

1002-1008

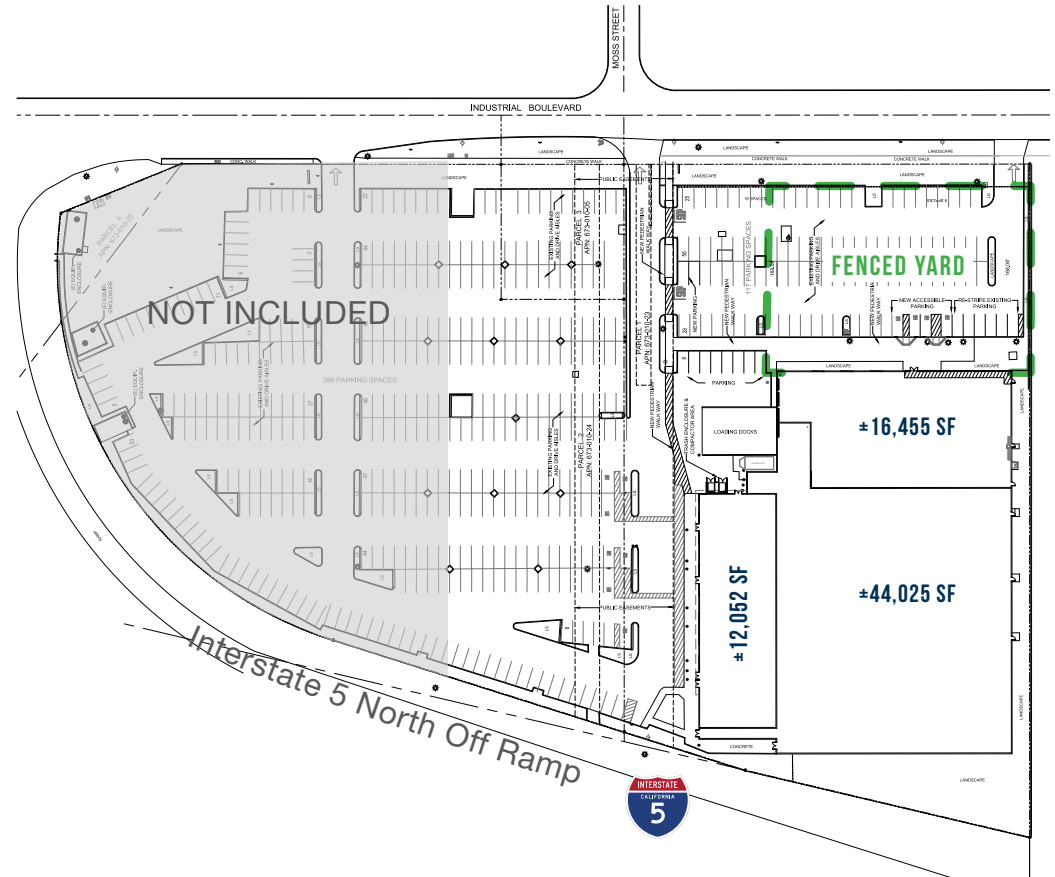
±72,532 SF FREESTANDING INDUSTRIAL /
COMMERCIAL BUILDING FOR LEASE / SALE



PROPERTY FEATURES

- ±72,532 SF freestanding industrial building offered on an approximate ±4.93 acre parcel available; for lease or for sale
- General Industrial Zoning (some retail uses permitted)
- Tremendous industrial 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 143,000 cars per day
- Currently there are four (4) docks and one (1) grade level door serving the entire 72,532 SF building
- Large ±36,000 SF fenced yard for secure parking or for outside storage
- Superb access and circulation within the site with two (2) curb-cuts / driveways to Industrial Blvd & abundant parking
- 16'- 18' clear height throughout warehouse area
- High identity, high traffic location with strong demographics
- Located across from the Chula Vista Bayfront Redevelopment Project which will transform 535 acres of prime bay front 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

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• INDUSTRIAL BOULEVARD •



*Building plan reflects current unit configuration and approximate square footage based on existing demising walls



CHULA VISTA BAYFRONT MASTER PLAN

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The Port of San Diego and City of Chula Vista approved the DDA last week 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>



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DEMOGRAPHICS



DEMOGRAPHICS			
	1 Mile	3 Miles	5 Miles
Population (2017)	20,197	180,814	365,270
Projected Population (2022)	21,282	189,039	381,957
Households	5,700	54,066	102,158
Average Household Size	3.72	3.63	3.72
Median Age	31.5	34.2	33.7
Average Household Income	\$50,783	\$61,702	\$68,319
Median Home Value	\$325,709	\$351,863	\$383,364

QUICK STATS

5 MILE RADIUS (2017)



102,158
Households



\$68,319
Avg. HH Income



\$20,893
Per Capita Income



26.2%
College Educated



\$383,364
Median Home Value



365,270
Population

TRAFFIC COUNTS



CROSS-STREETS		DISTANCE	TRAFFIC VOLUME
Industrial Boulevard	Moss Street	0.04 mi	8,300
Industrial Boulevard	L Street	0.05 mi	15,900
Industrial Boulevard	Oxford Street	0.08 mi	5,400
Palomar Avenue	Interstate-5	0.27 mi	143,000



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