

# 2530

Catamaran Way

Chula Vista, CA 91914

3,440±

Rentable Square Feet



\$850,000  
(\$247/RSF)

90%

SBA Financing Available

## FOR SALE

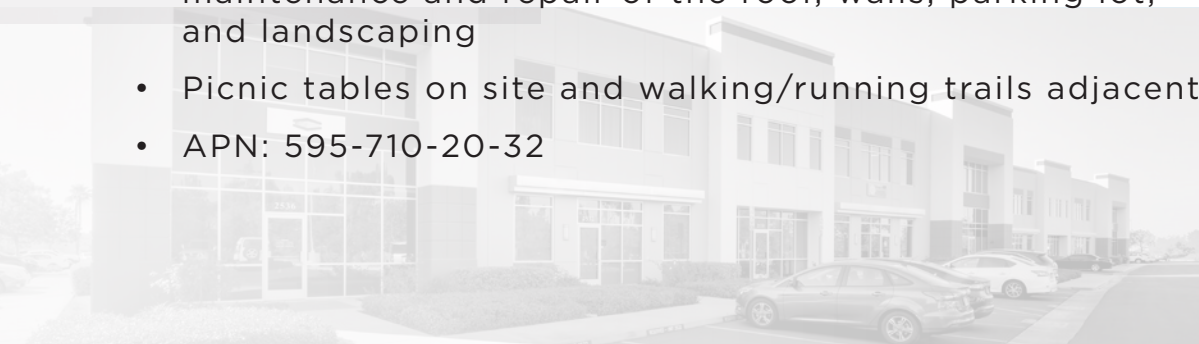
Eastlake Office or Flex Property

**CBRE**

# PROPERTY FEATURES



- Quality finished office buildout
- Storage area with roll-up truck door.
- Easily converted to traditional flex space with warehouse area
- Reserved parking spaces in front of the unit and abundant open spaces throughout the project
- Building signage allowed
- 10' ceilings in office space on the first floor and 9' on the second floor
- Large windows across the front sides of both floors
- Kitchenette
- Two restrooms
- Two independent air conditioning and heating systems
- Front and rear entrances
- Sprinklered
- Cox cable internet service
- Low monthly association fee of \$650 covers insurance on the building, water used inside and outside the units, landscaping, trash, exterior lighting, and maintenance and repair of the roof, walls, parking lot, and landscaping
- Picnic tables on site and walking/running trails adjacent
- APN: 595-710-20-32





# LOCATION

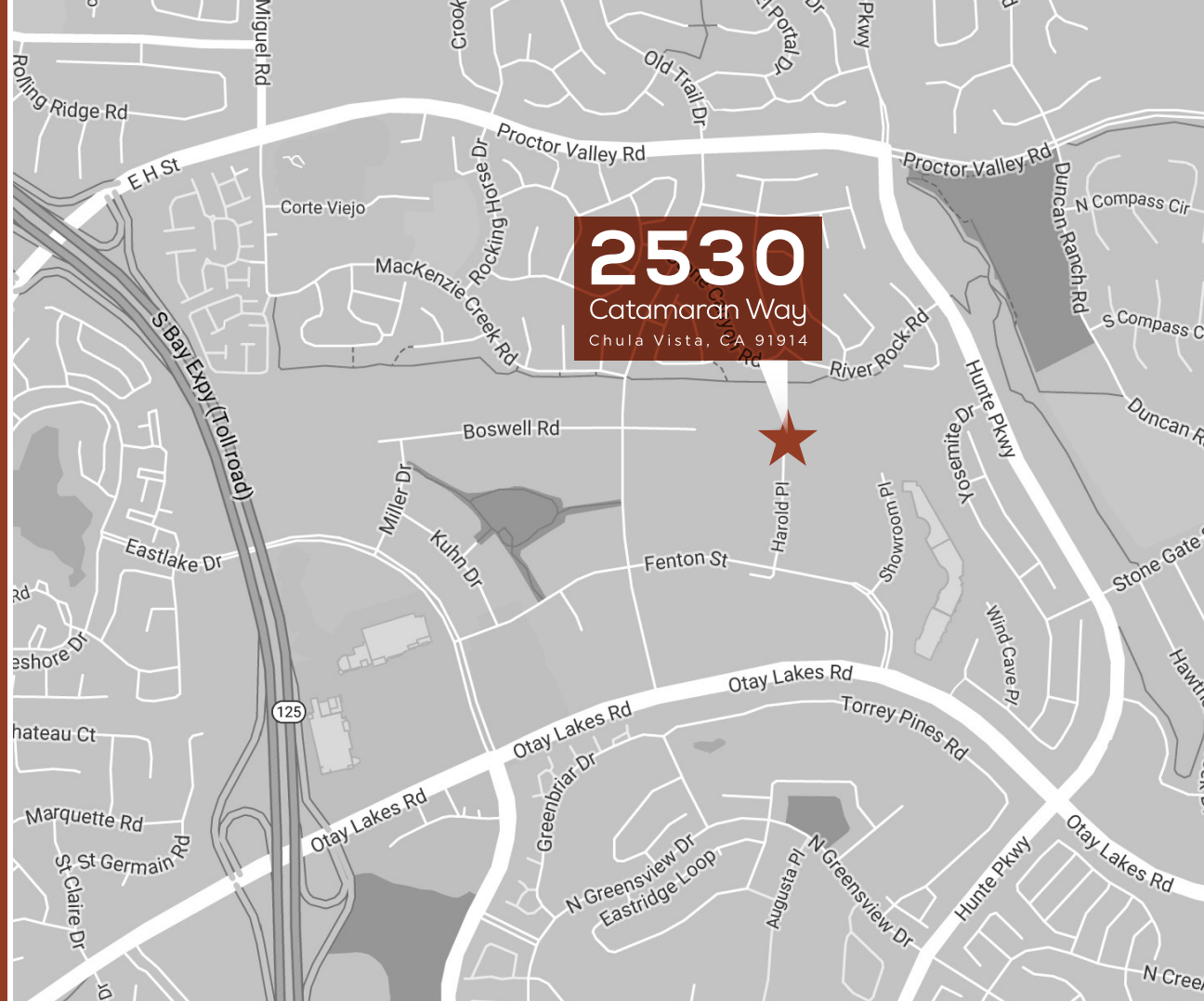
- Situated in the Eastlake Business Center in the prestigious Eastlake master-planned community
- Near three retail centers with Target, Lowes, Vons, Trader Joes, Sprouts, and multiple restaurants
- Easy access to CA 125

## Estimated Population

1 mile.....	15,004
3 miles .....	85,984
5 miles .....	177,616

## Est. Median HH Income

1 mile.....	\$124,199
3 miles .....	\$113,767
5 miles .....	\$106,052







BOSWELL RD

**2530**  
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Broken Yolk

**SPROUTS**  
FARMERS MARKET

**TRADER JOE'S**

**TJ-MAXX**

Pier 1 Imports

**petco**

Massage Envy

**SPEED CIRCUIT**

**Fred's**  
ORIG. RESTAURANT

**SKY ZONE**  
INDOOR TRAMPOLINE PARK

**WORLD GYM**  
AEROBIC & FITNESS

**TVRN BOWL**

**Solita's**  
MEXICAN FOOD

**CosmoProf**

FUTURE HOME OF

**Hampton Inn**

**HOMEWOOD SUITES**  
BY HILTON

125



Scripps Coast  
Medical Center

25,800 ADT



OTAY LAKES ROAD



**VONS**

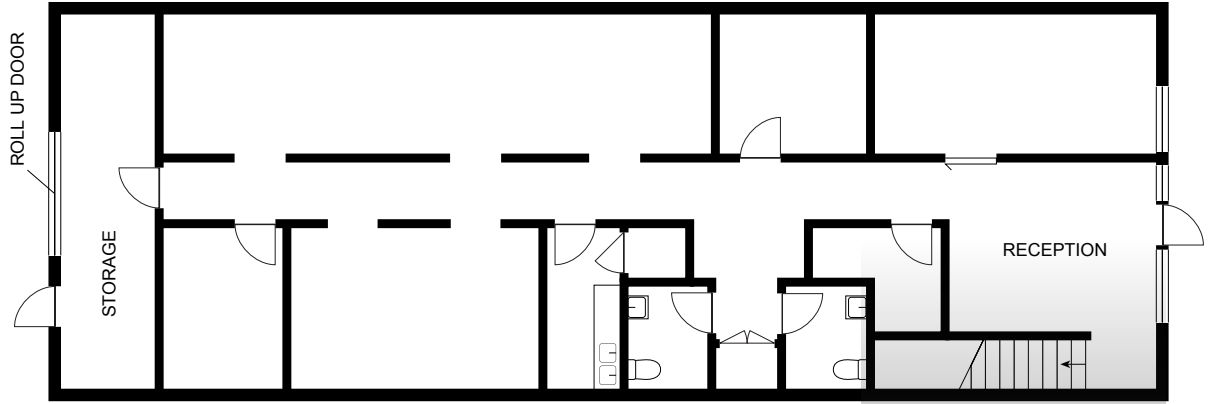
**RITE AID**

FENTON ST

LANE AVE

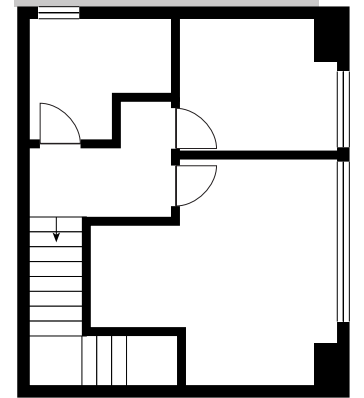
OTAY LAKES ROAD





1ST FLOOR

2ND FLOOR



# FLOOR PLAN

# SITE PLAN



**2530**  
Catamaran Way

# 2530

## Catamaran Way

### CONTACT US

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# CBRE

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