

# ±10,700 SF INDUSTRIAL AVAILABLE FOR LEASE



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

**3121-3129 Main Street, Chula Vista, CA 91911**

**BLANCHE GOLIA**

(619) 458-8025

Blanche@PacificCoastCommercial.com

Lic. 01956233

**CHASE PELTON**

(619) 535-9177

Chase@PacificCoastCommercial.com

Lic. 01918260

**VALLEY COLEMAN**

(619) 944-1979

Valley@PacificCoastCommercial.com

Lic. 02065336

**SHIRLEY KANAMU**

(619) 787-6374

Shirley@PacificCoastCommercial.com

Lic. 01268281

**PACIFIC COAST COMMERCIAL | 10721 Treena Street, Suite 200 | [www.PacificCoastCommercial.com](http://www.PacificCoastCommercial.com) | Lic. 01209930**

The information in this brochure is provided for general marketing purposes only and is believed to be reliable but not guaranteed. Interested parties should verify all details independently, including zoning, measurements, and property condition. The property owner and agents make no warranties or representations and reserve the right to change or withdraw the property or terms at any time without notice. This is not an offer or contract.

## PROPERTY FEATURES



### AVAILABILITY

**Suite B:** ± 10,700 SF Industrial Space



### LOT SIZE

± 108,900 SF



### SIGNAGE

Monument Signage Available on Main Street



### DOCK HIGH

Dock High Roll Up Doors



### CEILING HEIGHT

18' Ceiling Height



### ACCESS

Ingress & Egress from both Main St & 4th Ave



### FREEWAY

Close Proximity to I-5 and I-805 Freeways



### ZONING

ILP (Limited Industrial Precise Plan)

Some Permitted Uses:

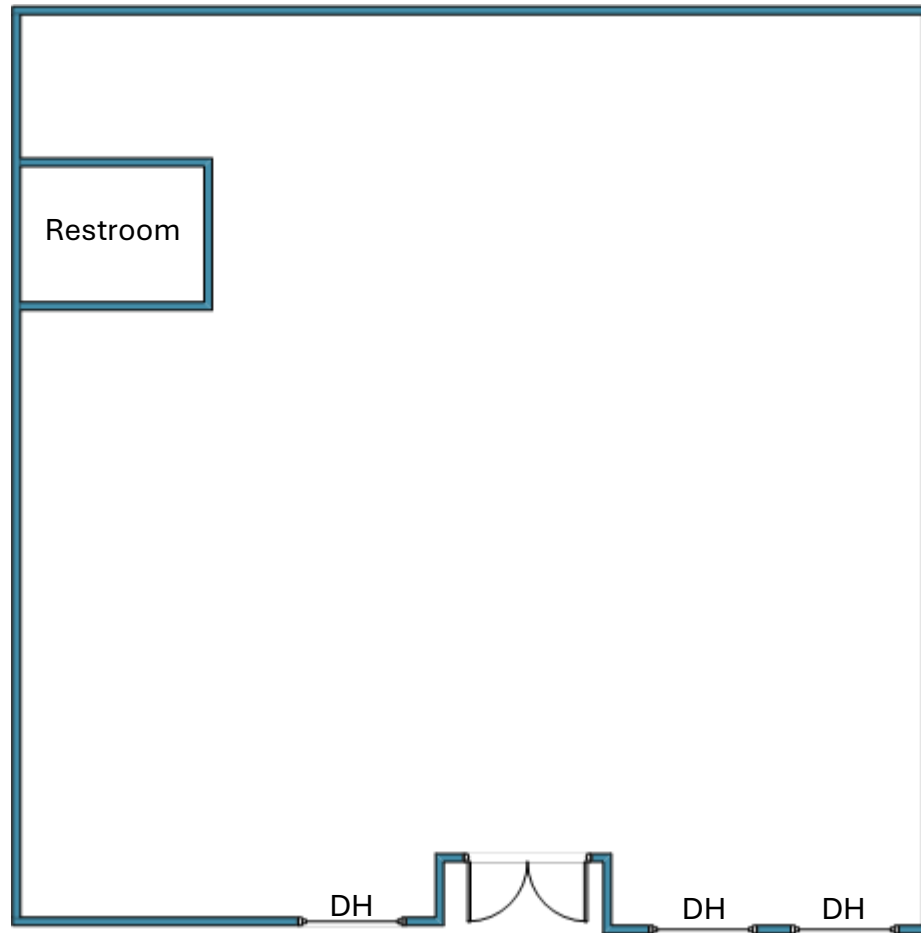
- Light Manufacturing and Distribution
- Wholesale Storage and Warehousing
- Building Material Sales, Services, Storage and Equipment Rental



Low NNN Fees!

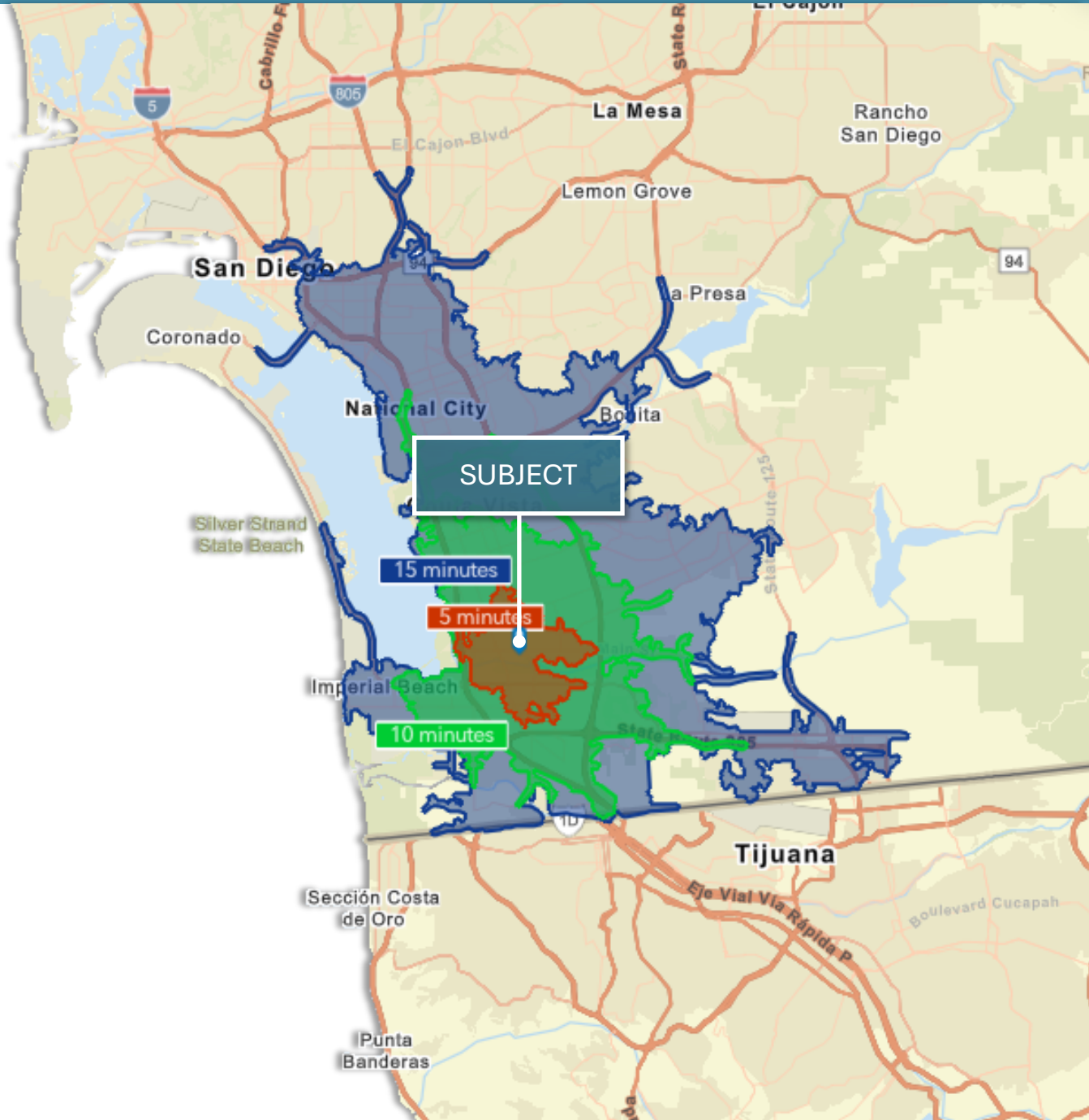
# FLOOR PLAN

<b>3121—Suite B</b>	± 10,700 SF	\$1.10/SF NNN
<ul style="list-style-type: none"><li>• ± 10,700 SF Warehouse</li><li>• Three (3) Dock High Roll Up Doors</li><li>• One (1) Restroom</li><li>• Monument Signage Available</li><li>• Suite Available August 2026</li></ul>		



Floor Plans Not fit to Scale; for Reference Purposes Only.

**Chula Vista** is the second largest city in the San Diego metropolitan area. Located just 7.5 miles from downtown San Diego and 7.5 miles from the Mexican border in the South Bay region of the metropolitan area, the city is at the center of one of the richest economic and culturally diverse zones in the United States. Chula Vista is named because of its scenic location between the San Diego Bay and coastal mountains.



**202,484**  
Population (2024)



**199,862**  
Population Projection (2029)



**58,937**  
Households



**\$2 B+**  
Consumer Spending



**6,967**  
Businesses



**44,389**  
Employees