

BONITA

PROFESSIONAL PLAZA

180 OTAY LAKES ROAD | BONITA CA 92902



DUNCAN DODD, SIOR

858.546.5459

DUNCAN.DODD@CUSHWAKE.COM

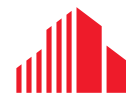
CA LIC. #01064314

PHILLIP LINTON

858.546.4627

PHILLIP.LINTON@CBRE.COM

CA LIC. #01242776



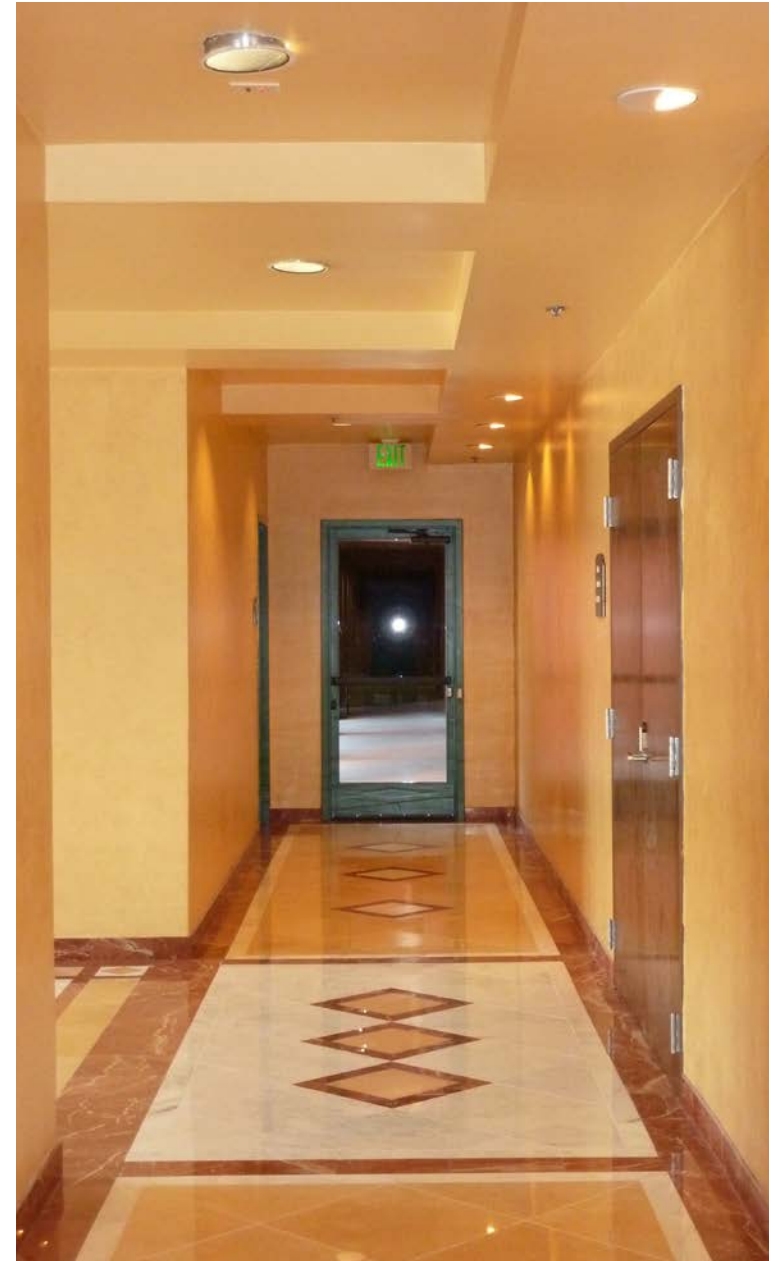
CUSHMAN &
WAKEFIELD

CBRE

PROPERTY OVERVIEW

BUILDING FEATURES

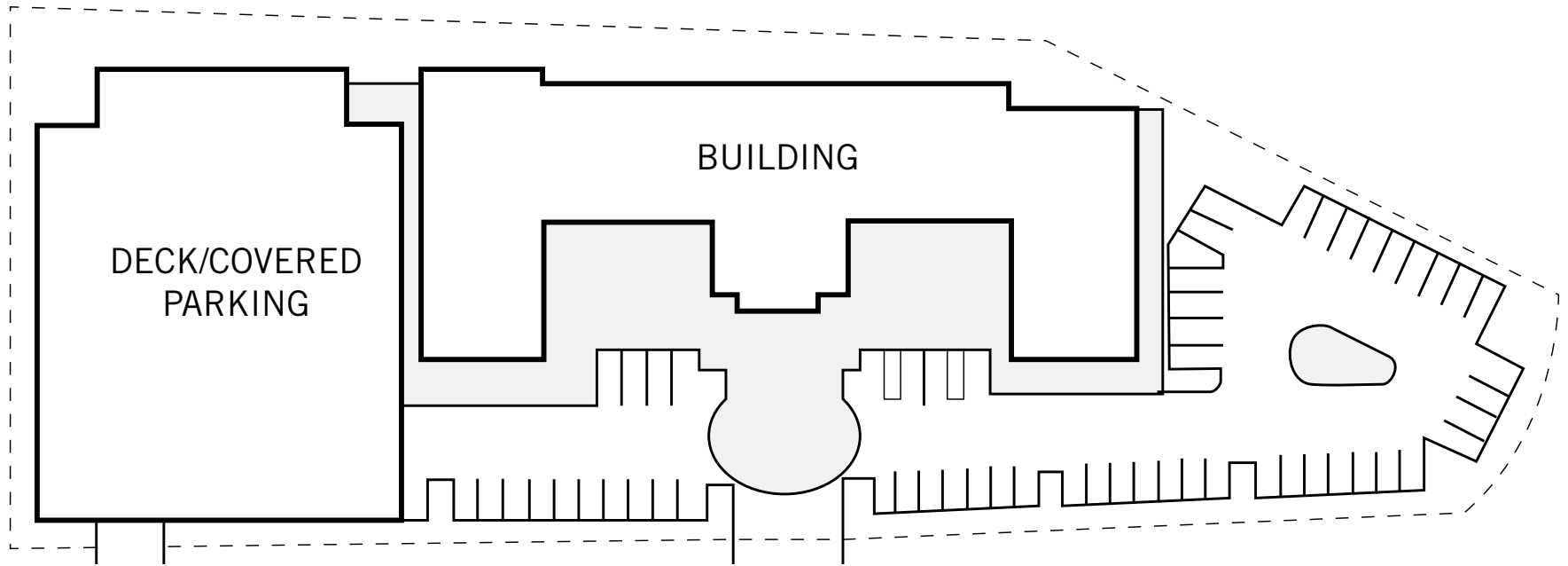
- THREE-STORY MEDICAL AND PROFESSIONAL OFFICE BUILDING WITH UNIQUE SPANISH MISSION-STYLE ARCHITECTURE
- 2010 RENOVATIONS INCLUDE: EXTERIOR, GRAND ENTRANCE, MARBLE FLOORS, ALL RESTROOMS, ELEVATORS, AND LOBBIES
- STRONG PRESENCE AND IDENTITY IN COMMUNITY
- BUILDING SIGNAGE AVAILABLE
- AMPLE COVERED AND SURFACE PARKING
- PRIVATE, EXTERIOR DOUBLE DOOR ENTRANCES
- WALK-OUT VERANDAS WITH FRENCH DOORS IN MANY SUITES
- ELEGANT TWO-STORY LOBBY; TWO ELEVATORS
- CENTRAL TO CHULA VISTA, NATIONAL CITY, AND EAST COUNTY MEXICAN BORDER
- EASY ACCESS FROM I-805, CA-54, AND TOLL I25
- MULTIPLE RESTAURANTS, BANKS, LIBRARY, PUBLIC GOLF COURSE, AND JOGGING TRAIL WITHIN A SHORT WALK



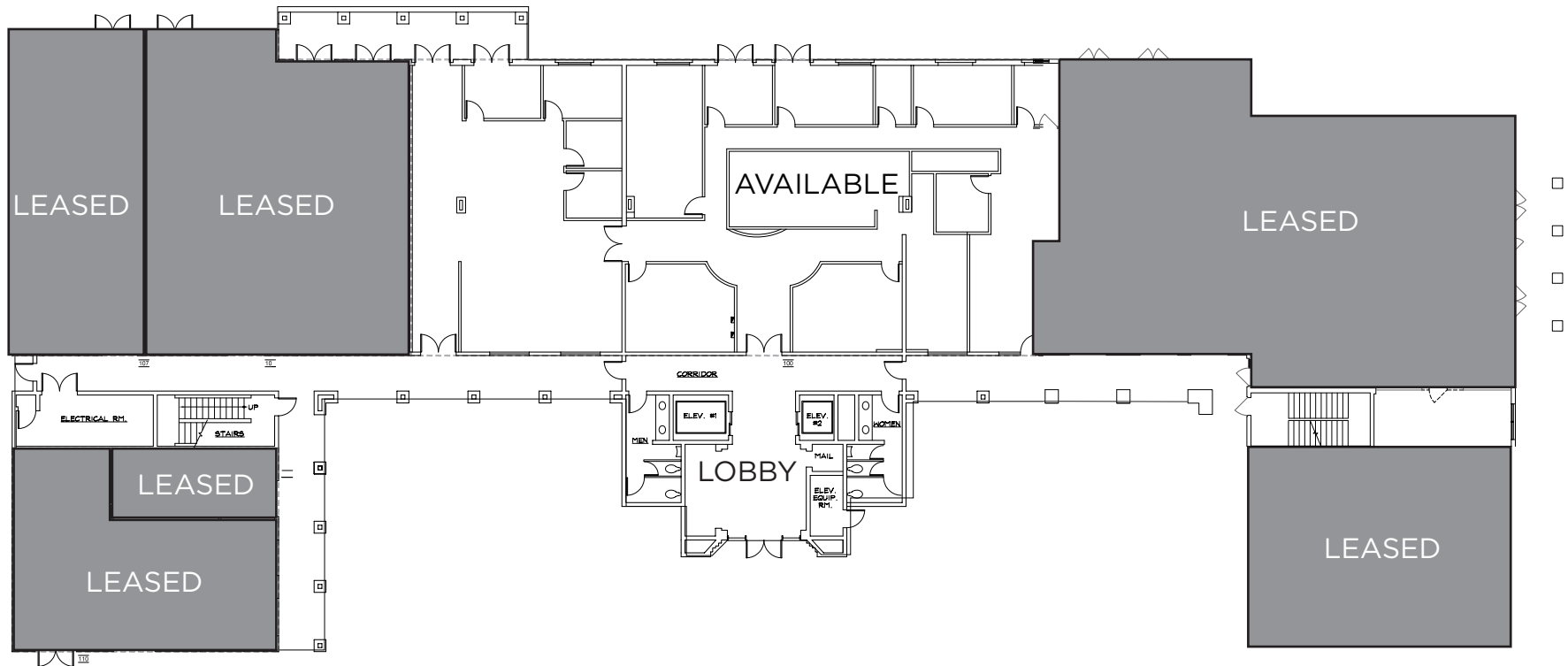
PROPERTY PHOTOS



SITE PLAN



FIRST FLOOR



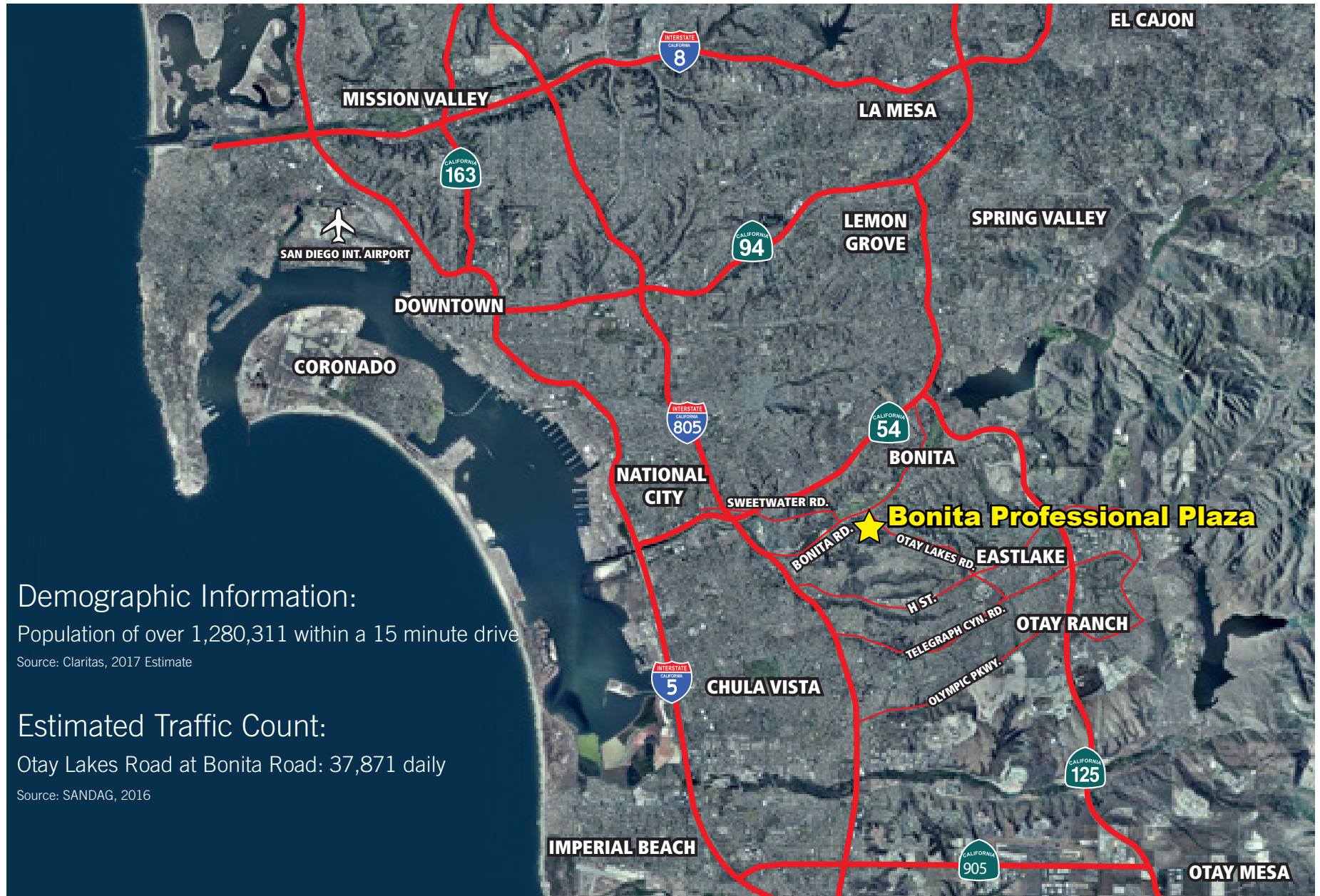
CURRENT TENANTS - 1ST FLOOR

DIVINO PLASTIC SURGERY
CHILD DEVELOPMENT ASSOCIATES (EXPANSION)
DEPT. OF VETERANS AFFAIRS
DR. GARY PESAVENTO & DR. KAYE PESAVENTO
BONITA VALLEY TAX & BOOKKEEPING

GROUND FLOOR AVAILABILITY

- SUITE 103 - SUITE 105
- APPROXIMATELY 2,000 - 6,000 SF AVAILABLE
- \$2.85/SF + UTILITIES + JANITORIAL
- TENANT IMPROVEMENTS AVAILABLE (NEGOTIABLE)

LOCATION



Demographic Information:

Population of over 1,280,311 within a 15 minute drive

Source: Claritas, 2017 Estimate

Estimated Traffic Count:

Otay Lakes Road at Bonita Road: 37,871 daily

Source: SANDAG, 2016

AMENITIES



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