



**FOR SALE OR LEASE**  
**EASTLAKE COMMERCIAL CONDO UNITS**

**2,915 - 17,659 SF - FLEX/INDUSTRIAL**  
**861 HAROLD PLACE | CHULA VISTA, CA 91914**

858.360.3000 ■ [caacre.com](http://caacre.com)

**COMMERCIAL**  
**ASSET**  
**ADVISORS**



## OFFERING

Commercial Asset Advisors, as the exclusive marketing advisor, is pleased to present to qualified owner/users the opportunity to acquire condo units in a multi-tenant flex/industrial, located in Eastlake, Chula Vista.

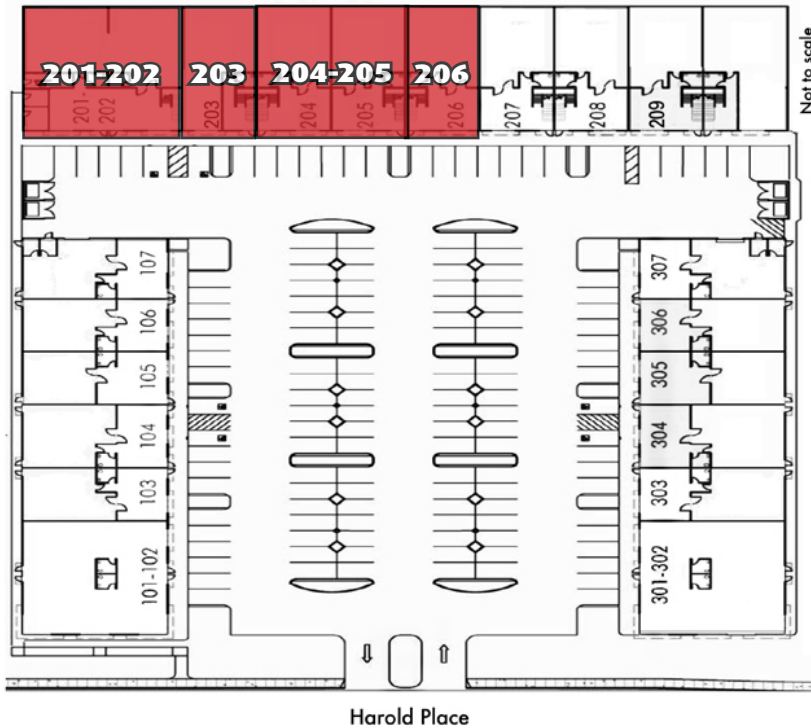
The property is located in the thriving Master Planned community of Eastlake, one of San Diego's most affluent, growing communities. The property's location offers a significant labor pool within a 15-minute commute, an established and efficient freeway network, numerous amenities (restaurants, shopping centers, malls, and more), and many desirable housing opportunities. Furthermore, as part of the Eastlake business Park, it includes exclusive access to a 7 acre private park, which boasts basketball, tennis, and volleyball courts as well as soccer fields, softball fields, picnic areas, and open recreation space.

# FLEX/INDUSTRIAL

861 HAROLD PLACE | CHULA VISTA, CA 91914

858.360.3000 ■ caacre.com

## AVAILABLE SUMMARY - 2,915 - 17,659 SF



UNIT	SQ. FT.	DESCRIPTION	OFFERING
201-202	5,999	FLEX/INDUSTRIAL CONDO CHURCH CONDITIONAL USE PERMIT IN PLACE Available 6/30/2024	FOR SALE
203	2,915	FLEX/INDUSTRIAL CONDO Available Now	FOR SALE OR LEASE
204-205	5,830	FLEX/INDUSTRIAL CONDO Available 1/1/2028	FOR SALE
206	2,915	FLEX/INDUSTRIAL CONDO Available Now	FOR SALE OR LEASE

Please direct all inquiries and communications related to this offering to:

### MATTHEW MONTEROSSO

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861 HAROLD PLACE

# PROPERTY HIGHLIGHTS



HIGH QUALITY CONCRETE  
TILT UP CONSTRUCTION



FULLY SPRINKLERED



ACTIVE CONDO MAP AND  
ASSOCIATION IN PLACE



BUILT IN 2009



AWARD WINNING  
ARCHITECTURE



HIGH END, GLASS, ELECTRIC  
GRADE LEVEL ROLL DOORS



ENERGY EFFICIENT FOAM  
ROOF SYSTEM



AMPLE POWER



2.55/1,000 PARKING RATIO,  
INCLUDING 2 RESERVED  
SPACES PER UNIT



1 MILE TO SR-125



CONCRETE PARKING LOTS



3 MILES TO MILLENIA URBAN  
CENTER, A MULTI BILLION  
DOLLAR MIXED USE PROJECT



CLOSE PROXIMATY TO  
NUMEROUS RETAIL  
AMENITIES



ASSOCIATION RESPONSIBLE  
FOR ROOFS, PARKING LOTS,  
& LANDSCAPING WITH  
SIGNIFICANT FUNDS IN RESERVES

## CONDO MAP IN PLACE

The building has an active and operating condo map.

## HIGH QUALITY CONSTRUCTION

Modern concrete tilt up construction built in 2009 by Hamann, with attractive design features, glass roll up doors, and concrete parking lots in a campus style setting.

## ZONING - BC-1

Attractive flexible zoning by right, PLUS a "Master CUP" to allow for **fitness uses** AND an in-place CUP for **churches/religious services**, making this one of the most flexible projects in the entire submarket.

## LIMITED INVENTORY, HIGH BARRIER OF ENTRY, GROWING POPULATION

All of the South Bay, and Eastlake in particular, boasts incredibly high existing occupancy, an ever growing barrier of entry, a growing population, and land scarcity - all conditions for rent growth and strong value appreciation.



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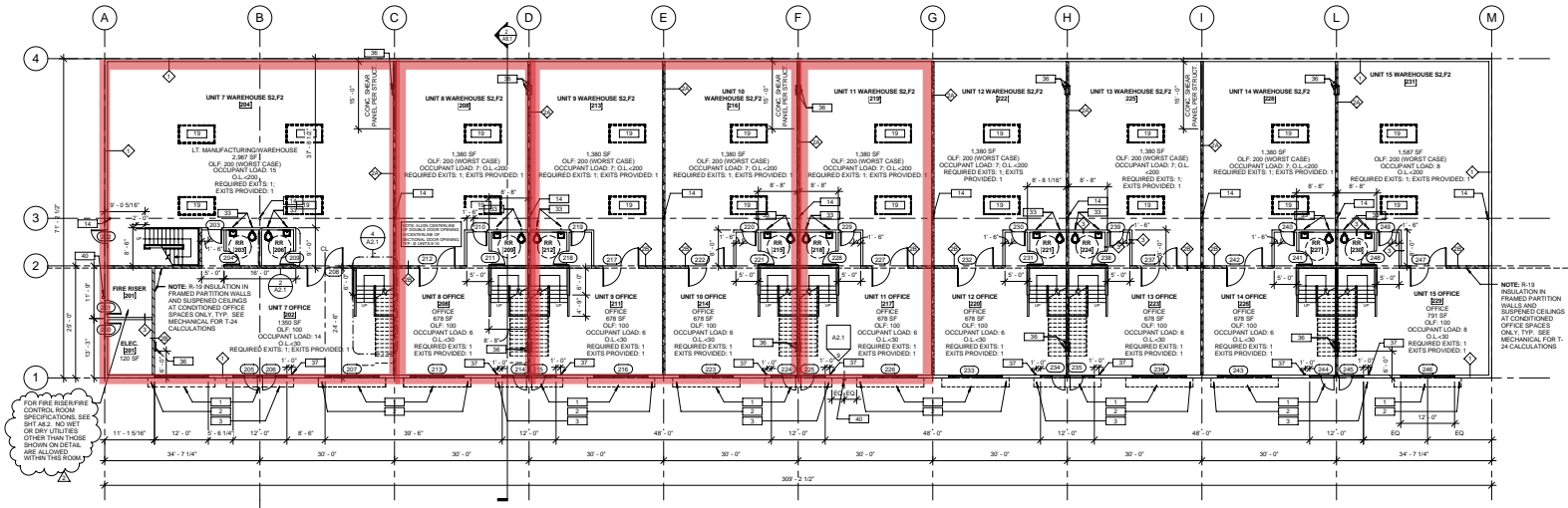
861 HAROLD PLACE

# SITE PLAN

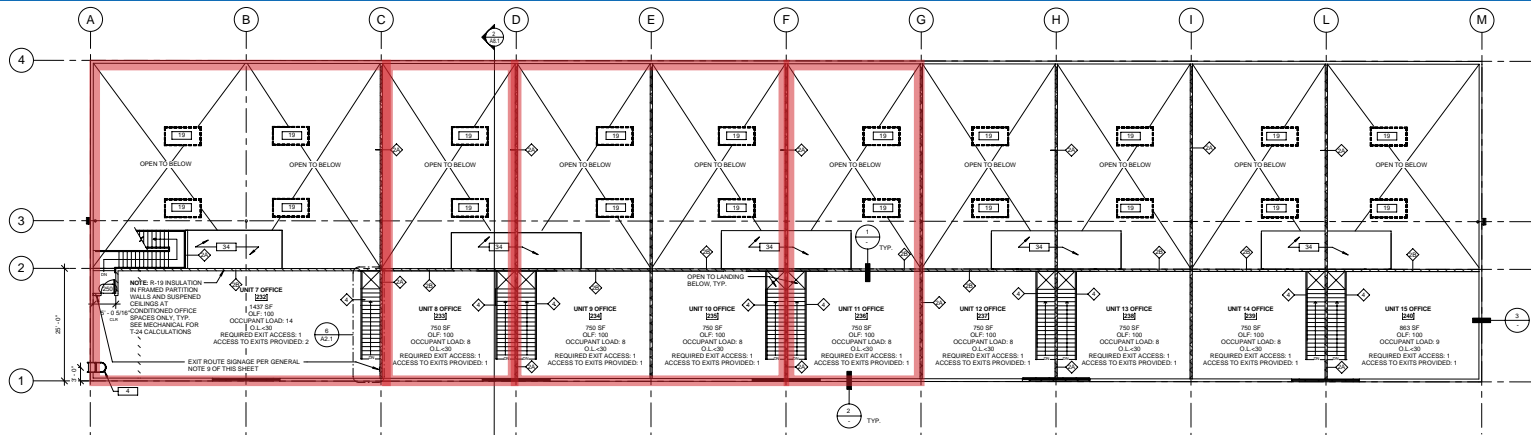




## FIRST FLOOR PLAN



## SECOND FLOOR PLAN



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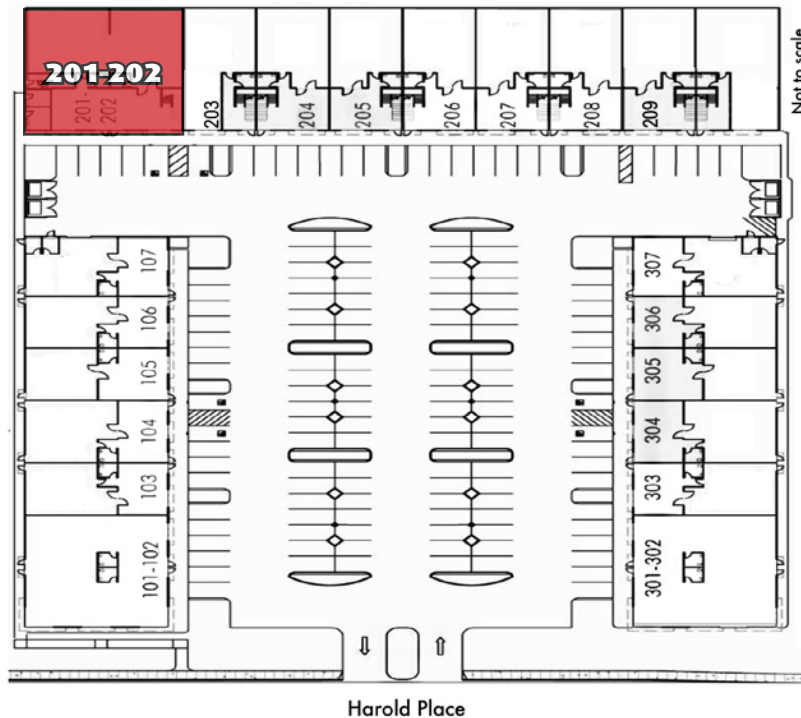
**UNIT 201-202 | 861 HAROLD PLACE**

**PERMITTED CHURCH OPPORTUNITY!**





# OPPORTUNITY HIGHLIGHTS



## UNIT 201 - 202 | FOR SALE

### FLEX INDUSTRIAL CONDO

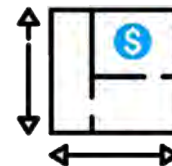
#### CHURCH CUP - CONDITIONAL USE PERMIT IN PLACE



**SALE PRICE:** \$2,399,600  
**PRICE/SF:** ± \$ 400/SF



**PARKING:** 4 Reserved  
**PARKING RATIO:** 2.55/1,000



**NET RENTABLE SF:** ± 5,999 SF  
Potentially expandable to 17,659 SF  
**LEASE EXPIRES:** 7/31/2024



**YEAR BUILT:** 2009  
**ZONING:** BC-1

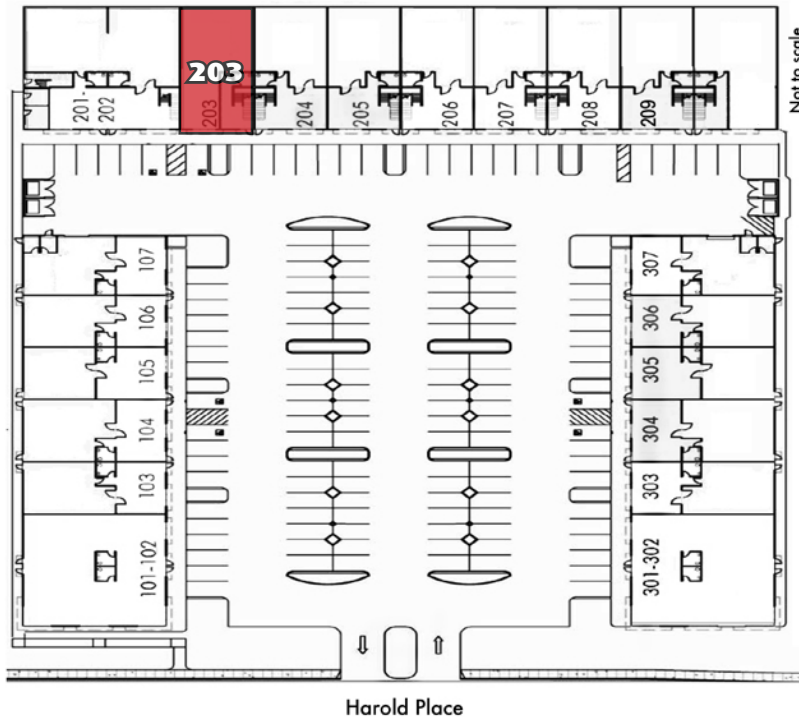
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**UNIT 203** | 861 HAROLD PLACE

**AVAILABLE  
NOW!**



# OPPORTUNITY HIGHLIGHTS



- Flex Space with Grade Level Roll Up Door
- Fiber Optics Internet Available
- Flexible Zoning Allows for Many Fitness Related Businesses

## UNIT 203 | FOR SALE OR LEASE

### FLEX INDUSTRIAL CONDO



**SALE PRICE:** \$1,166,000

**PRICE/SF:** ± \$400

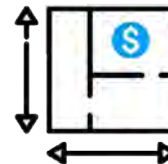
**LEASE RATE:** \$1.75 /SF NNN

**AVAILABLE NOW!**



**PARKING:** 2 Reserved

**PARKING RATIO:** 2.55/1,000



**NET RENTABLE SF:** ± 2,915 SF

Potentially expandable to 17,659

**OCCUPANCY:** Available | Owner/User Opportunity



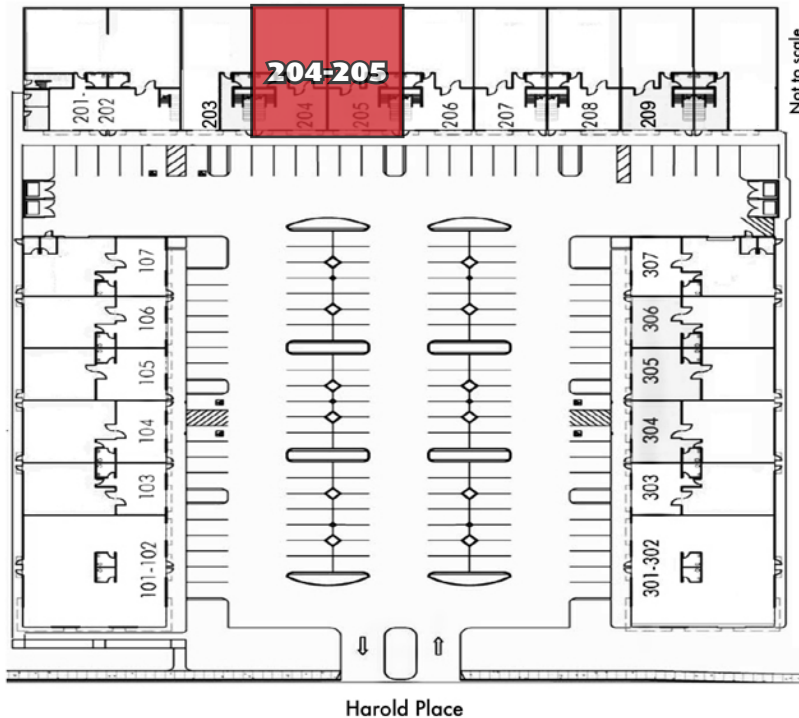
**YEAR BUILT:** 2009

**ZONING:** BC-1

**UNIT 204-205 | 861 HAROLD PLACE**



# OPPORTUNITY HIGHLIGHTS



- Flex Space with 2 Grade Level Roll Up Doors
- Fully Air Conditioned
- Fiber Optics Internet Available
- Flexible Zoning Allows for Many Fitness Related Businesses

## UNIT 204-205 | FOR SALE

### FLEX INDUSTRIAL CONDO



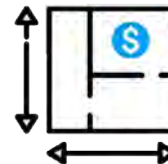
**SALE PRICE:** \$ Negotiable

**PRICE/SF:** \$ Negotiable



**PARKING:** 4 Reserved

**PARKING RATIO:** 2.55/1,000



**NET RENTABLE SF:** ± 5,830 SF

Potentially expandable to 17,659

**LEASE EXPIRES:** 1/1/2028



**YEAR BUILT:** 2009

**ZONING:** BC-1

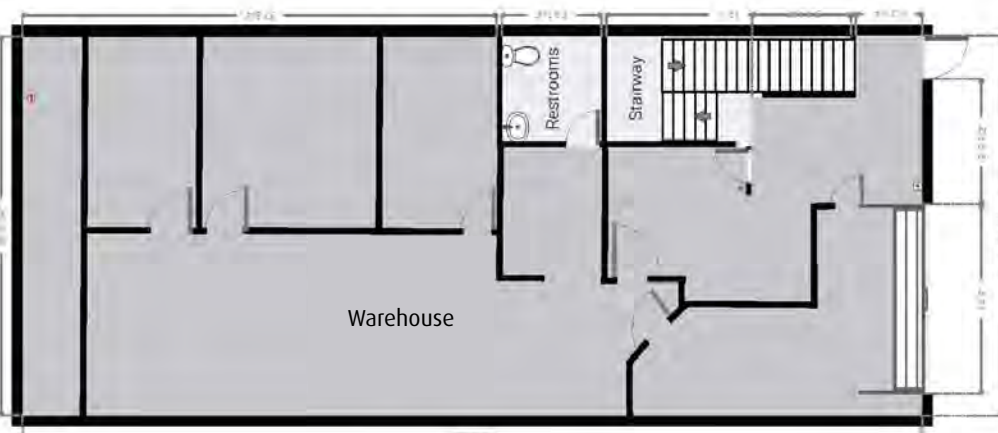
# UNIT 206 | 861 HAROLD PLACE

**AVAILABLE  
NOW!**

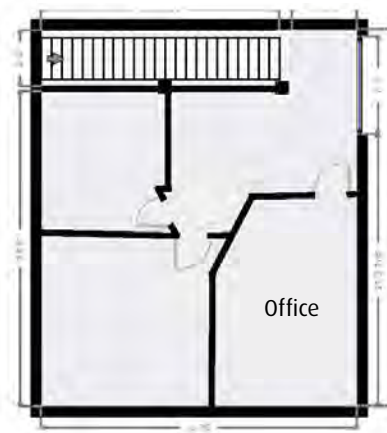


## UNIT 206

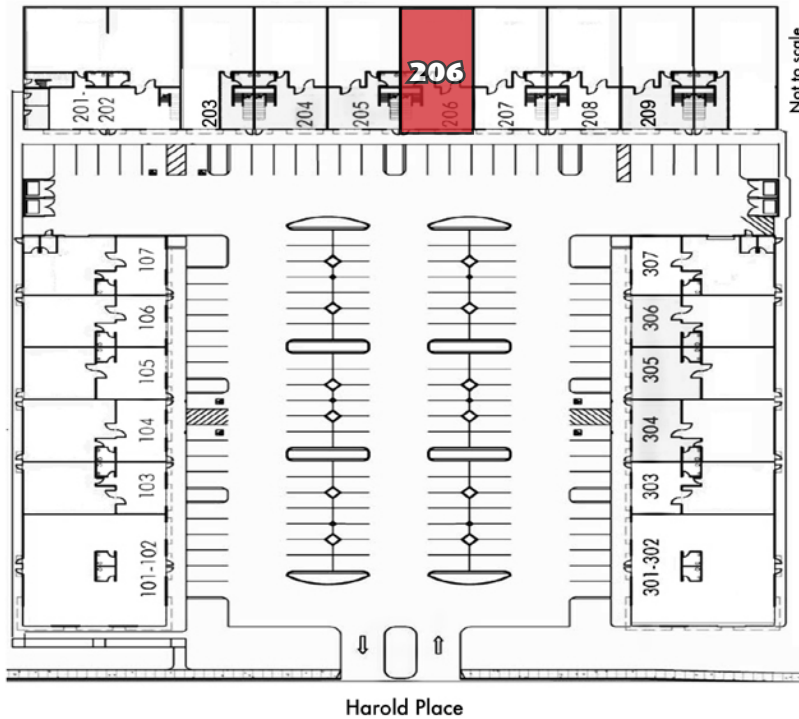
### GROUND FLOOR



### 2ND FLOOR



# OPPORTUNITY HIGHLIGHTS



- Grade Level Roll Up Door
- Fully Air Conditioned
- Drop ceiling throughout
- Fiber Optics Internet Available
- Flexible Zoning Allows for Many Fitness Related Businesses

## UNIT 206 | FOR SALE OR LEASE

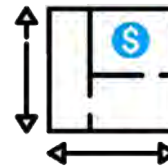
### FLEX INDUSTRIAL CONDO



**SALE PRICE:** \$1,166,000  
**PRICE/SF:** ± \$400  
**LEASE RATE:** \$1.75/SF NNN



**PARKING:** 2 Reserved  
**PARKING RATIO:** 2.55/1,000



**NET RENTABLE SF:** ± 2,915 SF  
Potentially expandable to 17,659  
**OCCUPANCY:** Available | Owner/User Opportunity



**YEAR BUILT:** 2009  
**ZONING:** BC-1

# LOCATION OVERVIEW





# LOCATION FEATURES

## **Chula Vista**

Chula Vista is located centrally in San Diego County, being only a 30 minute commute to many of the largest employment centers in San Diego such as Downtown, Kearny Mesa, UTC, and Mission Valley. Being the second largest city in the San Diego MSA with 270,000 residents, Chula Vista offers exceptional public schools and stands as one of the safest cities in the country. Chula Vista also offers 50 square miles of coastal landscape and is a leader in sustainability and renewable energy. Access to the U.S./Mexico border is only a few minute commute. San Ysidro's port of entry has become the highest trafficked land border crossing in the world and sees nearly 30 million people crossing the border from year to year.

## **Cali Baja Region**

Chula Vista is located in the center of the Cali Baja region, which is known as the richest, economically and environmentally diverse zones. In 2017 the City of Chula Vista was recognized as the "Top 3 Smart City in North America" by Enterprise IoT Insights. 26 new companies have blossomed in the Tijuana area since 2014, 80% of which are manufacturing related. Baja California has around 656 industrial plants, which in total provide nearly 200,000 jobs. Medical devices, electronics and aerospace are among the top segments of manufacturing in Baja. Asian manufacturing firms make up the majority of these new companies in Baja, as the Mexico-China cost delta has lessened. Asian companies have moved to Mexico for the skilled workers, due to a high volume of engineer graduates coming from Mexico schools and the affordable costs. With Tijuana's heavy medical device manufacturing and San Diego's biotech rise, San Diego County has leveraged the ability to become the optimal location for this industry. Due to all of these factors, the employment rate is expected to increase 50% by 2050.

## **Transportation**

Three airports are within a 15 mile radius of Chula Vista. San Diego International airport sees a daily volume of roughly 470 flights, traveling to major cities such as Seattle, New York, the Bay Area and Washington. Private flights are available via Brown Field Municipal Airport, servicing corporate charter, air ambulance, law enforcement, skydiving, cargo ad airships. Tijuana International Airport is near by and with the recently developed Cross Border Xpress, passengers can easily access the Tijuana International Airport via Chula Vista's Otay Mesa community.

## **Campus Plan**

The City of Chula Vista owns over 300 acres in Eastern Chula Vista which they have plans to develop into a major university, with mixed-use development plans as well. Parks, food retail, hospitality, business and housing are all key components to the plans for Eastern Chula Vista. California State University is completing their feasibility study in the Summer of 2020, and other private universities are also considering the site.

## **Neighborhood and Technology**

Consisting of 23,000 acres of 11 urban villages with approximately 27,000 dwelling units, Chula vista boasts vast potential for continued growth. The Otay Ranch community located within Eastern Chula Vista is continuously growing, boasting mass transit and pedestrian mobility, commercial properties, parks and schools. The Millenia development, also located in Eastern Chula Vista, boasts the same characteristics as Otay Ranch with plenty of growth opportunity in the future. Eastlake, located just above Otay Ranch, has been named "Best New Home Community in San Diego" by the San Diego Union-Tribune Readers Poll adding golf course views at Eastlake Greens and gated community estates. The City of Chula Vista also enjoys 10gb fiber connectivity coverage from Cox Communications. This fiber-optic network supports microgrid and distributed energy systems, as well as vehicle-to-infrastructure communications.

# DRIVE TIME MAP

20 MINS

DOWNTOWN

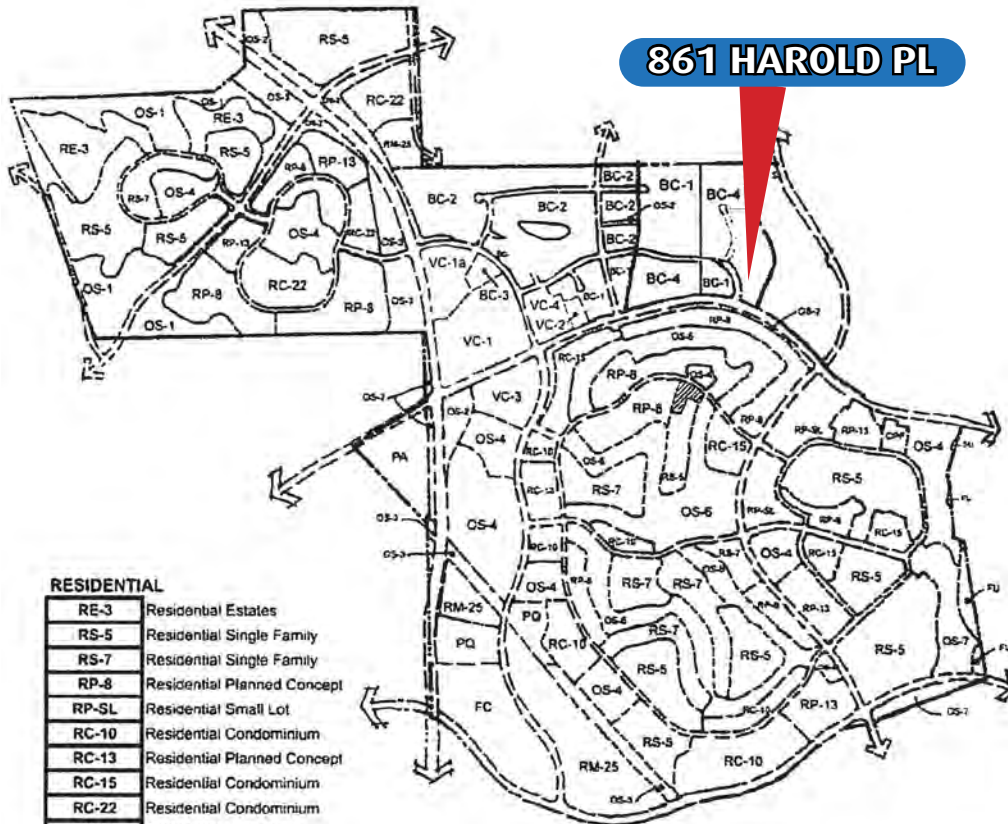
10 MINS

5 MINS

861 HAROLD PL

- US/MEXICO BORDER - 10 MINS
- DOWNTOWN - 18 MINS
- CENTRAL SAN DIEGO - 23 MINS

# ZONING



**861 HAROLD PL**

## WIDE RANGE OF ALLOWED USES:

The Subject Property is zoned Business Center Manufacturing Park District (BC-1).

This district is intended as an area for modern industrial, research and administrative facilities which can meet high performance and development standards.

## ALLOWED USES

- Manufacturing
- Electrical and Related Parts
- Furniture Upholstering
- Rubber and Metal Stamp Manufacturing
- Laboratories (Dental, Electrical, Optical, Mechanical and Medical)
- Bottling Plants
- Pharmaceuticals (Laboratories and Manufacturing)
- Animal Hospital or Veterinary Clinic/Office
- Blueprinting and Photocopying
- Distributors, Showrooms and Automobile Offices
- Snack Bars, Take-Out Only, Refreshment Stands within a Building
- Furniture Sales, New and Used (No Outdoor Sales or Display)
- Newspaper Publishing, Printing and Distribution
- Retail Commercial (When in Conjunction with a Permitted or Conditional Use)
- Offices, Business, Medical, Professional, Real Estate and Research
- High-Technology Uses
- Bio-Technical Uses
- Bio-Medical Uses
- Accessory Uses
- Temporary Uses

### RESIDENTIAL

RE-3	Residential Estates
RS-5	Residential Single Family
RS-7	Residential Single Family
RP-8	Residential Planned Concept
RP-SL	Residential Small Lot
RC-10	Residential Condominium
RC-13	Residential Planned Concept
RC-15	Residential Condominium
RC-22	Residential Condominium
RM-24	Residential Multi-Family
RM-44	Residential Multi-Family

### VILLAGE CENTER & COMMERCIAL

VC-1	Village Center (Retail)
VC-1a	Village Center (Retail)
VC-2	Village Center (Prof. Admin./Lrd. Retail)
VC-3	Village Center (Retail)
VC-4	Village Center (Retail)
VC-5	Village Center (Retail)
FC	Freeway Commercial
PA	Professional & Administrative

### BUSINESS CENTER

BC-1	Business Center (Manufacturing Park District)
BC-2	Business Center (Manufacturing Service District)
BC-3	Business Center (Core District)
BC-4	Business Center (Core Professional District)

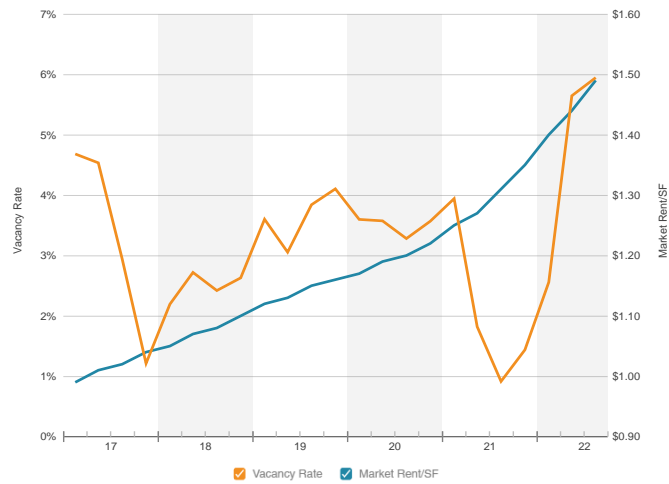
### SPECIAL PURPOSE

OS-1	Open Space
OS-2	Open Space
OS-3	Open Space
OS-4	Open Space
OS-5	Open Space
OS-6	Open Space
OS-7	Open Space
FU	Future Urban District
PQ	Public/Quasi-public District
CP	Community Purpose District
(GH)	Guest House Land Use District Overlay. (Refer to Section II.3D in PC Dist. Regs)

# MARKET STATS



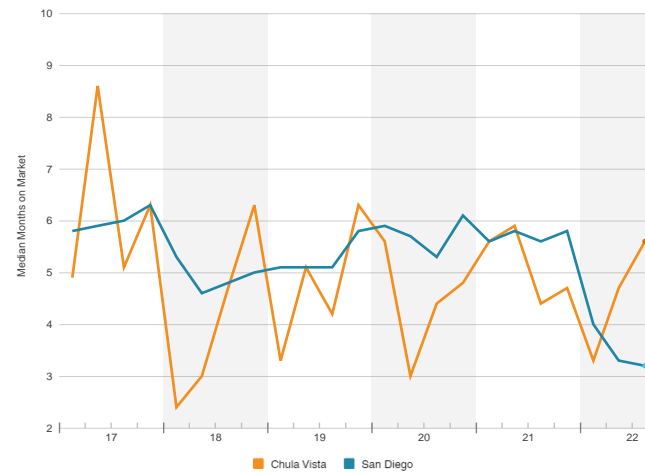
## VACANCY & MARKET RENT PER SF



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8/10/2022

## MONTHS VACANT



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8/10/2022

# CHULA VISTA - IT'S GROWING FUTURE

## **SOUTH COUNTY OVERVIEW**

### **POPULATION & DEMOGRAPHICS**

- Estimated resident population: 536,000 (projected 563,000 by 2020)
- Population increase since 2010: 4.1%
- Median age: 32.7
- Median annual household income: \$57,000 (projected +\$65,000 by 2020)

### **FLOURISHING LOCAL ECONOMY**

- Business friendly local governments
- Leading industries : defense, health care, retail trade, accommodation and food, education and manufacturing
- New infrastructure: South Bay Expressway, Brownfield Airport expansion, and Cross-Border Terminal
- Easily accessible via several major freeways that serve the region
- The Port of San Diego's harbor offers a 24-hour terminal gate allowing easy handling and rapid transfer of cargo
- Access to a strong, diverse, multicultural and multi-lingual workforce

### **MILITARY EXPANSION IN SOUTH COUNTY**

- Largest concentration of military in the world
- Largest federal military workforce in the U.S.
- San Diego is the Navy's West Coast anchor
- Defense spending in San Diego County: Estimated \$24.8 billion (2nd highest in the nation)

### **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 268,000. 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 has made exceptional advances in preparing the City for business expansion and attraction, collaborating with Baja California officials, and creating an environment for economic growth and prosperity. The City has established economic development initiatives that have created quality infrastructure, a strong consumer base and a well-educated and experienced workforce. Civic leaders are not stopping there; amassing a large volume of commercial/industrial development lands, pursuing a progressive business and employment investment policy, and completing acquisition of the 375-acre University Park and Innovation District site that will create even greater opportunities for your business in the future. The 535-acre Chula Vista Bayfront project will transform the area into a thriving residential and world-class waterfront resort destination. The Plan will establish thousands of new jobs, create new public parks, protect natural coastal resources, provide conference and visitor-serving amenities and build an important asset for the entire San Diego region

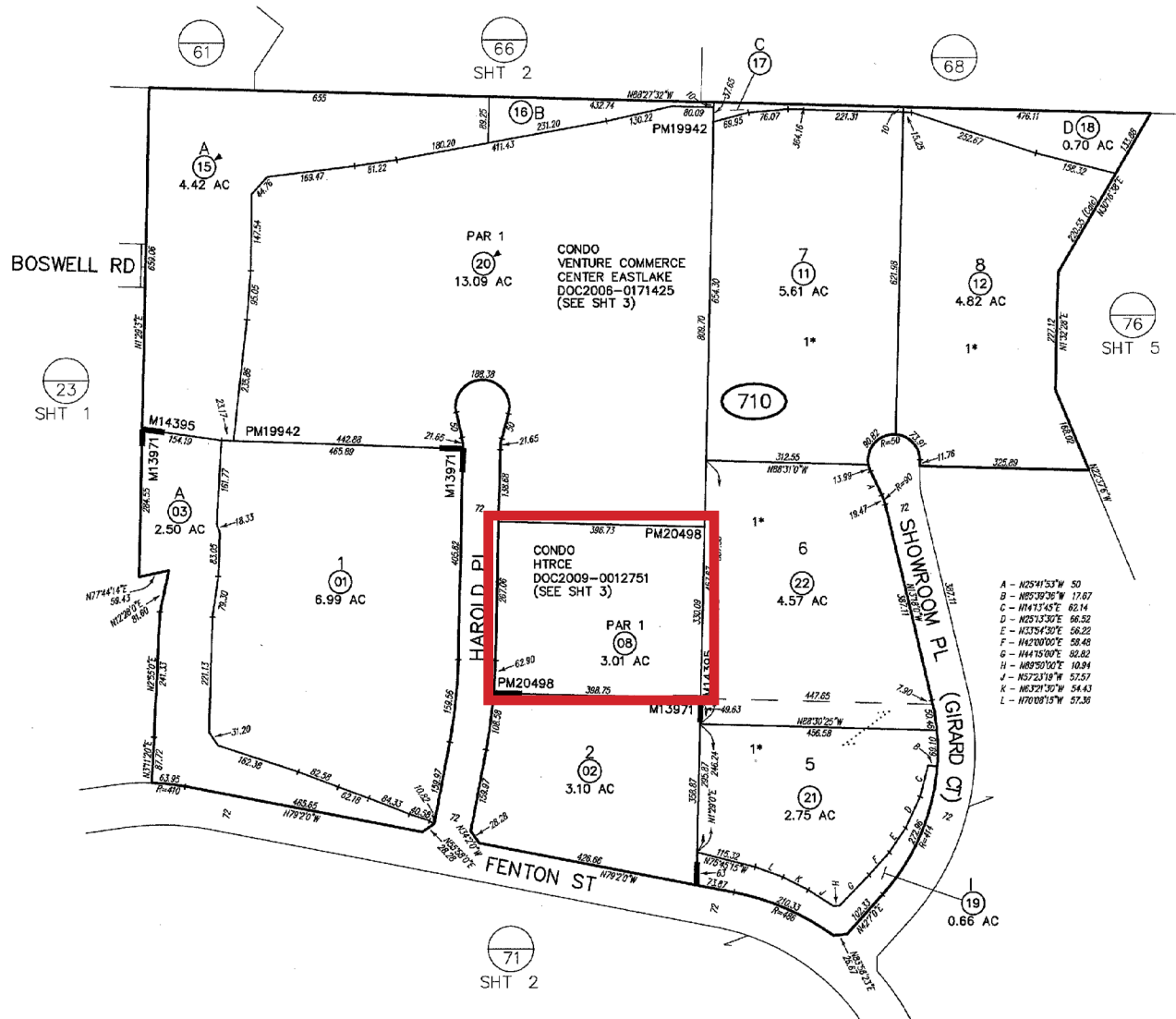
### **SOUTH COUNTY SAN DIEGO**

A key contributor to San Diego's thriving economy, the South San Diego County region is located along the Pacific Rim and extends from just north of Downtown San Diego to the international border. The region consists of five cities including Chula Vista, Coronado, Imperial Beach, National City, and San Diego, as well as unincorporated San Diego County land. Known for its business-friendly atmosphere, highly-skilled workforce, numerous amenities, comprehensive freeway infrastructure, San Diego International Airport and the Port of San Diego, South County is the ideal location for business. (Source: City of Chula Vista)

# DEMOGRAPHICS

Radius	1 Mile		2 Mile		3 Mile	
<b>Population</b>						
2027 Projection	15,833		55,372		98,157	
2022 Estimate	15,753		54,488		95,696	
2010 Census	14,617		47,160		77,770	
Growth 2022 - 2027	0.51%		1.62%		2.57%	
Growth 2010 - 2022	7.77%		15.54%		23.05%	
<b>2022 Population by Hispanic Origin</b>	7,684		26,777		46,246	
<b>2022 Population</b>	15,753		54,488		95,696	
White	10,523	66.80%	34,837	63.94%	59,145	61.81%
Black	756	4.80%	2,941	5.40%	5,280	5.52%
Am. Indian & Alaskan	145	0.92%	542	0.99%	939	0.98%
Asian	3,406	21.62%	12,775	23.45%	24,283	25.38%
Hawaiian & Pacific Island	60	0.38%	303	0.56%	589	0.62%
Other	863	5.48%	3,091	5.67%	5,460	5.71%
U.S. Armed Forces	428		1,295		2,316	
<b>Households</b>						
2027 Projection	4,759		16,641		29,381	
2022 Estimate	4,719		16,331		28,580	
2010 Census	4,299		13,921		22,942	
Growth 2022 - 2027	0.85%		1.90%		2.80%	
Growth 2010 - 2022	9.77%		17.31%		24.58%	
Owner Occupied	3,823	81.01%	12,736	77.99%	22,051	77.16%
Renter Occupied	895	18.97%	3,595	22.01%	6,530	22.85%
<b>2022 Households by HH Income</b>	4,718		16,332		28,580	
Income: <\$25,000	207	4.39%	936	5.73%	1,774	6.21%
Income: \$25,000 - \$50,000	471	9.98%	1,624	9.94%	2,480	8.68%
Income: \$50,000 - \$75,000	417	8.84%	1,562	9.56%	2,905	10.16%
Income: \$75,000 - \$100,000	575	12.19%	2,428	14.87%	4,387	15.35%
Income: \$100,000 - \$125,000	693	14.69%	2,286	14.00%	4,096	14.33%
Income: \$125,000 - \$150,000	724	15.35%	2,201	13.48%	3,828	13.39%
Income: \$150,000 - \$200,000	851	18.04%	2,530	15.49%	4,433	15.51%
Income: \$200,000+	780	16.53%	2,765	16.93%	4,677	16.36%
<b>2022 Avg Household Income</b>	\$141,495		\$137,639		\$136,480	
<b>2022 Med Household Income</b>	\$124,855		\$117,672		\$116,747	

# TAX MAP



SAN DIEGO COUNTY ASSESSOR'S MAP  
 595-71  
 SHT 1 OF 4  
 1" = 200'  
 05/06/15 JG  
 Drawn: 7/11/00 By: JCSO From: 565-090

**CHANGES**

BLK	PRIOR APN	NEW APN	YR	CUT NO
710	01 THRU 04	01	30	
	04	05 THRU 19	03	25
	13 & 14	PGR-711-00	05	1222
	05 THRU 07	SAME & ST CLSD	06	5565
	05 THRU 07	20 & 21	07	594
	09 & 10	21 & 22	09	1575
	08	CONDO	16	517

1\* CTRL #8908  
 TPM NO. 06-06 (WAIVED)

- A - N29°41'33"W 50
- B - N85°30'35"W 17.67
- C - N44°13'45"E 62.14
- D - N25°13'30"E 66.52
- E - N33°54'30"E 66.22
- F - N42°00'00"E 58.48
- G - N44°15'00"E 52.82
- H - N88°50'00"E 10.94
- J - N57°23'18"W 57.57
- K - N63°21'30"W 54.43
- L - N70°08'15"W 57.36

MAP 14395 - CHULA VISTA TCT NO 00-02 EASTLAKE BUSINESS CENTER II, PHASE 2  
 MAP 13971 - CHULA VISTA TCT NO 00-02 EASTLAKE BUSINESS CENTER II, PHASE 1

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DRE Lic # 02073919

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Principal  
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DRE Lic # 01381193

**BRIAN JENKINS**

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DRE Lic # 01814828

**FLEX/INDUSTRIAL | HIGH TECH RESEARCH | CHURCH USE PERMIT IN PLACE**

861 HAROLD PLACE | CHULA VISTA, CA 91914

858.360.3000 ■ caacre.com

**COMMERCIAL  
ASSET  
ADVISORS**