

# 2525 WINDWARD WAY

CHULA VISTA, CA 91914



**±2,566 SQUARE FEET**

**~~\$714,500~~ \$699,990**

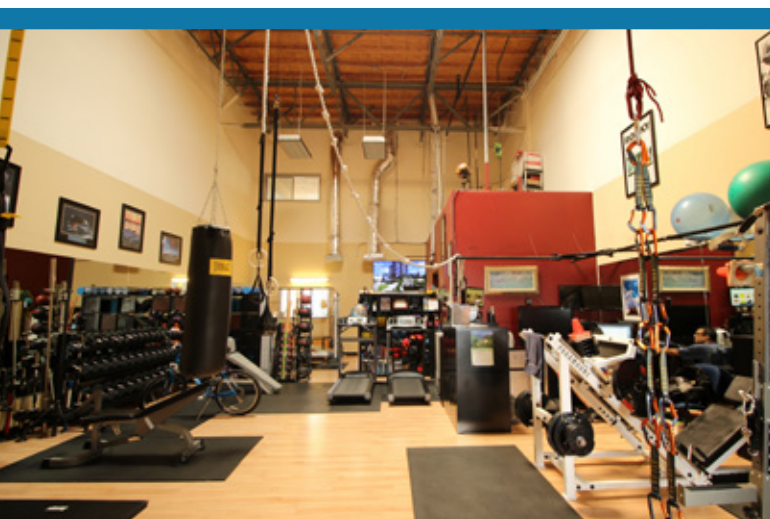
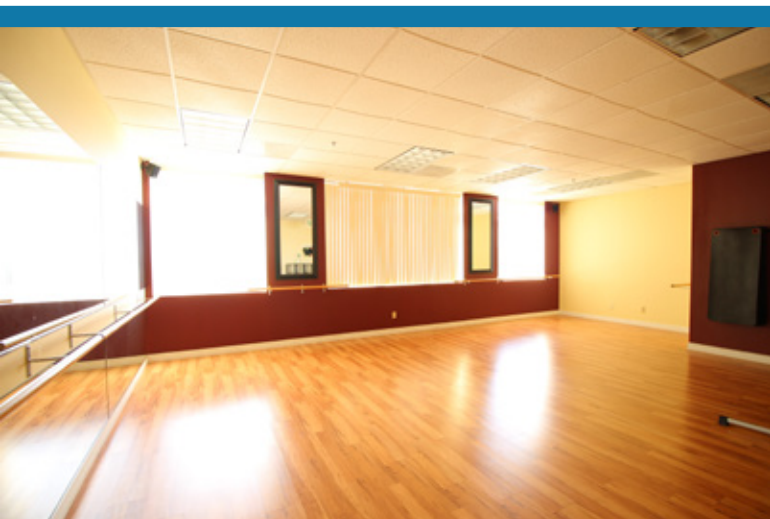
**Eligible for 90% SBA Financing**

- » High exposure, multi-use property originally built with approximately 50% office space which is currently finished and used for a Pilates studio and approximately 50% warehouse space which is currently finished and used as a fitness center.
- » Flexible design and high parking ratio allows for either increasing the office space to 100% or for a larger warehouse.

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## FEATURES

- » Prominent public exposure at entrance to busy business park
- » Building signage
- » Finished for fitness, yoga, Pilates and dance studios
- » Easily converted to open or traditional office or flex space with warehouse area
- » Reserved parking spaces in front of the unit and abundant open spaces throughout the project
- » 10' ceilings in office space on the first floor and 9' on the second floor
- » 21' ceiling in the warehouse or open ceiling area
- » Large windows across the entire front of both floors
- » Roll up truck door can be converted to glass to use the warehouse as an open ceiling office
- » Two restrooms
- » Plumbed for kitchenette
- » Two independent air conditioning and heating systems
- » Separate front and rear entrances
- » Sprinklered
- » Cox cable internet service
- » Association fee for property insurance, water used in and outside the unit, landscaping, trash, exterior lighting, maintenance, and repair of the roof, walls, foundation, parking lot, and grounds is only \$418 per month.
- » Picnic tables on site
- » Walking and running trails adjacent to the project
- » APN: 595-710-20-24



## LOCATION

- » Situated in the Eastlake Business Center in the prestigious Eastlake master-planned community
- » Estimated population: 1 mile - 15,004; 3 miles - 85,984; 5 miles - 177,616
- » Median household income: 1 mile - \$124,199; 3 miles - \$113,767; 5 miles - \$106,052
- » Near three busy shopping centers with Target, Lowes, Vons, Trader Joes, Sprouts, and multiple restaurants

## AMENITIES MAP



## SITE PLAN



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For more information please contact:

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## CBRE

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