

# 1002-1008 Industrial Boulevard

Chula Vista, CA 91911

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



162,639 Cars Per Day

AVAILABLE SPACE

**HARBOR FREIGHT**  
QUALITY TOOLS. LOWEST PRICES.

Industrial Boulevard  
15,766 Cars Per Day

# 1002-1008 Industrial Boulevard

Chula Vista, Ca 91911

For Lease



## 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

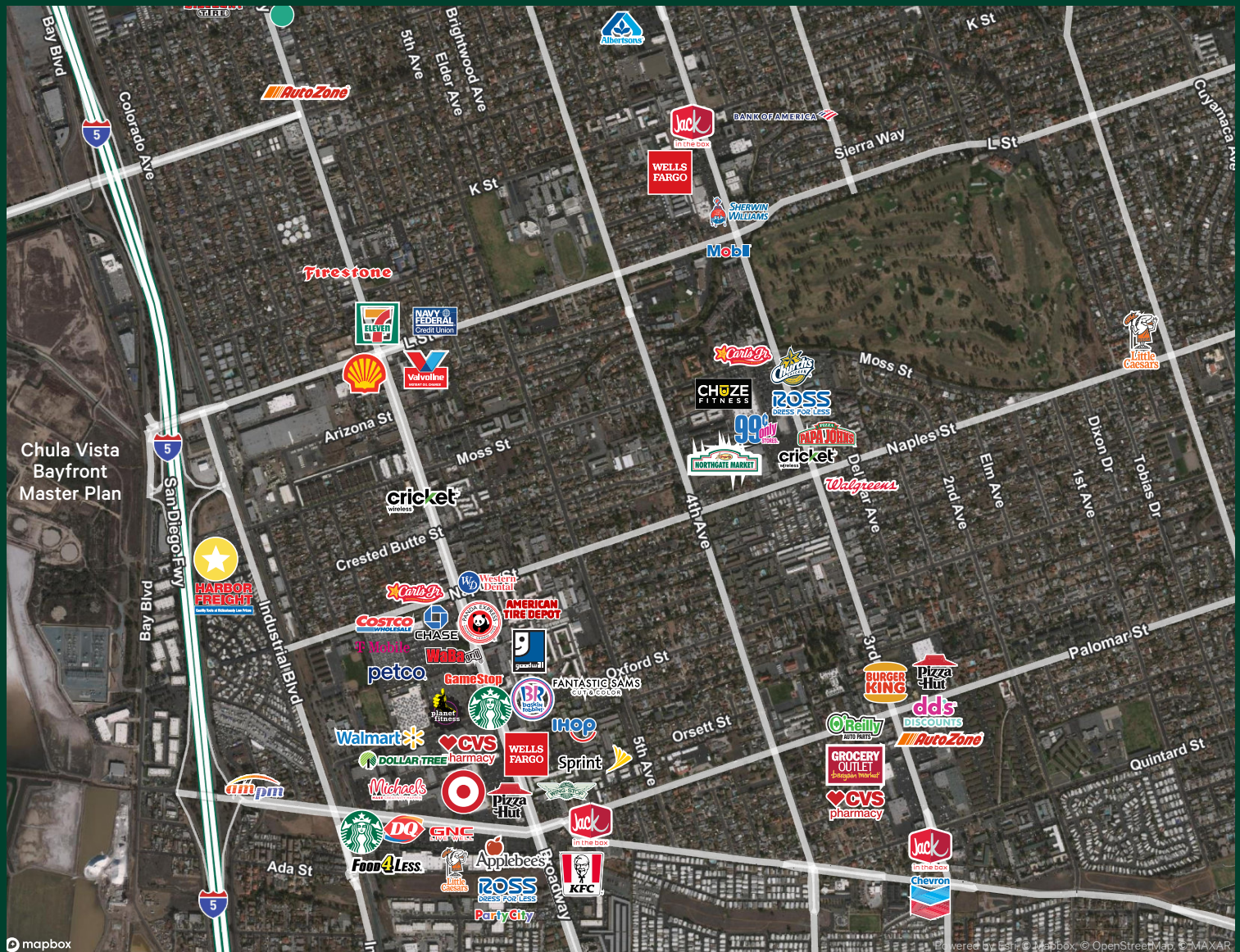




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