

# Otay Center Drive & Harvest Road-Otay Mesa

San Diego, CA 92154

Industrial & Commercial Land



**OFFERING MEMORANDUM**  
DEVELOPMENT OPPORTUNITY





## PROPERTY DESCRIPTION

IL-2-1 Industrial Light Zone: Allows a mix of light industrial and office uses with commercial. The IL zones are intended to permit a range of uses, including nonindustrial uses.

Uses: Industrial, commercial, personal vehicular sales, rentals, service and storage facilities.

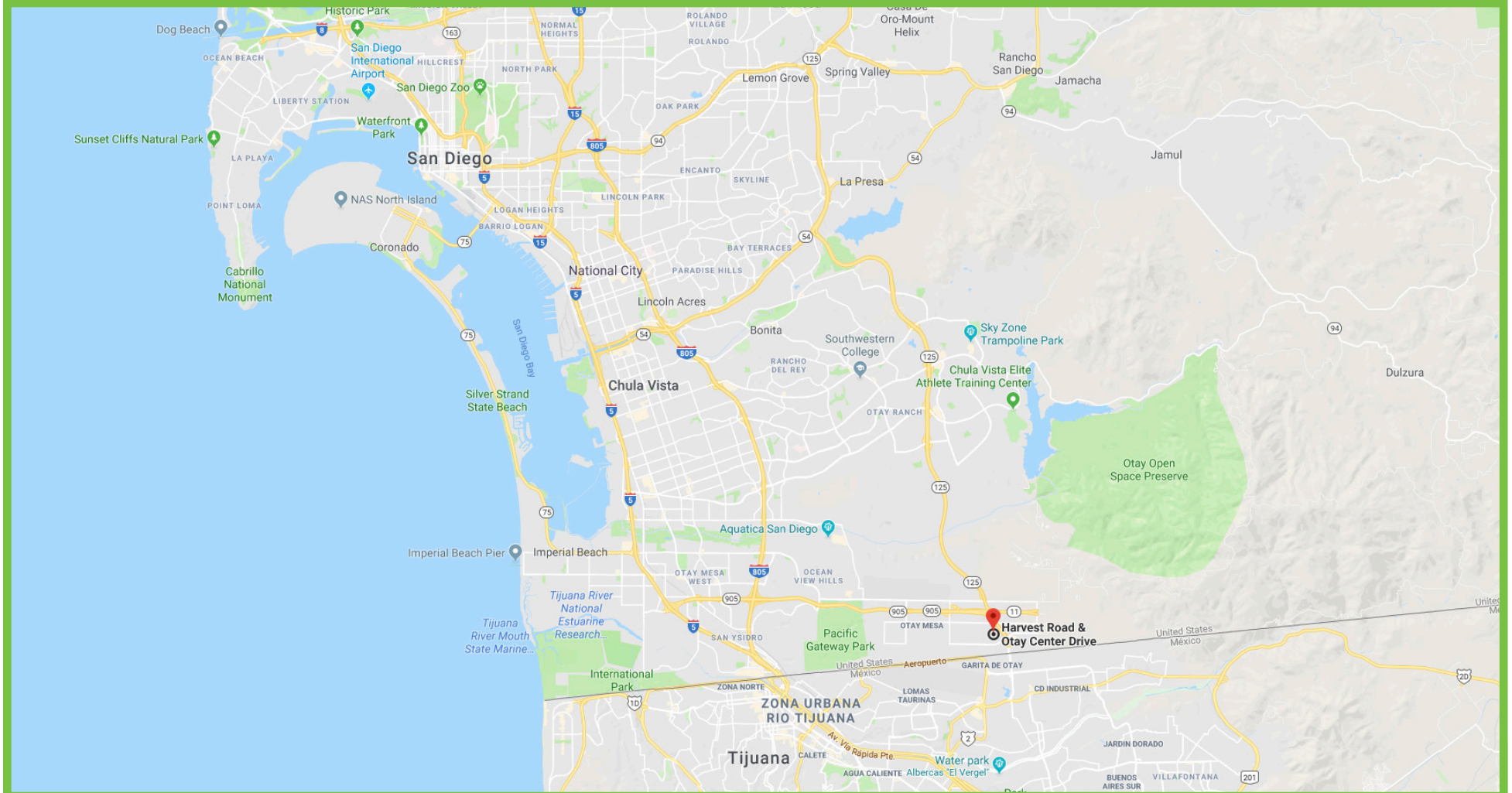
## PROPERTY SUMMARY

<b>Sale Price:</b>	<b>SUBJECT TO OFFER</b>
<b>Land Size:</b>	<b>1.97 AC</b>
<b>Property Type:</b>	<b>Land</b>
<b>Zoning:</b>	<b>IL-2-1</b>
<b>APN:</b>	<b>646-141-08-00</b>

## PROPERTY HIGHLIGHTS

- Size: 1.97 AC=85,956 SF
- Zoning: IL-2-1 Industrial Light Zone
- Off Freeway SR-905
- Off Siempre Vista Road Exit-Last USA Exit
- Flat & Graded
- Industrial & Commercial Land
- Three Quarters of a mile from Otay Mesa International Border
- Located between Harvest Road and Otay Center Drive

# LOCATION DESCRIPTION



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Otay Mesa Community planning area is a dynamic and rapidly developing area of the City of San Diego. The area is bounded by the Otay River Valley and the City of Chula Vista on the north, the International Border on the south, Interstate 805 on the west, and the County of San Diego on the east. Otay Mesa is envisioned as a major employment center with two new residential village areas and public trails that traverse the canyons and mesas.



# AERIAL MAP VIEW





# SURROUNDING TENNANT MAP



Olympian High School

Lower Otay Lake

East Mesa Juvenile Detention Facility

**Brown Field Municipal Airport**

**FedEx**

**Road Ops San Diego**

**XPO Logistics**

**Costco WHOLESALE**

OTAY MESA

**BOSE**

**Auto Zone**

**Otag Mesa Port Of Entry**

Customs and Border Protection Otay

México

# MEXICO

Aduana de Tijuana: Cruce Fronterizo de...

GARITA DE OTAY

AERÓPUERTO ABELARDO L. RODRÍGUEZ

Ciudad de Tijuana Hospital Hospital Infantil de California

Instituto Tecnológico de Tijuana: Unidad de...

OTAY GALERIAS

Parque de la Amistad

MANUEL RIVERA ANAYA

PLAZA OTAY

FOVISSSTE  
Google



# SALES COMPS SUMMARY

## SALE PRICE

- SUBJECT
- COMP 1
- COMP 2
- COMP 3



	ADDRESS:	SALE DATE	SALE PRICE	LOT SIZE:	LOT PRICE PSF:
S	<b>OTAY CENTER DRIVE</b> San Diego, CA 92105	ON MARKET	Subject To Offer	1.97 AC	
	<b>SIEMPRE VIVA RD.</b> San Diego, CA 92154	10.05.2018	\$1,366,427	2.13 AC	\$14.73
	<b>BORDER PACIFIC DR.</b> San Diego, CA 92154	06.12.2018	\$6,653,000	10.82 AC	\$14.12
	<b>ENRICO FERMI PL. PARCEL 4</b> San Diego, CA 92154	03.07.2018	\$4,150,000	7.75 AC	\$12.29

# SALES COMPARABLES



**SIEMPRE VIVA RD., SAN DIEGO, CA 92154**

Sale Date: 10.05.2018  
Sale Price : \$1,366,427  
Lot Size: 2.13 AC  
Price/Acre: \$641,515.02  
Lot SF: 92,782 SF  
Lot PPSF: \$14.73  
APN: 646-300-09



**BORDER PACIFIC DR, SAN DIEGO, CA 92154**

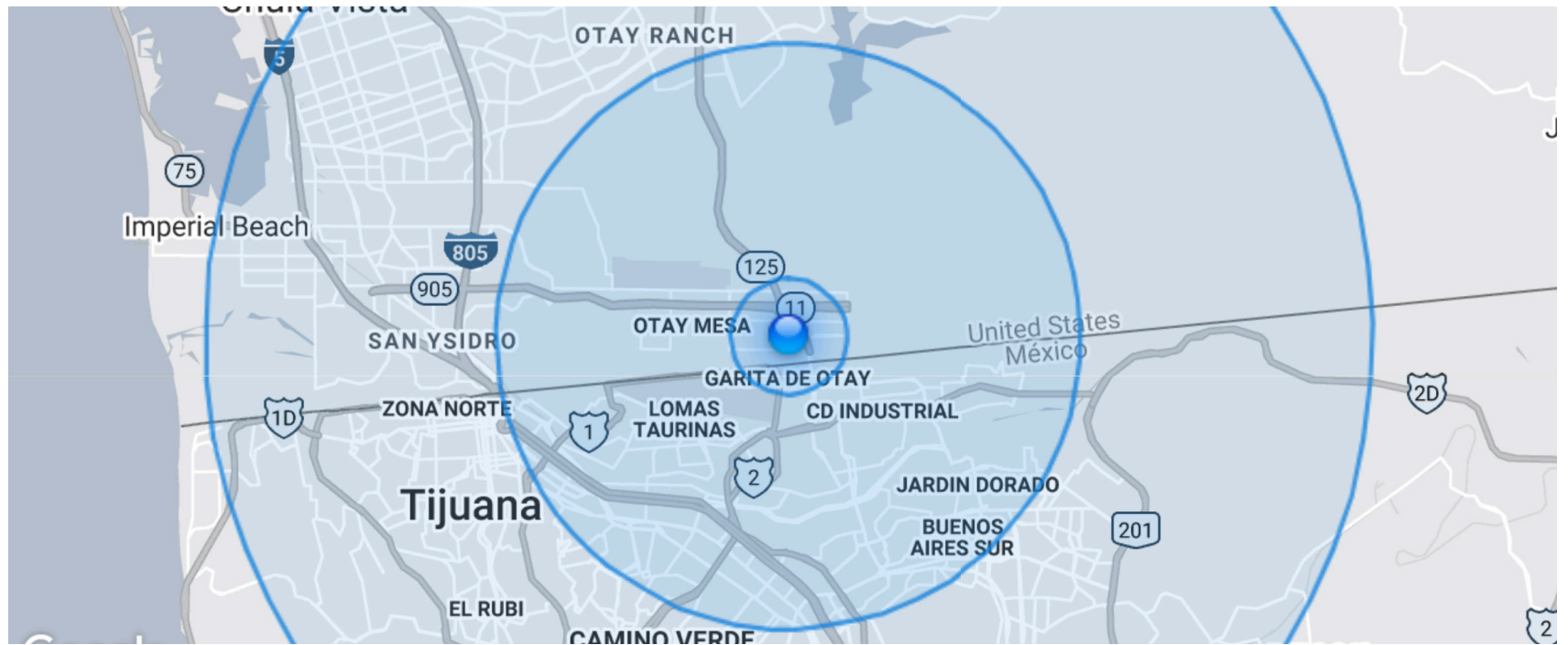
Sale Date: 06/12/2018  
Sale Price : \$6,653,000  
Lot Size: 10.82 AC  
Price/Acre: \$614,879.85  
SF: 471,319 SF  
Price/SF: \$14.12  
APN: 646-112-04-



**ENRICO FERMI PL, PARCEL 4, SAN DIEGO, CA 92154**

Sale Date: 03/07/2018  
Sale Price : \$4,150,000  
Lot Size: 7.75 AC  
Price/Acre: \$535,483.87  
SF: 337,590 SF  
Price/SF: \$12.29  
APN: 648-070-30

# DEMOGRAPHIC MAP & REPORT



	1 Mile	5 Miles	10 Miles
Total Households	141	8,401	96,860
Total Population	657	35,869	339,241
Population White	398	19,747	217,790
Population Black	56	2,779	16,281
Population Hispanic	412	17,763	201,660
Population Asian	98	8,075	47,320
Population Pacific Islander	3	134	1,902
Population American Indian	9	202	2,054
Population Other	63	3,229	40,269
Persons Per Household	4.7	4.3	3.5
Average Household Income	\$75,709	\$98,130	\$78,005
Average House Value		\$473,383	\$452,884
Average Age	31.1	31.2	33.1
Average Age Male	27.6	29.9	31.5
Average Age Female	32.1	31.3	34.4





# FRANCISCO JIMENEZ

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