

BONITA OFFICE BUILDING FOR LEASE

3450 BONITA ROAD, CHULA VISTA, CA 91910



AVAILABLE FOR LEASE: \pm 1,091 SF

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PROJECT SUMMARY

- Approximately 20,211 SF two story office building in a tranquil setting
- Generous parking allocation
- Close proximity to restaurants and retail
- Located at Bonita Road 1/2 mile east of I-805 at the intersection of Glen Abbey Boulevard
- Convenient freeway access to all areas of South County and the Mexican border
- Competitive lease rates

AVAILABLE SF:

SUITE 203 - ±1,091 SF

LEASE RATE:

\$2.35/SF MG



PART OF A 20,211 SF
OFFICE BUILDING



212,555 CARS/DAY
INTERSTATE 805



50 PARKING
SPACES AVAILABLE

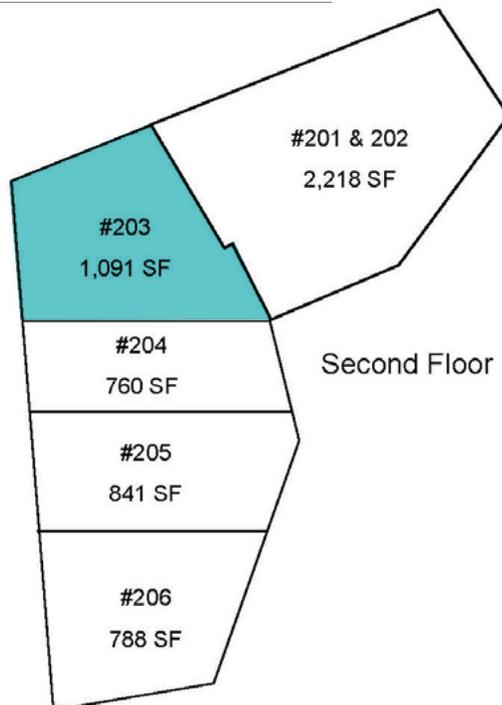


PROPERTY MANAGER
ON-SITE

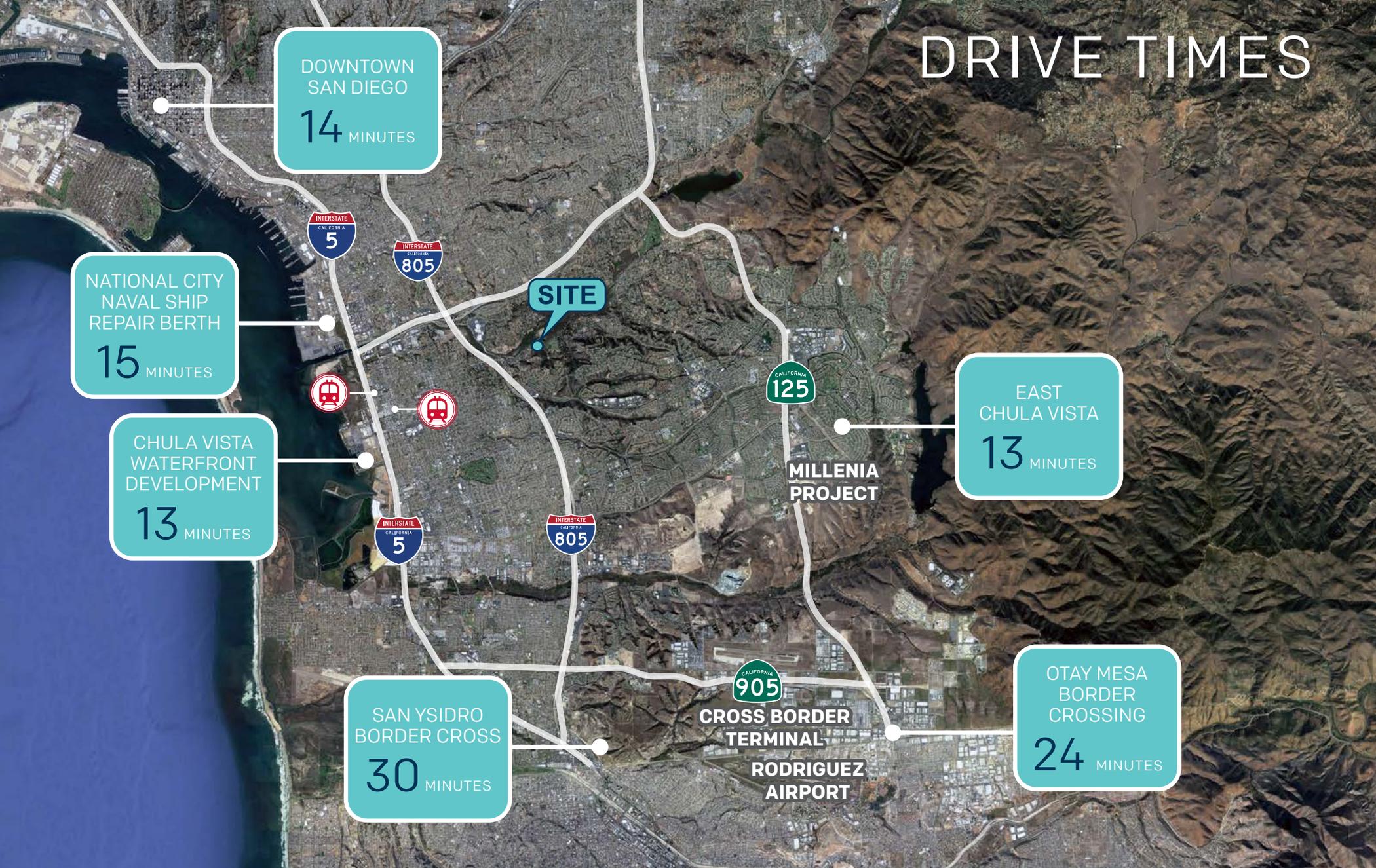


AVAILABILITY

SUITE	SF	RATE	AVAILABILITY	COMMENTS
203	±1,091	\$2.35/SF MG	August 1, 2026	



DRIVE TIMES



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DEMOGRAPHICS

POPULATION	2 MILE	5 MILE	10 MILE
2024 Total Population:	65,052	475,730	1,200,585
2029 Population:	63,523	464,802	1,191,251
Pop Growth 2024-2029:	-0.2%	-0.2%	-0.1%

HOUSEHOLDS

2024 Total Households:	19,971	135,545	408,307
HH Growth 2024-2029:	-0.2%	-0.2%	-0.2%
Median Household Inc:	\$94,096	\$79,843	\$78,554

HOUSING

Median Home Value:	\$690,043	\$629,032	\$686,313
Median Year Built:	1970	1975	1975

TRAFFIC COUNTS

STREET	CROSS STREET	CPD
Bonita Road	Andorra Way	35,199
Interstate 805	Bonita Road	234,186
Plaza Bonita Road	Bonita Valley Lane	11,181

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