

SUBLEASE OPPORTUNITY

2360 Boswell rd

78,350 SF

14 DOCK-HIGH LOADING

30' CLEAR HEIGHT

CHULA VISTA



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 **LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

PROPERTY FEATURES

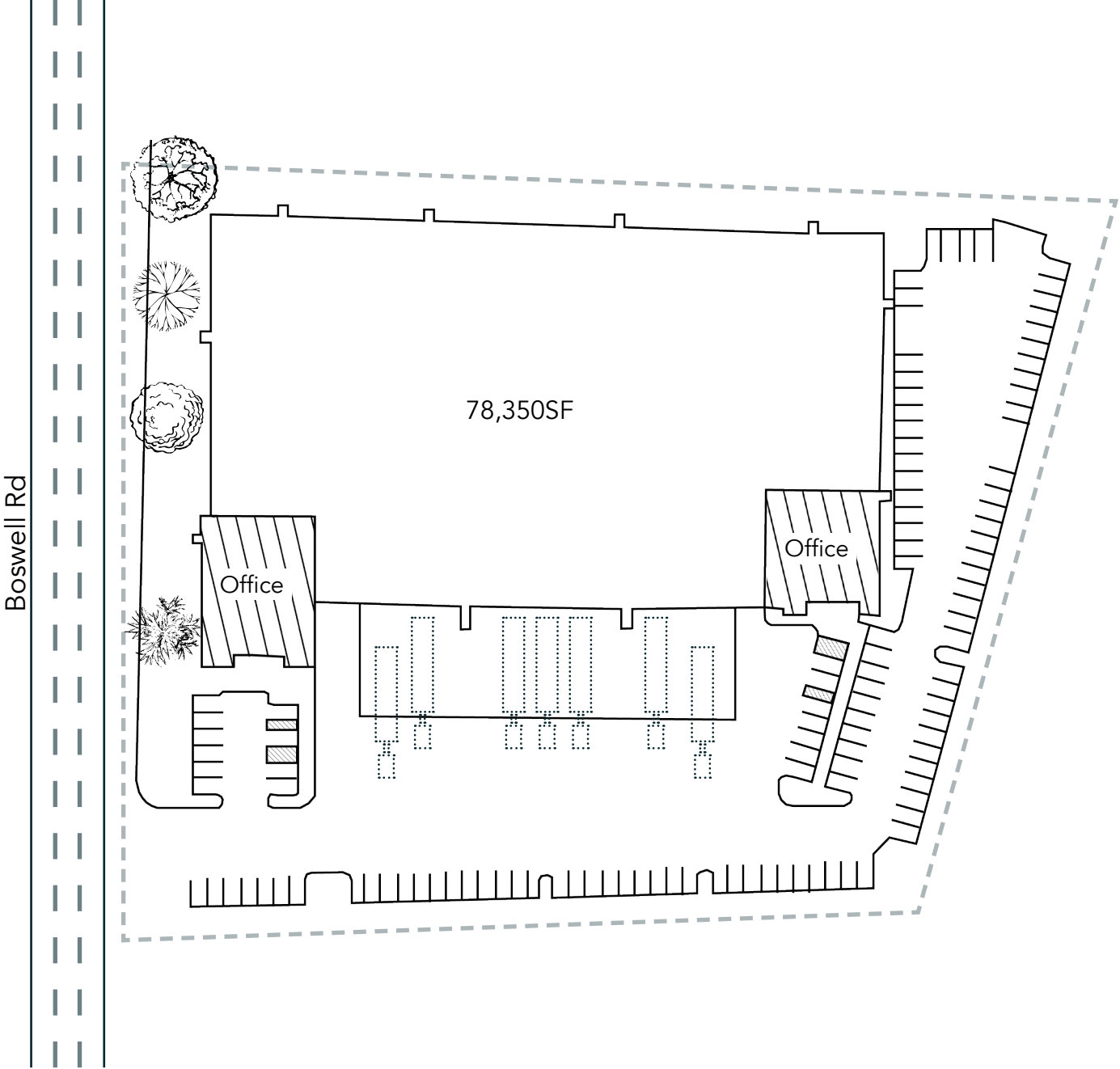
2360 Boswell Rd



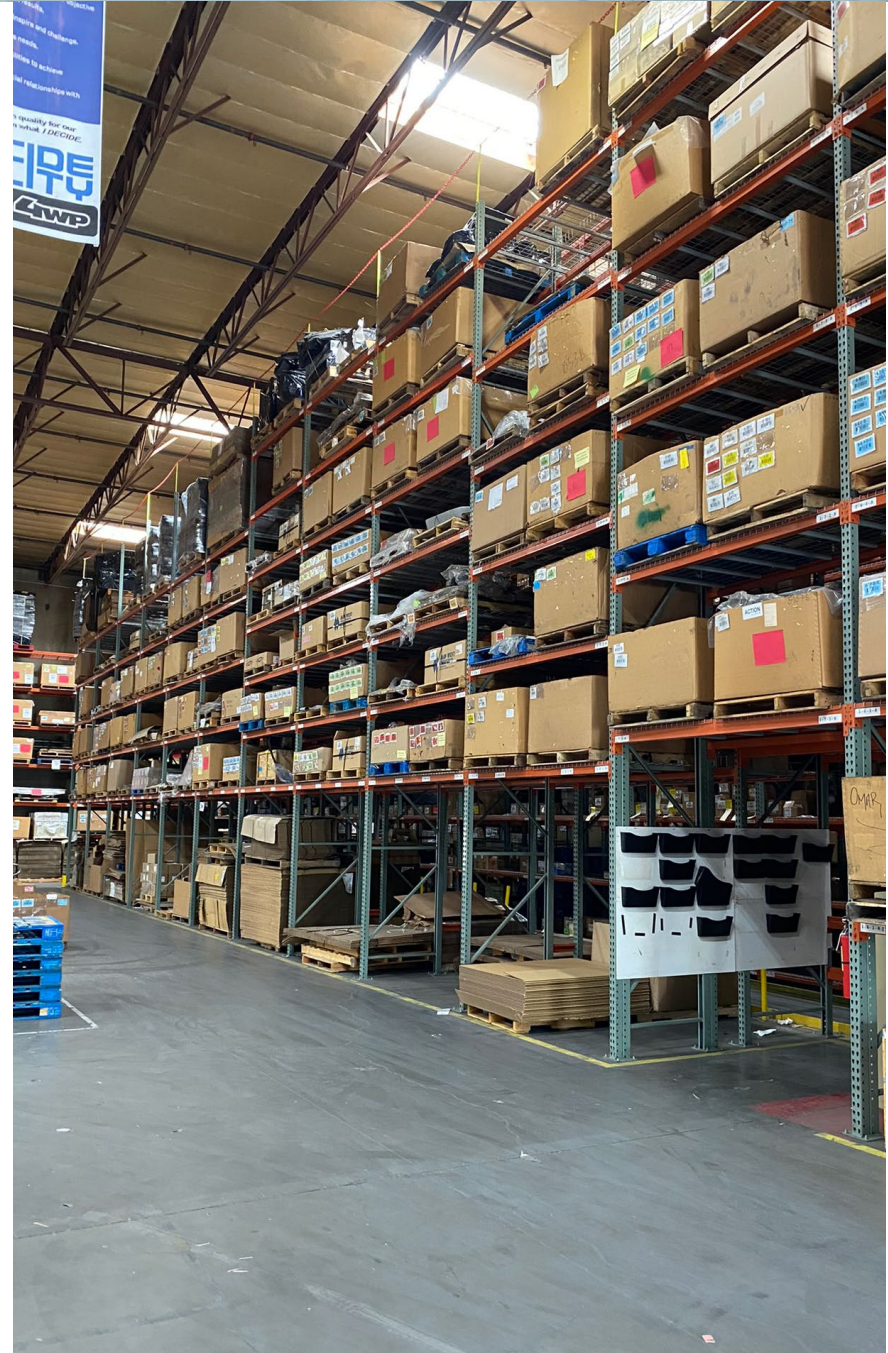
PROPERTY DESCRIPTION	DISTRIBUTION/WAREHOUSE
RENTABLE BUILDING AREA	78,350 SF
OFFICE SPACE	+/- 5%
PARKING	2/1000 (50 SPACES)
POWER	TBD
CLEAR HEIGHT	30'
DOCK-HIGH LOADING	14
GRADE-LEVEL LOADING	2
SECURED TRUCK COURT	YES
SPRINKLERS	ESFR
SKYLIGHTS	YES
SOLAR	NO
ZONING	M
LEASE RATE	\$1.18

SITE PLAN

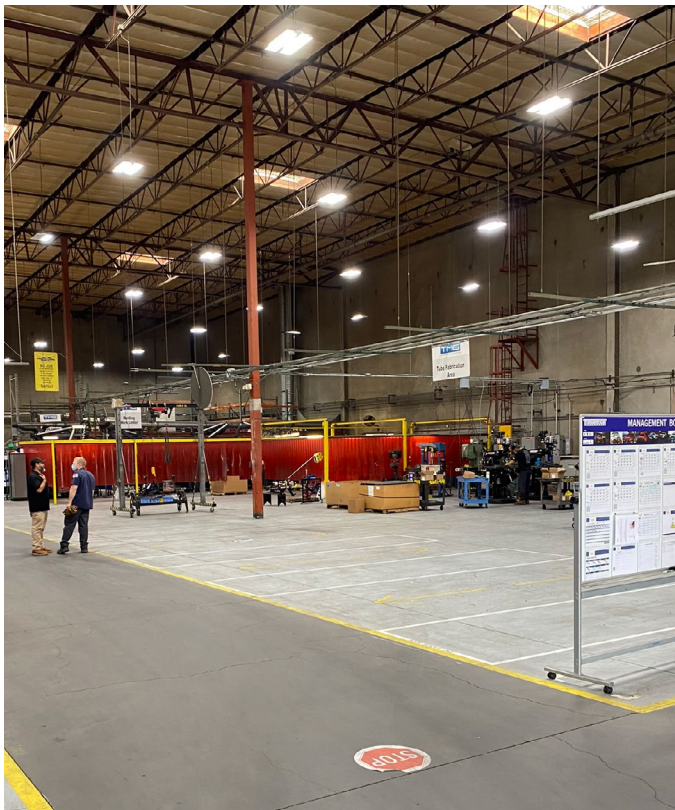
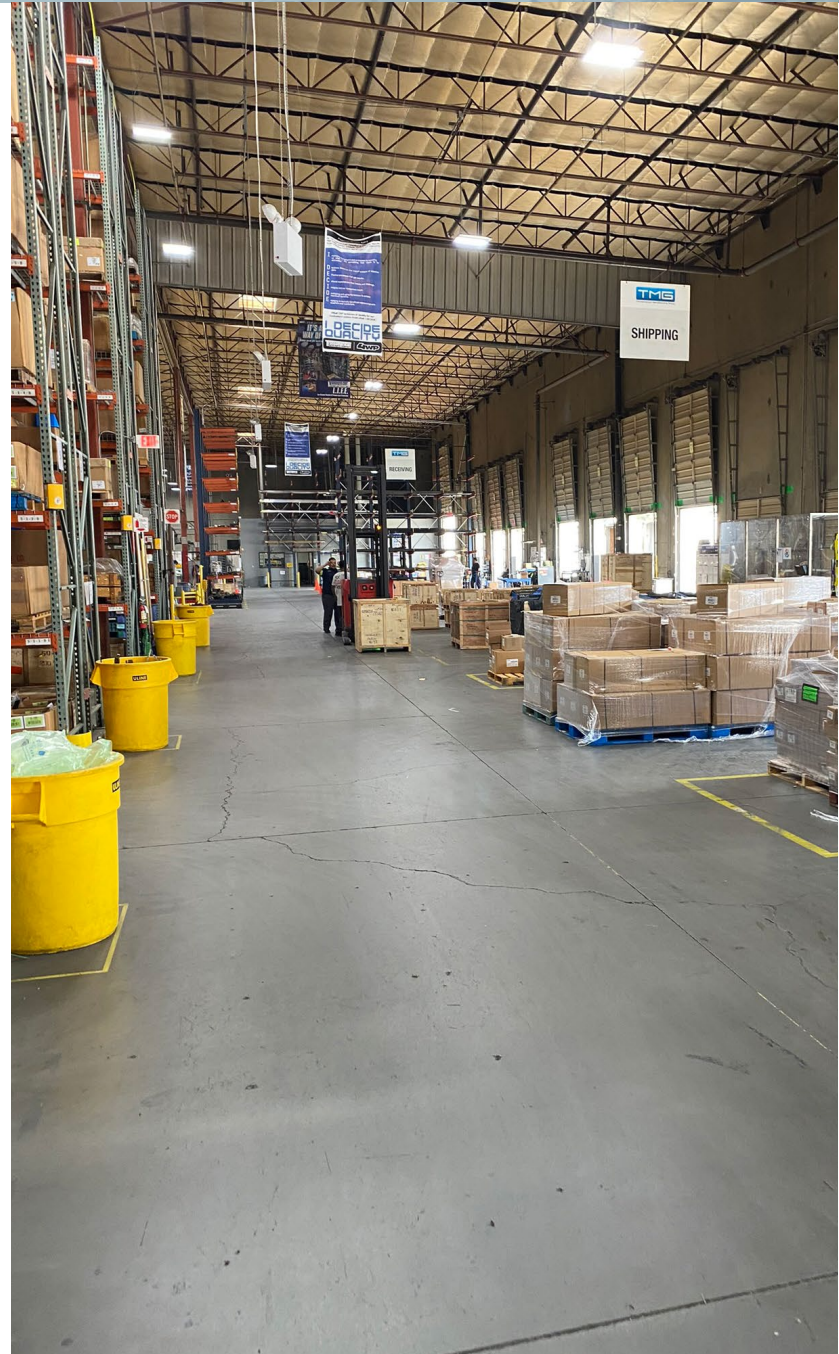
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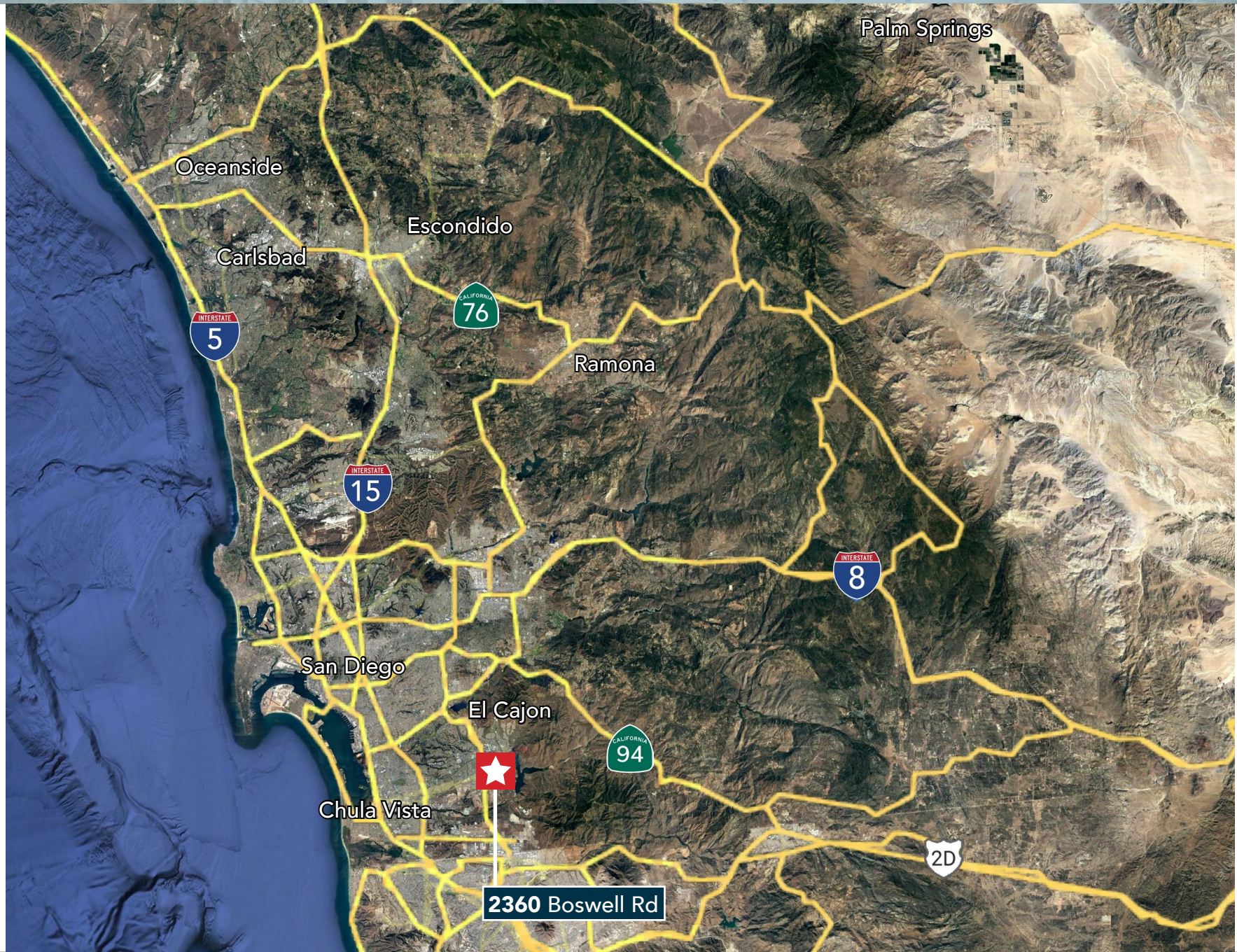


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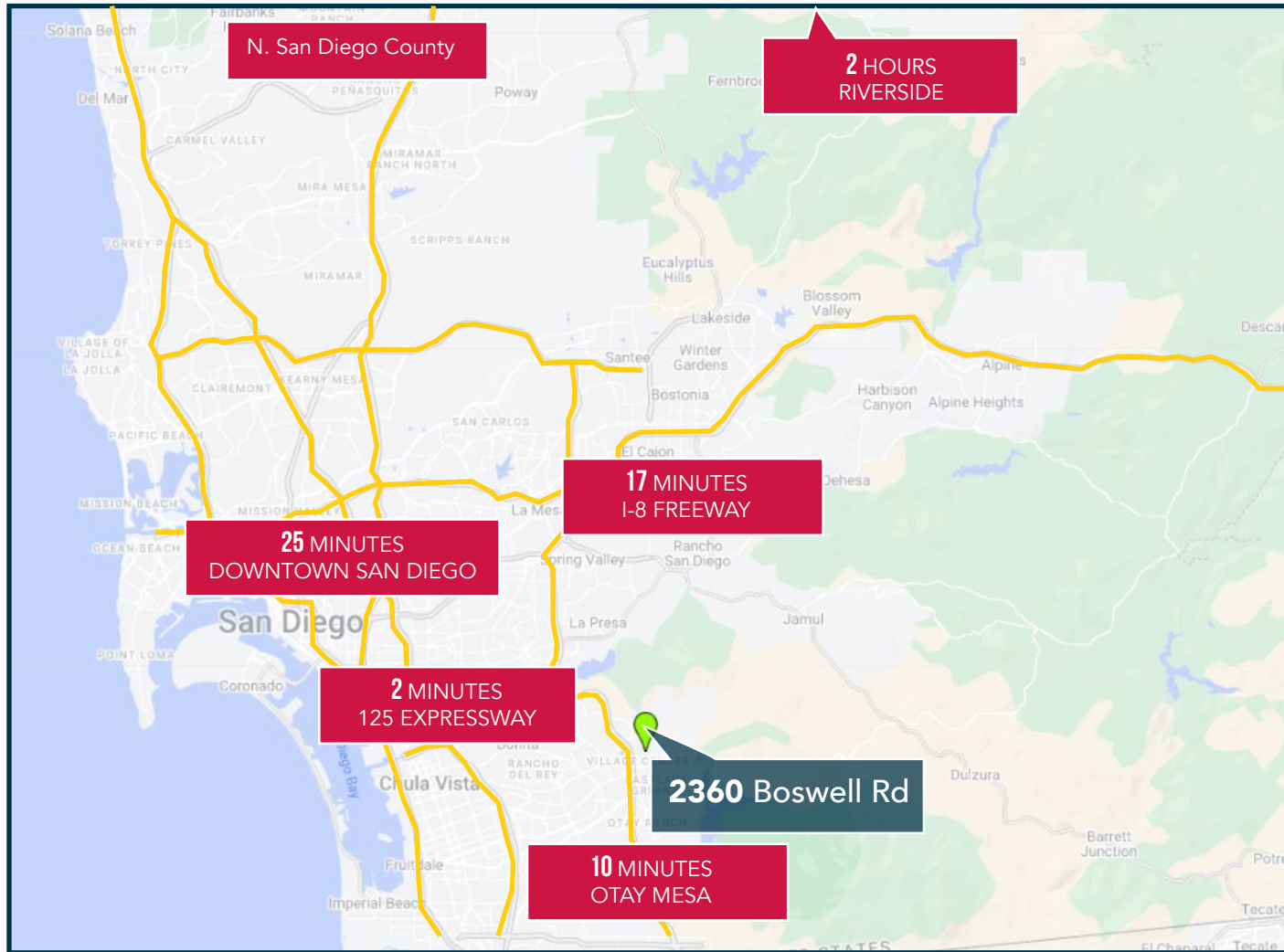
LOCATION MAP

2360 Boswell Rd



NEIGHBORS

2360 Boswell Rd



TOP OCCUPIERS

- Amazon Delivery Service
- Fedex
- United Parcel Service
- Navy Medical Center
- Quest Diagnostics
- Recovery Science Inc.
- The Eastlake Self-Storage
- Fimbres Consulting Group
- Smartstop Self-Storage
- Collaborative OT Solutions
- TruSmile Dental
- Crunch Fitness
- Hampton Inn
- Eastlake Cosmetic Surgery
- Lowe's

MAJOR INDUSTRIES

- Healthcare
- Information, Communication, & Technologies
- Education
- Innovation & Specialized Manufacturing
- Self-Storage

COLLEGES/UNIVERSITIES

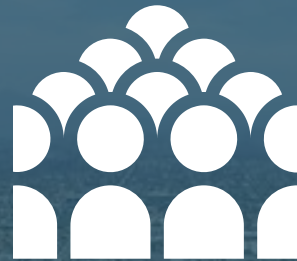
- Southwestern College
- WestMed College
- San Diego City College
- Cuyamaca College
- Grossmont College
- Platt College San Diego
- San Diego State University



CITY OF CHULA VISTA

The City of Chula Vista is located at the center of one of the richest cultural, economic and environmentally diverse zones in the United States. It is the second-largest City in San Diego County with a population of 276,000. Chula Vista boasts more than 52 square miles of coastal landscape, canyons, rolling hills, mountains, quality parks, and miles of trails. Chula Vista is a leader in conservation and renewable energy, has outstanding public schools, and has been named one of the top safest cities in the country.

Chula Vista means "beautiful view" and there is more to see and do here than you can imagine! Great year-round weather entices runners, hikers, cyclists, birders, and outdoors enthusiasts from the bay to the lakes. Visit the bayfront with the Sweetwater Marsh National Wildlife Refuge and the Living Coast Discovery Center. The Chula Vista Marina & Yacht Club awaits kayakers and boaters. Cycle the Bayshore Bikeway and see more wonders on San Diego Bay. Eastlake offers residents an area for walking or biking around the lake and Otay Lakes provides quiet picnics and boating.



283,972
POPULATION



\$118,721
MEDIAN
HOUSEHOLD
INCOME



EDUCATIONAL
ATTAINMENT
34% BACHELORS
DEGREE OR HIGHER
14.6% MASTERS
DEGREE



4,818
TOTAL BUSINESSES
WITHIN 5MI



9 COMMUNITY
CENTERS,
2 AQUATIC
FACILITIES AND
65 PARKS



INFORMATION &
COMMUNICATION
TECHNOLOGY,
MANUFACTURING,
HIGHER
EDUCATION

2360 BOSWELL RD
CHULA VISTA, CA 91914



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Any of the foregoing information will need to be separately verified by Buyer.