

**±2,400 SF INDUSTRIAL SUITES AVAILABLE FOR LEASE**

# 2540 MAIN ST, SUITE E & G

CHULA VISTA, CA 91911



**SUBJECT PROPERTY**

# PROPERTY OVERVIEW



**\$1.40 NNN PSF**

LEASE RATE



**\$0.22 TRIPLE NETS**

AVAILABLE SPACE



**20'**

CLEAR HEIGHT

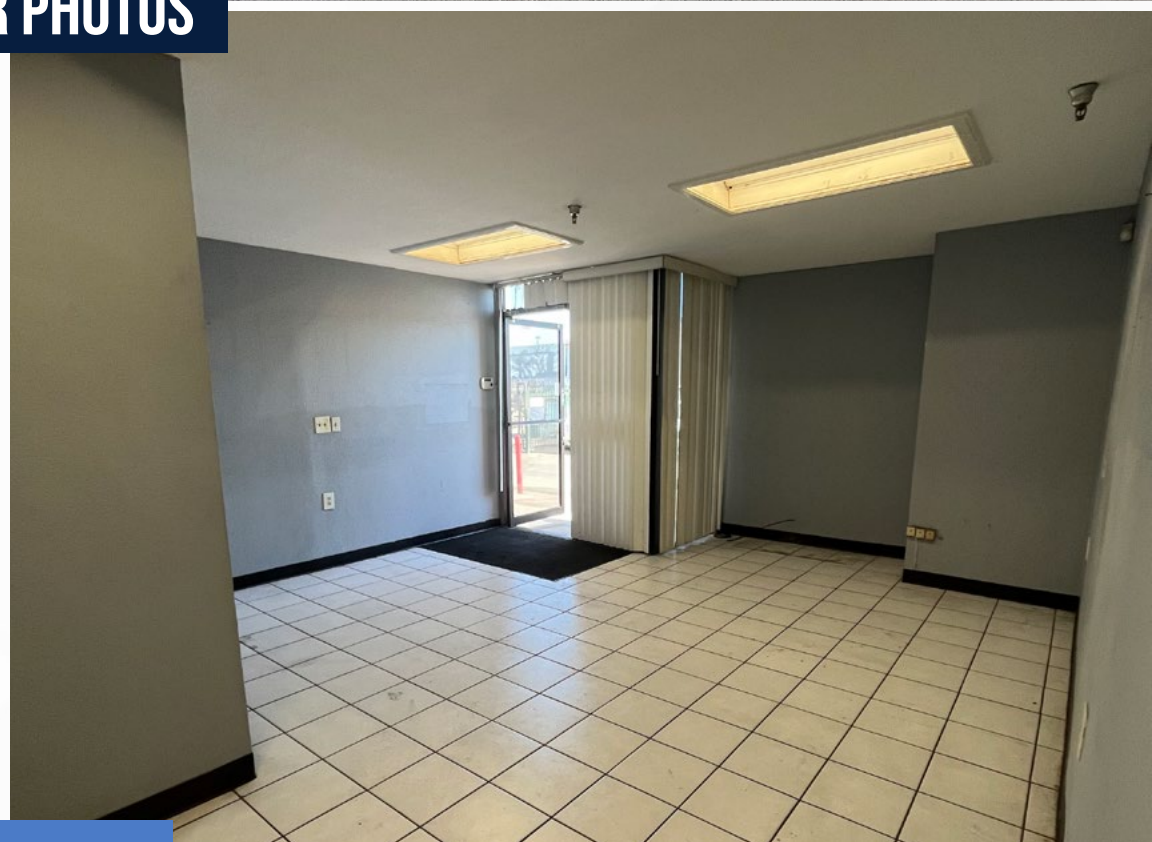
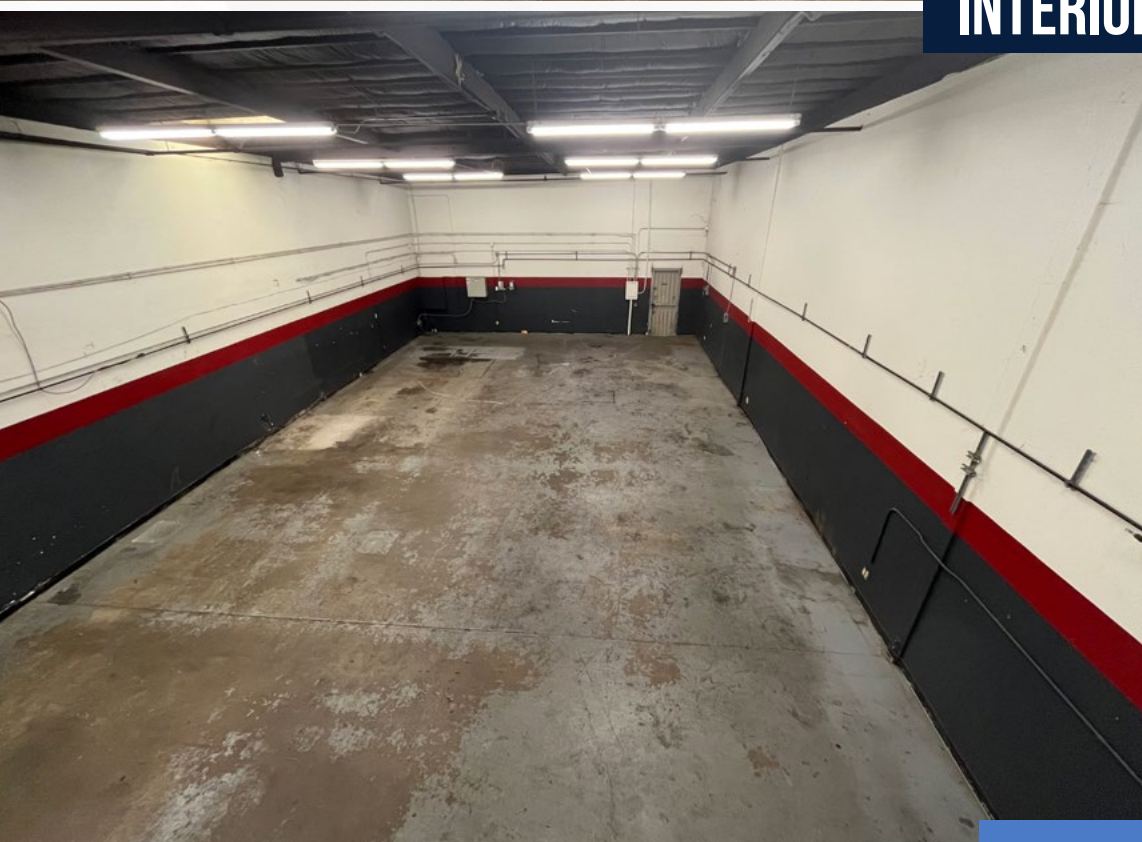
## PROPERTY SUMMARY

- Suite E: ±2,400 SF, Suite G: ±2,400 Office / Reception
- Bonus Mezzanine
- Suite E: 1 Roll Up Door, Suite G: 1 Roll Up Door
- 20' Clear Height
- Suite E: 2 Restrooms
- CTP Zoning (Thoroughfare Commercial Precise Plan)





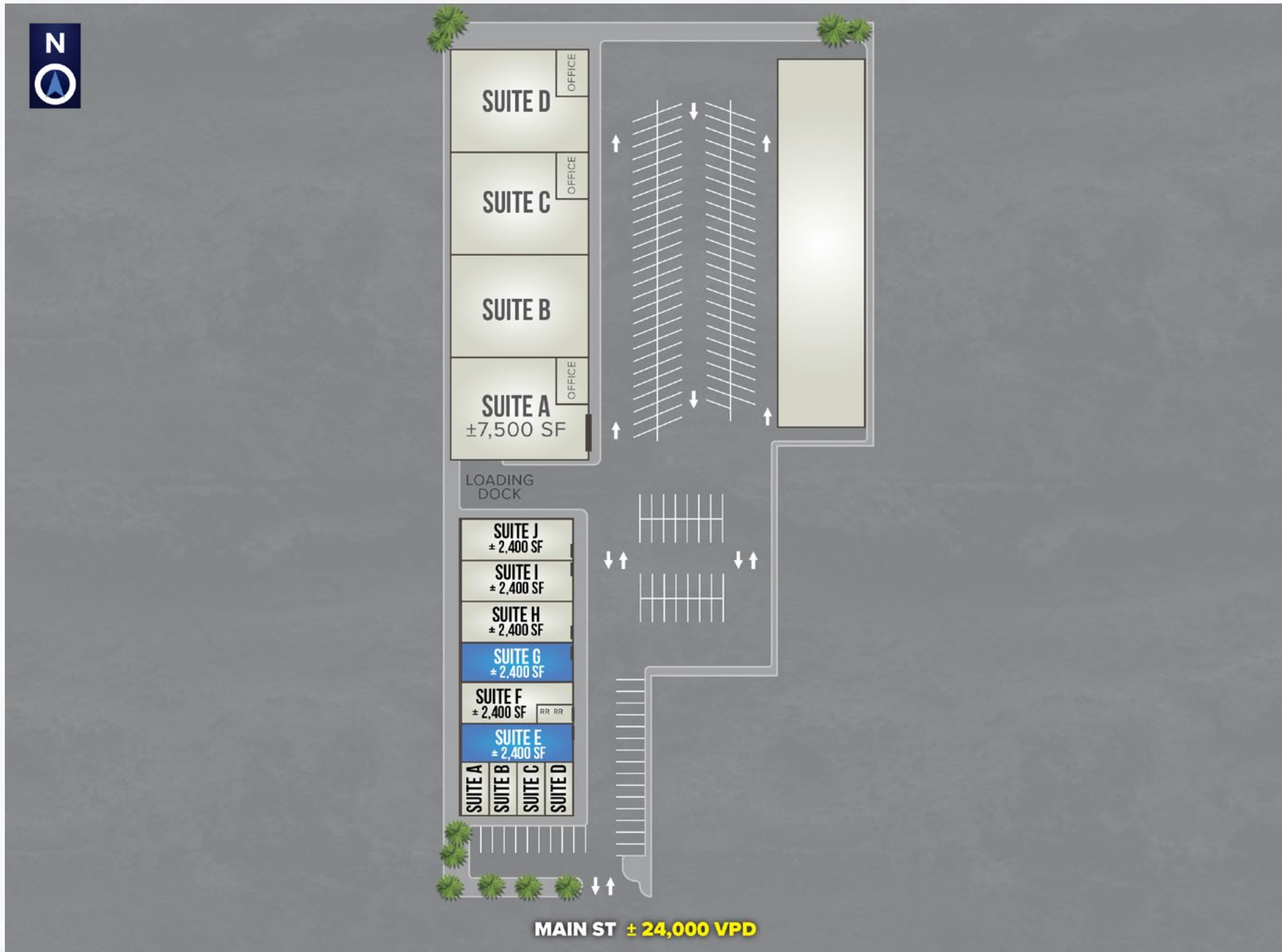
**INTERIOR PHOTOS**



# AERIAL MAP



# SITE PLAN



MAIN ST ± 24,000 VPD

# AREA OVERVIEW



## CHULA VISTA

Chula Vista is located in Southern California, its name translating to "beautiful view" in Spanish, Chula Vista certainly lives up to its reputation with its stunning coastal location along the San Diego Bay. The city's residents and visitors alike enjoy a plethora of outdoor recreational opportunities, from relaxing on its pristine beaches and exploring the bayfront parks to engaging in water sports like kayaking and paddleboarding. Chula Vista's mild Mediterranean climate further enhances its appeal, making it an ideal destination for year-round outdoor activities.

Beyond its natural beauty, Chula Vista has a dynamic cultural scene that reflects its multicultural population. The city hosts various festivals, art exhibits, and live performances that showcase its diverse heritage and creative spirit. The historic downtown area offers a blend of charming boutiques, restaurants serving a variety of cuisines, and entertainment venues. Chula Vista's commitment to education is evident through its excellent school systems and institutions, contributing to a strong sense of community and fostering opportunities for residents to thrive. Whether one is seeking relaxation by the bay, cultural exploration, or a community atmosphere, Chula Vista presents an alluring and well-rounded experience for both residents and visitors.

### DEMOGRAPHICS - 2024

1 MILE



17,043  
Population



5,398  
Est. Households



\$79,775  
Household Income

3 MILE



200,340  
Population



59,596  
Est. Households



\$96,421  
Household Income

5 MILE



317,870  
Population



96,922  
Est. Households



\$110,846  
Household Income

±2,400 SF INDUSTRIAL SUITES

# 2540 MAIN ST, SUITE E & G

CHULA VISTA, CA 91911

## EXCLUSIVE LEASING AGENTS

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