

FOR SALE: ±6,612 SF OFFICE/WAREHOUSE BUILDING

OWNER/USER DEVELOPMENT OPPORTUNITY
895 PALOMAR STREET, CHULA VISTA, CA 91911



Kimberly Clark, Esq.
Senior Vice President | Lic. #01439305
858.458.3343 | kclark@voitco.com

Voit
REAL ESTATE SERVICES

THE CLARK TEAM



±6,612 SF
TOTAL BUILDING SIZE



0.35 AC
LOT SIZE



2.19/1,000 SF
PARKING RATIO



1979
YEAR BUILT



MULTI-TENANT
TENANCY



TWO (2)
STORIES

SALE PRICE:
\$1,995,000





The property is a 6,612 SF Office/Warehouse building that could be an owner-user or investor opportunity. It is along the Bayfront, with the stunning new Chula Vista Bayfront Project being constructed down the street. The zoning can accommodate for a wide variety of uses. It is zoned as light industrial/commercial. It has a combination of 5 warehouses and 12 small offices. It has views of the Bayfront & easy access to the 5 freeway.

- » 18 parking spaces
- » 5 warehouses (approximately 750 SF each)
- » 12 small offices
- » All tenants are on a month to month lease - except for one tenant on the end with a short term lease terminating June 2026.

ZONING

M52 LIMITED IMPACT INDUSTRIAL USE REGULATIONS

2520 INTENT.

The provisions of Section 2520 through Section 2529, inclusive, shall be known as the M52 Limited Impact Industrial Use Regulations. The M52 Use Regulations are intended to create and preserve areas where manufacturing and industrial uses which evidence no or very low nuisance characteristics may locate. Non-industrial uses which support or are adjuncts to industrial uses and are compatible with such uses are permitted within the zone particularly administrative, sales, and services uses. Typically, the M52 Use Regulations would be applied in urban or suburban areas where nuisance characteristics involving noise, odor, traffic generation or unsightliness were undesired and where all uses (with certain exceptions) would be conducted entirely within enclosed buildings. Various applications of the M52 Use Regulations with appropriate development designators can create a community of industries in a high quality industrial park or a strip of low impact industrial uses.

2522 PERMITTED USES.

The following use types are permitted by the M52 Use Regulations:

a. Civic Use Types.

- » Ambulance Services
- » Community Recreation
- » Emergency Shelters (see Section 6911)
- » Essential Services
- » Fire Protection Services (see Section 6905)
- » Law Enforcement Services
- » Parking Services
- » Postal Services

b. Commercial Use Types.

- » Administrative and Professional Services
- » Automotive and Equipment: Parking
- » Business Equipment Sales and Services
- » Business Support Services
- » Communications Services
- » Laundry Services
- » Participant Sports and Recreation: Indoor
- » Recycling Processing Facility, Wood and Green Materials
- » Research Services
- » Wholesaling, Storage and Distribution: Mini-Warehouses (see Section 6300 and Section 6909)

c. Industrial Use Types.

- » Custom Manufacturing (see Section 6300)

d. Agricultural Use Types.

- » Horticulture (all types)
- » Tree Crops
- » Row and Field Crops
- » Packing and Processing "Limited"
- » Packing and Processing "Winery"
- » Packing and Processing "General"
- » (Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
- » (Amended by Ord. No. 6761 (N.S.) adopted 4-25-84)
- » (Amended by Ord. No. 8175 (N.S.) adopted 11-18-92)
- » (Amended by Ord. No. 9935 (N.S.) adopted 4-23-08)
- » (Amended by Ord. No. 10035 (N.S.) adopted 1-27-10)

2523 PERMITTED USES SUBJECT TO LIMITATIONS.

The following use types are permitted by the M52 Use Regulations subject to the applicable provisions of Section 2980. The number in quotes following the use type refers to the subsection of Section 2980 which applies.

a. Commercial Use Types.

- » Adult Entertainment Establishments "19"
- » Agricultural and Horticultural Sales "8" (all types)
- » Automotive and Equipment: Cleaning "8"
- » Automotive and Equipment: Repairs, Heavy Equipment "8"
- » Automotive and Equipment: Repairs, Light Equipment "8"
- » Automotive and Equipment: Sales/Rentals, Farm Equipment "9"
- » Automotive and Equipment: Sales/Rentals, Heavy Equipment "9"
- » Automotive and Equipment: Sales/Rentals, Light Equipment "9" (see Section 6800)
- » Building Maintenance Services "8"
- » Construction Sales and Services "8" (see Section 6300)
- » Food and Beverage Retail Sales "10"
- » Gasoline Sales "12"
- » Recycling Collection Facility, Small or Large "2"
- » Recycling Processing Facility, Light or Heavy "3"
- » Wholesaling, Storage and Distribution: Light "8" (see Section 6300)

b. Industrial Use Types.

General Industrial "14"

- » (Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
- » (Amended by Ord. No. 6543 (N.S.) adopted 3-2-83)
- » (Amended by Ord. No. 6761 (N.S.) adopted 4-25-84)
- » (Amended by Ord. No. 6924 (N.S.) adopted 2-20-85)
- » (Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)
- » (Amended by Ord. No. 9469 (N.S.) adopted 6-12-02)
- » (Amended by Ord. No. 10035 (N.S.) adopted 1-27-10)

2524 USES SUBJECT TO A MINOR USE PERMIT.

The following use types are permitted by the M52 Use Regulations upon issuance of a Minor Use Permit.

a. Civic Use Types.

- » Minor Impact Utilities
- » Small Schools

b. Commercial Use Types.

- » Convenience Sales and Personal Services
- » Eating and Drinking Establishments
- » (Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
- » (Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)
- » (Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)

2525 USES SUBJECT TO A MAJOR USE PERMIT.

The following use types are permitted by the M52 Use Regulations upon issuance of a Major Use Permit.

a. Civic Use Types.

- » Administrative Services
- » Child Care Center
- » Civic, Fraternal or Religious Assembly
- » Clinic Services
- » Cultural Exhibits and Library Services
- » Major Impact Services and Utilities

b. Commercial Use Types.

- » Funeral and Interment Services: Cremating
- » Participant Sports and Recreation: Outdoor
- » Transient Habitation: Campground (see Section 6450)
- » Wholesaling, Storage and Distribution: Heavy (see Section 6300)

c. Extractive Use Types.

- » Site Preparation
- » (Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
- » (Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)
- » (Amended by Ord. No. 10006 (N.S.) adopted 9-16-09)

DEMOGRAPHICS



Population	1 Mile	3 Mile	5 Mile
2024 Population	174,558	319,949	877,090
2029 Population Projection	172,705	316,369	870,605
2024 Households	54,950	96,814	278,074
2029 Household Projection	54,292	95,597	276,080
Median Household Income	\$64,691	\$71,540	\$78,538
Median Home Value	\$566,025	\$623,485	\$661,031

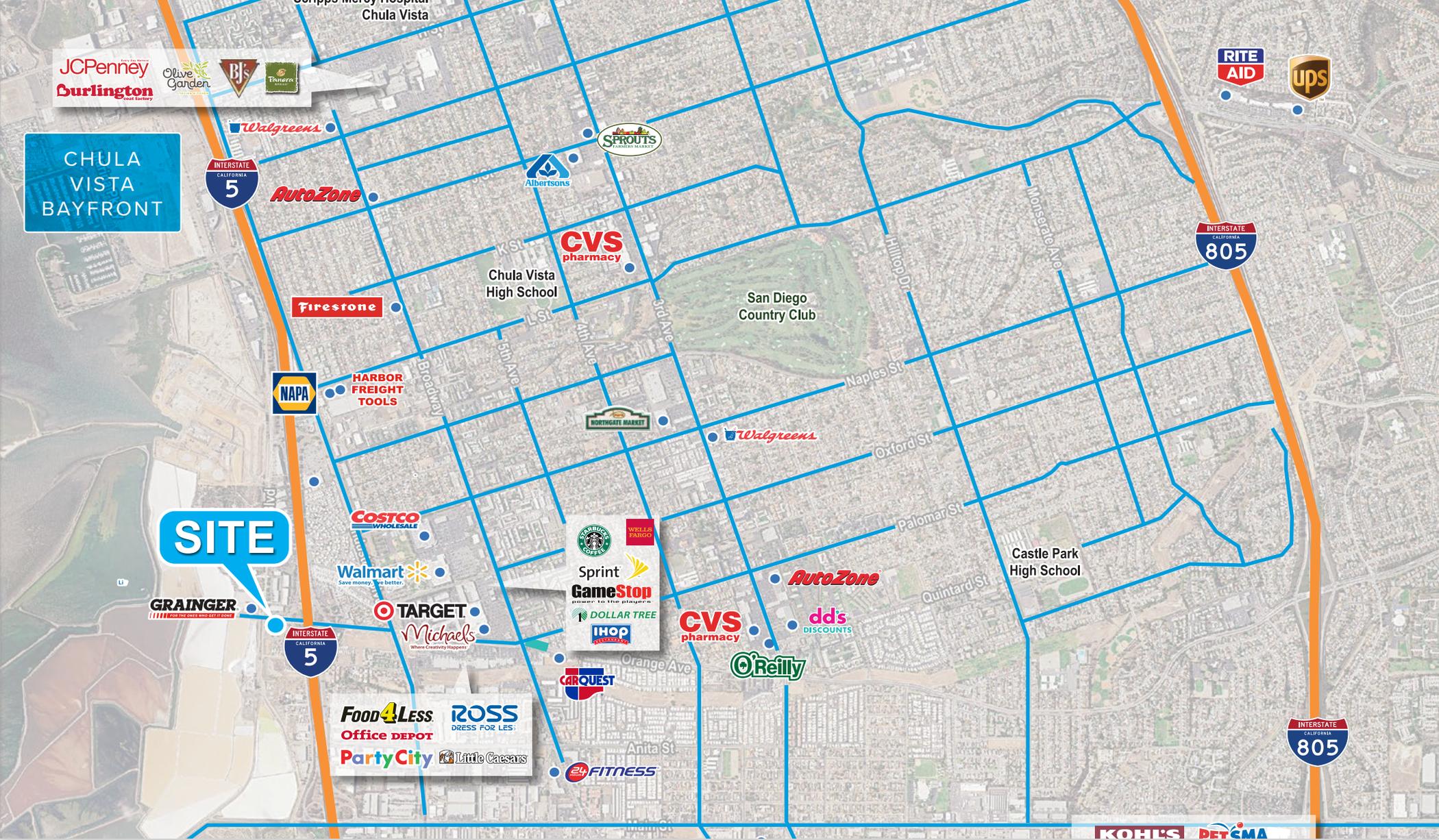
Traffic Counts (Cars/Day)		
Palomar Street	Interstate 5	159,880
Palomar Street	Frontage Road	38,546
Interstate 5	Palomar Street	8,976
Palomar Street	Interstate 5	6,619
Bay Boulevard	Ada Street	1,852
Stella Street	Bay Boulevard	11,686

THE CHULA VISTA BAYFRONT IS A \$1 BILLION DEVELOPMENT THAT WILL PLAY A KEY ROLE IN BRINGING ECONOMIC REVITALIZATION TO CHULA VISTA.

CHULA VISTA BAYFRONT

1.7 MILES





KIMBERLY CLARK, ESQ.

Senior Vice President | Lic. #01439305 | 858.458.3343 | kclark@voitco.com

4180 La Jolla Village Drive, Suite 100, La Jolla, CA 92037 | 858.453.0505 | 858.408.3976 F | Lic #01991785 | www.voitco.com

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