

FOR LEASE

Bayview Commerce Center

1011-1161 Bay Boulevard, Chula Vista, California 91911



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REAL ESTATE SERVICES

FOR LEASE

Bayview Commerce Center

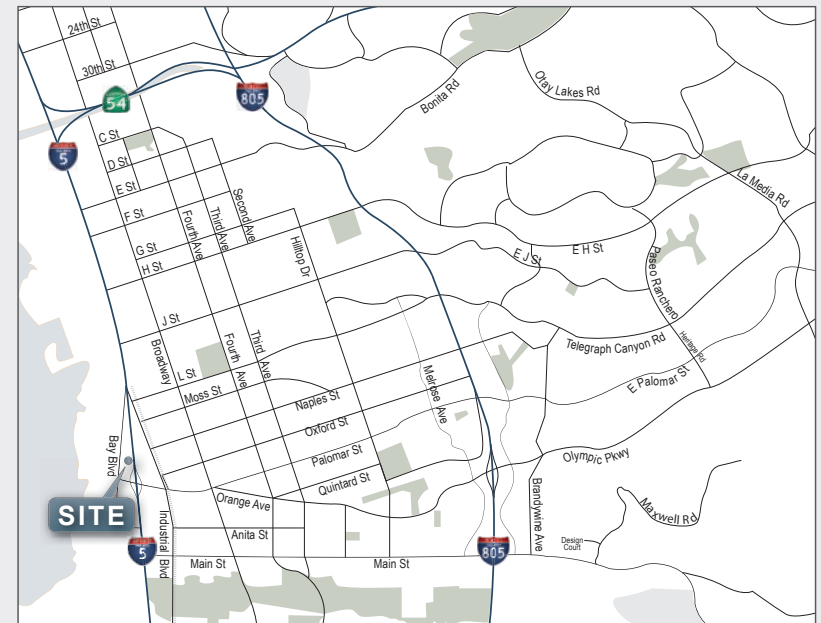
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PROPERTY FEATURES

Total Project Size.....	±277,098 SF
Size Space	From 568 SF - 27,371 SF
Visibility.....	Avg. 130,000 Cars Daily on I-5
Parking	2.7/1,000
Warehouse Clear Height	±16' - 21'
Loading.....	Dock High & Grade Level
Power	Minimum 100 Amps 110/208 V 3-Phase
Zoning.....	Industrial (City of Chula Vista) Allows for Expanded Range of Uses (Retail Wholesale, Office)
Comments	Gas Available

- Easy Truck Access & Maneuverability
- Freeway Visible Signage
- Walking Distance to the Palomar Street Trolley & Bus Station
- ±5 Minutes to US/Mexico Border Crossing
- ±10 Minutes to Downtown San Diego, North Island and 32nd Street Navel Base



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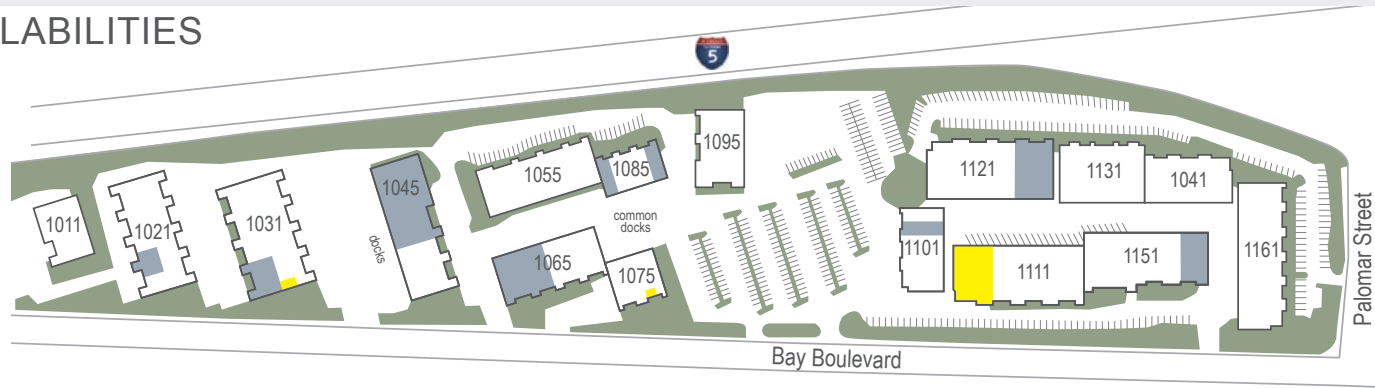
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CURRENT AVAILABILITIES



INDUSTRIAL SPACE

Address	Suite(s)	Size (SF)	Loading	Lease Rate	Comments
1031 Bay Boulevard	A & B	1,400 SF	1 Grade	\$0.87 PSF Gross	10% Office; 1 Restroom
1085 Bay Boulevard	A	1,459 SF	1 Grade	\$0.85 PSF Gross	50% Office; 1 Restroom
1101 Bay Boulevard	B	1,728 SF	1 Grade	\$0.85 PSF Gross	10% Office; 1 Restroom
1021 Bay Boulevard	R & S	2,525 SF	2 Grades	\$0.87 PSF Gross	10% Office; 2 Restrooms
1045 Bay Boulevard	E	3,030 SF	1 Dock	\$0.82 PSF Gross	15% Office; 1 Restroom
1045 Bay Boulevard	F	3,030 SF	1 Dock	\$0.82 PSF Gross	20% Office; 1 Restroom
1085 Bay Boulevard	E & F	3,270 SF	2 Grades	\$0.82 PSF Gross	Office; 1 Restroom
1151 Bay Boulevard	F & G	4,667 SF	2 Grades	\$0.81 PSF Gross	10% Office; 1 Restroom
1121 Bay Boulevard	A & B	4,851 SF	1 Grade	\$0.85 PSF Gross	45% Office; Freeway Frontage
1065 Bay Boulevard	A, B & C	7,575 SF	3 Grades	\$0.79 PSF Gross	50% Office; Private HVAC Offices; Gas Available
1045 Bay Boulevard	G, H, & I	9,090 SF	3 Docks	\$0.75 PSF Gross	15% Office; 2 Restrooms
1045 Bay Boulevard	E, F, G, H, & I	15,150 SF	5 Docks	\$0.70 PSF Gross	15% Office; 4 Restrooms

OFFICE SPACE

Address	Suite(s)	Size (SF)	Lease Rate	Comments
1075 Bay Boulevard	B	1,000 SF	\$1.00 PSF Gross	Abundant Parking; Previous On-Site Deli
1031 Bay Boulevard	D - E	1,400 SF	\$1.00 PSF Gross	2 Private Offices; Open Bullpen
1111 Bay Boulevard	A - C1	5,914 SF	\$0.95 PSF Gross	Bay Blvd. Frontage

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AERIAL VIEW



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