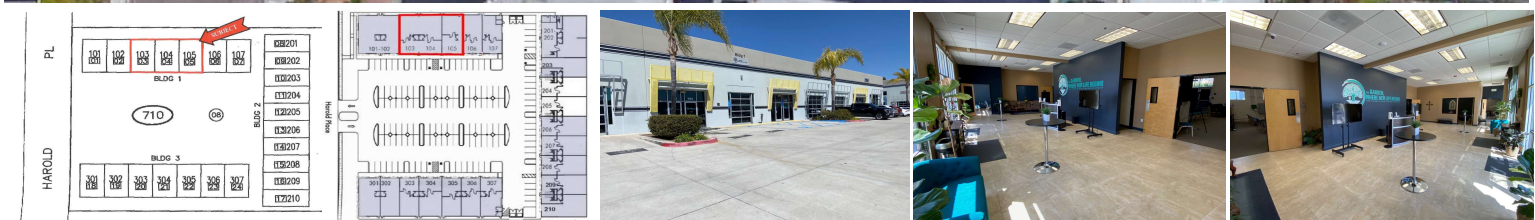


# FOR SALE: Worship Facility/Flex Office-Industrial Space

5,765 Sq.Ft. Full HVAC/Sanc., Offices

861 Harold Place, Units 103, 104, & 105, Chula Vista, CA 91914



## Available:

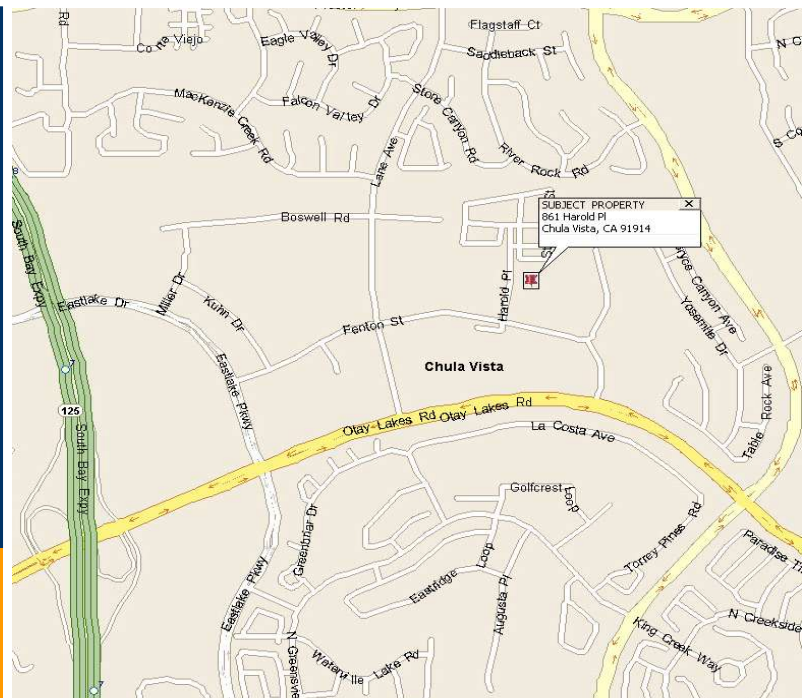
- \* 5,765 sq.ft. Flex Office/Industrial Space.
- \* Currently being used as a Worship Facility w/CUP.
- \* Located in the newer East Lake community of Chula Vista.
- \* Close to 125 freeway and major shopping centers.
- \* Concrete paved parking area; 2.55/1,000 parking ratio.
- \* Flexible Zoning Allows for many various businesses.
- \* Large ADA compliant restrooms.
- \* Existing sanctuary has 100 +/- seating capacity.
- \* Attractive tenant improvements.
- \* 100% HVAC
- \* Turn-key ready for a worship facility.

**LIST PRICE:** \$2,300,000      \$398.96 per sq.ft.

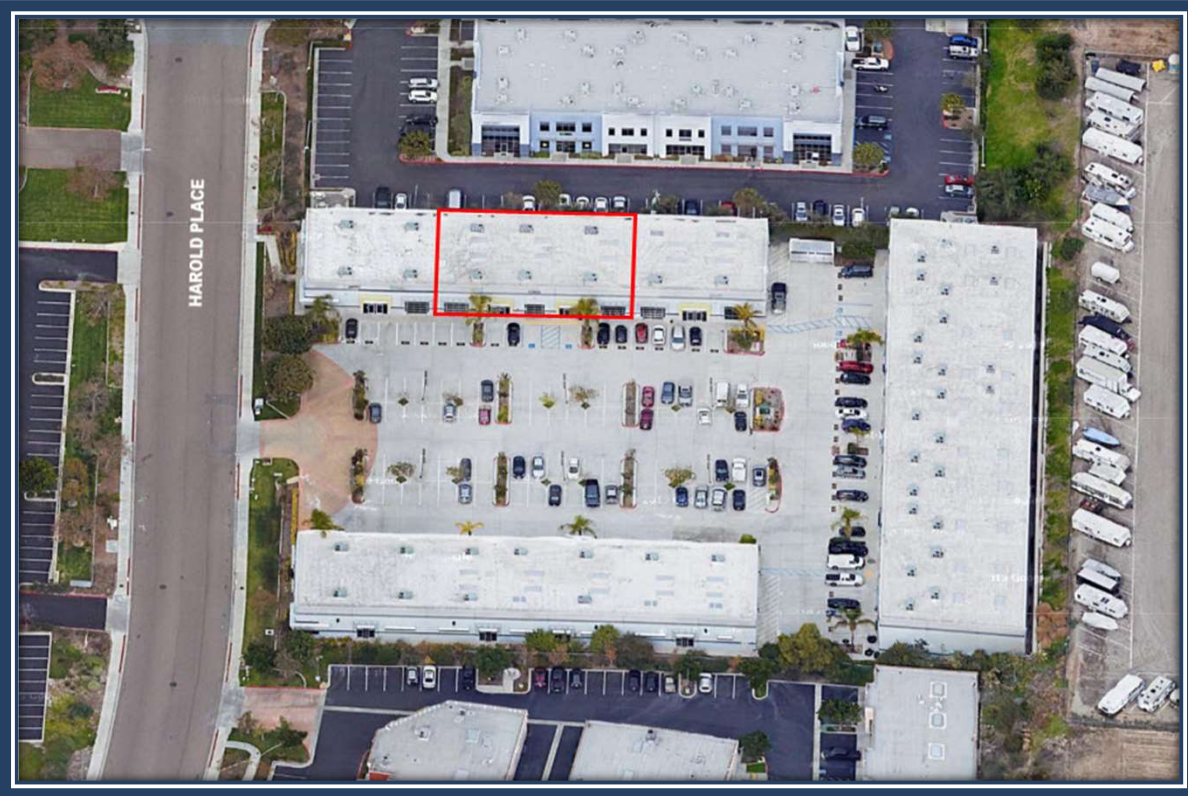
**Penn Jones, Broker Associate**      DRE # 00336362

Coldwell Banker Commercial West (619)466-3975

[PennJones.cb@outlook.com](mailto:PennJones.cb@outlook.com)







### AERIAL VIEW

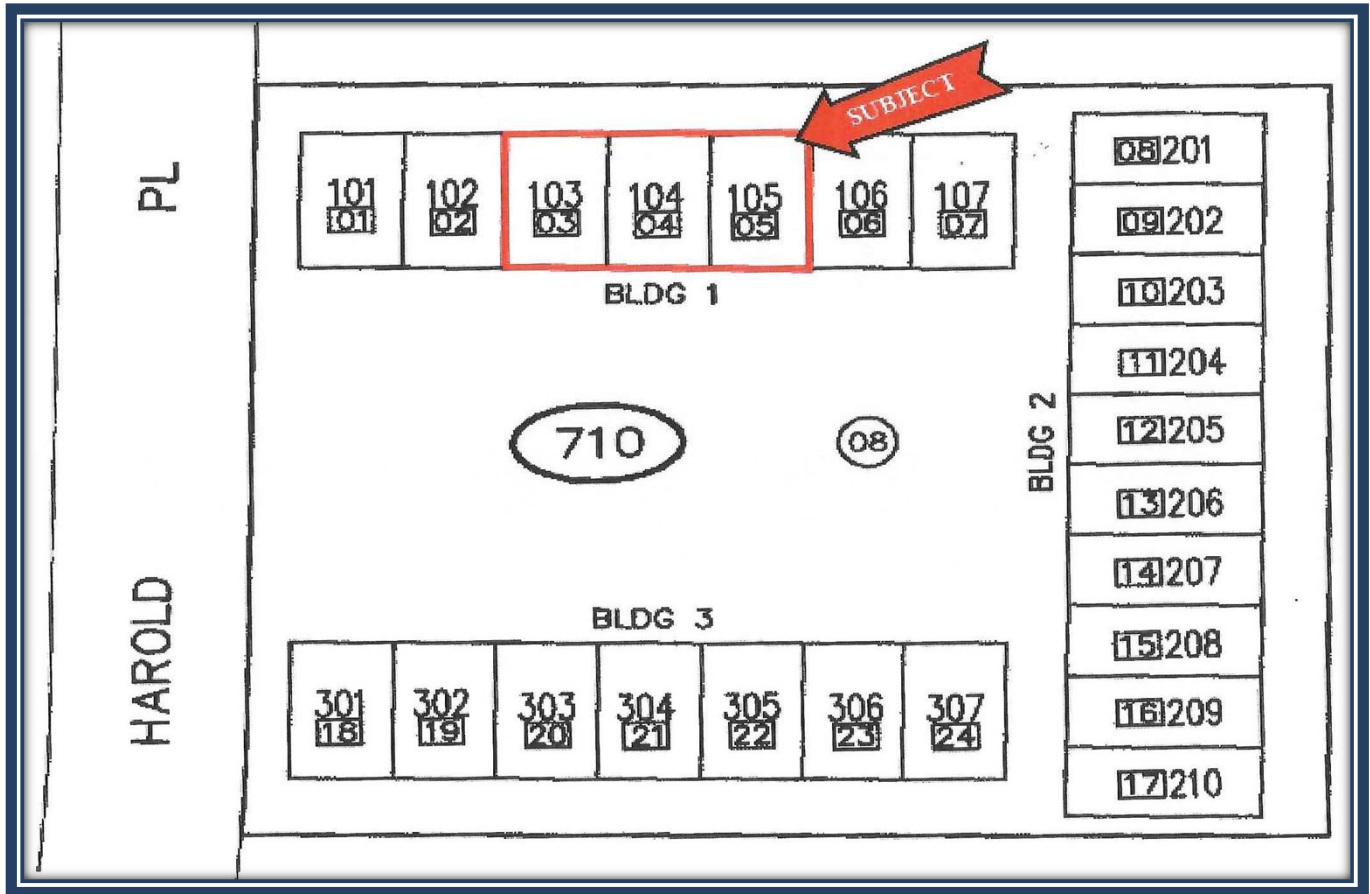


#### Property Overview:

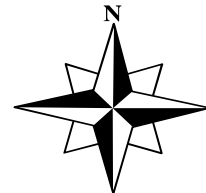
The subject property consists of three contiguous industrial/flex units that were constructed in 2009. They are currently being used as a "House of Worship and the owner has a Conditional Use Permit (CUP). The combined space totals 5,765 square feet and has a truss-height of approximately 16'-18'. The space is improved with an attractive lobby/reception area; a sanctuary with a seating capacity of 100 +/-; lounge area; administrative offices; small chapel/overflow room; children's Sunday school room; fellowship hall; two large restrooms and one smaller restroom, all ADA compliant; kitchenette; and storage room.

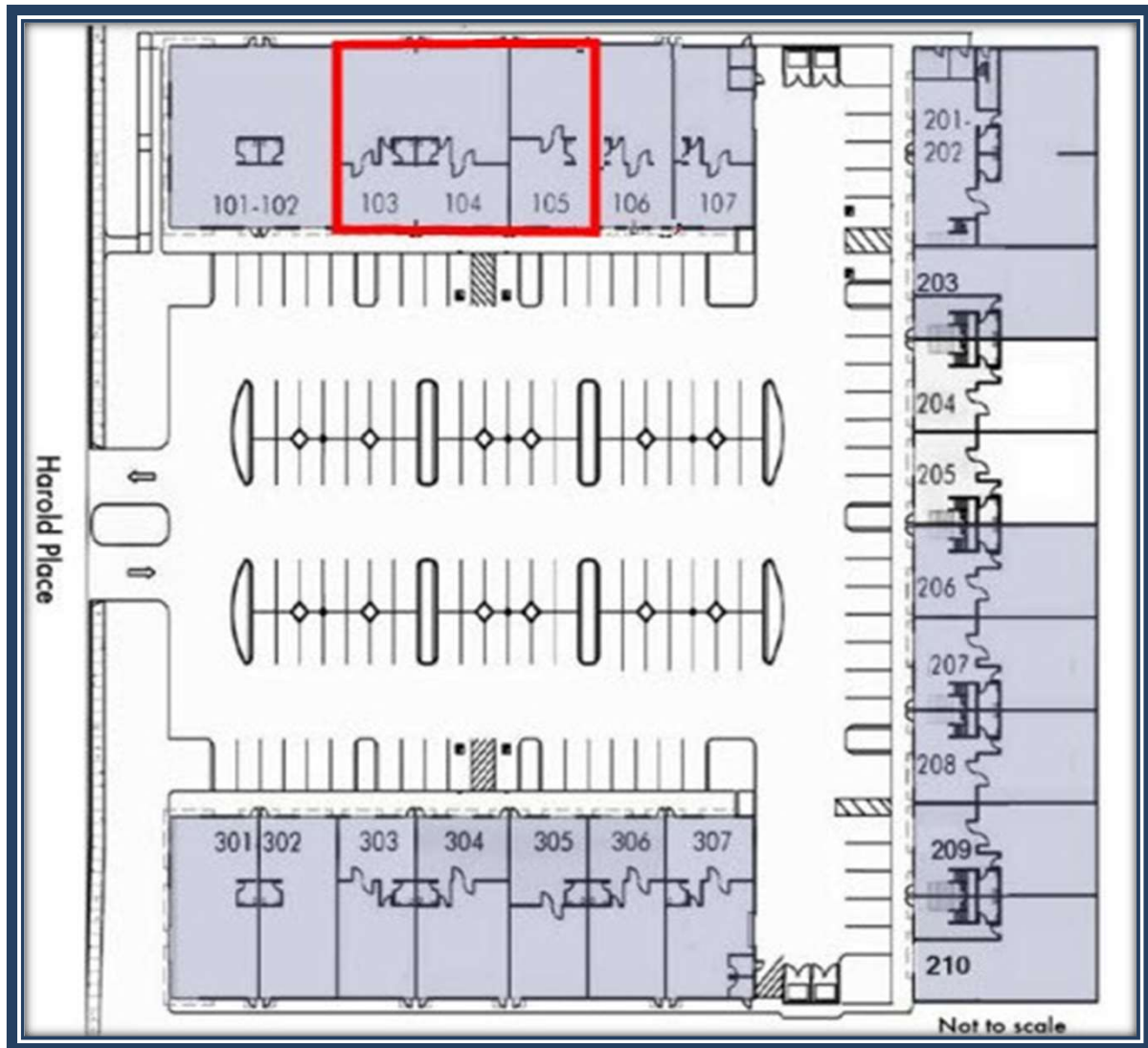
The business park is located in the East Lake area Chula Vista near the 125 Freeway. It is also located in close proximity to three neighborhood shopping centers that are anchored by Lowe's Home Improvement, Target, Petco, Trader Joe's, and Kohl's. There are several various sit-down and fast food restaurants in the shopping centers. Eastlake Business Center, South Bay's most prominent and successful master planned business community, adjacent to a high profile planned residential community (Rolling Hills Ranch and Eastlake Greens), which includes the new Otay Ranch Town Center (860,000 SF outdoor shopping mall) and the new 125 Freeway. The High Tech Research Center is less than 1.5 miles from the Auld Golf Course and from the public golf course, Eastlake Country Club.

The sale of this property is contingent on seller finding a suitable replacement property.

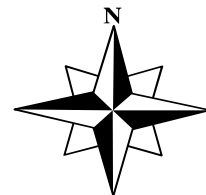


**ASSESSOR'S MAP**





**SITE PLAN**



WALL LEGEND	
A	EXISTING WALL
B	EXISTING WALL TO BE REMOVED FOR DOOR OPENING

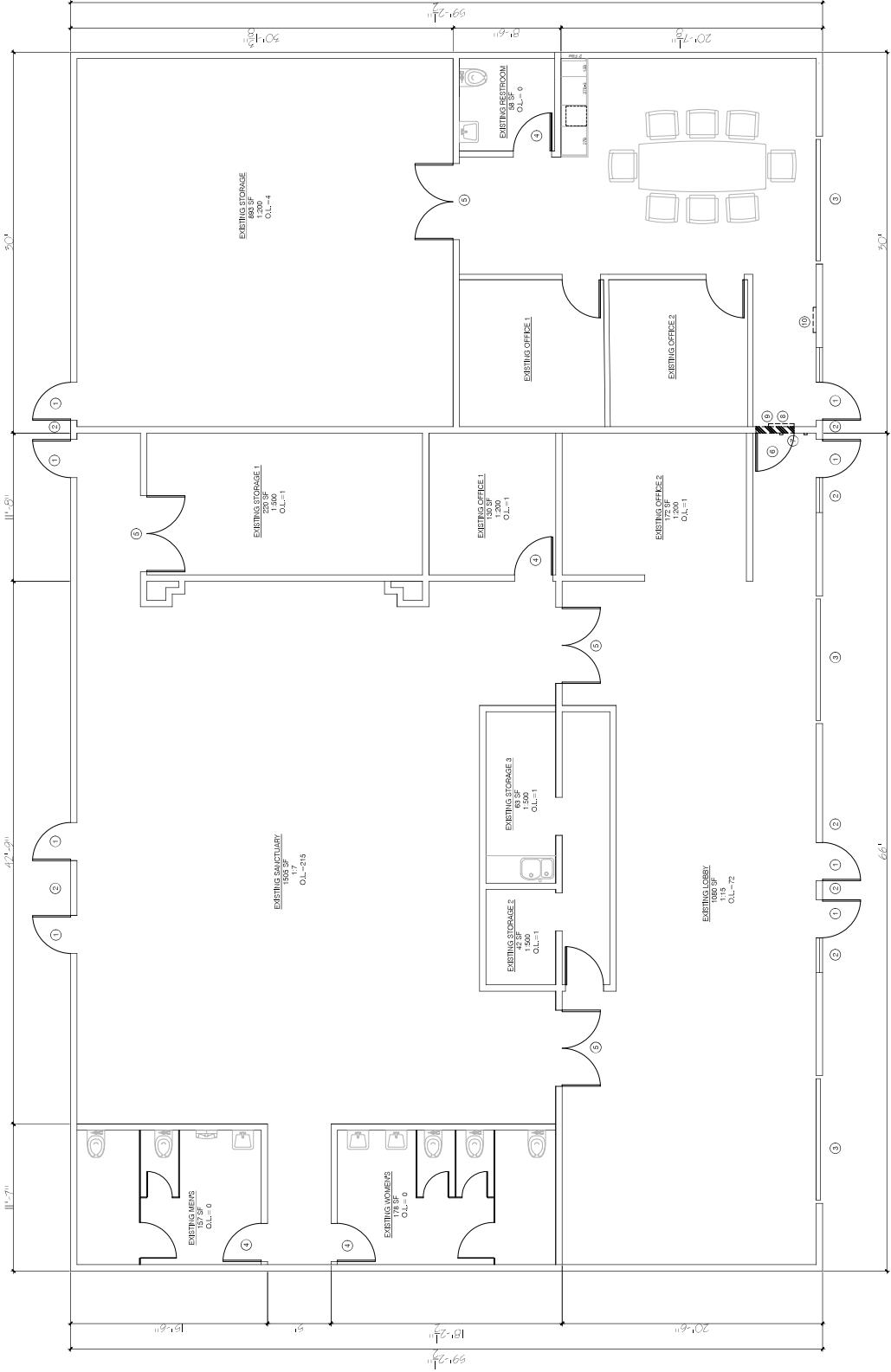
FLOOR PLAN NOTES

- EXISTING STOREFRONT ALUMINUM DOOR
- EXISTING STOREFRONT ALUMINUM WINDOW
- EXISTING STOREFRONT ALUMINUM WINDOW
- EXISTING SINGLE DOOR
- EXISTING SINGLE DOOR
- NEW 30 X 70 S2 BIRCH 1 LITE W/ CAL-ROYAL 900 DOOR CLOSER
- REMOVE AND RELOCATE FIRE ALARM PULL STATION ADJACENT TO EXISTING DOOR
- REMOVE AND RELOCATE FIRE EXTINGUISHER BOX ADJACENT TO STOREFRONT ENTRANCE DOOR
- REMOVE AND RELOCATE SYSTEM SENSOR, HORN STROBE
- NEW LOCATION OF FIRE EXTINGUISHER BOX



FLOOR PLAN

Scale: 1/4" = 1'-0"



Lighthouse Church  
861 Harold Place  
Chula Vista, CA 91914

espin design  
20 San Miguel Dr.  
Chula Vista, CA 91911

REVISIONS BY





Aerial Photo of property.



View of subject units from parking area.



View of front lobby/reception area.



View of front lobby/reception area.



View of sanctuary looking toward stage.



View of sanctuary looking from stage.





View of lounge area.



View of lounge area.



View of restroom in sanctuary.



View of restroom in sanctuary.



View of administrative office.



View of administrative office.



View of restroom in lounge area.



Childrens Sunday school room.



View of fellowship hall.



View of fellowship hall.



View of chapel/overflow room.



View of kitchenette.