

FOR SALE OR LEASE  
2.17 ACRE LOT DEVELOPMENT OPPORTUNITY WITHIN  
CITY OF CHULA VISTA AUTO PARK NORTH SPECIFIC PLAN



Sale Price \$2,850,000 (\$30/sf)  
Lease Rate: \$10,000/month + NNN

1880

AUTO PARK PLACE, CHULA VISTA, CA 91911

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## Property Highlights

- An approximately 2.17 acre industrial/commercial lot with approved plans for an estimated 23,335 square foot building within the Chula Vista Auto Park Specific Plan Area
- Approximately 23,335 square foot permit ready building can be delivered in 18 months or less
- Owner will consider build-to-suit, land sale with plans, or long-term ground lease. Ideal owner/user opportunity.
- Approved uses include: Auto Sales and Service, Auto Rentals, Auto Parts, Car Wash, Collision Repair, Lube and Oil, Restaurant/Deli
- Estimated Land Sale Price: \$2,850,000 (\$30/sf)
- Lease Rate: \$10,000/month + NNN



1880 AUTO PARK PLACE  
CHULA VISTA, CA 91911

  
**PACIFIC COAST  
COMMERCIAL**  
SALES - MANAGEMENT - LEASING

**TCN**  
WORLDWIDE  
REAL ESTATE SERVICES

# PROPERTY FEATURES

## 1880 Auto Park Place Chula Vista, CA 91911

- Proposed Use is Auto Repair facility, Collision Repair
- Property is Zoned IP and is within the City of Chula Vista Auto Park Specific Plan
- Total Land Area is ± 2.17 acres
- Total Approved Building Size is ± 23,335 SF
- 58 Total Parking Spaces
- Permits are ready to be pulled for development
- APN 644-041-44
- Construction Type III-B Fully Sprinklered
- Owner will consider land sale with permit ready project or build-to-suit



**9 MINUTES**  
San Ysidro Port of Entry



**13 MINUTES**  
Chula Vista Bayfront



**13 MINUTES**  
Otay Mesa Port of Entry



**20 MINUTES**  
Downtown San Diego



**23 MINUTES**  
Mission Valley



**23 MINUTES**  
Kearny Mesa

## CITY OF CHULA VISTA AUTO PARK SPECIFIC PLAN

The project involves the development of an automobile sales park on the 38-acre site and would be processed by the City of Chula Vista under a specific plan application (PCM-02-04). The Auto Park North Specific Plan calls for the construction of approximately 99,650 to 130,000 square-feet of dealer showrooms and ancillary automobile support buildings ranging from 8,250 square-feet to 93,450 square-feet. Total developable square-footage will range from approximately 158,400 square-feet to over 200,000 square-feet. The variable in the project's total buildable square footage is the area of the specific design requirements that each individual manufacturer and dealership requires.

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IMPERIAL BEACH

SAN DIEGO  
INTERNATIONAL AIRPORT

NAVAL BASE SAN DIEGO



1880  
Auto Park Place



BROWN FIELD  
AIRPORT



NASSCO

OTAY BORDER CROSSING





# LOCATION

Chula Vista is situated in the southern part of San Diego County, approximately 7 miles from downtown San Diego. Its geography includes coastal areas, canyons, and hills. The city has a significant population and is known for its cultural diversity.

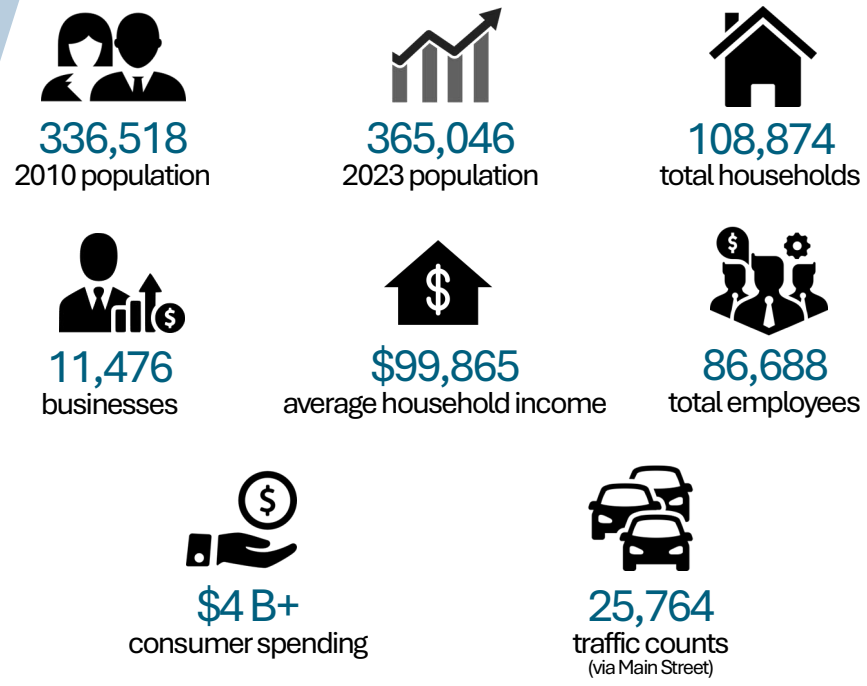
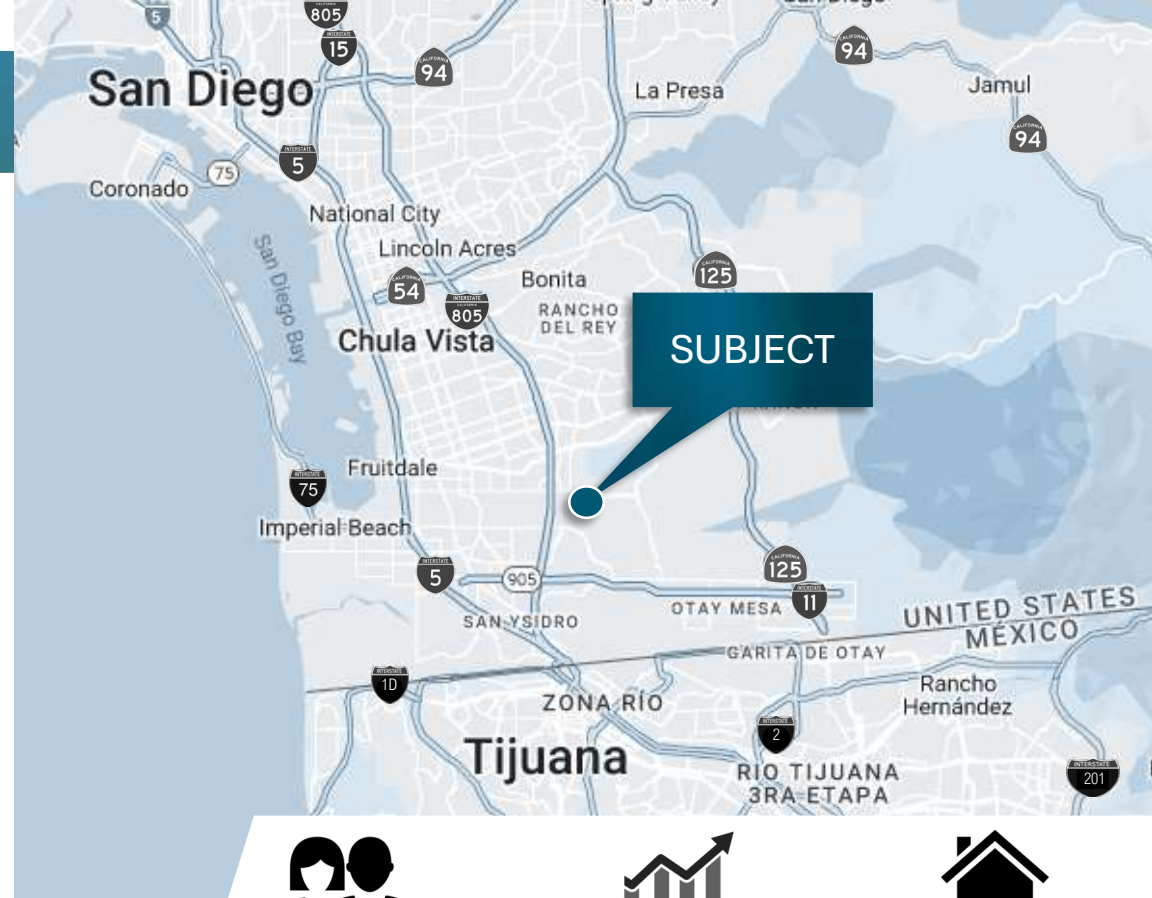
Chula Vista has a diverse economy with a mix of industries, including manufacturing, healthcare, retail, and tourism. The city has several shopping centers, recreational facilities, and parks.

Situated near the Otay Ranch Town Center, which is a major shopping destination in Chula Vista, that features a variety of retail stores, restaurants, and entertainment options.

Chula Vista is located near the US-Mexico border, providing easy access to Mexico. The cross-border region is known for cultural exchange, trade, and tourism.



The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information, including zoning and use, should be verified prior to transaction.



\* demographics source: costar, based upon a 5 mile radius