

# GROUND LEASE/BUILD TO SUIT

2535 OTAY CENTER DRIVE, SAN DIEGO CA 92154



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## PROPERTY SUMMARY



## PROPERTY HIGHLIGHTS

- Incredible Location- Less than 2 minutes from the brand new Otay Border Crossing
- Join strong co-tenancy with Jack in the Box and 76 Gas
- One block off freeway SR-905
- Potential to combine with neighboring parcels for additional scale
- Flat parcel
- Rare opportunity to be located in fast growing traffic area
- Located right off the freeway with Monument Signage visible off the 905

**LEASE RATE**  
**NEGOTIABLE**

**LAND SIZE**  
**27,007 SF**

**PROPERTY TYPE**  
**LAND**

**ZONING**  
**IL 3-1 LIGHT INDUSTRIAL ZONE**

**APN**  
**646-180-48-00**

## PROPERTY DESCRIPTION

This is an amazing opportunity to take advantage of the new Otay Border Crossing. The new project will inject a tremendous amount of traffic and energy into this corridor. Join a high traffic center with a strong tenant mix!

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## LOCATION DESCRIPTION



The Otay Mesa Community planning area is a dynamic and rapidly developing area of the City of San Diego. The area is bounded by the Otay River Valley and the City of Chula Vista on the north, the International Border on the south, Interstate 805 on the west, and the County of San Diego on the east.

As seen on the map, the new freeways and connectors that have been completed in 2019, with more construction continuing into 2020, is creating a traffic hub in the area. The new Border Crossing is a focus in Otay Mesa. Phase 2 and 3 (noted in orange and green on the map) are expecting completion in 2019-20.



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2535 OTAY CENTER DR

Otay II Border Crossing

Otay Border Crossing

MEXICO

UNITED STATES

Cross Border Xpress  
Tijuna Airport Terminal  
in San Diego

SIEMPRE VIVE RD

OTAY MESA RD

CALIFORNIA  
905

CALIFORNIA  
125

**FedEx** **EMERALD TEXTILES**  
**ALASKAN COPPER**  
U.S. Commercial Import  
Inspection Facility

**BOSE** **NASSCO**  
**BEE INTERNATIONAL**  
**G-Global** **OTAY AUTO AUCTION**  
**PLANNED AMAZON DISTRIBUTION SITE**

**amazon**

**OTAY MESA** **SWC**  
OUTHWESTERN COLLEGE  
**FedEx** **Panasonic**  
**Honeywell** **Steelcase**

Brown Field  
Municipal  
Airport

