



# 740 F STREET

FOR SALE  
±40,160 SF FREESTANDING INDUSTRIAL BUILDING ON 2 ACRES  
CHULA VISTA, CA 91910



# PROPERTY DETAILS



±40,160 SF



Secure Fenced & Enclosed Yard



Heavy Power



10% Office



Quick Access to Major Thoroughfares

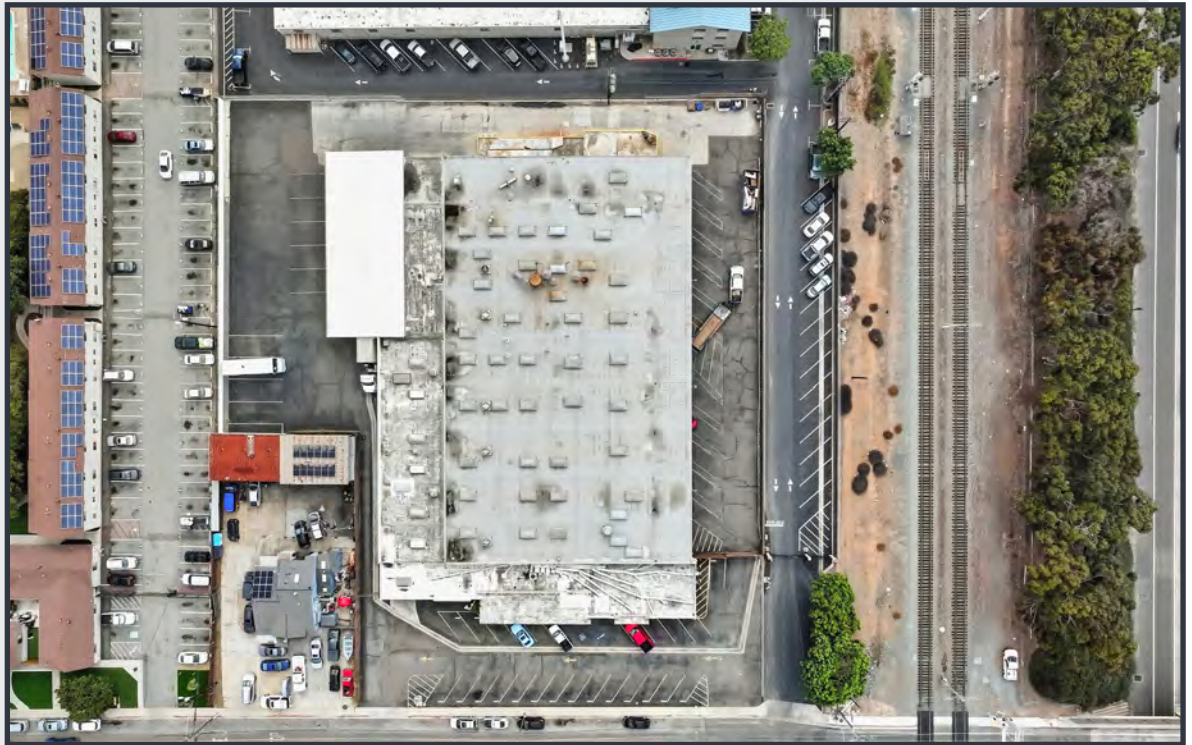
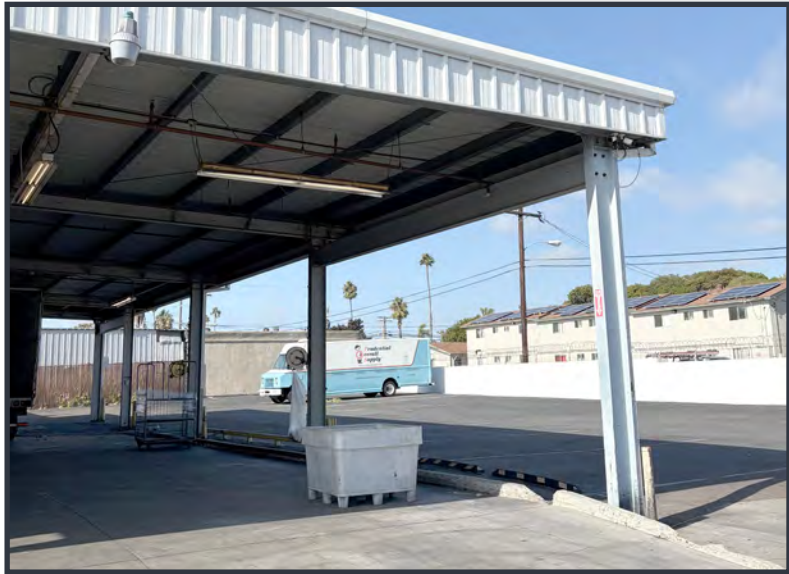


Sprinklered



**SALE PRICE: \$8,500,000**







# DRIVE TIMES

## 4 Minutes

To SR 54

## 4 Minutes

To I-5

## 6 Minutes

To I-805

## 12 Minutes

To Downtown San Diego

## 12 Minutes

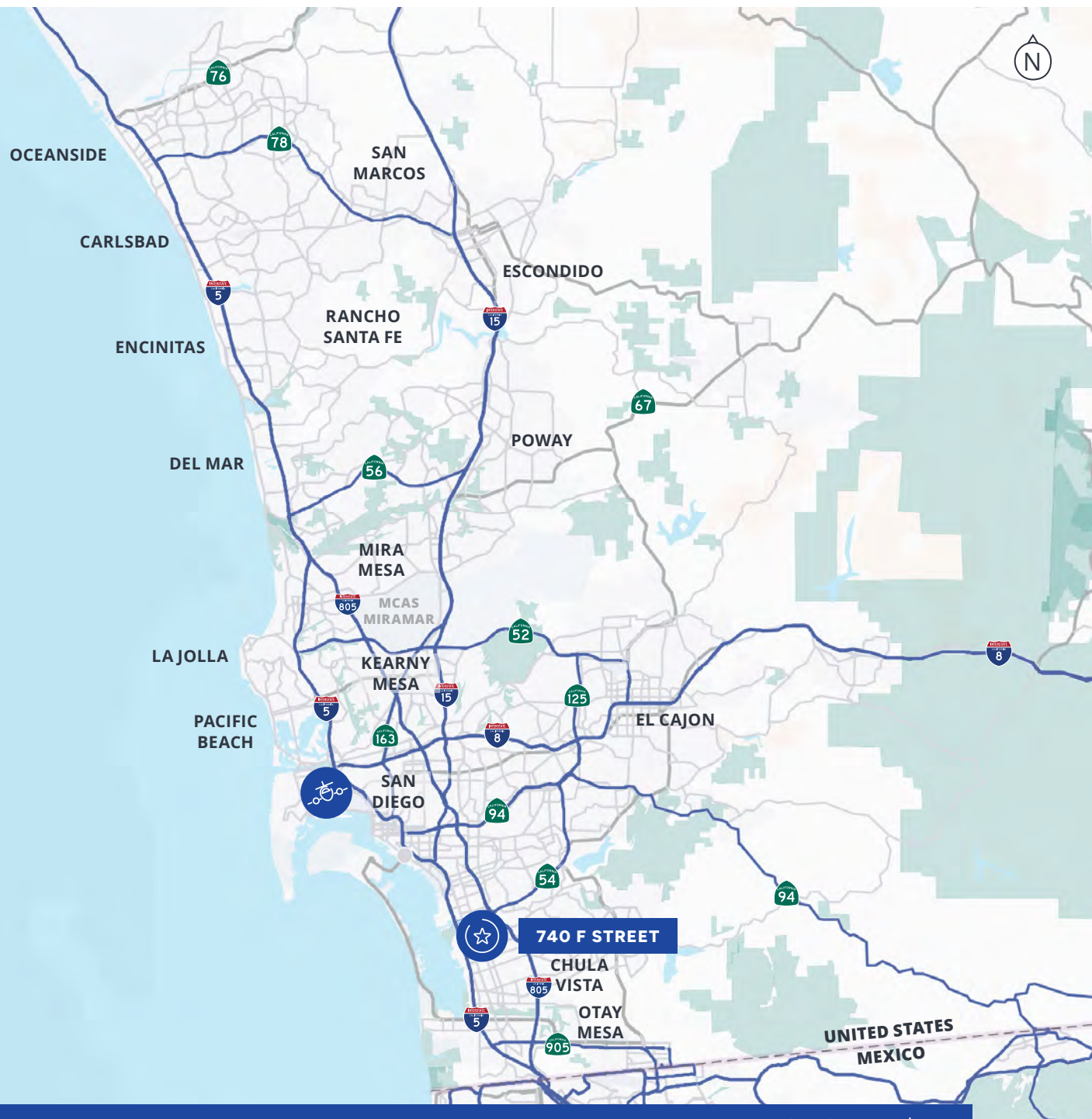
To US/Mexico Border

## 55 Minutes

To Riverside County

## 55 Minutes

To Orange County



# CHULA VISTA BAYFRONT DEVELOPMENT

Chula Vista is redefining its waterfront with transformative projects that blend tourism, business, recreation, and entertainment. From world-class resorts and vibrant public spaces to visionary sports and entertainment venues, these investments are positioning the city as a premier destination for visitors and residents alike. The Project Features:

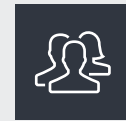
- 70 acres of new parks (100 acres total, including existing parks)
- 120 acres of open space, habitat replacement, wetlands and ecological buffers
- 2,850 hotel keys
- 600,000 square feet (55,741 sm) of restaurant, retail and marina-support
- 220,000 square feet (20,438 sm) of mixed-use commercial recreation and marine-related offices
- Shoreline promenade
- Walking trails
- Bicycle path network
- 1,100 to 3,000-car parking facility





# CHULA VISTA

Located just south of downtown San Diego, Chula Vista is one of the fastest-growing cities in California, offering a dynamic blend of economic opportunity, cultural vibrancy, and strategic development. With proximity to the U.S.-Mexico border and access to major transportation corridors, Chula Vista is a prime location for investment, innovation, and expansion.



**275,487**  
Population



**\$136,393**  
Avg Household Income



**35.8%**  
Bachelor's Degree or Higher

## MILLENNIA OFFICE & LIBRARY PROJECT

At the heart of the Millenia master-planned community, the Millenia Office project is a transformative mixed-use development. Anchored by the new Chula Vista Library, this 168,000-square-foot Class A building also houses the Chula Vista Entertainment Complex (CVEC), a cutting-edge media production hub. CVEC is developing 75,000 square feet of film and digital production space, with plans for a virtual production studio campus and entertainment-themed retail and hospitality offerings. The project is expected to generate over \$545 million in economic impact and create hundreds of permanent jobs.

## GAYLORD PACIFIC RESORT

A centerpiece of the 535-acre Chula Vista Bayfront redevelopment, the newly opened Gaylord Pacific Resort & Convention Center is California's largest hotel convention property. This \$1.3 billion waterfront resort features:

- 1,600 guest rooms
- 477,000 SF of meeting & event space
- 12 dining venues
- 4.25-acre water park

The Gaylord Pacific is expected to significantly boost tourism, hospitality, and business travel in the region, positioning Chula Vista as a premier destination for conventions and leisure.

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**±40,160 SF Freestanding Industrial Building**  
**Chula Vista, CA 91910**

**740 F STREET**

**For more information, contact:**

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