COMMERCIAL AND INDUSTRIAL LAND FOR SALE







VISTA SANTO DOMINGO | OTAY MESA, CA

TRACY CLARK
MICHAEL MOSSMER
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PROPERTY DESCRIPTION

PROPERTY ADDRESS:	Vista Santo Domingo Road, Otay Mesa, CA 92154
PROPERTY TYPE:	Land
LAND SIZE:	Two lots. 2.01 acres zoned for commercial and office and 2.35 acres zoned for industrial.
APN:	645-050-07-00
ZONING:	AR-1-1 (Airport Influence Area and Airport Environs Overlay Zone of Otay Mesa Plan)
PROPERTY CONDITION:	Currently unimproved; "finished grading" will take an estimated 3 months and completion of Vista Santo Domingo Road will take an estimated 6 months
MAP STATUS:	Final map approved December 21, 2017
TIMING:	The lots will be delivered with utilities stubbed to site and finished graded based on the full asking price

COMMERCIAL: ±2.01 ACRES ±87,556 SF \$1,576,000 (\$18.00/SF) INDUSTRIAL: ±2.35 ACRES

\$1,638,000 (\$16.00/SF)



PROPERTY DESCRIPTION

Lot 1 is entitled and planned for an approximate 40,678 SF Neighborhood Commercial project including 2nd floor office use.

Lot 2 is entitled and planned for an approximate 37,850 SF Light Industrial project.

The site is contiguous to open space on two of its sides, which will provide permanent and unobstructed views from the ridge of Otay Mesa of the Pacific Ocean and to Downtown and Point Loma, especially for the second floor office of the commercial project.

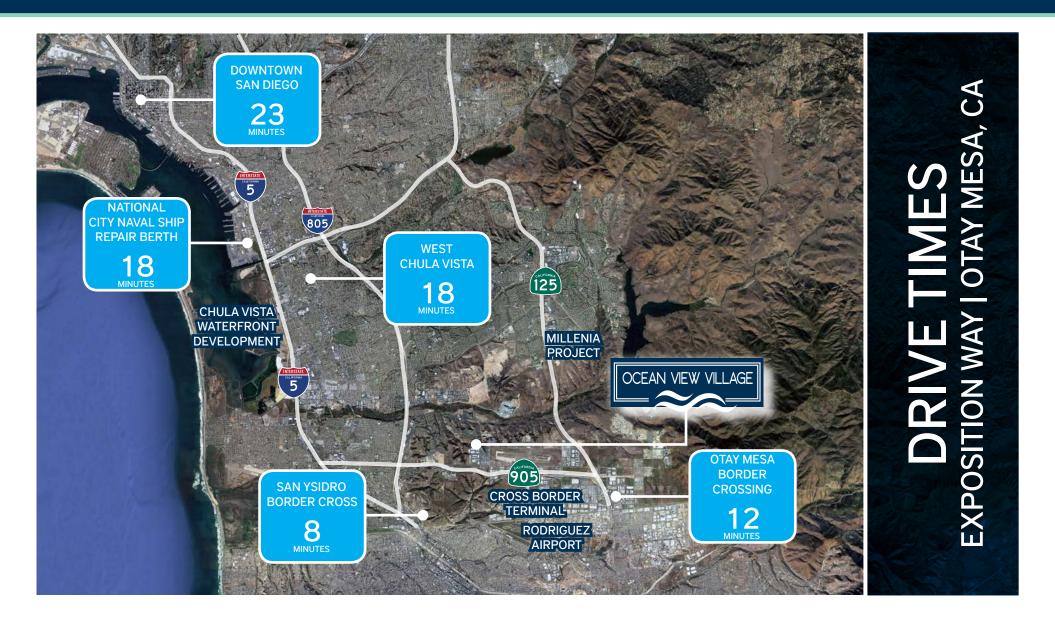
ENTITLEMENTS



FINAL MAP

IVICAL LAC. 10-70 SHEET 3 OF 3 SHEETS OCEAN VIEW VILLAGE EXISTING EASEMENTS: ROBINHOOD RIDGE UNIT NO. 1 . 10' EASEMENT FOR ROAD PURPOSES PER DOC. REC. FEB. 4, 1955 IN BOOK 5520, PAGE 514, O.R. A C/L 10' WIDE SDG&E EASEMENT PER DOC. REC. OCT. 14, 1980 AS FILE NO. 80-338497. O.R. 673.41']] 673.51') [[NR7'05'52'W MAP NO. 14048 IS 8705'39" E S87'05'32"E 673.59 306.61 (306.73) NON-PLOTTABLE EASEMENTS: 643.56 D. 2° LP. W/DISC MKD. RCE 21245 PER C.O.C. REC. 9-2-200500C. NO. 2003-1067296. FD. 2° LP. W/DISC MKD. RCE 18679 PER C.O.C. REC. 9-2-2003, DOC. NO. 2003-1067296. THE FOLLOWING EASEMENT HAS NO LOCATION SET FORTH IN THE RECORD DOCUMENT AND CANNOT BE PLOTTED: EASEMENT TO SDG&E PER DOC. REC. MARCH 14, 1990 AS FILE NO. 90-136543, O.R. 2" I.P. W/DISC MKD. RCE 21245 PER C.O.C. REC. 9-2-2003, DOC. NO. 30" 5' WIDE GENERAL UTILITY AND 30' DETAIL (NO SCALE) COVENANT OF EASEMENT FOR PROTECTION OF SENSITIVE ACCESS EASEMENT GRANTED HEREON 20' EISEMENT FOR ROAD PURPOSES PER DOC. REC. BIOLOGICAL RESOURCES AND STEEP HILLSIDES GRANTED TO THE CITY OF SAN DIEGO PER DOC. REC. MAY 8, 2015 AS FEB. 4, 1955 IN BOOK 5520, PAGE 514, O.R. FILE NO. 2015-0231062, O.R. LOT 1 PORTION OF VISTA SANTO DOMINGO 5.578 ACRES DEDICATED PER MAP NO. 14048 A 671.72 1.07 'A' Roennhood ridge unit No. 1 map no. 14048 SECTION 29 T.S. 18 S. R. 1 W. S.B.B.M. PORTION OF VISTA SANTO DOMINGO SANTO DOMINGO S.E. 1/4, M.E. BEARINGS. A A AR S87'27'28'E 323.49 BASIS <u>31</u>7.72' N88'08'27"W VISTA 12' DRAINAGE EASEMENT GRANTED ' A 5' WIDE GENERAL UTILITY AND ACCESS EASEMENT GRANTED HEREON LOT 3 5' GENERAL UTILITY AND ACCESS EAEMENT GRANTED PER MAP NO. 14048 LOT 2 1.999 ACRES 20' EASEMENT FOR ROAD PURPOSES PER DOC. REC FEB. 4, 1955 IN BOOK 5520, PAGE 514, O.R. (38776'46'E) 38727'28'E 36.03 35.34 A POINT "A" FD. 3/4" LP. W/TAG MKD. LS 5276 PER MAP 641.69 NO. 15157. PM 20870 671.72' [671.60'] (671.90') [[671.83']] \$87'27'28 E [\$87'26'46'E (\$87'26'44'E) FD. ST. SURVEY MON. W/BRASS DISC MKD. RCE 22606 PER MAP NO. 15157, PM 20870 LOT "&" OCEAN VIEW HILLS [589 38 20 E] CORPORATE CENTER UNIT NO 3 MAP NO. 15157 FD. ST. SURVEY MON. W/BRASS DISC MKD. RCE 22606 PER Leppert Engineering CORPORATION 5190 Governor Drive, Suite 205, Son Diego, Co. 92122-2848 Phone: (858) 597-2001 Fax: (858) 597-2009 CCS 83 C. 1790-6327 VTM 314829 | PTS# 401938 | I.O. 24005512 | L.C. 150-1767





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