



FOR SALE OR LEASE  
EASTLAKE COMMERCIAL CONDO UNITS

**REDUCED PRICE!**  
~~\$395/SF~~ - **\$375/SF!**

**2,915 - 6,275 SF FLEX/INDUSTRIAL**  
**861 HAROLD PLACE | CHULA VISTA, CA 91914**

858.360.3000 ■ [caacre.com](http://caacre.com)

**COMMERCIAL  
ASSET  
ADVISORS**



## OFFERING

Commercial Asset Advisors, as the exclusive marketing advisor, is pleased to present to qualified owner/users the opportunity to acquire condo units in a multi-tenant flex/industrial, located in Eastlake, Chula Vista.

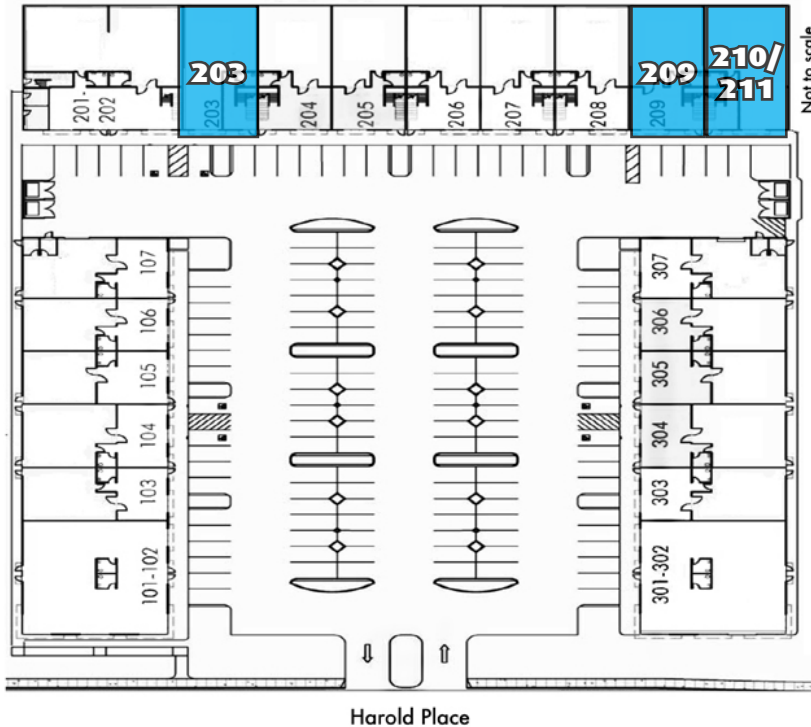
The property is located in the thriving Master Planned community of Eastlake, one of San Diego's most affluent, growing communities. The property's location offers a significant labor pool within a 15-minute commute, an established and efficient freeway network, numerous amenities (restaurants, shopping centers, malls, and more), and many desirable housing opportunities. Furthermore, as part of the Eastlake business Park, it includes exclusive access to a 7 acre private park, which boasts basketball, tennis, and volleyball courts as well as soccer fields, softball fields, picnic areas, and open recreation space.

# MULTI-TENANT INDUSTRIAL

861 HAROLD PLACE | CHULA VISTA, CA 91914

858. 360. 3000 ■ caacre.com

## AVAILABLE SUMMARY - 2,915 - 6,275 SF



### PLEASE DO NOT DISTURB TENANTS

| UNIT    | SQ. FT. | DESCRIPTION           | OFFERING |
|---------|---------|-----------------------|----------|
| 203     | 2,915   | FLEX/INDUSTRIAL CONDO | \$375/SF |
| 209     | 2,915   | FLEX/INDUSTRIAL CONDO | \$375/SF |
| 210-211 | 3,360   | FLEX/INDUSTRIAL CONDO | \$375/SF |

209+210/211 - Contiguous 6,275 SF

Please direct all inquiries and communications related to this offering to:

#### MATTHEW MONTEROSSO

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Cell: (858) 285-3769

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DRE Lic # 01381193

#### BRIAN JENKINS

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DRE Lic # 01814828

# PROPERTY HIGHLIGHTS



**HIGH QUALITY CONCRETE  
TILT UP CONSTRUCTION**



**ACTIVE CONDO MAP AND  
ASSOCIATION IN PLACE**



**AWARD WINNING  
ARCHITECTURE**



**ENERGY EFFICIENT FOAM  
ROOF SYSTEM**



**2.55/1,000 PARKING RATIO,  
INCLUDING 2 RESERVED  
SPACES PER UNIT**



**CONCRETE PARKING LOTS**



**CLOSE PROXIMITY TO  
NUMEROUS RETAIL  
AMENITIES**



**FULLY SPRINKLERED**



**BUILT IN 2009**



**HIGH END, GLASS, ELECTRIC  
GRADE LEVEL ROLL DOORS**



**AMPLE POWER**



**1 MILE TO SR-125**



**3 MILES TO MILLENIA URBAN  
CENTER, A MULTI BILLION  
DOLLAR MIXED USE PROJECT**



**ASSOCIATION RESPONSIBLE  
FOR ROOFS, PARKING LOTS,  
& LANDSCAPING WITH  
SIGNIFICANT FUNDS IN RESERVES**

## CONDO MAP IN PLACE

The building has an active and operating condo map.

## HIGH QUALITY CONSTRUCTION

Modern concrete tilt up construction built in 2009 by Hamann, with attractive design features, glass roll up doors, and concrete parking lots in a campus style setting.

## ZONING - BC-1

Attractive flexible zoning by right, PLUS a "Master CUP" to allow for **fitness uses**, making this one of the most flexible projects in the entire submarket.

## LIMITED INVENTORY, HIGH BARRIER OF ENTRY, GROWING POPULATION

All of the South Bay, and Eastlake in particular, boasts incredibly high existing occupancy, an ever growing barrier of entry, a growing population, and land scarcity – all conditions for rent growth and strong value appreciation.



All information contained in this package is obtained from sources deemed reliable. No warranties or representations, expressed or implied, are made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals. This information is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described herein shall be conducted through Commercial Asset Advisors.

861 HAROLD PLACE

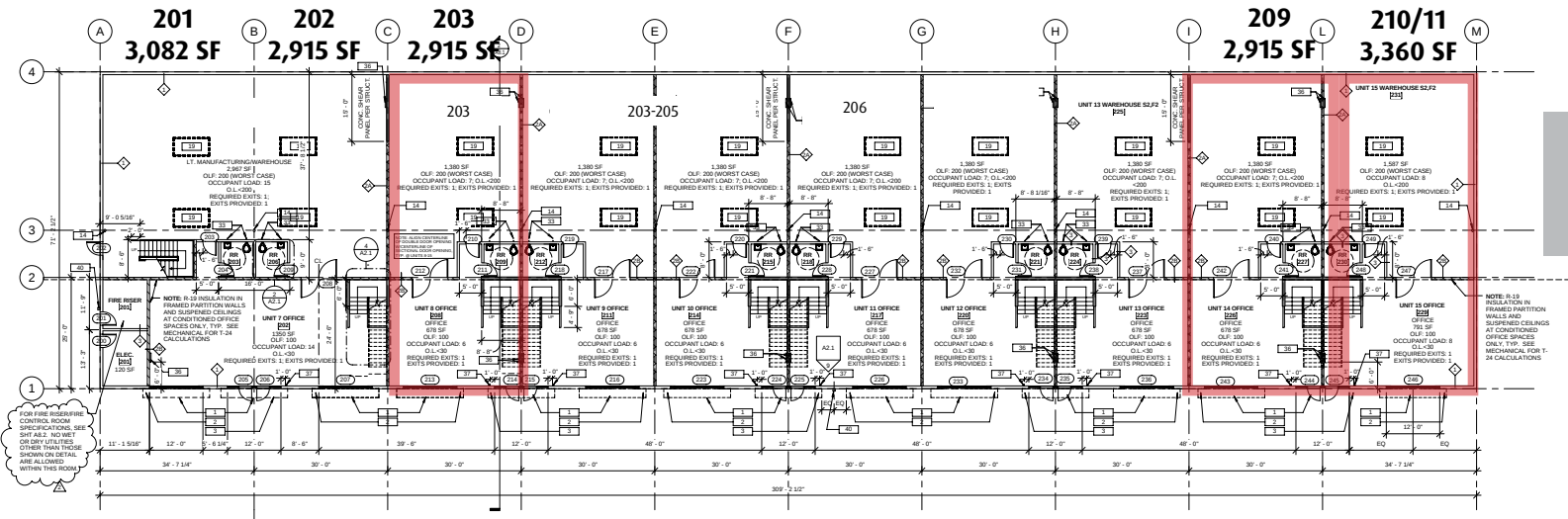
# SITE PLAN



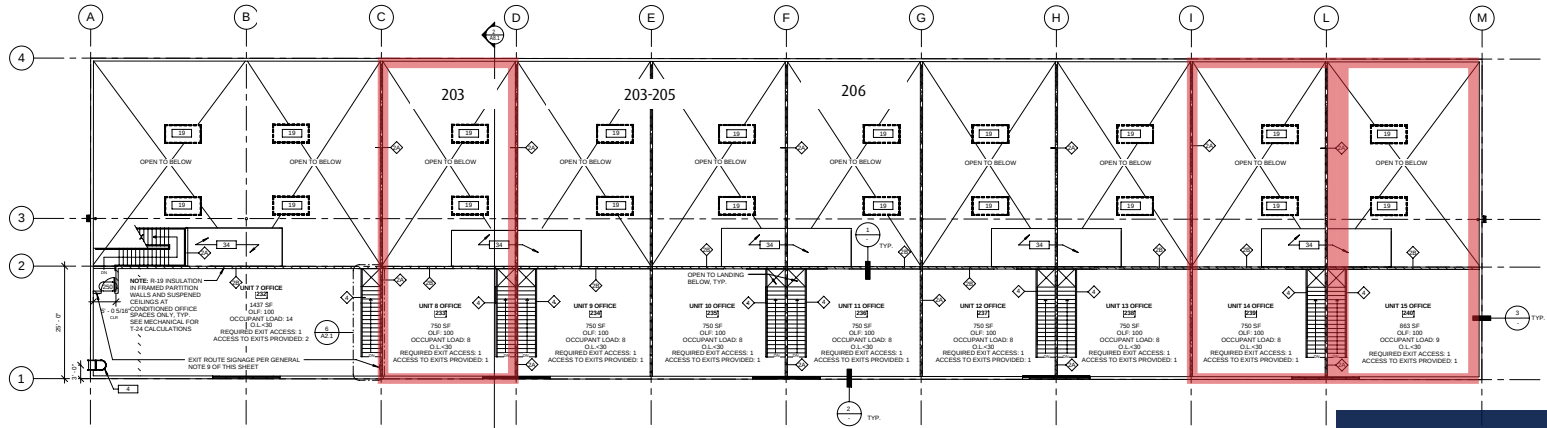
861 HAROLD PLACE



## FIRST FLOOR PLAN



## SECOND FLOOR PLAN



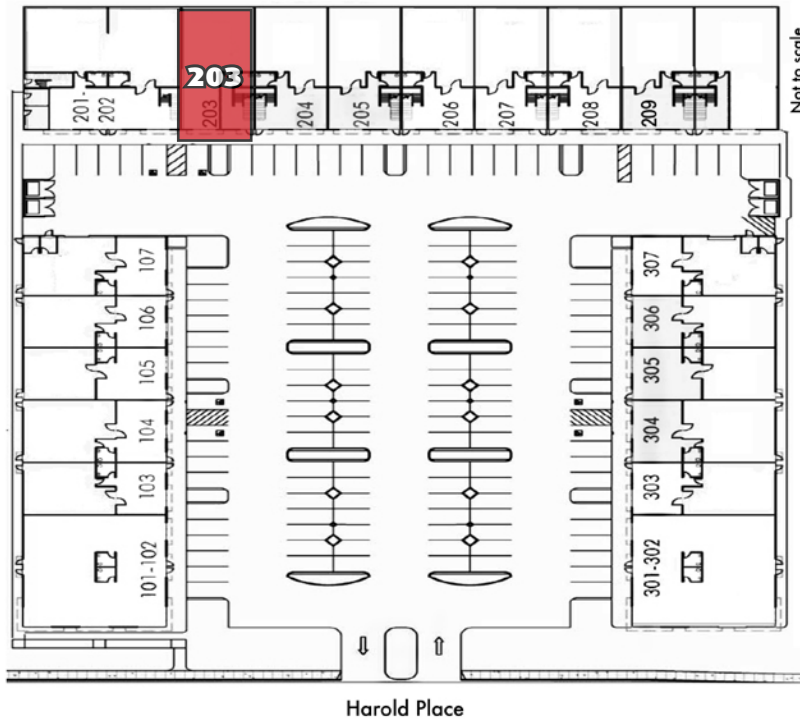
All information contained herein is for informational purposes only and does not constitute an offer of insurance or any other financial product. The information is provided for your reference only and should not be relied upon for any financial decision. The information is provided for your reference only and should not be relied upon for any financial decision. The information is provided for your reference only and should not be relied upon for any financial decision.

861 HAROLD PLACE

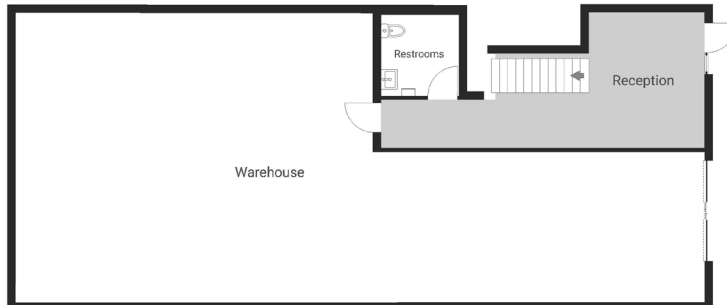
## UNIT 203 | 861 HAROLD PLACE



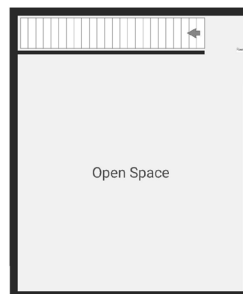
# OPPORTUNITY HIGHLIGHTS



GROUND FLOOR



2ND FLOOR



## UNIT 203 | FOR SALE

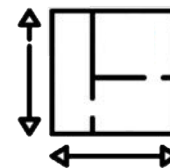
### FLEX INDUSTRIAL CONDO



**SALE PRICE: PRICE/SF:** \$ 375/SF  
**UNIT 203:** \$1,093,125



**PARKING:** 2 Reserved  
**PARKING RATIO:** 2.55/1,000



**NET RENTABLE SF:** 2,915 SF  
**100% LEASED**



**YEAR BUILT:** 2009  
**ZONING:** BC-1

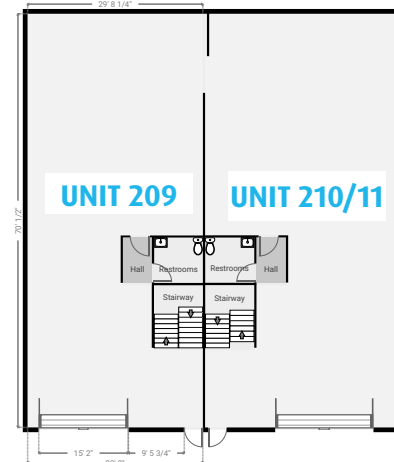
# UNIT 209-210/11 | 861 HAROLD PLACE

**AVAILABLE  
NOW!**

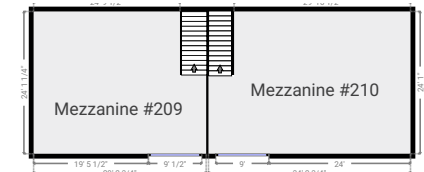
**CLICK OR SCAN QR CODE  
TO WATCH VIDEO TOUR**



## GROUND FLOOR

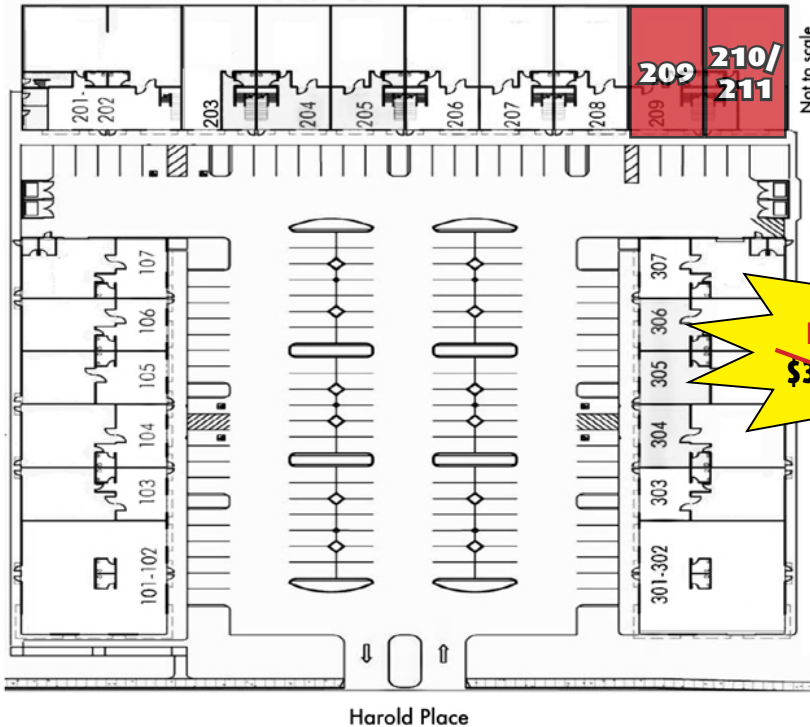


## 2ND FLOOR



# OPPORTUNITY HIGHLIGHTS

## UNIT 209 - 210/11 | FOR SALE OR LEASE FLEX INDUSTRIAL CONDO



### SALE & LEASE PRICING (INDIVIDUAL OR CONTIGUOUS)

**SALE PRICE/SF:** \$ 375/SF

**UNIT 209:** \$1,093,125

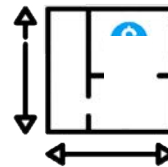
**UNIT 210/11:** \$1,260,000

**LEASE RATE:** \$1.75 /SF NNN



**PARKING:** 2 Reserved Per Unit

**PARKING RATIO:** 2.55/1,000



**NET RENTABLE SF:**

**UNIT 209:** 2,915 SF

**UNIT 210:** 3,360 SF

**TOTAL CONTIGUOUS**  
6,275 SF



**YEAR BUILT:** 2009

**ZONING:** BC-1

- Flex Space with Grade Level Roll Up Door
- Fiber Optics Internet Available
- Flexible Zoning Allows for Many Fitness Related Businesses
- Power: 208Y/120V, 3-Phase, 4-Wire, 225 Amps (buyer to verify) - ideal for light manufacturing, distribution, or tech-heavy uses.

# LOCATION OVERVIEW



861 HAROLD PL

amazon  
DELIVERY  
STATION

SUBJECT PROJECT  
SUBJECT BUILDING

CRUNCH  
FITNESS

SKY ZONE  
TRAMPOLINE PARK

Community  
HEALTH GROUP

Hampton  
HOMESWOOD SUITES  
BY HILTON

K1  
SPEED

Scripps

KOHL'S

Wendy's

Krispy Kreme  
DOUGHNUTS

ihop

CHIPOTLE  
MEXICAN GRILL

BevMo!

LOWE'S

EASTLAKE  
VILLAGE MARKETPLACE

Office  
DEPOT

target

VILLAGE  
WALK  
AT EASTLAKE

UNITED STATES  
POSTAL SERVICE

SCOBEE PARK

ups

the  
Y

861 HAROLD PLACE

Image © 2025 Vexcel Imaging US, Inc.

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ADVISORS

# LOCATION FEATURES

## **Chula Vista**

Chula Vista is located centrally in San Diego County, being only a 30 minute commute to many of the largest employment centers in San Diego such as Downtown, Kearny Mesa, UTC, and Mission Valley. Being the second largest city in the San Diego MSA with 270,000 residents, Chula Vista offers exceptional public schools and stands as one of the safest cities in the country. Chula Vista also offers 50 square miles of coastal landscape and is a leader in sustainability and renewable energy. Access to the U.S./Mexico border is only a few minute commute. San Ysidro's port of entry has become the highest trafficked land border crossing in the world and sees nearly 30 million people crossing the border from year to year.

## **Cali Baja Region**

Chula Vista is located in the center of the Cali Baja region, which is known as the richest, economically and environmentally diverse zones. In 2017 the City of Chula Vista was recognized as the "Top 3 Smart City in North America" by Enterprise IoT Insights. 26 new companies have blossomed in the Tijuana area since 2014, 80% of which are manufacturing related. Baja California has around 656 industrial plants, which in total provide nearly 200,000 jobs. Medical devices, electronics and aerospace are among the top segments of manufacturing in Baja. Asian manufacturing firms make up the majority of these new companies in Baja, as the Mexico-China cost delta has lessened. Asian companies have moved to Mexico for the skilled workers, due to a high volume of engineer graduates coming from Mexico schools and the affordable costs. With Tijuana's heavy medical device manufacturing and San Diego's biotech rise, San Diego County has leveraged the ability to become the optimal location for this industry. Due to all of these factors, the employment rate is expected to increase 50% by 2050.

## **Transportation**

Three airports are within a 15 mile radius of Chula Vista. San Diego International airport sees a daily volume of roughly 470 flights, traveling to major cities such as Seattle, New York, the Bay Area and Washington. Private flights are available via Brown Field Municipal Airport, servicing corporate charter, air ambulance, law enforcement, skydiving, cargo and airships. Tijuana International Airport is near by and with the recently developed Cross Border Xpress, passengers can easily access the Tijuana International Airport via Chula Vista's Otay Mesa community.

## **Campus Plan**

The City of Chula Vista owns over 300 acres in Eastern Chula Vista which they have plans to develop into a major university, with mixed-use development plans as well. Parks, food retail, hospitality, business and housing are all key components to the plans for Eastern Chula Vista. California State University is completing their feasibility study in the Summer of 2020, and other private universities are also considering the site.

## **Neighborhood and Technology**

Consisting of 23,000 acres of 11 urban villages with approximately 27,000 dwelling units, Chula Vista boasts vast potential for continued growth. The Otay Ranch community located within Eastern Chula Vista is continuously growing, boasting mass transit and pedestrian mobility, commercial properties, parks and schools. The Millenia development, also located in Eastern Chula Vista, boasts the same characteristics as Otay Ranch with plenty of growth opportunity in the future. Eastlake, located just above Otay Ranch, has been named "Best New Home Community in San Diego" by the San Diego Union-Tribune Readers Poll adding golf course views at Eastlake Greens and gated community estates. The City of Chula Vista also enjoys 10gb fiber connectivity coverage from Cox Communications. This fiber-optic network supports microgrid and distributed energy systems, as well as vehicle-to-infrastructure communications.

# DRIVE TIME MAP

**20 MINS**

**DOWNTOWN**

**10 MINS**

**5 MINS**

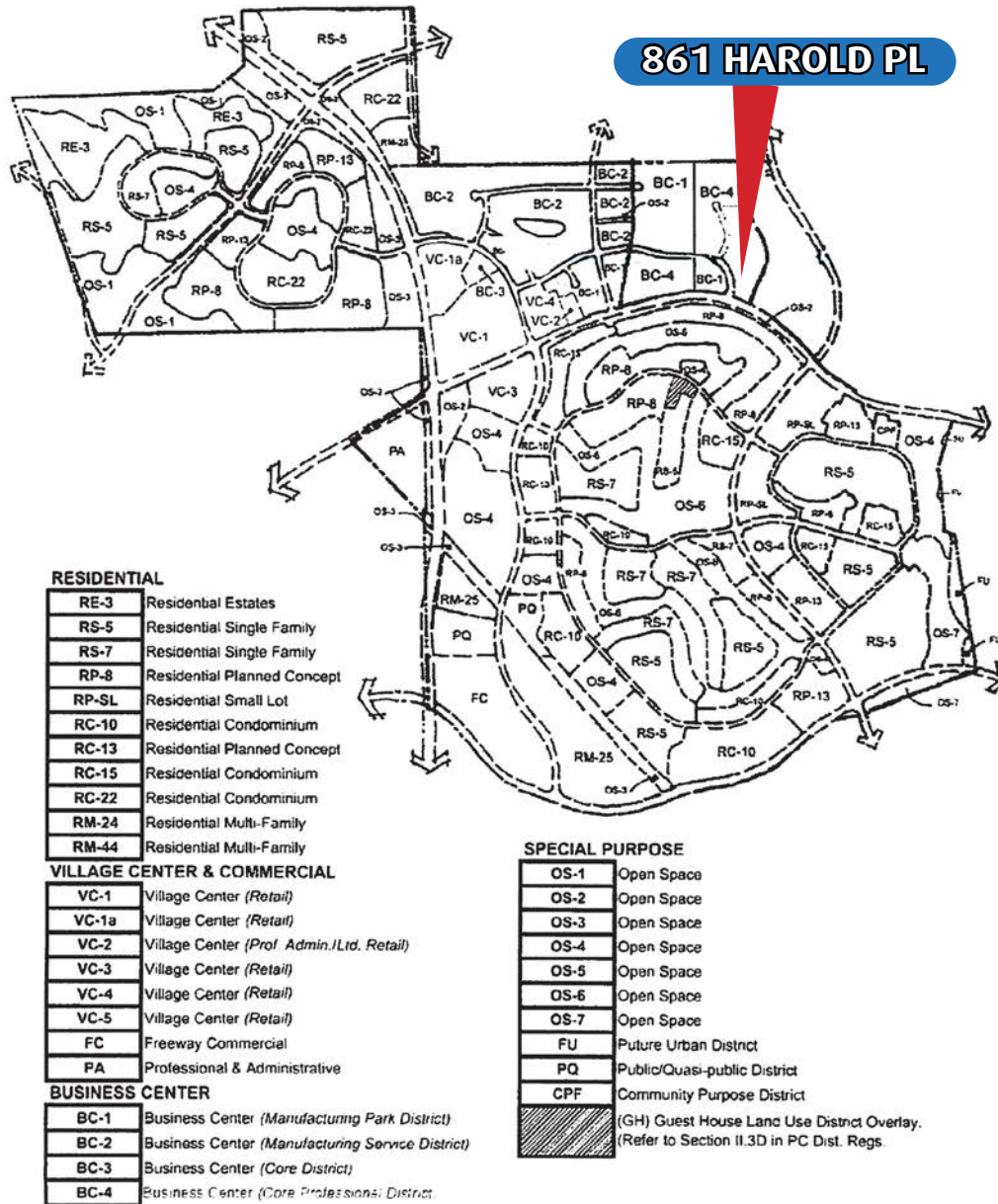
**861 HAROLD PL**

- **US/MEXICO BORDER - 10 MINS**
- **DOWNTOWN - 18 MINS**
- **CENTRAL SAN DIEGO - 23 MINS**

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**US / MEXICO BORDER**

# ZONING



## WIDE RANGE OF ALLOWED USES:

The Subject Property is zoned Business Center Manufacturing Park District (BC-1).

This district is intended as an area for modern industrial, research and administrative facilities which can meet high performance and development standards.

## ALLOWED USES

- Manufacturing
- Electrical and Related Parts
- Furniture Upholstering
- Rubber and Metal Stamp Manufacturing
- Laboratories (Dental, Electrical, Optical, Mechanical and Medical)
- Bottling Plants
- Pharmaceuticals (Laboratories and Manufacturing)
- Animal Hospital or Veterinary Clinic/Office
- Blueprinting and Photocopying
- Distributors, Showrooms and Automobile Offices
- Snack Bars, Take-Out Only, Refreshment Stands within a Building
- Furniture Sales, New and Used (No Outdoor Sales or Display)
- Newspaper Publishing, Printing and Distribution
- Retail Commercial (When in Conjunction with a Permitted or Conditional Use)
- Offices, Business, Medical, Professional, Real Estate and Research
- High-Technology Uses
- Bio-Technical Uses
- Bio-Medical Uses
- Accessory Uses
- Temporary Uses



# CHULA VISTA - ITS GROWING FUTURE

## SOUTH COUNTY OVERVIEW

### POPULATION & DEMOGRAPHICS

- Estimated resident population: 536,000 (projected 563,000 by 2020)
- Population increase since 2010: 4.1%
- Median age: 32.7
- Median annual household income: \$57,000 (projected +\$65,000 by 2020)

### FLOURISHING LOCAL ECONOMY

- Business friendly local governments
- Leading industries : defense, health care, retail trade, accommodation and food, education and manufacturing
- New infrastructure: South Bay Expressway, Brownfield Airport expansion, and Cross-Border Terminal
- Easily accessible via several major freeways that serve the region
- The Port of San Diego's harbor offers a 24-hour terminal gate allowing easy handling and rapid transfer of cargo
- Access to a strong, diverse, multicultural and multi-lingual workforce

### MILITARY EXPANSION IN SOUTH COUNTY

- Largest concentration of military in the world
- Largest federal military workforce in the U.S.
- San Diego is the Navy's West Coast anchor
- Defense spending in San Diego County: Estimated \$24.8 billion (2nd highest in the nation)

### CITY OF CHULA VISTA

The City of Chula Vista is located at the center of one of the richest cultural, economic and environmentally diverse zones in the United States. It is the second-largest City in San Diego County with a population of 268,000. Chula Vista boasts more than 52 square miles of coastal landscape, canyons, rolling hills, mountains, quality parks, and miles of trails. Chula Vista is a leader in conservation and renewable energy, has outstanding public schools, and has been named one of the top safest cities in the country.

Chula Vista has made exceptional advances in preparing the City for business expansion and attraction, collaborating with Baja California officials, and creating an environment for economic growth and prosperity. The City has established economic development initiatives that have created quality infrastructure, a strong consumer base and a well-educated and experienced workforce. Civic leaders are not stopping there; amassing a large volume of commercial/industrial development lands, pursuing a progressive business and employment investment policy, and completing acquisition of the 375-acre University Park and Innovation District site that will create even greater opportunities for your business in the future. The 535-acre Chula Vista Bayfront project will transform the area into a thriving residential and world-class waterfront resort destination. The Plan will establish thousands of new jobs, create new public parks, protect natural coastal resources, provide conference and visitor-serving amenities and build an important asset for the entire San Diego region

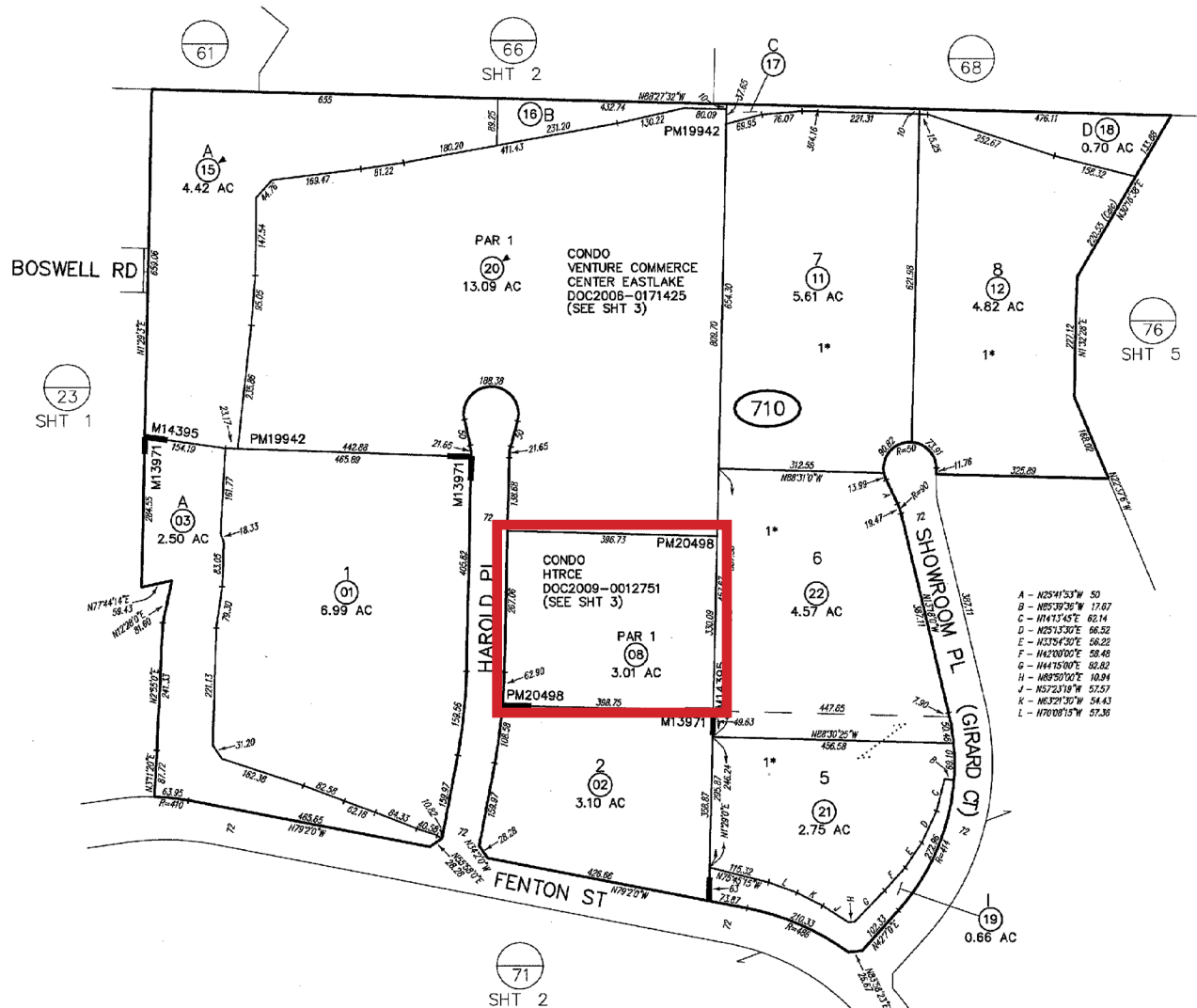
### SOUTH COUNTY SAN DIEGO

A key contributor to San Diego's thriving economy, the South San Diego County region is located along the Pacific Rim and extends from just north of Downtown San Diego to the international border. The region consists of five cities including Chula Vista, Coronado, Imperial Beach, National City, and San Diego, as well as unincorporated San Diego County land. Known for its business-friendly atmosphere, highly-skilled workforce, numerous amenities, comprehensive freeway infrastructure, San Diego International Airport and the Port of San Diego, South County is the ideal location for business. (Source: City of Chula Vista)

# DEMOGRAPHICS

| Radius                             | 1 Mile    |        | 2 Mile    |        | 3 Mile    |        |
|------------------------------------|-----------|--------|-----------|--------|-----------|--------|
| Population                         |           |        |           |        |           |        |
| 2027 Projection                    | 15,833    |        | 55,372    |        | 98,157    |        |
| 2022 Estimate                      | 15,753    |        | 54,488    |        | 95,696    |        |
| 2010 Census                        | 14,617    |        | 47,160    |        | 77,770    |        |
| Growth 2022 - 2027                 | 0.51%     |        | 1.62%     |        | 2.57%     |        |
| Growth 2010 - 2022                 | 7.77%     |        | 15.54%    |        | 23.05%    |        |
| 2022 Population by Hispanic Origin | 7,684     |        | 26,777    |        | 46,246    |        |
| 2022 Population                    | 15,753    |        | 54,488    |        | 95,696    |        |
| White                              | 10,523    | 66.80% | 34,837    | 63.94% | 59,145    | 61.81% |
| Black                              | 756       | 4.80%  | 2,941     | 5.40%  | 5,280     | 5.52%  |
| Am. Indian & Alaskan               | 145       | 0.92%  | 542       | 0.99%  | 939       | 0.98%  |
| Asian                              | 3,406     | 21.62% | 12,775    | 23.45% | 24,283    | 25.38% |
| Hawaiian & Pacific Island          | 60        | 0.38%  | 303       | 0.56%  | 589       | 0.62%  |
| Other                              | 863       | 5.48%  | 3,091     | 5.67%  | 5,460     | 5.71%  |
| U.S. Armed Forces                  | 428       |        | 1,295     |        | 2,316     |        |
| Households                         |           |        |           |        |           |        |
| 2027 Projection                    | 4,759     |        | 16,641    |        | 29,381    |        |
| 2022 Estimate                      | 4,719     |        | 16,331    |        | 28,580    |        |
| 2010 Census                        | 4,299     |        | 13,921    |        | 22,942    |        |
| Growth 2022 - 2027                 | 0.85%     |        | 1.90%     |        | 2.80%     |        |
| Growth 2010 - 2022                 | 9.77%     |        | 17.31%    |        | 24.58%    |        |
| Owner Occupied                     | 3,823     | 81.01% | 12,736    | 77.99% | 22,051    | 77.16% |
| Renter Occupied                    | 895       | 18.97% | 3,595     | 22.01% | 6,530     | 22.85% |
| 2022 Households by HH Income       | 4,718     |        | 16,332    |        | 28,580    |        |
| Income: <\$25,000                  | 207       | 4.39%  | 936       | 5.73%  | 1,774     | 6.21%  |
| Income: \$25,000 - \$50,000        | 471       | 9.98%  | 1,624     | 9.94%  | 2,480     | 8.68%  |
| Income: \$50,000 - \$75,000        | 417       | 8.84%  | 1,562     | 9.56%  | 2,905     | 10.16% |
| Income: \$75,000 - \$100,000       | 575       | 12.19% | 2,428     | 14.87% | 4,387     | 15.35% |
| Income: \$100,000 - \$125,000      | 693       | 14.69% | 2,286     | 14.00% | 4,096     | 14.33% |
| Income: \$125,000 - \$150,000      | 724       | 15.35% | 2,201     | 13.48% | 3,828     | 13.39% |
| Income: \$150,000 - \$200,000      | 851       | 18.04% | 2,530     | 15.49% | 4,433     | 15.51% |
| Income: \$200,000+                 | 780       | 16.53% | 2,765     | 16.93% | 4,677     | 16.36% |
| 2022 Avg Household Income          | \$141,495 |        | \$137,639 |        | \$136,480 |        |
| 2022 Med Household Income          | \$124,855 |        | \$117,672 |        | \$116,747 |        |

# TAX MAP



SAN DIEGO COUNTY ASSESSOR'S MAP  
595-71  
SHT 1 OF 4  
1" = 200'  
05/06/15 JG  
Revised 7/11/00 By AGSD From 595-090

| CHANGES |            |                |    |         |
|---------|------------|----------------|----|---------|
| BLK     | PRIOR APN  | NEW APN        | IN | OUT NO. |
| 710     |            | 01 THRU 04     | 01 | 30      |
|         | 04         | 05 THRU 10     | 03 | 25      |
|         | 13 & 14    | POR-711-00     | 06 | 1222    |
|         | 05 THRU 07 | SAME & ST CLSD | 06 | 5595    |
|         | 05 THRU 07 | 20 & CONDO     | 07 | 594     |
|         | 09 & 10    | 21 & 22        | 09 | 1575    |
|         | 08         | CONDO          | 16 | 517     |

1\* CTRL #8908  
TPM NO. 06-06 (WAIVED)

A - N25°41'33"W 50  
B - N85°30'26"W 17.67  
C - N44°13'45"E 62.14  
D - N25°13'30"E 66.52  
E - N33°54'30"E 56.22  
F - N42°00'00"E 58.48  
G - N44°13'30"E 52.82  
H - N68°50'00"E 10.94  
J - N57°23'18"W 57.57  
K - N63°21'30"W 54.43  
L - N70°08'15"W 57.36

MAP 14395 - CHULA VISTA TCT NO 00-02 EASTLAKE BUSINESS CENTER II, PHASE 2  
MAP 13971 - CHULA VISTA TCT NO 00-02 EASTLAKE BUSINESS CENTER II, PHASE 1



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**EASTLAKE COMMERCIAL CONDO UNITS**

Please direct all inquiries and communications  
related to this offering to:

**MATTHEW MONTEROSSO**  
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**BRIAN JENKINS**  
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**FLEX/INDUSTRIAL**

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