

COMMERCIAL AND INDUSTRIAL LAND FOR SALE



OCEAN VIEW VILLAGE



VISTA SANTO DOMINGO | OTAY MESA, CA

Exclusively Listed By:

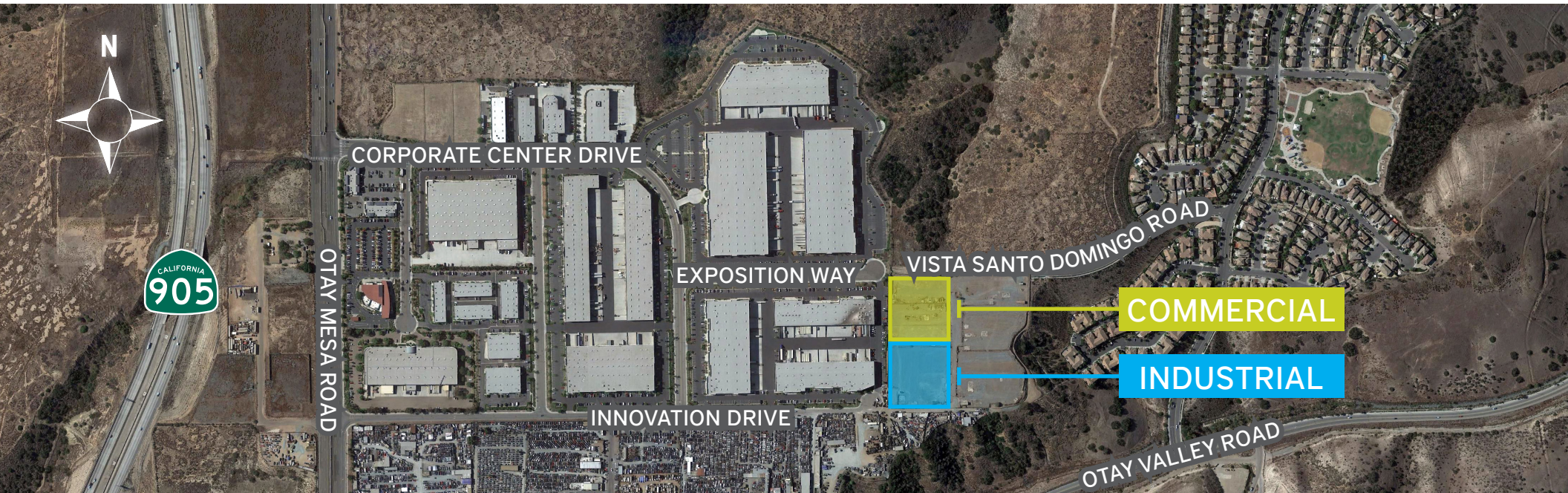
TRACY CLARK

MICHAEL MOSSMER

KIMBERLY CLARK

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REAL ESTATE SERVICES



PROPERTY DESCRIPTION

PROPERTY ADDRESS:	Vista Santo Domingo Road, Otay Mesa, CA 92154
PROPERTY TYPE:	Land
LAND SIZE:	Two lots. 2.01 acres zoned for commercial and office and 2.35 acres zoned for industrial.
APN:	645-050-07-00
ZONING:	AR-1-1 (Airport Influence Area and Airport Environs Overlay Zone of Otay Mesa Plan)
PROPERTY CONDITION:	Currently unimproved; "finished grading" will take an estimated 3 months and completion of Vista Santo Domingo Road will take an estimated 6 months
MAP STATUS:	Approved Tenant Map; will obtain final map upon developer's completion of Vista Santo Domingo Road
TIMING:	The lots will be delivered with utilities stubbed to site and finished graded based on the full asking price

**COMMERCIAL: ±2.01 ACRES
±87,556 SF**

\$1,576,000 (\$18.00/SF)

INDUSTRIAL: ±2.35 ACRES

\$1,638,000 (\$16.00/SF)



PROPERTY DESCRIPTION

Lot 1 is entitled and planned for an approximate 40,678 SF Neighborhood Commercial project including 2nd floor office use.

Lot 2 is entitled and planned for an approximate 37,850 SF Light Industrial project.

The site is contiguous to open space on two of its sides, which will provide permanent and unobstructed views from the ridge of Otay Mesa of the Pacific Ocean and to Downtown and Point Loma, especially for the second floor office of the commercial project.

ENTITLEMENTS

Lot 3 -
143 Residential
Units (SOLD)

Lot 1 - 40,678 SF
2-Story
Commercial
Building

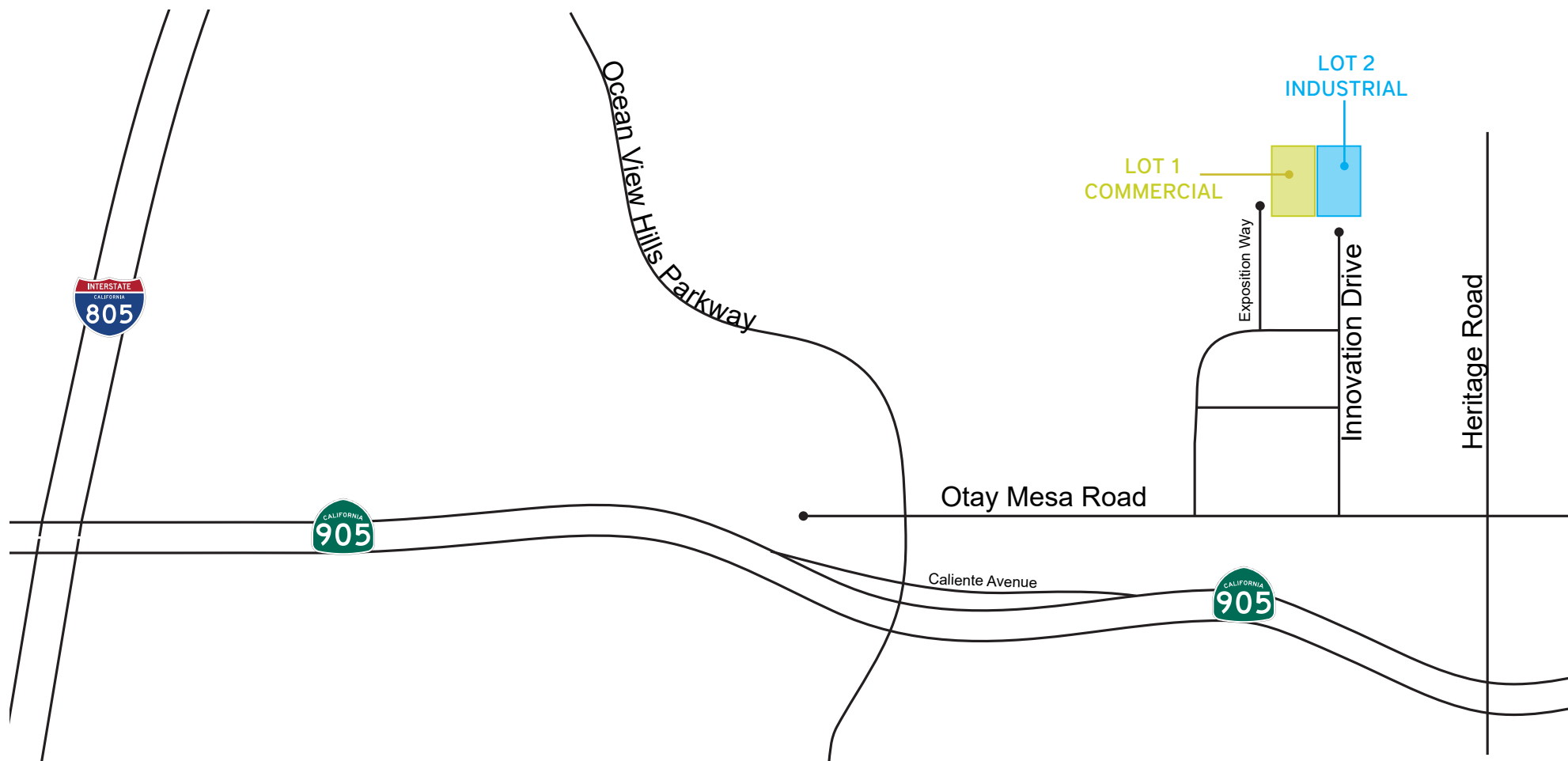
Lot 2 - 37,850 SF
2 Multi-Tenant
Light Industrial
Buildings



**Entitlements effective upon final map approval.*



ACCESS ROADS



**NOT TO SCALE*



DRIVE TIMES
EXPOSITION WAY | OTAY MESA, CA

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