

657

PALOMAR STREET, CHULA VISTA, CA 91911

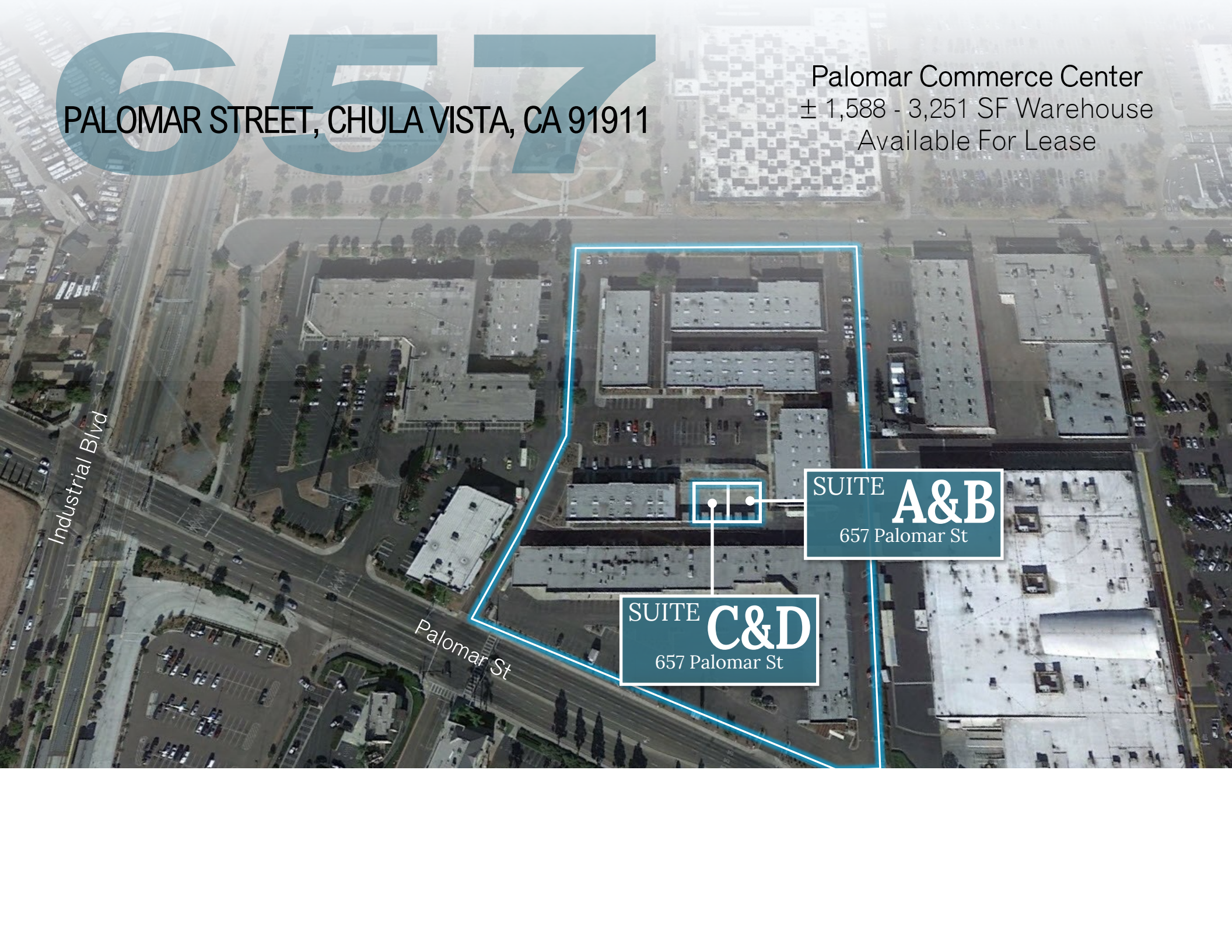
Palomar Commerce Center
± 1,588 - 3,251 SF Warehouse
Available For Lease

Industrial Blvd

Palomar St

SUITE **C&D**
657 Palomar St

SUITE **A&B**
657 Palomar St



PROPERTY FEATURES



Approx. 116,789 SF
Wholesale & Retail Center



Approx. 1,588 - 3,251 SF
Warehouse Spaces



Prominent Building Signs
For Each Suite



Zoning
MU-2



High Ceilings
In All Suites



Abundant Onsite
Parking



10' X 10' Grade Level
Roll-Up Doors



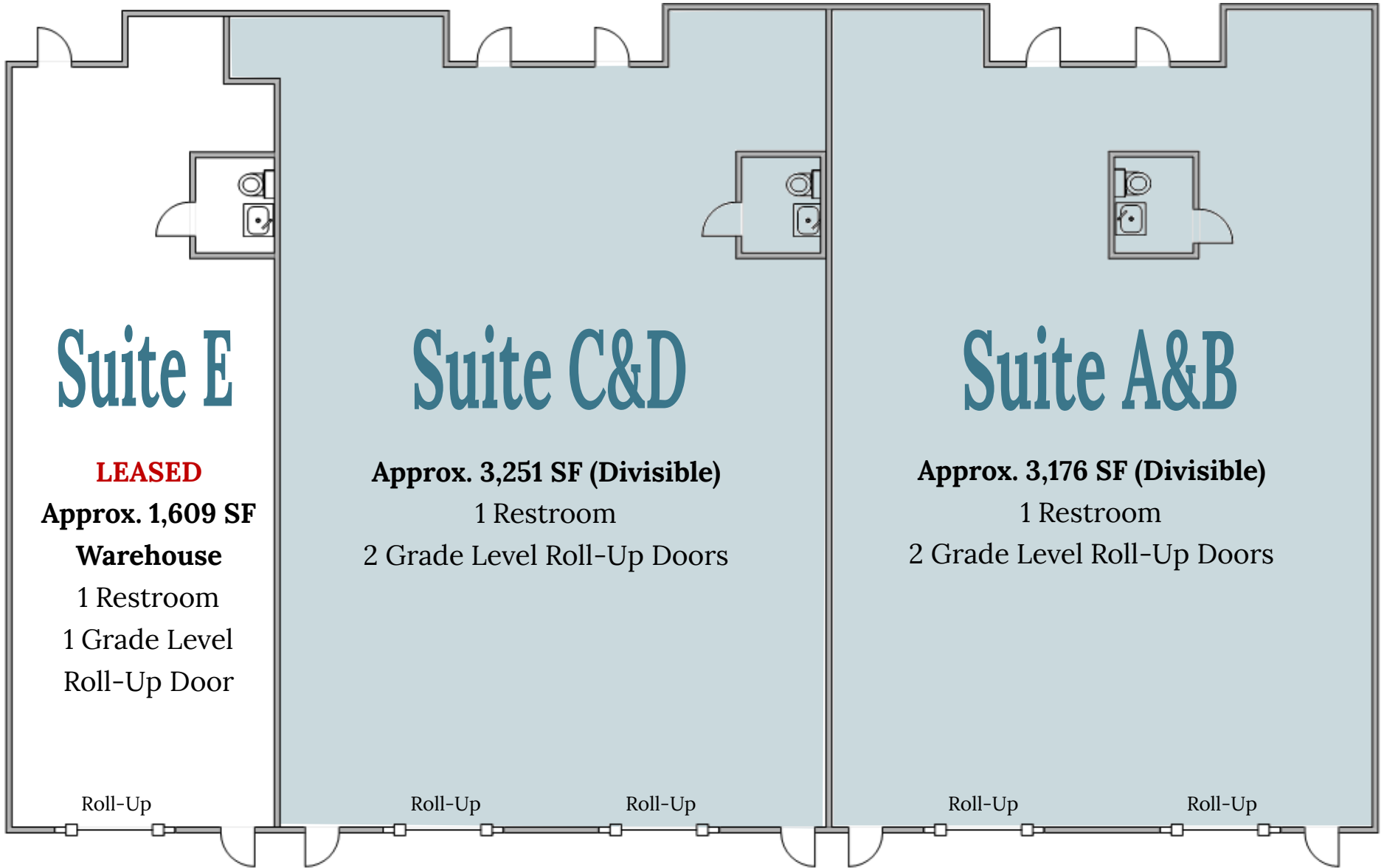
Lease Rate: \$1.10/SF NNN
TI Allowance Available
to Qualified Tenants

LOCATION HIGHLIGHTS

- Across from Palomar Trolley Station
- Prominent Building Signs for Each Suite
- Excellent Ingress-Egress | Located at a Signalized Intersection
- Located in Chula Vista's Busy Retail Corridor
- Top Consumer Demographics due to Cross-border Floating Population
- Traffic Counts | 39,929+ per day
- Proximity to I-5 | 2 Blocks (0.3 miles)
- Easy Access to I-805, SR-905 & SR-54
- Close to World's Busiest International Port of Entry - San Ysidro
- 15 Minutes to Downtown San Diego

FLOOR PLANS

657 Palomar Street



NEARBY AMENITIES

CHULA VISTA HIGH SCHOOL

SAN DIEGO COUNTRY CLUB



PALOMAR
COMMERCE CENTER



SAN DIEGO BAY
NATIONAL WILDLIFE
REFUGE



DEMOGRAPHICS

Chula Vista is the second largest city in the San Diego metropolitan area. Located just 7.5 miles from downtown San Diego and 7.5 miles from the Mexican border in the South Bay region of the metropolitan area, the city is at the center of one of the richest economic and culturally diverse zones in the United States. Chula Vista is named because of its scenic location between the San Diego Bay and coastal mountains.



352,748
Population (2021)



355,067
Population (2026)



105,487
Households



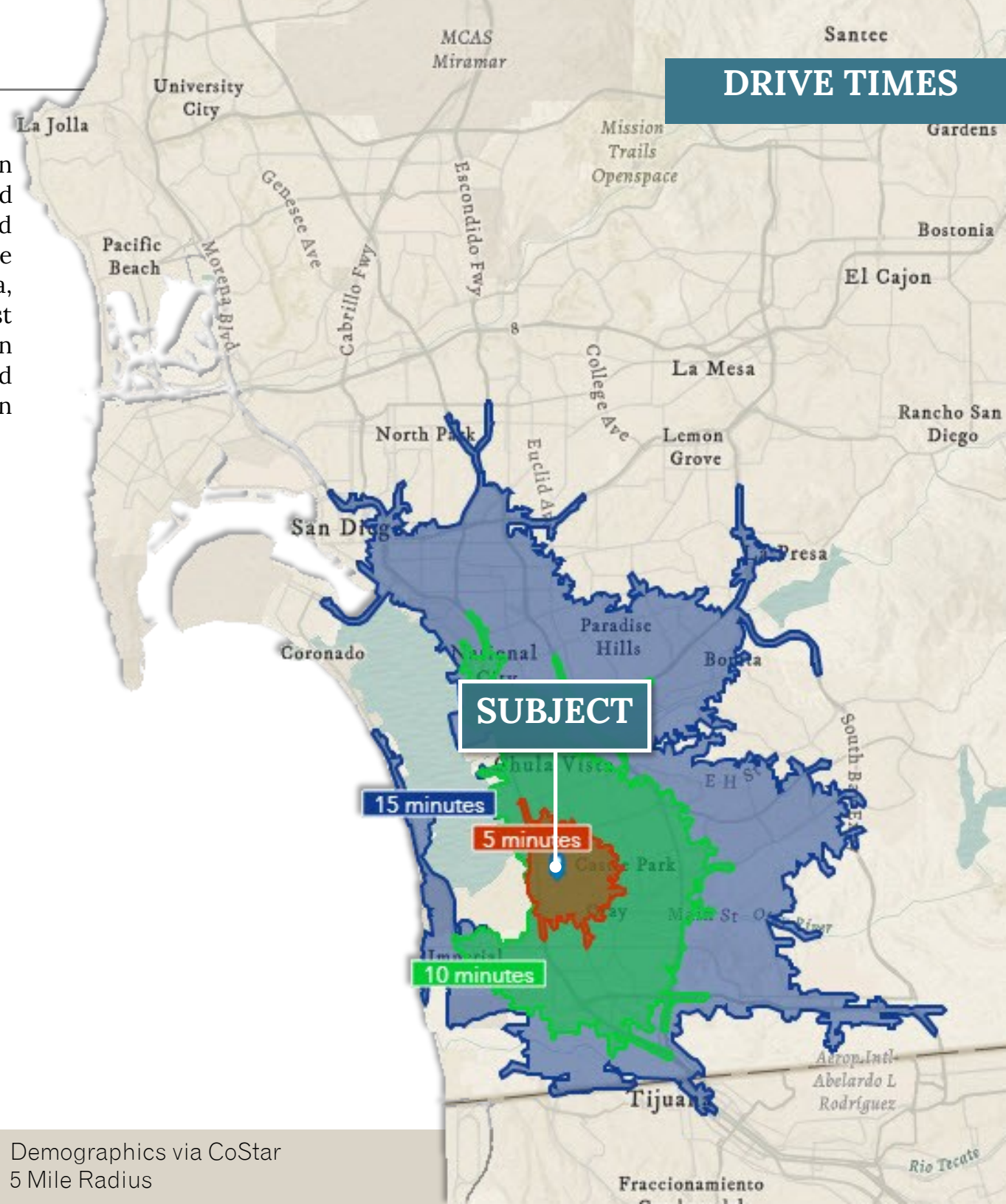
\$3.5B
Consumer Spending



10,733
Businesses



91,408
Employees



DRIVE TIMES

Demographics via CoStar
5 Mile Radius

