

±2,400 INDUSTRIAL SF FOR SUBLEASE

2540 MAIN ST, SUITE E

CHULA VISTA, CA 91911



SUBJECT PROPERTY

PROPERTY OVERVIEW



\$1.67 PSF GROSS

LEASE RATE



\$4,000/MO GROSS

MONTHLY RATE



20'

CLEAR HEIGHT

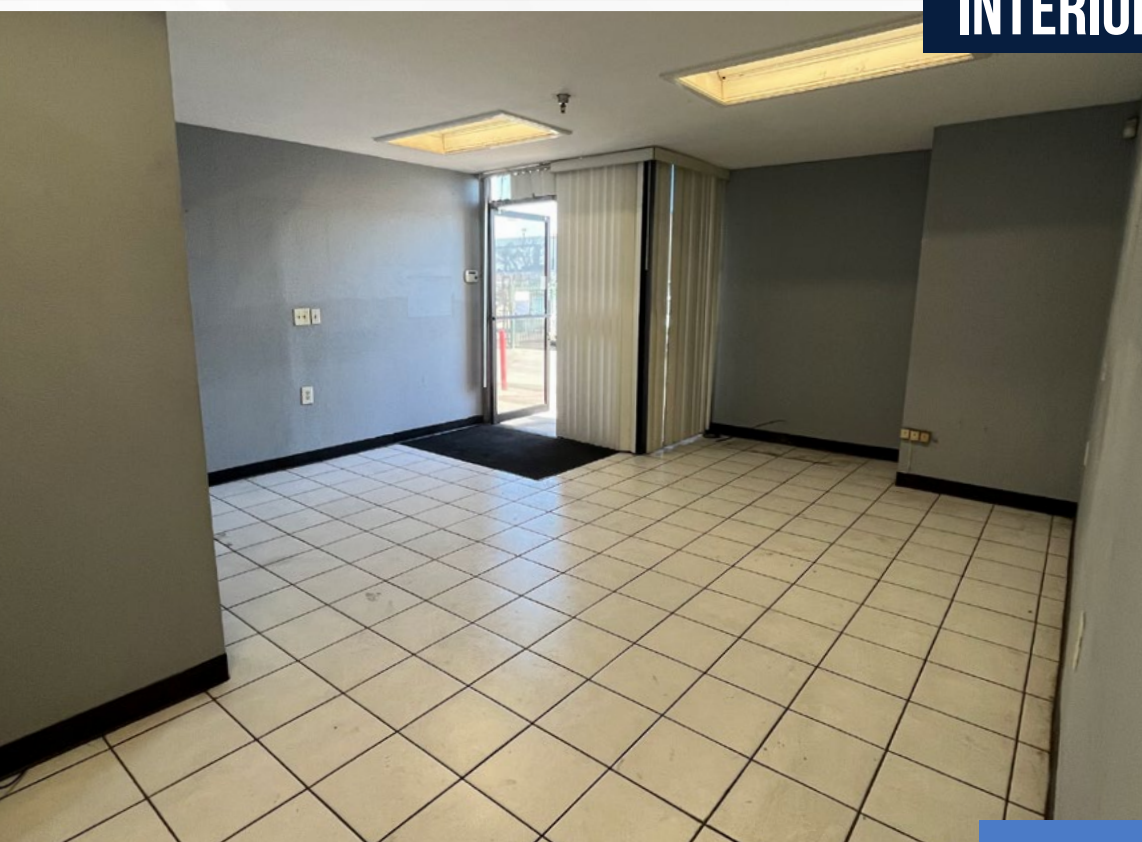
PROPERTY SUMMARY

- ±2,400 SF
- 1 Office / Reception
- Bonus Mezzanine
- 1 Roll up Door
- 2 Restrooms
- Zoning: CTP (Thoroughfare Commercial Precise Plan)





INTERIOR PHOTOS



AERIAL MAP



SITE PLAN



AREA OVERVIEW



CHULA VISTA

Chula Vista, located in Southern California, is a vibrant and diverse city known for its picturesque landscapes, rich cultural heritage, and thriving community. With its name translating to "beautiful view" in Spanish, Chula Vista certainly lives up to its reputation with its stunning coastal location along the San Diego Bay. The city's residents and visitors alike enjoy a plethora of outdoor recreational opportunities, from relaxing on its pristine beaches and exploring the bayfront parks to engaging in water sports like kayaking and paddleboarding. Chula Vista's mild Mediterranean climate further enhances its appeal, making it an ideal destination for year-round outdoor activities.

Beyond its natural beauty, Chula Vista boasts a dynamic cultural scene that reflects its multicultural population. The city hosts various festivals, art exhibits, and live performances that showcase its diverse heritage and creative spirit. The historic downtown area offers a blend of charming boutiques, restaurants serving a variety of cuisines, and entertainment venues. Chula Vista's commitment to education is evident through its excellent school systems and institutions, contributing to a strong sense of community and fostering opportunities for residents to thrive. Whether one is seeking relaxation by the bay, cultural exploration, or a close-knit community atmosphere, Chula Vista presents an alluring and well-rounded experience for both residents and visitors.

DEMOGRAPHICS - 2023

1 MILE



17,096
Population



5,398
Est. Households



\$69,253
Household Income

3 MILE



198,392
Population



59,596
Est. Households



\$77,702
Household Income

5 MILE



320,451
Population



96,922
Est. Households



\$88,595
Household Income

±2,400 SF INDUSTRIAL SPACE FOR SUBLEASE

2540 MAIN ST, SUITE E

CHULA VISTA, CA 91911

EXCLUSIVE LEASING AGENTS

JACKSON POLLOCK
ASSOCIATE

DIRECT +1 (858) 348-8127
MOBILE +1 (949) 527-0073
jackson.pollock@matthews.com
License No. 02217437 (CA)

CHRIS NELSON
VP & SENIOR DIRECTOR

DIRECT +1 (858) 257-4562
MOBILE +1 (949) 280-6217
chris.nelson@matthews.com
License No. 02055962 (CA)

JACOB CASTRO
ASSOCIATE VICE PRESIDENT

DIRECT +1 (858) 257-4806
MOBILE +1 (714) 300-3005
jacob.castro@matthews.com
License No. 02128663 (CA)

BROKER OF RECORD
DAVID HARRINGTON

License No. 02168060 (CA)

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