

# 651

PALOMAR STREET, CHULA VISTA, CA 91911

**Palomar Commerce Center**  
End Cap Restaurant Space with Patio  
± 2,500 SF Retail Space



## FF&E SALE WITH LIQUOR LICENSE AVAILABLE

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

## PROPERTY FEATURES



Approx. 116,789 SF  
Wholesale & Retail Center



± 2,500 SF  
Retail Space With  
Covered Patio Area



Prominent Building Signs  
For Each Suite



Located at a  
Signalized Intersection



Monument signage  
Available on Palomar  
Street



Abundant Onsite  
Parking



Exterior Upgrades  
Recently Completed



Lease Rate:  
Contact Agent For Pricing

## LOCATION HIGHLIGHTS

- Across from Palomar Trolley Station
- Monument Signage Available for all Tenants
- Excellent Ingress-Egress
- Located in Chula Vista's Busy Retail Corridor
- Top Consumer Demographics due to Cross-border Floating Population
- Traffic Counts | 39,929+ per day
- Proximity to I-5 | 2 Blocks (0.3 miles)
- Easy Access to I-805, SR-905 & SR-54
- Close to World's Busiest International Port of Entry - San Ysidro
- 15 Minutes to Downtown San Diego

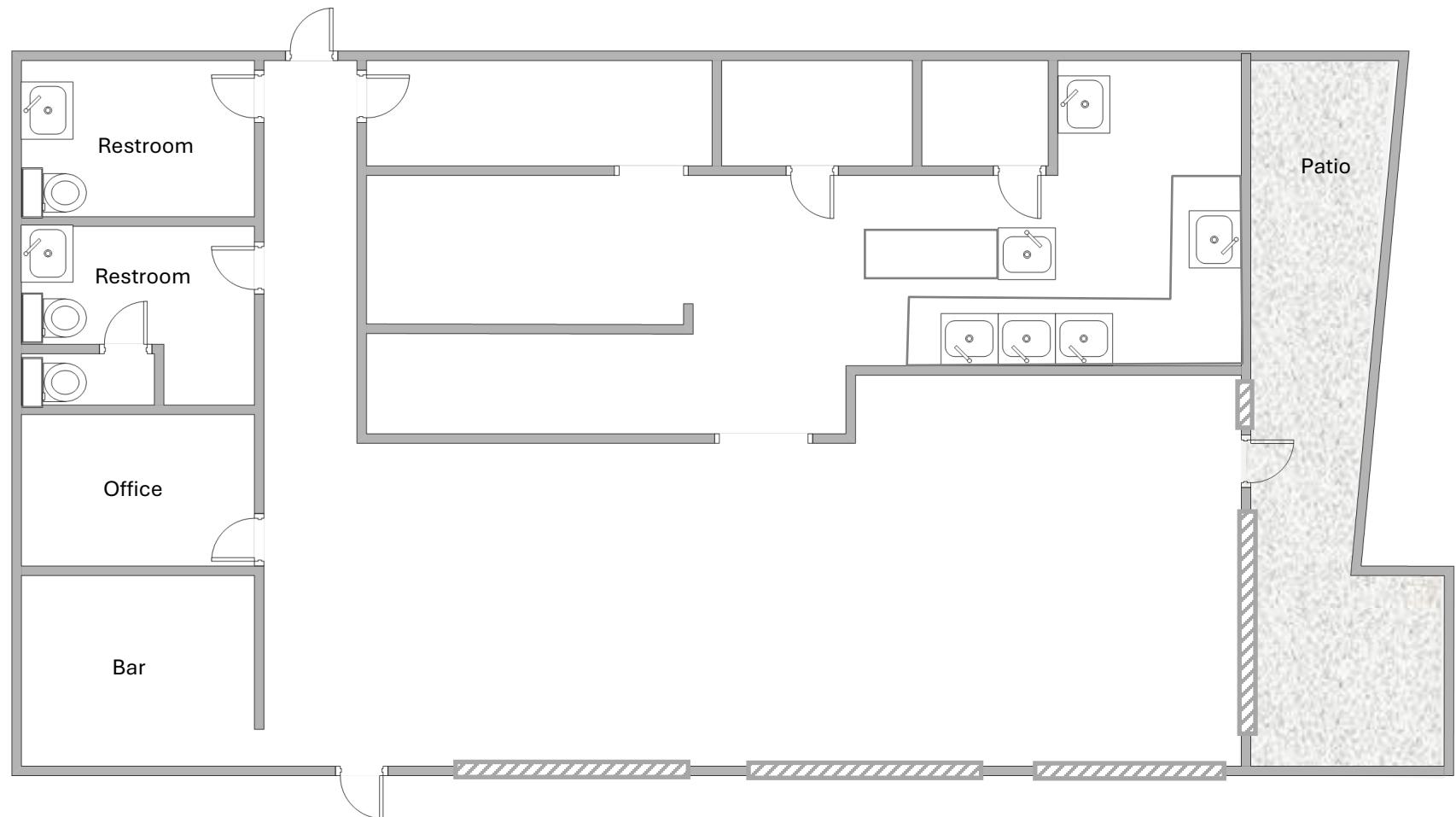
## FLOOR PLAN

651 Palomar Street

# Suite 20

**± 2,500 SF Restaurant Space With Covered Patio**

Contact Agent For Pricing



## INTERIOR PHOTOS

651 Palomar Street

# Suite 20



## NEARBY AMENITIES



## DEMOGRAPHICS

**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.



**346,212**

Population



**103,603**

Households



**\$3.5B**

Consumer Spending



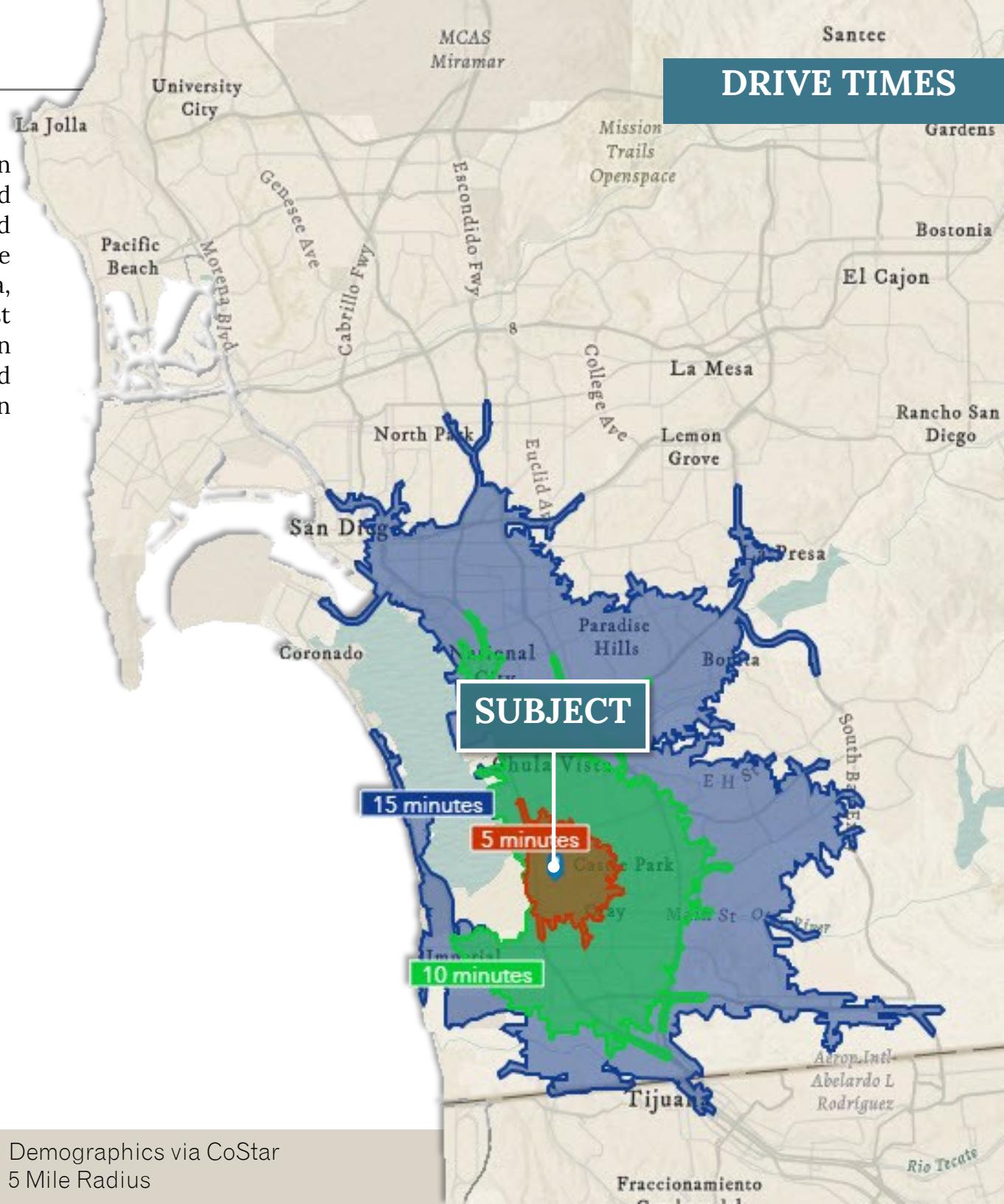
**11,736**

Businesses



**92,845**

Employees



## CONTACT INFORMATION

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