

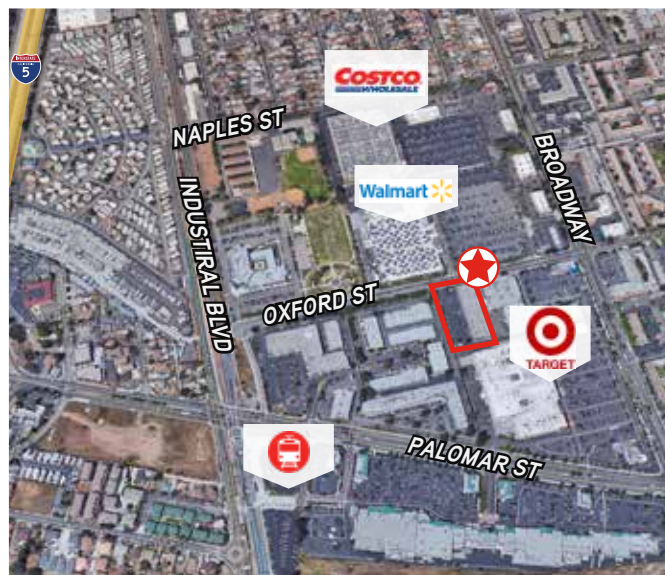
FOR SALE > 30,480 SF RETAIL - SHOWROOM - WAREHOUSE PROPERTY
±16,400 SF OR 30,480 SF AVAILABLE FOR OCCUPANCY
OWNER/USER OR OWNER/USER/INVESTOR (PARTIALLY LEASED)

635 OXFORD STREET CHULA VISTA, CA 91911



Property Details

- « 30,480 SF Commercial Bldg.
 - 16,400 SF space will be available for occupancy
 - 14,000 SF space will be available for occupancy or remain leased until 5/31/31 (contact broker for details)
- « Located across the street from Walmart entrance on Oxford St. Close proximity to Costco, Target, Michaels, etc.
- « Zoning: CCP (Central Commercial Precise Plan)
City of Chula Vista
- « Clear Height 18' -20'
- « Building has 6 docks if restored (20' wide each)
- « Walking distance to Palomar Street Trolley Center
- « Plans available for new storefront entrance fronting Oxford St
- « Parking: 75 spaces (2.46/1,000)
- « Asking Price: \$6,300,000



For more information contact:

BOB MOONEY
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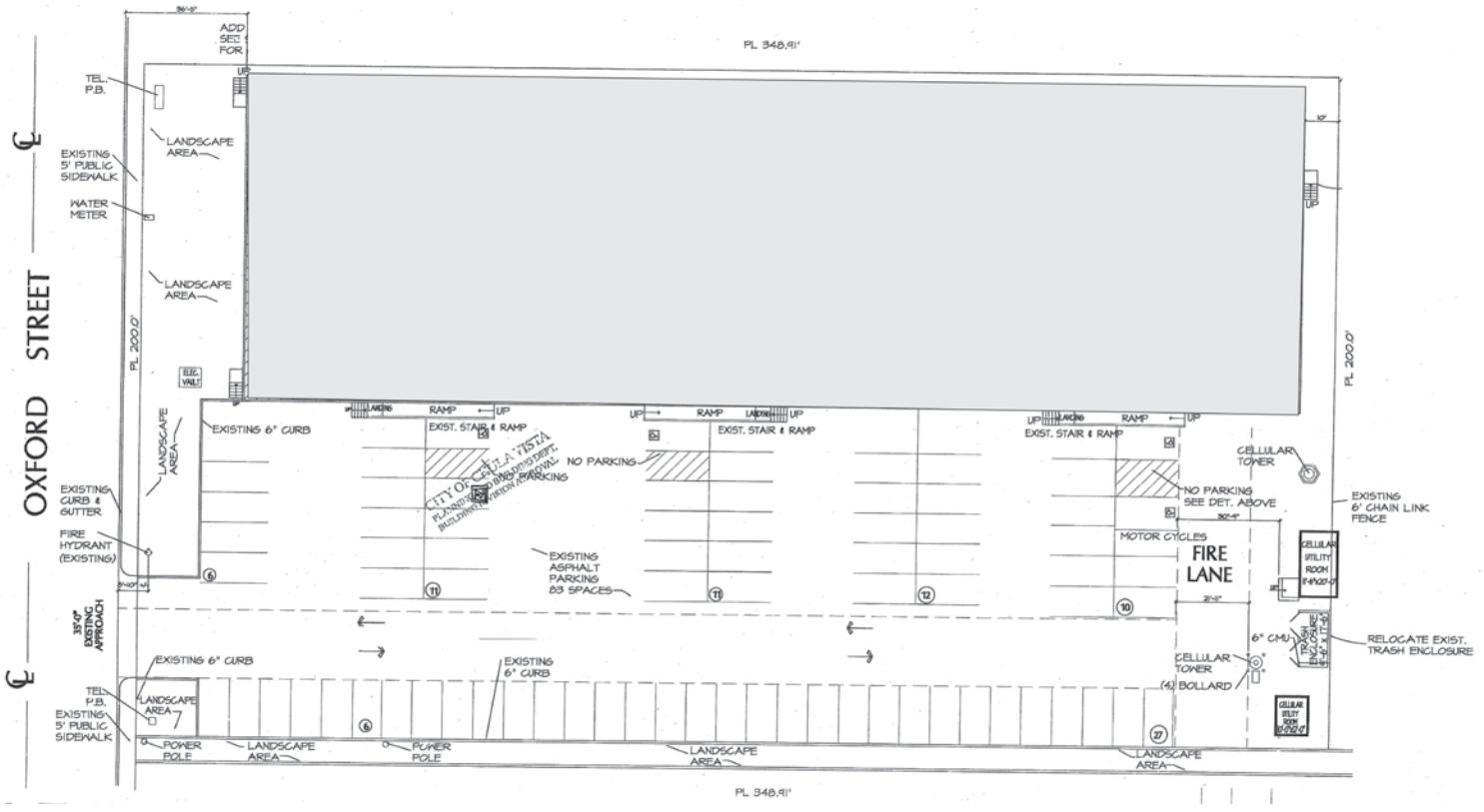
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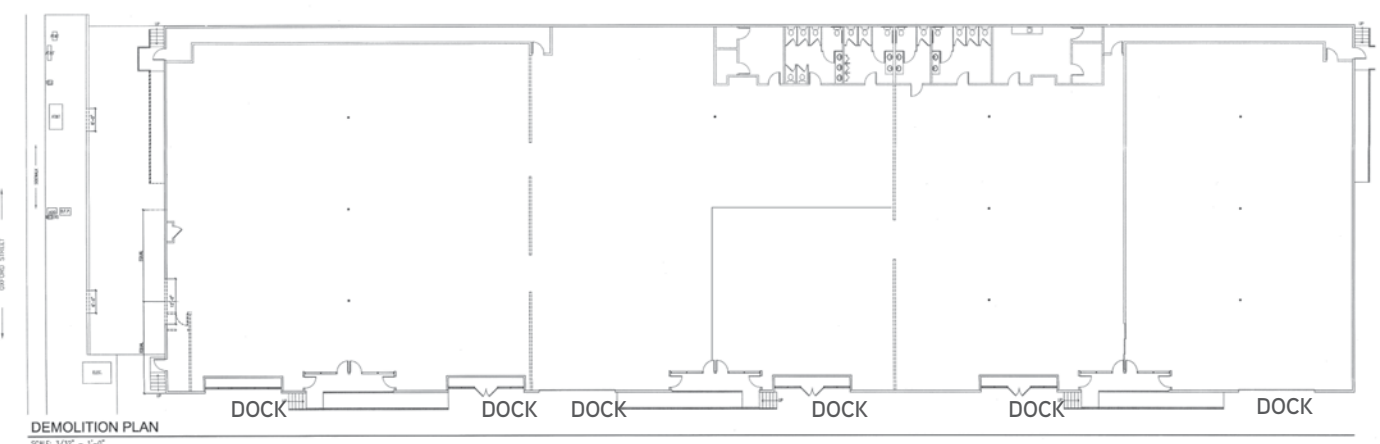
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SITE PLAN



CURRENT FLOOR PLAN*



* Approximate - may not be completely as-built. Dock high doors are currently glass storefronts.

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