

# AVAILABLE FOR LEASE: 1,380 SF

3450 BONITA ROAD, CHULA VISTA, CA 91910



## 20,211 SF MULTI-TENANT OFFICE BUILDING

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**Voit**  
REAL ESTATE SERVICES





## PROJECT SUMMARY

- Approximately 20,211 SF two story office building in a tranquil setting
- Generous parking allocation
- Close proximity to restaurants and retail
- Located at Bonita Road 1/2 mile east of I-805 at the intersection of Glen Abbey Boulevard
- Convenient freeway access to all areas of South County and the Mexican border
- Competitive lease rates

**AVAILABLE:** NOW

**LEASE RATE:** \$1.95/SF MG



PART OF A 20,211 SF  
OFFICE BUILDING



212,555 CARS/DAY  
INTERSTATE 805



50 PARKING  
SPACES AVAILABLE

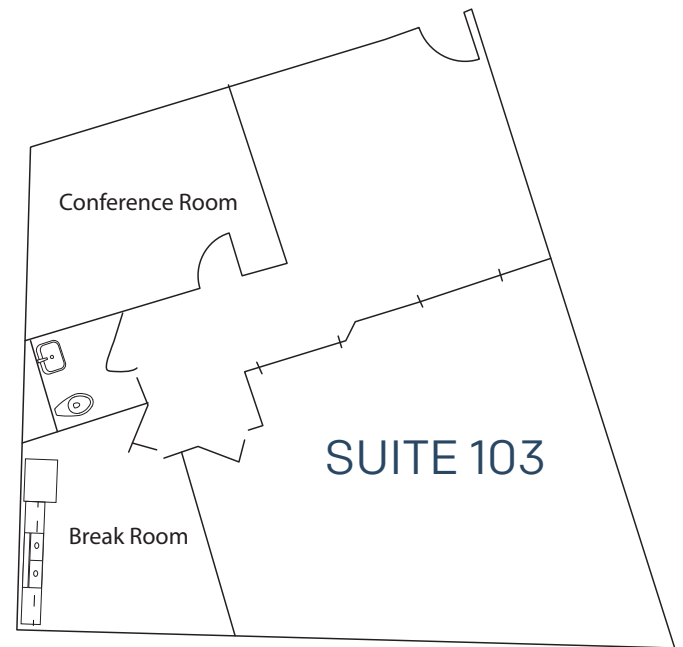
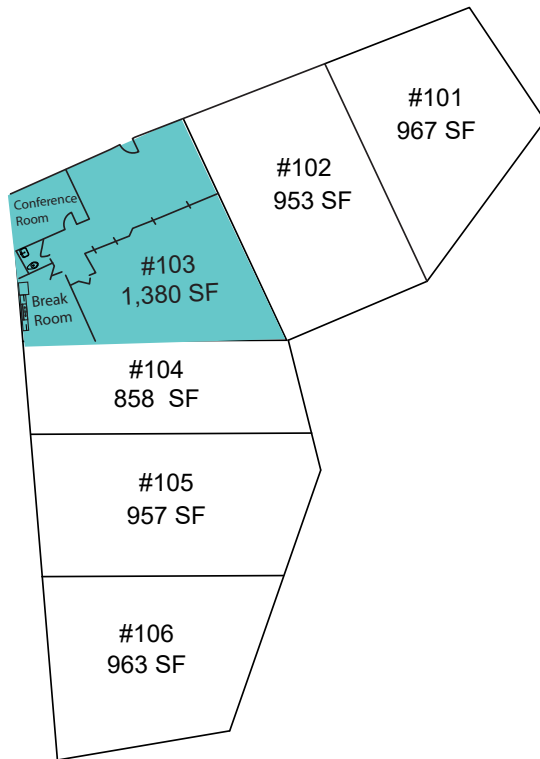


PROPERTY MANAGER  
ON-SITE

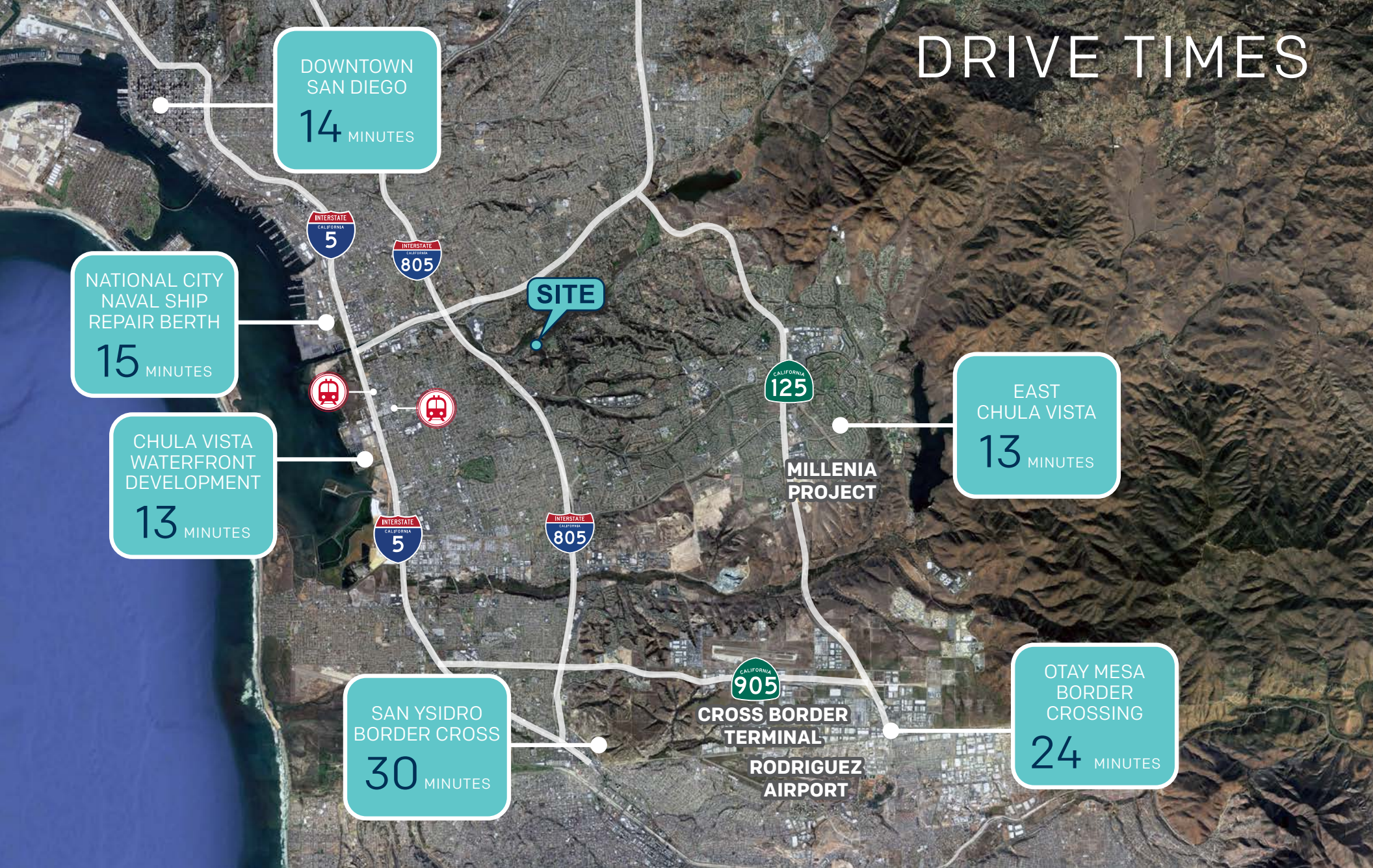


## AVAILABILITY

SUITE	SF	RATE	AVAILABILITY
103	1,380	\$1.95/SF MG	Now



# DRIVE TIMES

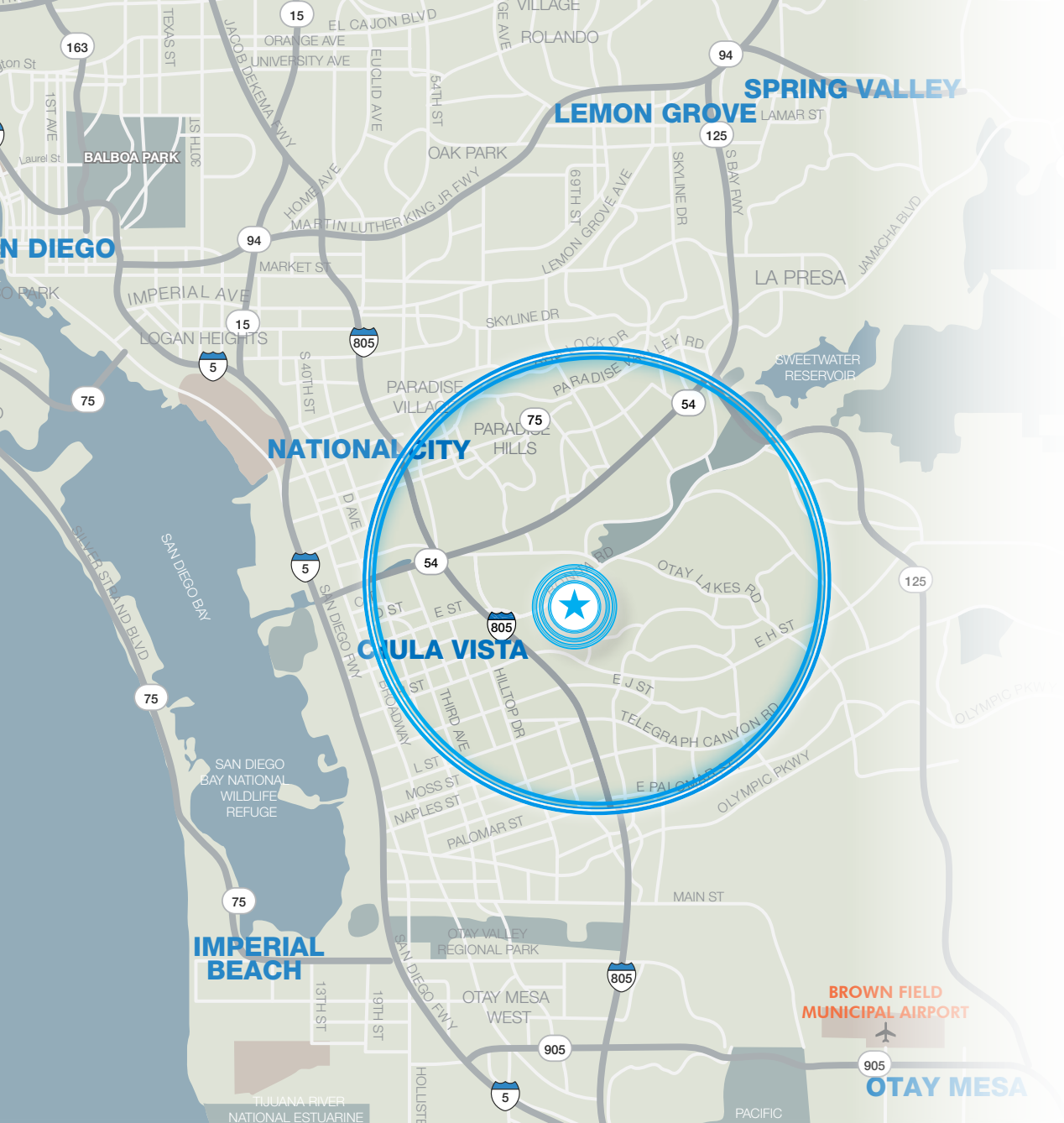


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## DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2019 Total Population:	9,057	200,308	480,451
2024 Population:	9,254	206,551	495,095
Pop Growth 2019-2024:	2.18%	3.12%	3.05%

## HOUSEHOLDS

2019 Total Households:	3,044	63,726	139,799
HH Growth 2019-2024:	2.23%	3.28%	3.19%
Median Household Inc:	\$90,120	\$61,127	\$62,904

## HOUSING

Median Home Value:	\$554,494	\$438,982	\$419,689
Median Year Built:	1980	1974	1977

## TRAFFIC COUNTS

STREET	CROSS STREET	CPD
Bonita Road	Andorra Way	35,033
Interstate 805	Bonita Road	212,555
East H Street	Interstate 805	52,857
Plaza Bonita Road	Bonita Valley Lane	10,258

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