

Bonita View Plaza

690 OTAY LAKES ROAD, CHULA VISTA, CA 91910

OFFICE AND MEDICAL
SUITES FOR LEASE



Bonita View Plaza

690 OTAY LAKES ROAD, CHULA VISTA, CA 91910

Building Features



5 : 1,000
Parking Ratio



Monument And Building
Eyebrow Signage
Available



Professionally Managed
By Covey Commercial
Real Estate Services



Utilities: Separately
Metered Electricity

Availability

SUITE	SF	RATE	COMMENTS
120	5,915	\$2.50 + Electricity	Existing traditional office build-out; Available July 2020
130	1,813	\$2.50 + Electricity	Drive-thru window access
260	3,204	\$2.50 + Electricity	Shell space, divisible to ~1,000sf, Ready for office or medical build-out

Synergistic Tenant Base

Chula Vista Physicians' Group

O.T. Etc, Excel Speech and PT in Motion



Project Aerial



Traffic Counts
22,872 
CARS PER DAY

Otay Lakes Road and Ridgeback Road

Demographics

3-Mile Radius



137,566
POPULATION



\$94,780
AVERAGE
HOUSEHOLD INCOME



36.60
MEDIAN AGE

Advisory Board

Projected Demand By Specialty (3-Mile Radius)

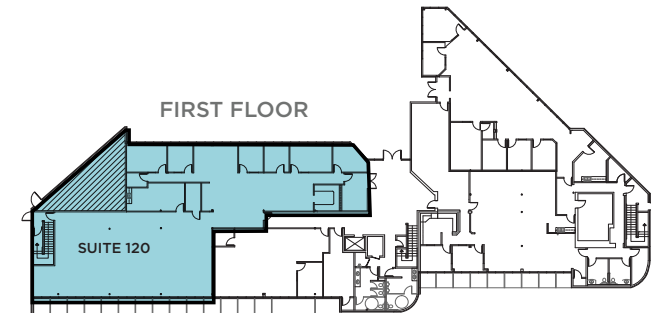
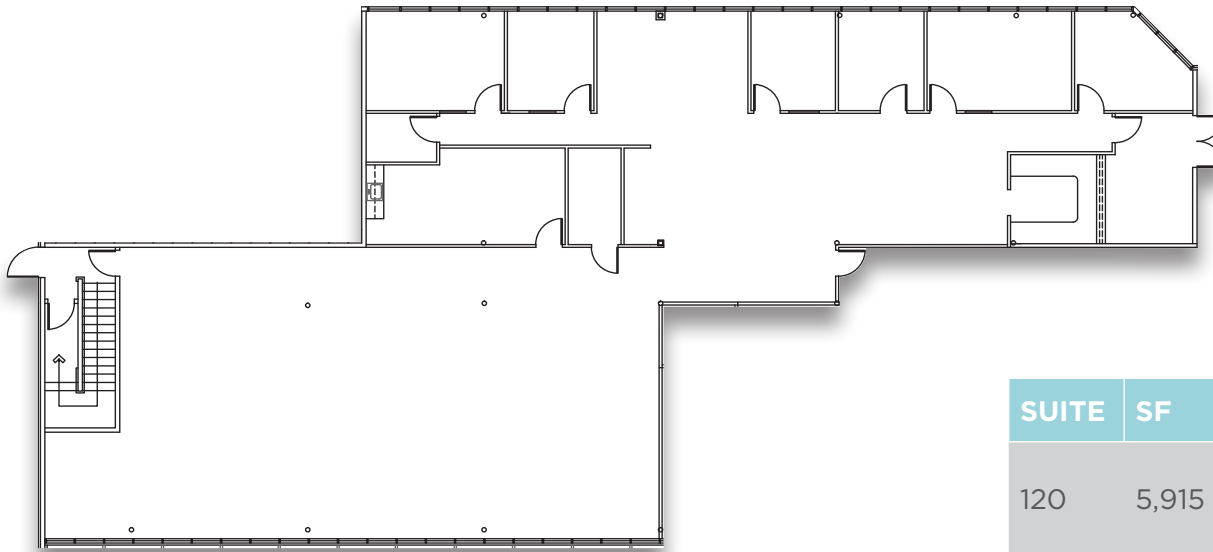
Service Line	2017 Volume	2022 Volume	2027 Volume	5 Year Growth	10 Year Growth
Neurology	7,044	9,062	10,227	28.6%	45.2%
Urology	6,699	9,062	10,031	27.5%	49.7%
Orthopedics	18,296	22,597	25,184	23.5%	37.6%
Podiatry	6,963	8,598	10,311	23.5%	48.1%
Cosmetic Procedures	3,703	4,544	5,133	22.7%	38.6%
Pain Management	4,629	5,614	6,369	21.3%	37.6%
Vascular	5,585	6,639	7,617	18.9%	36.4%
Miscellaneous Services	91,963	109,305	122,708	18.9%	33.4%
Gastroenterology	12,125	14,316	16,358	18.1%	34.9%
Pulmonology	12,594	14,842	16,934	17.9%	34.5%

Suite 120

Suite Photo



Floor Plan



SUITE	SF	RATE	COMMENTS
120	5,915	\$2.50 + Electricity	Existing traditional office build-out, available July 2020

JOE ZUREK

Senior Associate
858-558-5612
joe.zurek@cushwake.com
CA Lic. #01967813

TRAVIS IVES

Senior Director
858-334-4041
travis.ives@cushwake.com
CA Lic. #01889097

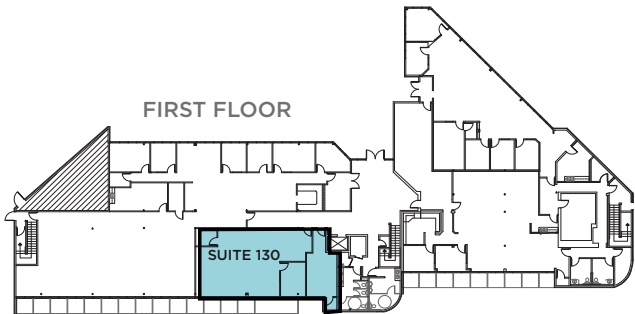
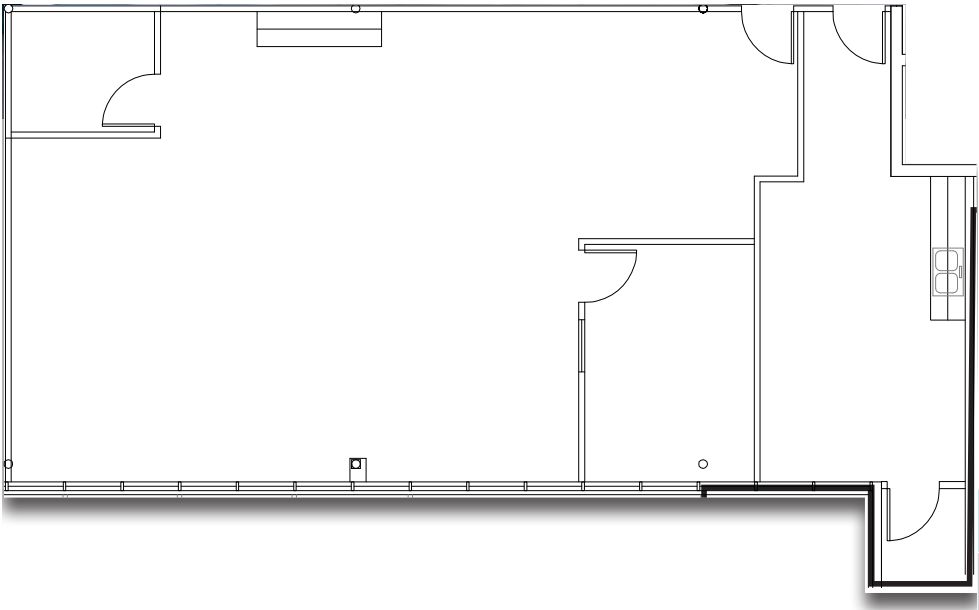


Suite 130

Suite Photo



Floor Plan



SUITE	SF	RATE	COMMENTS
130	1,813	\$2.50 + Electricity	Drive-thru window access

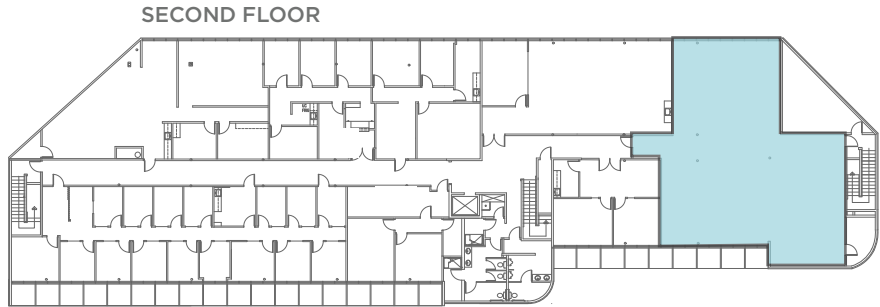
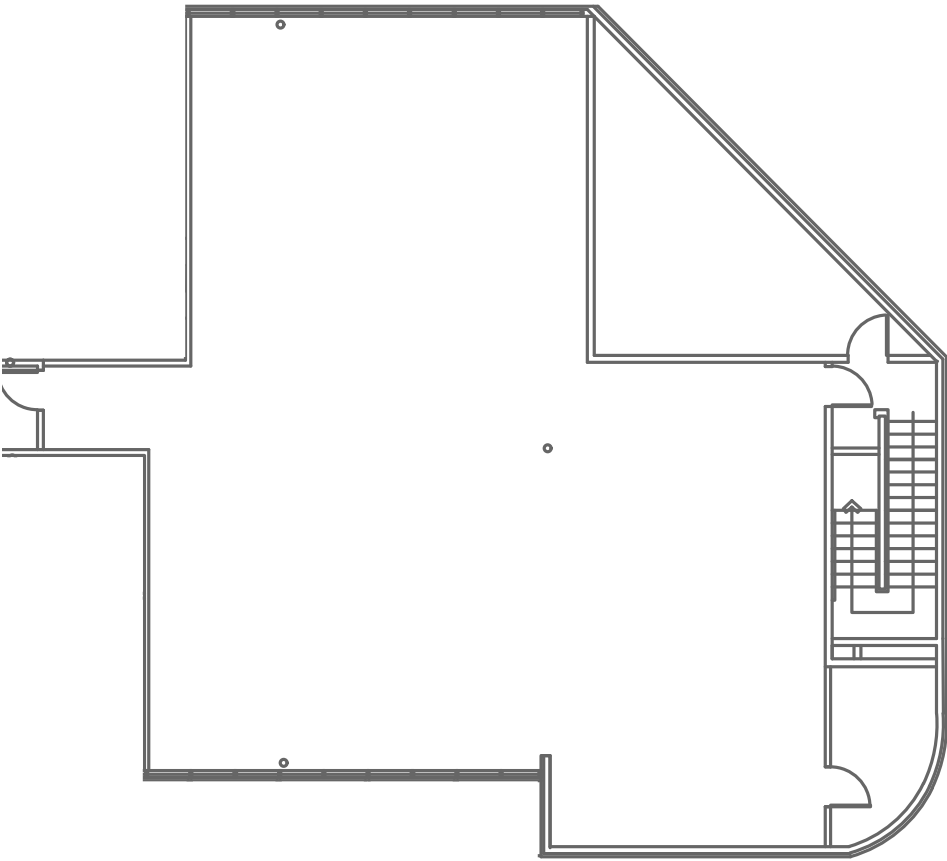
JOE ZUREK
Senior Associate
858-558-5612
joe.zurek@cushwake.com
CA Lic. #01967813

TRAVIS IVES
Senior Director
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CA Lic. #01889097



Suite 260/270

Floor Plan



SUITE	SF	RATE	COMMENTS
260	3,204	\$2.50 + Electricity	Shell space, divisible to ~1,000sf, Ready for office or medical build-out

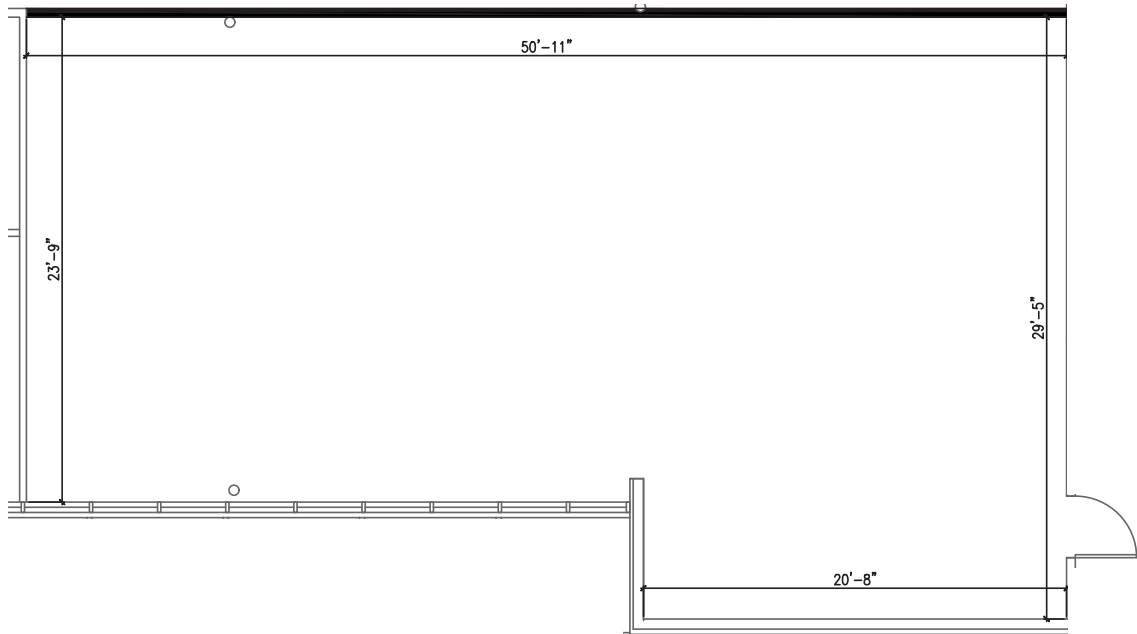
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CA Lic. #01889097

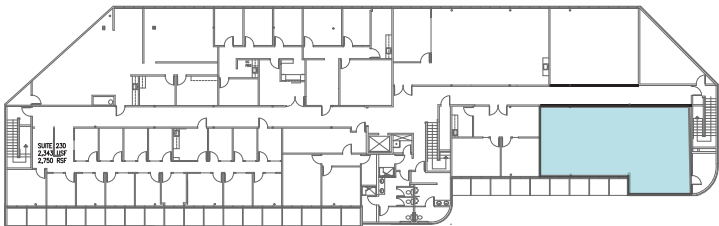


Suite 260

Hypothetical Floor Plan



HYPOTHETICAL SECOND FLOOR



SUITE	SF	RATE	COMMENTS
260	2,073	\$2.50 + Electricity	Shell space, ready for office or medical build-out

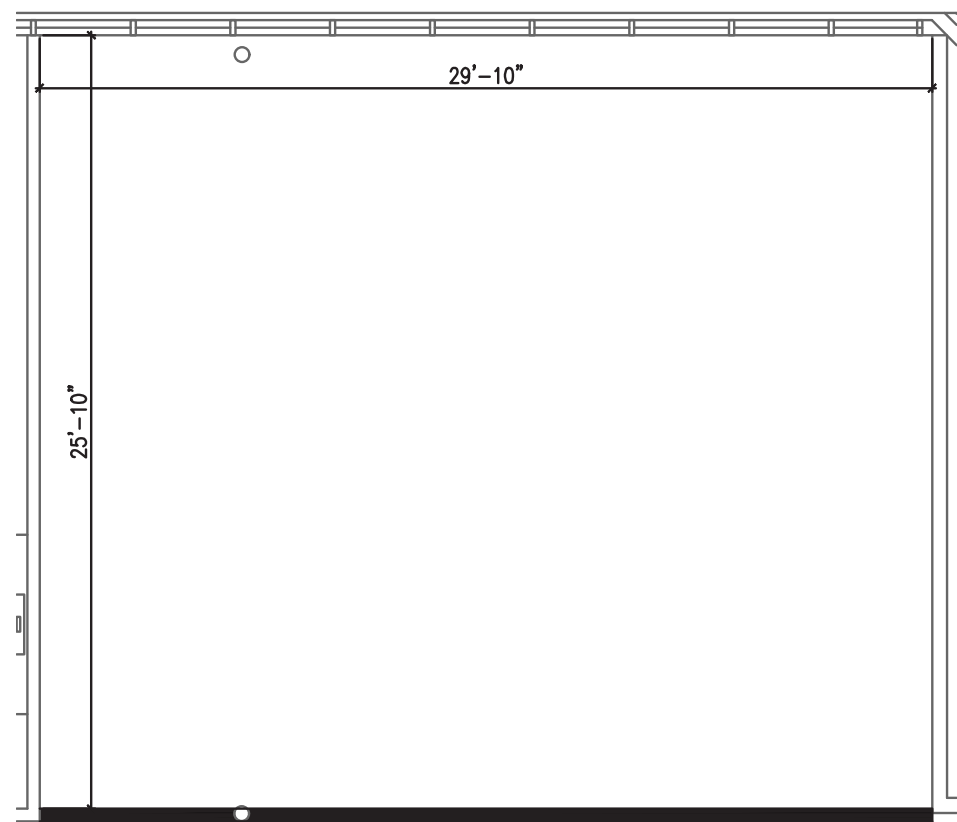
JOE ZUREK
 Senior Associate
 858-558-5612
 joe.zurek@cushwake.com
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 Senior Director
 858-334-4041
 travis.ives@cushwake.com
 CA Lic. #01889097

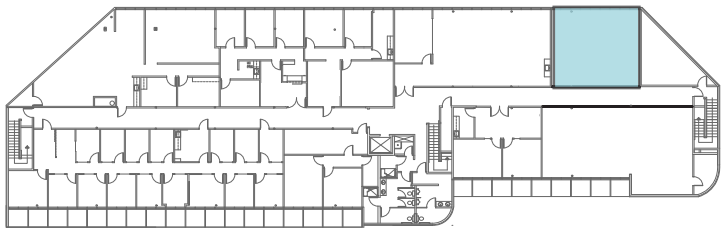


Suite 270

Hypothetical Floor Plan



HYPOTHETICAL SECOND FLOOR

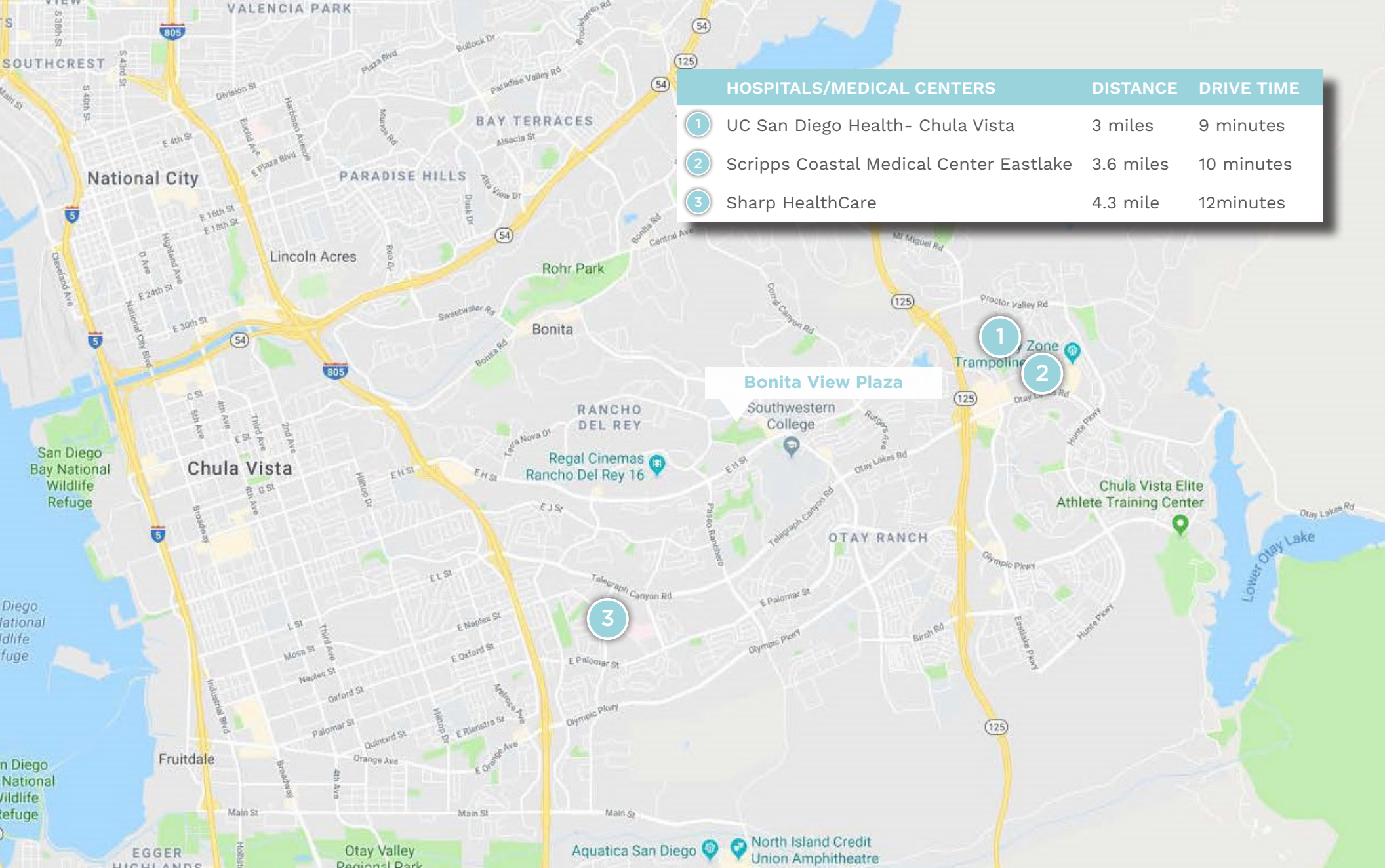


SUITE	SF	RATE	COMMENTS
270	1,131	\$2.50 + Electricity	Shell space, ready for office or medical build-out

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