

795 H STREET CHULA VISTA CA



FOR LEASE

197,111 SF MANUFACTURING | WAREHOUSE | R&D – AVAILABLE Q3 2023

Point Loma

Navy Shipyards

Future Gaylord Hotel / Convention Center at Chula Vista Bayfront

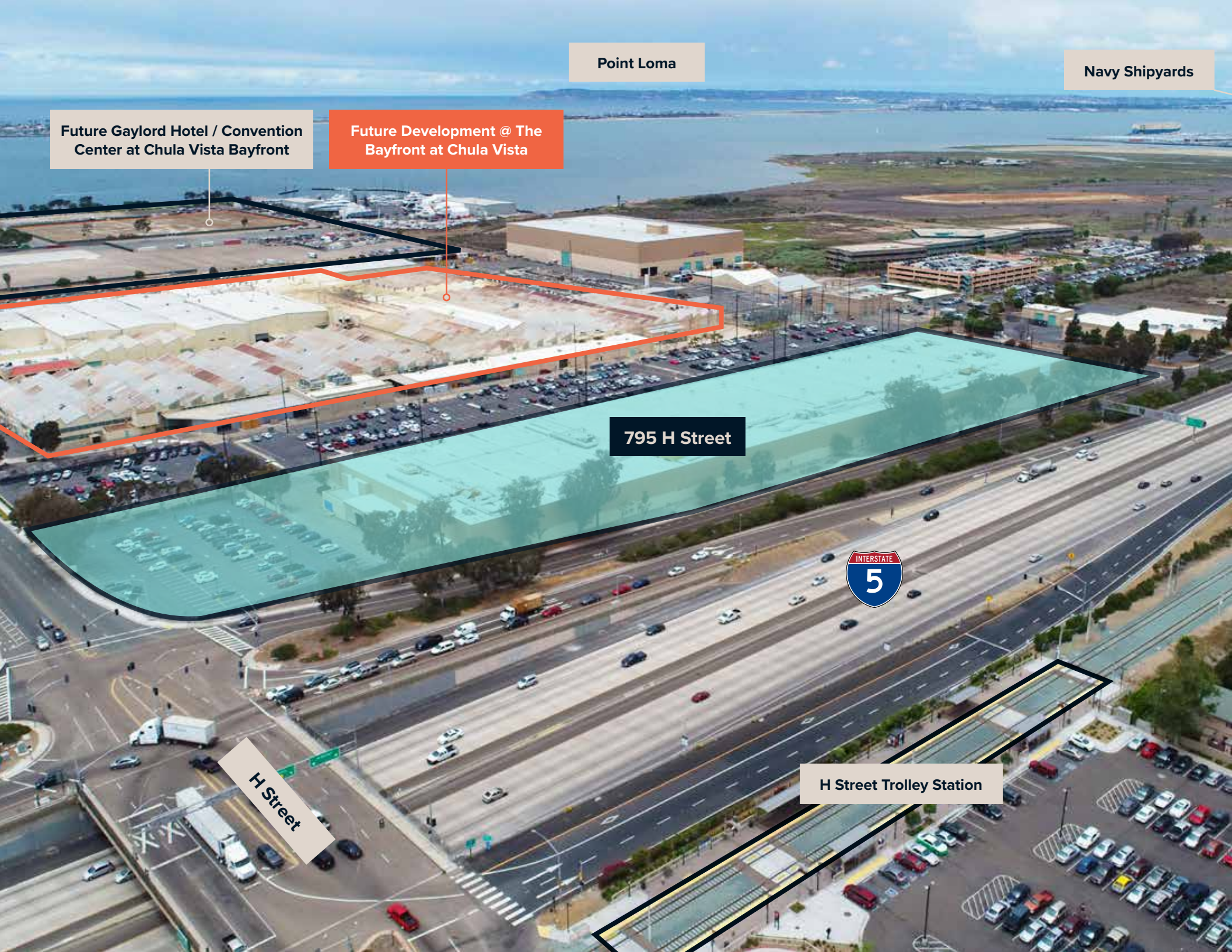
Future Development @ The Bayfront at Chula Vista


795 H Street



H Street

H Street Trolley Station





Downtown San Diego

THE HIGHLIGHTS

Square Footage

197,111 SF available Q3 2023

Largest manufacturing/warehouse space near Downtown San Diego

Prime Location

Just off I-5 with freeway visibility

Excellent access via H St and E St

Only 10 minutes from Naval shipyards, 15 minutes from Downtown San Diego & San Diego Airport

Excellent freeway access via I-5, I-805, I-15, SR 54, and Hwy 94

Renovations

Major building renovations/upgrades planned

Renovated building will feature 22' clear height, 9 grade level doors, 10 loading docks, 4,000 Amps, 3-Phase Power

Historical Site

Former Rohr site. Located in Chula Vista. For the first time in its history, it's on the market for lease

Scalability Options

Adjacent redevelopment coming, delivering up to 500,000 SF in the next 3 years

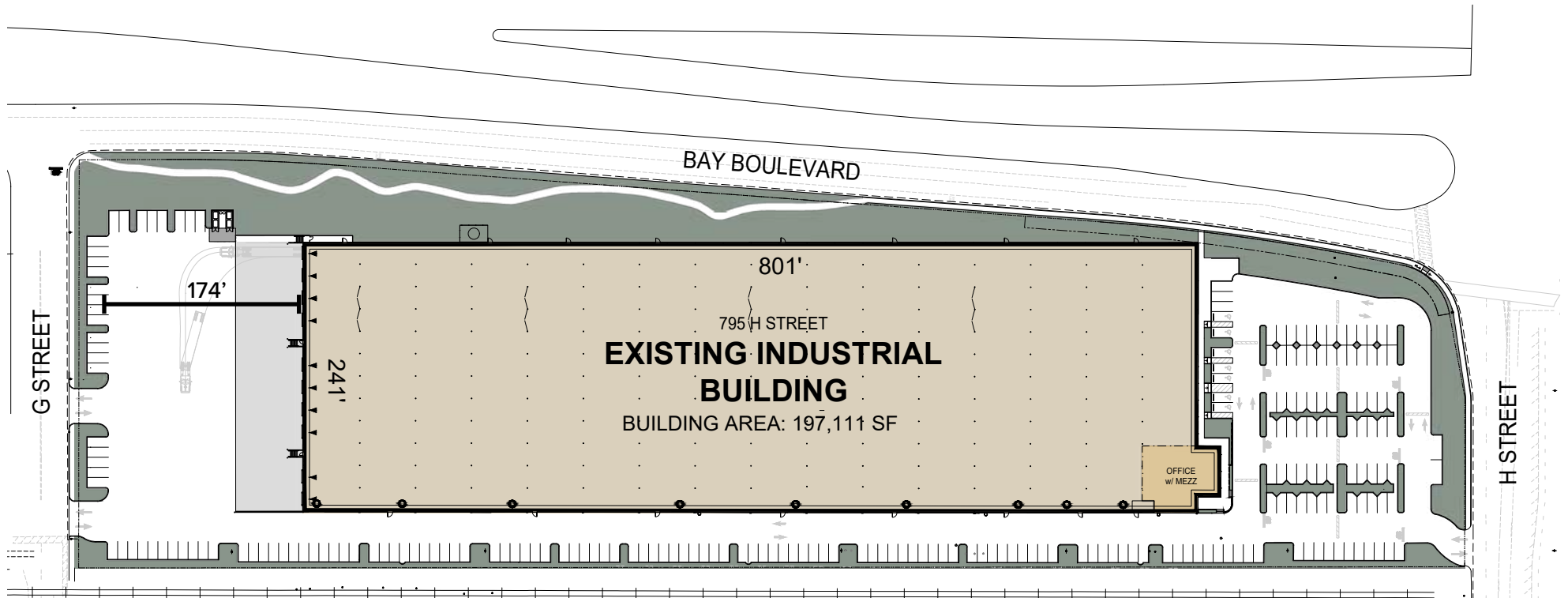
Amenities

Close proximity to the Gaylord Pacific Hotel @ The Chula Vista Bayfront. \$1 Billion + development featuring restaurants, hotels, convention and meeting space

Rental Rate

Contact Broker

THE SITEPLAN



- ▲ Dock-High Doors (10)
- Grade-Level Doors (9)

Ground Floor Office	3,932 SF
2nd Story Office/Mezzanine	2,883 SF
Total Office SF	6,815 SF

IT'S ABOUT THE **LOCATION**

Drive Times



Naval Shipyards

10 minutes

Downtown San Diego

15 minutes

San Diego Airport

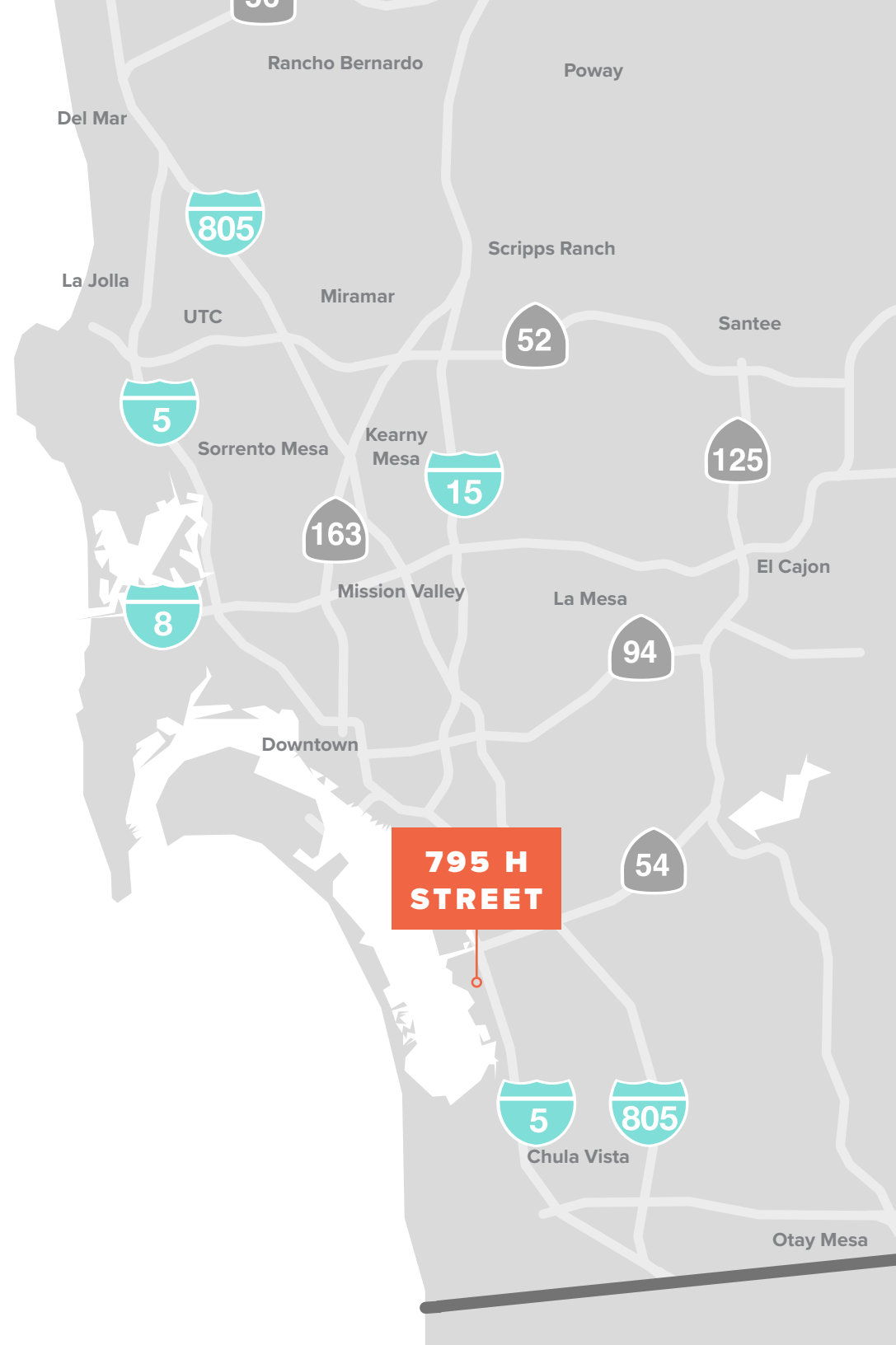
15 Minutes

US/Mexico Border

18 minutes

UTC/UCSD

25 minutes



CHULA VISTA BAYFRONT GAYLORD PACIFIC HOTEL

The Gaylord Pacific Resort Hotel and Convention Center will be a new destination resort located on prime bayfront property in Chula Vista, CA.

To be built by RIDA Chula Vista, LLC in collaboration with the Port and City of Chula Vista, the Gaylord Pacific Resort and Convention Center will be the centerpiece and the catalyst project of the Chula Vista Bayfront. It will include up to 1,600 hotel rooms, a convention center with four ballrooms, three levels of meeting space and two outdoor meeting and event lawns; public promenades and public amenities; and associated retail and resort-level amenities such as a pool with a lazy river, a spa, and more.





Lounge



Pool with lazy river



The Gaylord Pacific Resort Hotel will be host to 1,600 rooms.



The hotel rises 22-stories with breathtaking views of the San Diego Bay and the Pacific Ocean beyond.



Restaurant

CHULA VISTA BAYFRONT REDEVELOPMENT

A partnership between the Port of San Diego and City of Chula Vista, the Chula Vista Bayfront redevelopment envisions a world-class destination in the South Bay – a unique place for people to live, work and play. It is designed to create new public parks and recreational adventures, improve the natural habitat, offer new dining and shopping options, provide a world-class hotel and convention center, and more – all for residents and coastal visitors to enjoy.

Additional Bayfront projects include:

- Sweetwater Park
- Harbor park
- Sun Outdoors San Diego Bay RV Resort
- Sweetwater Bicycle Path & Promenade
- Pacifica





AN ICONIC **LANDMARK**

This historic site produced the fuel tanks on site for Charles Lindbergh's "Spirit of St. Louis", the famous first transatlantic flight from New York to Paris in 1927.

- Born in 1896—before the Wright Brothers made their first airplane flight—Fred Rohr grew up to become a leader in the aircraft industry. His company changed Chula Vista from a small farming community to one that employed thousands making airplane parts during and after World War II.
- Rohr designed a machine called a "drop hammer" which produced thinner and lighter metal for airplanes. The machine had a dramatic effect on the aircraft industry.





Operating around-the-clock, assembly lines at Rohr in the 1940s built airplane engine components. This assembly line was for the B-24 bomber.



Factory workers used Rohr's "drop hammer" machine to produce thinner and lighter metal for airplanes. The machine had a dramatic effect on the aircraft industry.



During World War II, thousands of women worked in factories building the planes, tanks and guns needed in the war effort. They became known as "Rosie the Riveter."



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**The outbreak of the COVID-19 virus (novel coronavirus) since the end of January 2020 has resulted in market uncertainty and volatility. While the economic impact of a contagion disease generally arises from the uncertainty and loss of consumer confidence, its impact on real estate values is unknown at this stage.