

1002-1008 Industrial Boulevard

Chula Vista, CA 91911

BACK ON THE MARKET! 56,598 SF BOX WITH TREMENDOUS I-5 VISIBILITY!



Chula Vista, Ca 91911



Property Highlights

- Existing ±72,532 SF freestanding industrial building with approximately ±56,598 SF available for lease (potentially divisible).
- General Industrial Zoning (industrial and retail uses allowed)
- Tremendous property located adjacent to Interstate-5 at the Northbound L Street off-ramp in Chula Vista
- Excellent freeway access to I-5 with close proximity to Highway 54 and Highway 905
- Exceptional visibility with exposure to more than 178,000 cars per day
- There are two docks and one grade level door serving the ±56,598 SF available space
- Superb access and circulation within the site with two curb-cuts / driveways to Industrial Blvd and abundant parking
- 16'-18' clear height throughout warehouse area
- High identity, high traffic location with strong demographics
- Located across from Chula Vista Bayfront Redevelopment Project which will transform 535 acres of prime bayfront property into a world class resort, convention center, residential and recreation destination
- Direct 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

Demographics	1 Mile	3 Miles	5 Miles
2021 Population - Current Year Estimate	19,151	177,060	354,851
2026 Population - Five Year Projection	19,577	180,749	361,565
2021 Average Household Income	\$67,946	\$72,369	\$79,216
2026 Average Household Income	\$77,777	\$82,728	\$90,726
2021 Housing Units	6,188	60,311	113,440
2021 Households - Current Year Estimate	5,687	55,919	105,078
2026 Households - Five Year Projection	5,780	56,883	106,763
2021 Daytime Population	17,294	150,570	304,327

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This site plan is not a representation, warranty or guarantee as to size, location or identity of any tenant, and the building, improvements, parking, ingress and egress are subject to such changes, additions and deletions as the architect, Landlord or any governmental agency may direct. Any specified tenant reverenced herein is subject to change, deletion, change of location, etc. at any time without prior notice.

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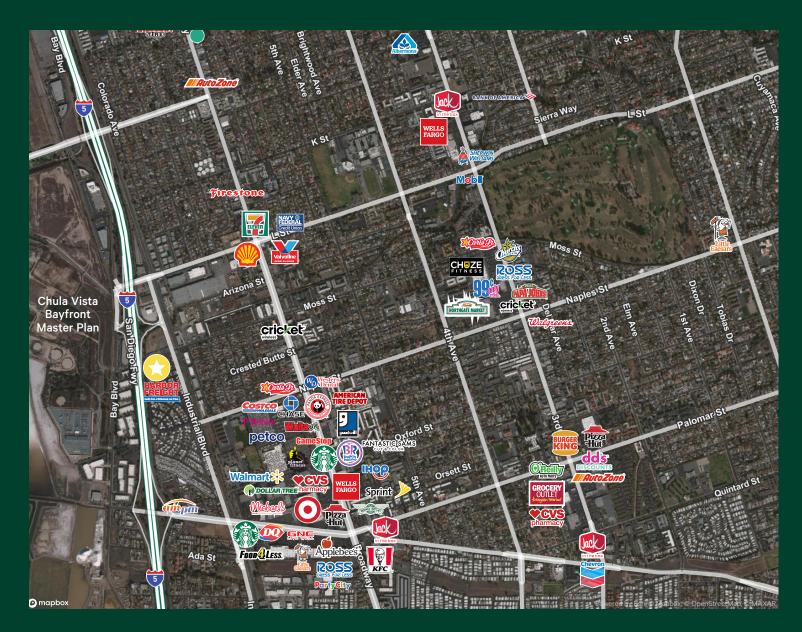


Chula Vista Bayfront Master Plans

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
 - Construction has commenced! Click here to view a clip from the ground breaking event (NBC San Diego)
- 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 Blvd, 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/projects/chula-vista-bayfront



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