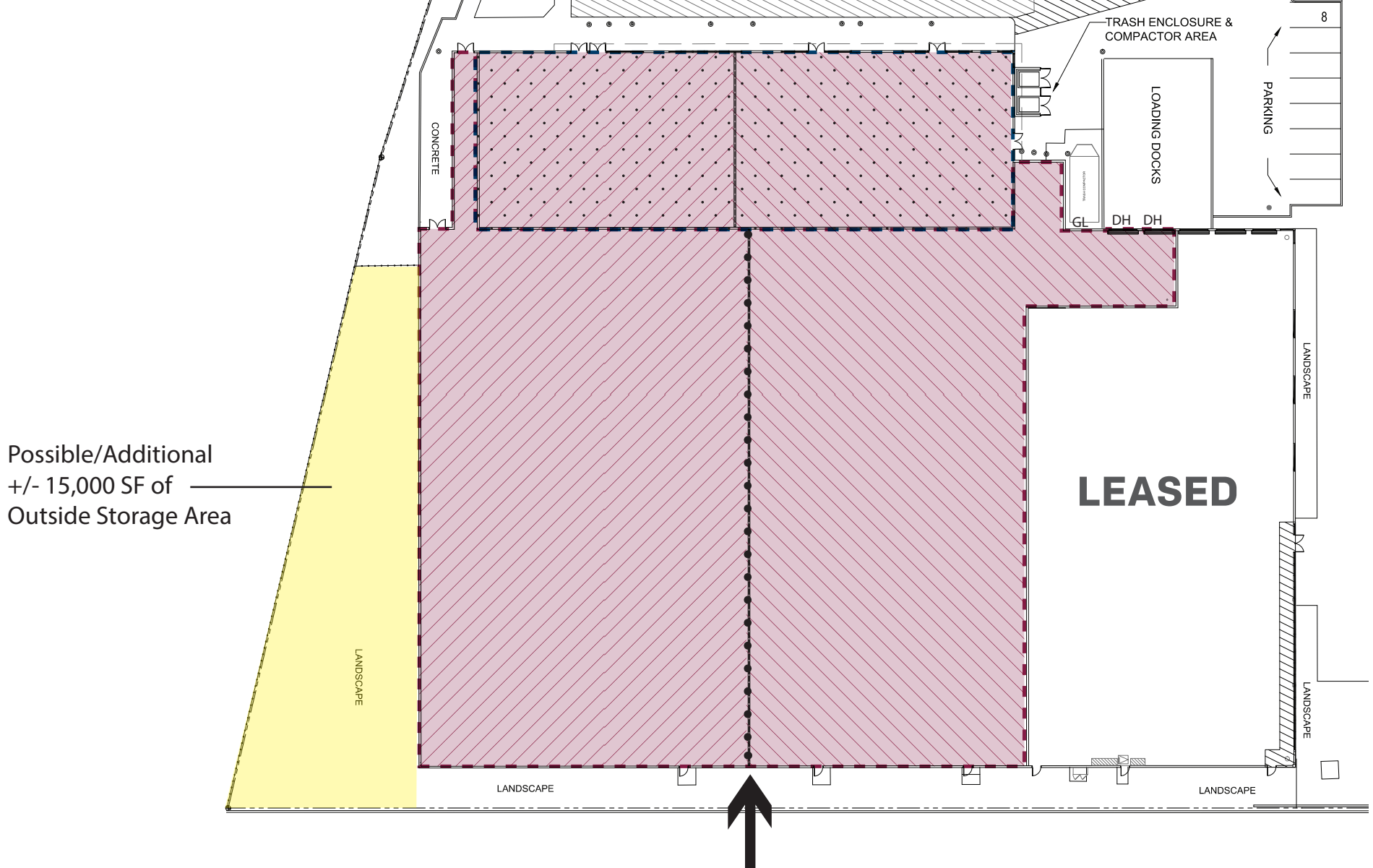


DEMISING SIZES

- 56,665 SF
- 44,613 SF & 12,052 SF
- 6,026 SF & 6,026 SF

Legend

GL = Grade Level
DH = Dock High Door





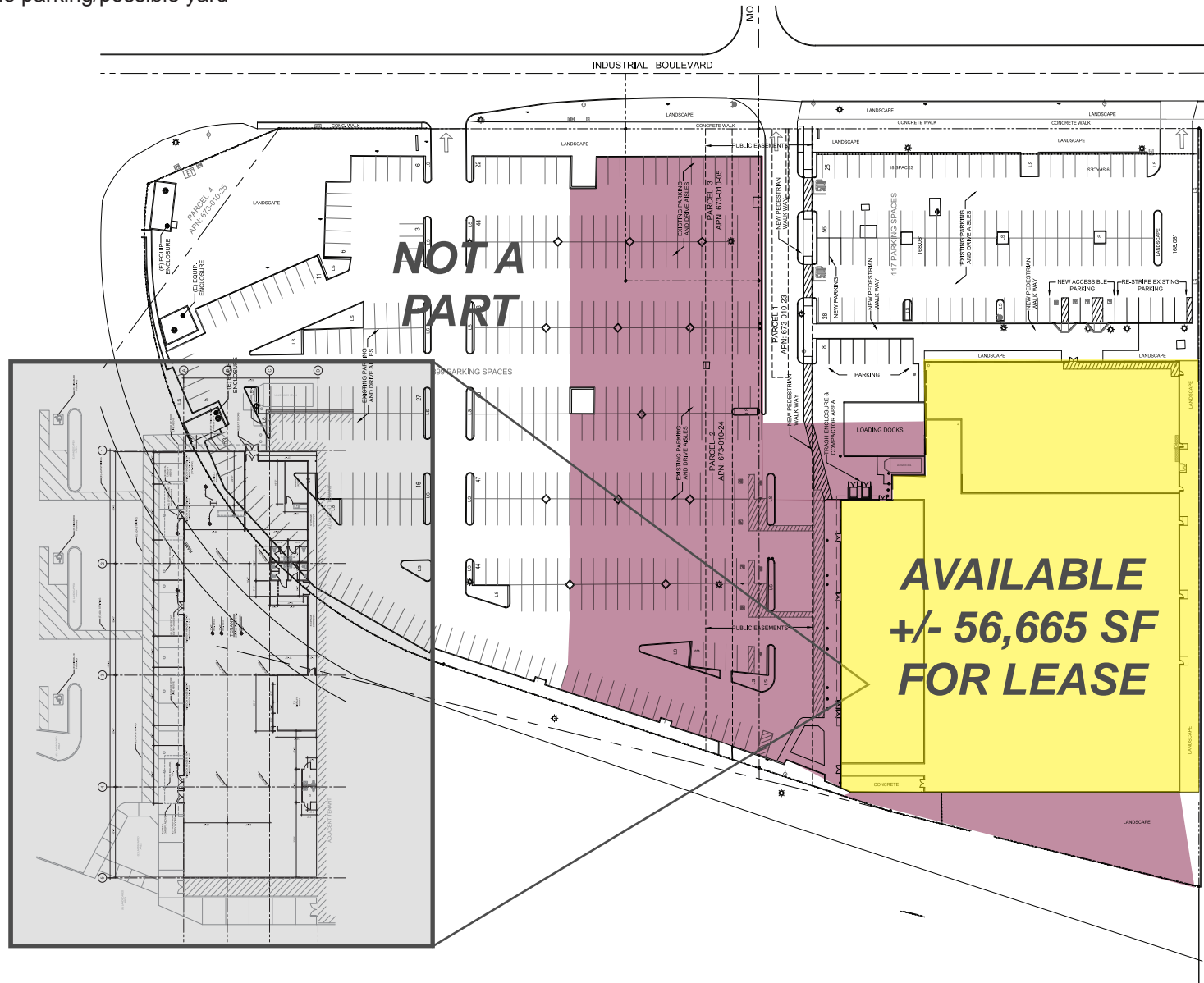
Possible/Additional
+/- 15,000 SF of
Outside Storage Area

LEASED

Possible Demising Wall

EXISTING SITE PLAN

-  Available space for lease
-  Available parking/possible yard





← North

CHULA VISTA BAYFRONT MASTER PLAN

The Port of San Diego and City of Chula Vista approved the DDA for the Chula Vista Bayfront project. The development will contemplate the following:

- 70 acres of new parks (100 acres total, including existing parks)
- 120 acres of open space, habitat replacement, wetlands and ecological buffers to protect wildlife habitat, species and other coastal resources
- Shoreline promenade, walking trails and bicycle path network
- 2,850 total hotel rooms
- 600,000 square feet of restaurant, retail and marina-support uses
- 220,000 square feet of mixed-use commercial recreation / marine-related office uses
- 1,100 – 3,000 space parking facility

This is the largest waterfront project on the West Coast and the subject property, 1002-1008 Industrial Boulevard, is across the freeway within 1/2 mile of this exciting development. The following URL will take you to a video describing the Chula Vista Bayfront Project:

<https://www.portofsandiego.org/chulavistabayfront>

CHULA VISTA BAYFRONT MASTER PLAN



L STREET



INDUSTRIAL BOULEVARD

RICHFIELD AVENUE





AVERAGE
HOUSEHOLD
INCOME

1
MILE \$68,106

5
MILE \$79,375

DAYTIME EMPLOYMENT

1
MILE
8,196

5
MILE
86,400

8,300
INDUSTRIAL BLVD
+ MOSS STREET

15,900
INDUSTRIAL BLVD
+ L STREET



143,000
PALOMAR AVE
+ INTERSTATE 5



POPULATION

1
MILE 19,459

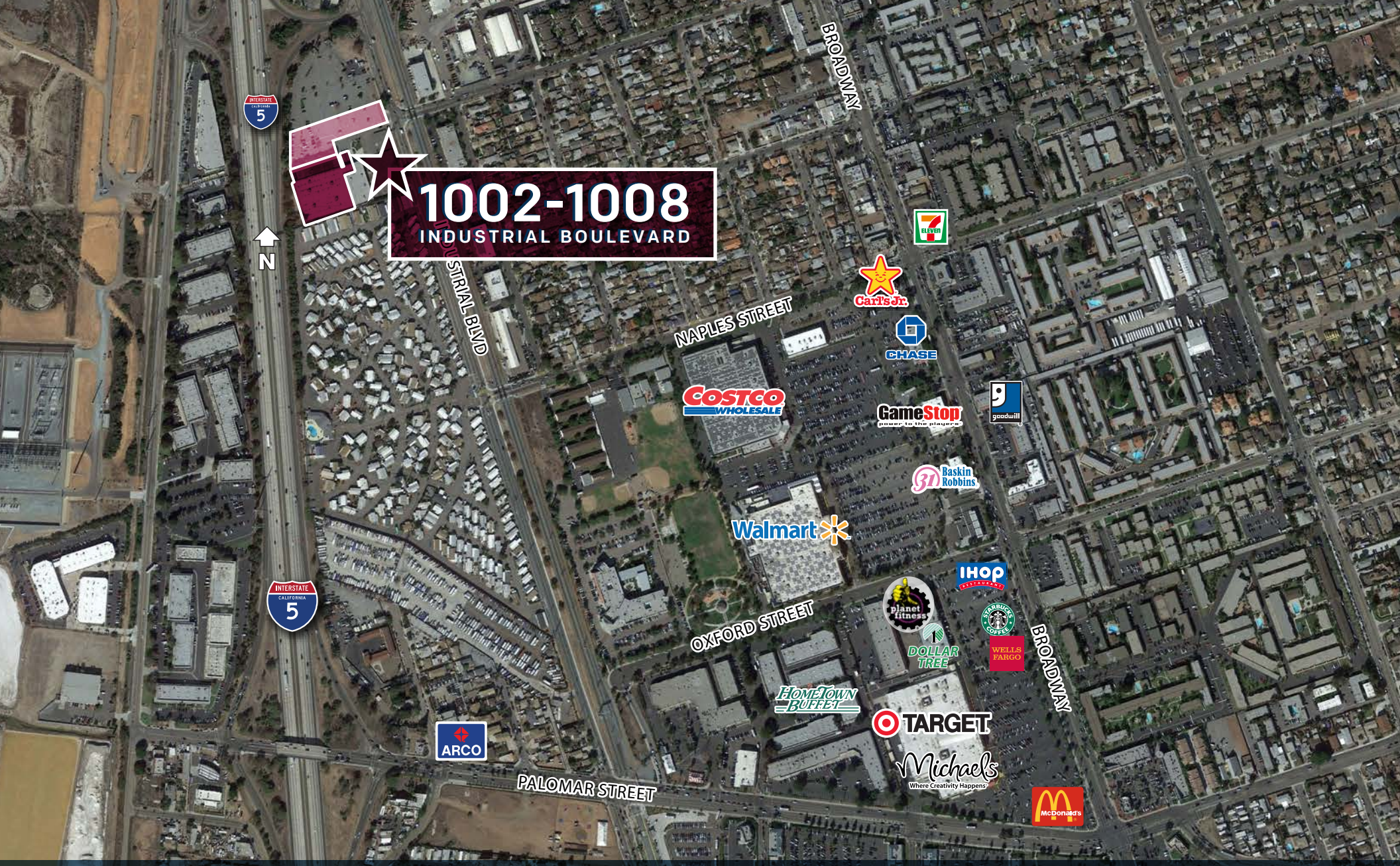
5
MILE 359,809

DAYTIME BUSINESSES

1
MILE
842

5
MILE
9,868





1002-1008
INDUSTRIAL BOULEVARD

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