

I-5 VISIBILITY
BONUS
FENCED YARD
& 3.3 / 1,000 PARKING RATIO

1002-1008

• INDUSTRIAL BOULEVARD •

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



*Conceptual Rendering

MICHAEL MOSSMER | Senior Vice President
858.458.3347 • mmossmer@voitco.com • Lic. #00998326

Voit
REAL ESTATE SERVICES

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

•ASKING RENT FOR ENTIRE BUILDING•

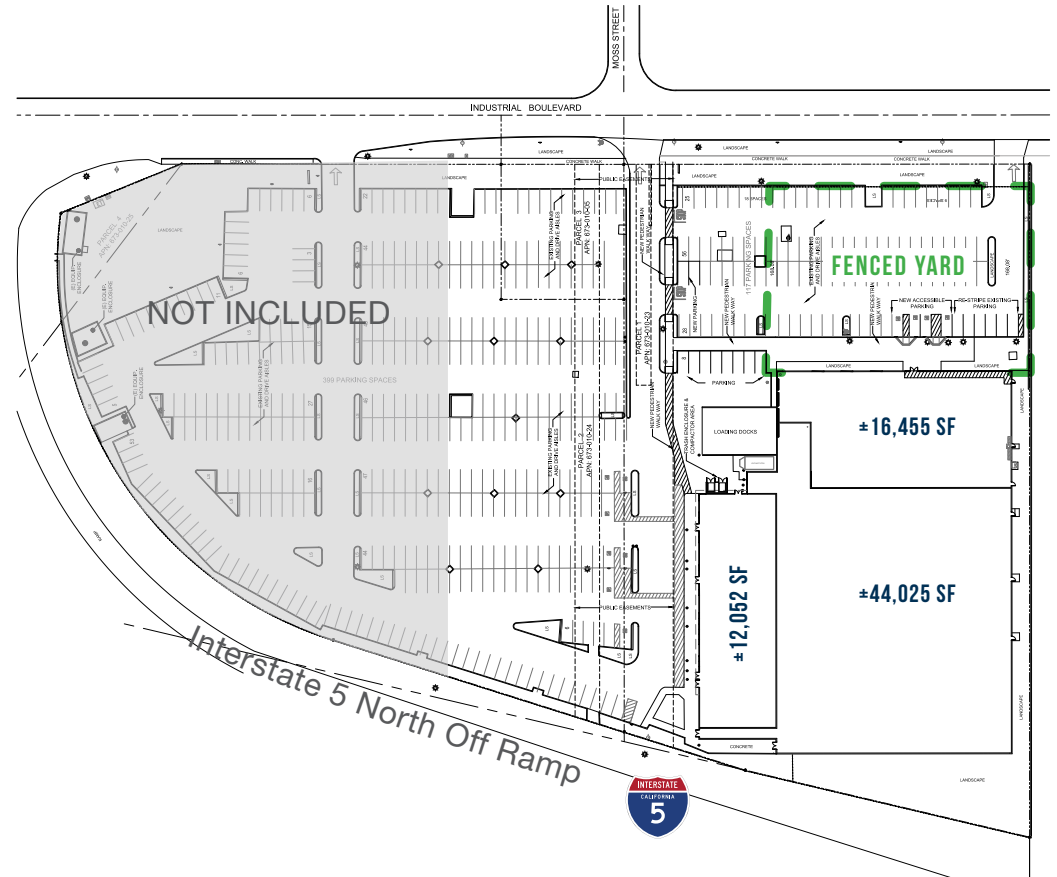
\$.89 / SF per month, NNN

•SALE PRICE•

Call Broker to discuss

1002-1008

•INDUSTRIAL BOULEVARD•



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



CHULA VISTA BAYFRONT MASTER PLAN

1002-1008
INDUSTRIAL BOULEVARD

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>



CONCEPTUAL SITE PLAN



1002-1008

INDUSTRIAL BOULEVARD



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

1002-1008

INDUSTRIAL BOULEVARD

±72,532 SF INDUSTRIAL / COMMERCIAL FOR LEASE



MICHAEL MOSSMER | Senior Vice President
858.458.3347 • mmossmer@voitco.com • Lic. #00998326

4180 La Jolla Village Drive, Suite 100, La Jolla, CA 92037 | 858.453.0505 | 858.408.3976 Fax | Lic #01991785 • www.voidco.com

Licensed as a Real Estate Salesperson by the CA Bur of Real Estate. The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. ©2018 Voit Real Estate Services, Inc. All Rights Reserved. Real People. Real Solutions.® is a registered trademark of Voit Real Estate Services.

Voit

REAL ESTATE SERVICES