

FOR SALE



±3,200 SF Freestanding Building – R1 Zone

845 Otay Lakes Road

CHULA VISTA, CA 91913

CBRE



PROPERTY OVERVIEW + HIGHLIGHTS

- Unique freestanding building for sale in Eastern Chula Vista
- Highly visible building on Otay Lakes Road
- Across from Southwestern College - Total enrollment approximately 16,000
- Zoning: **R-1** – uses could include office/medical, schools, and nursing home
- Parking on-site - approximately 42 spaces
- Access to Otay Lakes Road and shared parking rights required by the neighboring Church

[SEE PROPERTY VIDEO](#)

Land Size

1.01 AC | 43,996 SF*

Building Size

3,200 SF*

Sale Price

\$1,600,000

Zoning

R1 ZONING

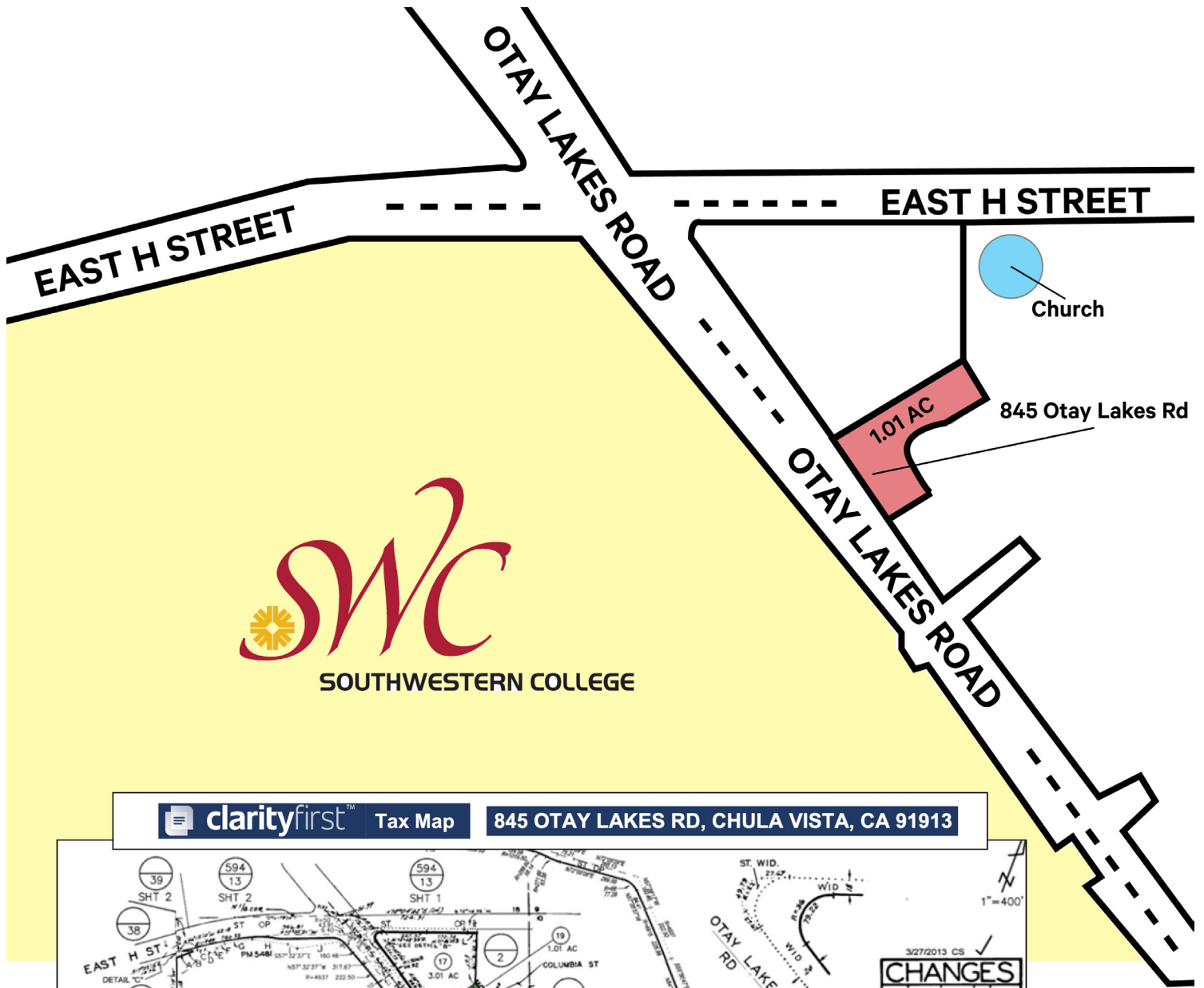
*to be verified by Buyer

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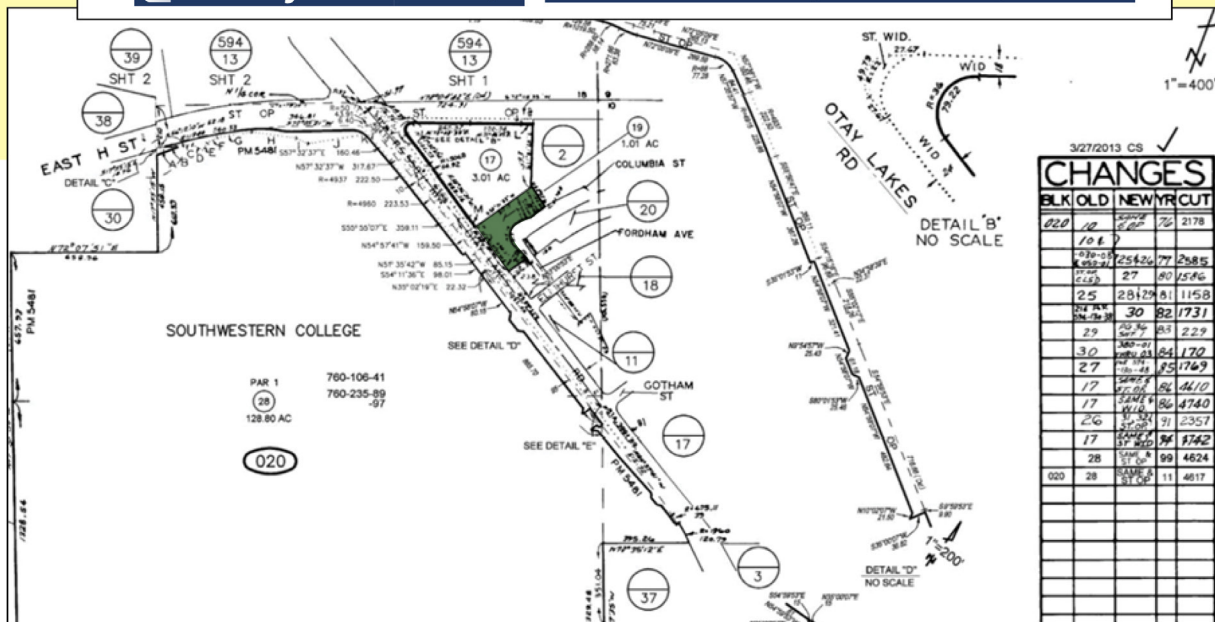


Parcel Map



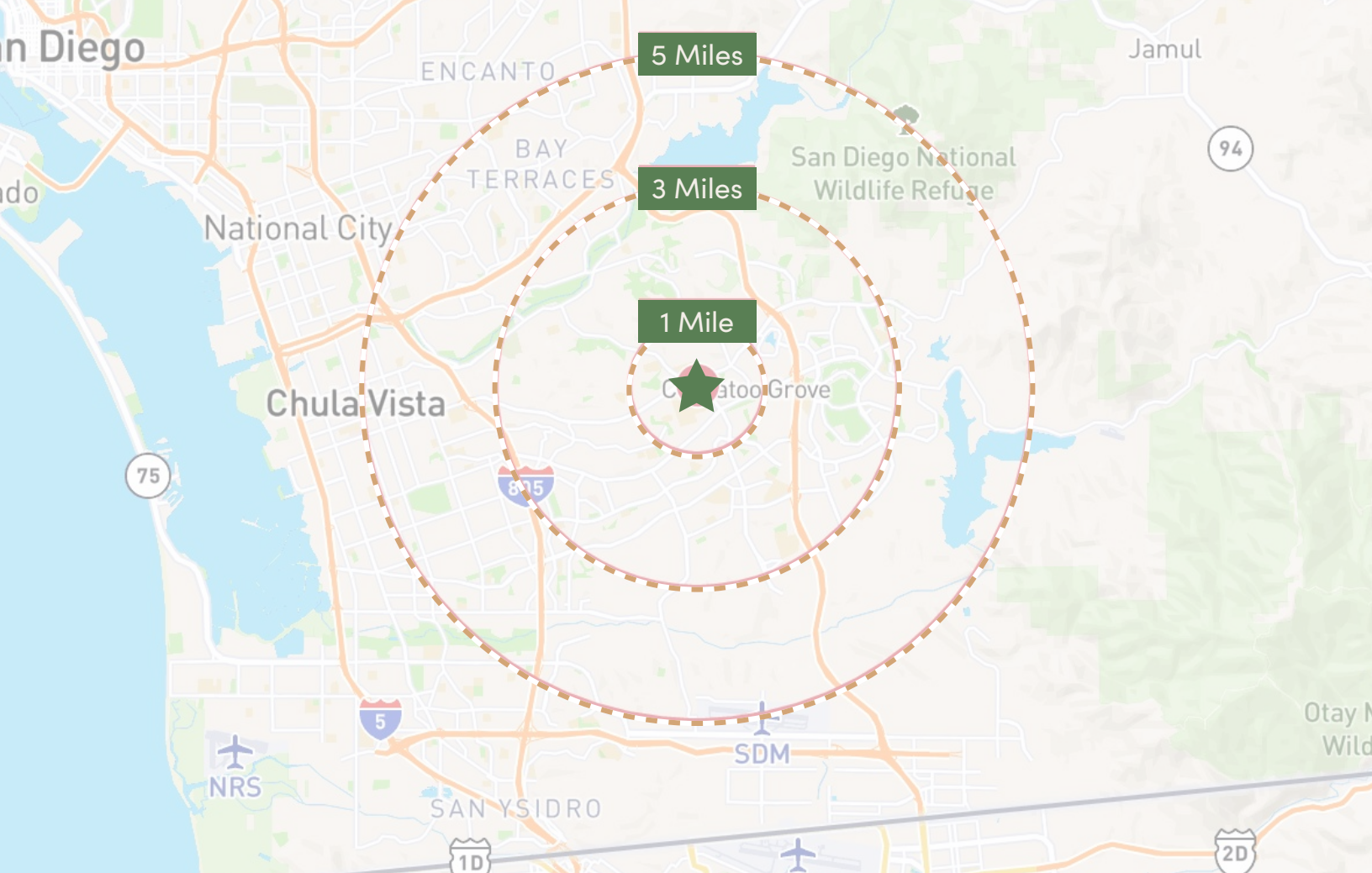
clarityfirst™ Tax Map

845 OTAY LAKES RD, CHULA VISTA, CA 91913



Access and Shared Parking Easement with Adjacent Church





Area Demographics

	1 Mile		3 Miles		5 Miles	
2025 Population	16,870		145,749		340,716	
Age 25-29	1,153	6.8%	11,377	7.8%	26,625	7.8%
Age 30-34	1,265	7.5%	10,698	7.3%	26,073	7.7%
Age 35-39	1,038	6.2%	9,837	6.7%	24,070	7.1%
Age 40-44	1,184	7.0%	10,650	7.3%	24,608	7.2%
Age 45-49	1,073	6.4%	10,259	7.0%	22,440	6.6%
Age 50-54	1,117	6.6%	10,294	7.1%	21,514	6.3%
Age 55-59	1,002	5.9%	8,952	6.1%	20,138	5.9%
Age 60-64	912	5.4%	7,605	5.2%	18,315	5.4%
Age 65-69	907	5.4%	6,677	4.6%	16,803	4.9%
Age 70-74	757	4.5%	5,317	3.6%	13,591	4.0%
Age 75-79	659	3.9%	4,178	2.9%	10,210	3.0%
Housing Units	1 Mile		3 Miles		5 Miles	
Owner Occupied	3,832	69.3%	31,194	66.4%	67,566	62.3%
Renter Occupied	1,593	28.8%	13,879	29.6%	36,587	33.8%
Household Income	1 Mile		3 Miles		5 Miles	
Average Income	\$182,607		\$176,232		\$149,577	
Median Income	\$146,130		\$150,380		\$126,095	

Source: ESRI



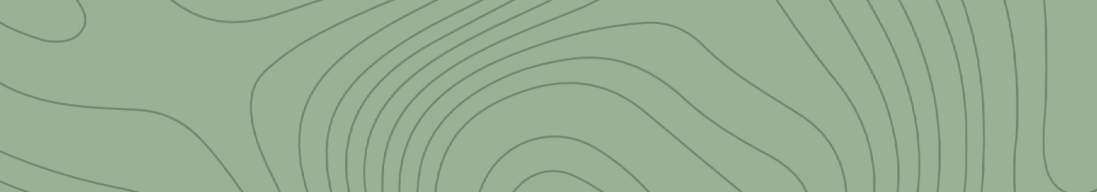
340,716
Population



\$832,476
Average Home Value



\$182,607
Average Household Income



R1 Zoning

Please see below links that will take you to the City of Chula Vista's R1 Single-Family Residence Zoning Permitted Uses:

- A. One [single-family dwelling](#) on any [lot](#);
- B. Factory-built home/[mobilehome](#) on any [lot](#), subject to the provisions of CVMC [19.58.145](#) and [19.58.330](#);
- C. All portions of the [dwelling](#), factory-built home or [mobilehome](#) used for living or sleeping purposes shall be attached by common walls;
- D. [Large family day care homes](#), subject to the provisions of CVMC [19.58.147](#). (Ord. 3153 § 2 (Exh. A), 2010; Ord. 2260 § 1, 1988; Ord. 2161 § 1, 1986; Ord. 1941 § 1, 1981; Ord. 1212 § 1, 1969; prior code § 33.503(B)).

The following uses shall be permitted in the R-1 [zone](#); provided, a conditional use permit is issued in accordance with the provisions of CVMC [19.14.030\(A\)](#) or [19.14.040](#), as may be applicable, and CVMC [19.14.050](#) through [19.14.090](#):

- A. [Dwelling groups](#), subject to the provisions of CVMC [19.58.130](#);
- B. Private, noncommercial, recreational facilities, such as swimming pools, tennis [courts](#), and clubhouses (for additional provisions, see CVMC [19.58.100](#) and [19.58.270](#));
- C. Professional offices (for additional provisions, see CVMC [19.58.244](#)).

The following uses shall be permitted in the R-1 [zone](#); provided, a conditional use permit is issued by the Planning [Commission](#) or Chula Vista Redevelopment Corporation for projects with a designated redevelopment project area, or for unclassified uses as defined in CVMC [19.54.020](#):

- D. Electric substations and gas regulators, subject to the provisions of CVMC [19.58.140](#);
- E. Unclassified uses, see Chapter [19.54](#) CVMC. (Ord. 3153 § 2 (Exh. A), 2010; Ord. 2269 § 6, 1988; Ord. 2260 § 1, 1988; Ord. 2111 § 5, 1985; Ord. 1822 § 1, 1978; Ord. 1356 § 1, 1971; Ord. 1212 § 1, 1969; prior code § 33.503(D)).



Terms of Listing



1. Any agreement for the sale of the property must be on the standard real estate purchase agreement of Client or its designated Affiliated Entity. If a purchaser desires to use any other form, the purchaser must obtain the consent of Client or its designated Affiliated Entity ("Owner"), and any offer to purchase made by purchaser will be subject to an addendum from Owner.
2. Owner will convey the property without warranty, except that as of the date of closing the transaction, the title of the property is free from encumbrances made or suffered to be made by Owner or by anyone claiming by, through, or under Owner, and none other, subject to: (a) the permitted exceptions, (b) any state of facts that an accurate and complete ALTA/ASCM survey, or equivalent, or physical inspection of the property might disclose, (c) all zoning regulations, restrictions, rules and ordinances, land use regulations, building restrictions, and other laws and regulations now in effect or hereafter adopted by any governmental authority having jurisdiction; and (d) reservations, easements, rights-of-way, declarations, covenants, conditions, restrictions, encroachments, liens, and encumbrances and all other matters of record or enforceable at law or in equity.
3. Any purchaser of the property will be required to purchase the property subject to the terms and conditions of any and all leases or rental agreements existing on the property.
4. Sales of property contiguous to other property held or retained by Owner, and sales of existing church buildings, may include a contract and/or deed restriction regarding the use of the property, at Owner's discretion.
5. ALL PROPERTY SOLD BY OWNER WILL BE SOLD "AS-IS" "WHERE IS" AND "WITH ALL FAULTS" AND WILL BE SOLD WITHOUT REPRESENTATION OR WARRANTY AS TO FREEDOM FROM ENCUMBRANCES OR LIENS EXCEPT FOR THE WARRANTIES MADE IN PARAGRAPH 3 ABOVE. CONSULTANT AND/OR AFFILIATED BROKER WILL PROVIDE PURCHASER WITH A REASONABLE OPPORTUNITY TO INSPECT THE PROPERTY, AND PURCHASER WILL BE REQUIRED TO RELY SOLELY UPON ITS OWN INSPECTION OR REVIEW. AS A CONDITION OF SALE, THE PURCHASER WILL BE REQUIRED TO RELEASE AND INDEMNIFY OWNER FROM CLAIMS ARISING FROM THE CONDITION OF THE PROPERTY, EXCLUDING CLAIMS FOR PERSONAL INJURY ARISING BEFORE THE CLOSING DATE CAUSED BY THE GROSS NEGLIGENCE OR INTENTIONAL MISCONDUCT OF OWNER, CLAIMS ARISING OUT OF CONTRACTUAL OBLIGATIONS TO THIRD PARTIES UNDERTAKEN BY OWNER PRIOR TO CLOSING THE TRANSACTION, AND FRAUD, GROSS NEGLIGENCE, OR INTENTIONAL MISCONDUCT OF OWNER.



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CBRE

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