

**FOR SALE**

**VENTURE COMMERCE CENTER**

2572 Waterline Way, Chula Vista, CA 91914

2552-2578

Starboard

Waterline

KIMBERLY CLARK, ESQ.  
Senior Vice President/Partner | Lic. #01439305  
858.458.3343 | kclark@voitco.com

**Voit**  
REAL ESTATE SERVICES

**THE CLARK TEAM**



## PROPERTY OVERVIEW

### PARKING RATIO

3.00/1,000 SF

### YEAR BUILT

2006

### ZONING

PC

## AVAILABLE SPACE

### ADDRESS

2572 Waterline Way, Chula Vista, CA 91914

### CONDO AVAILABLE SIZE

1,180 SF

### HOA

\$232 / MO.

### SALE PRICE

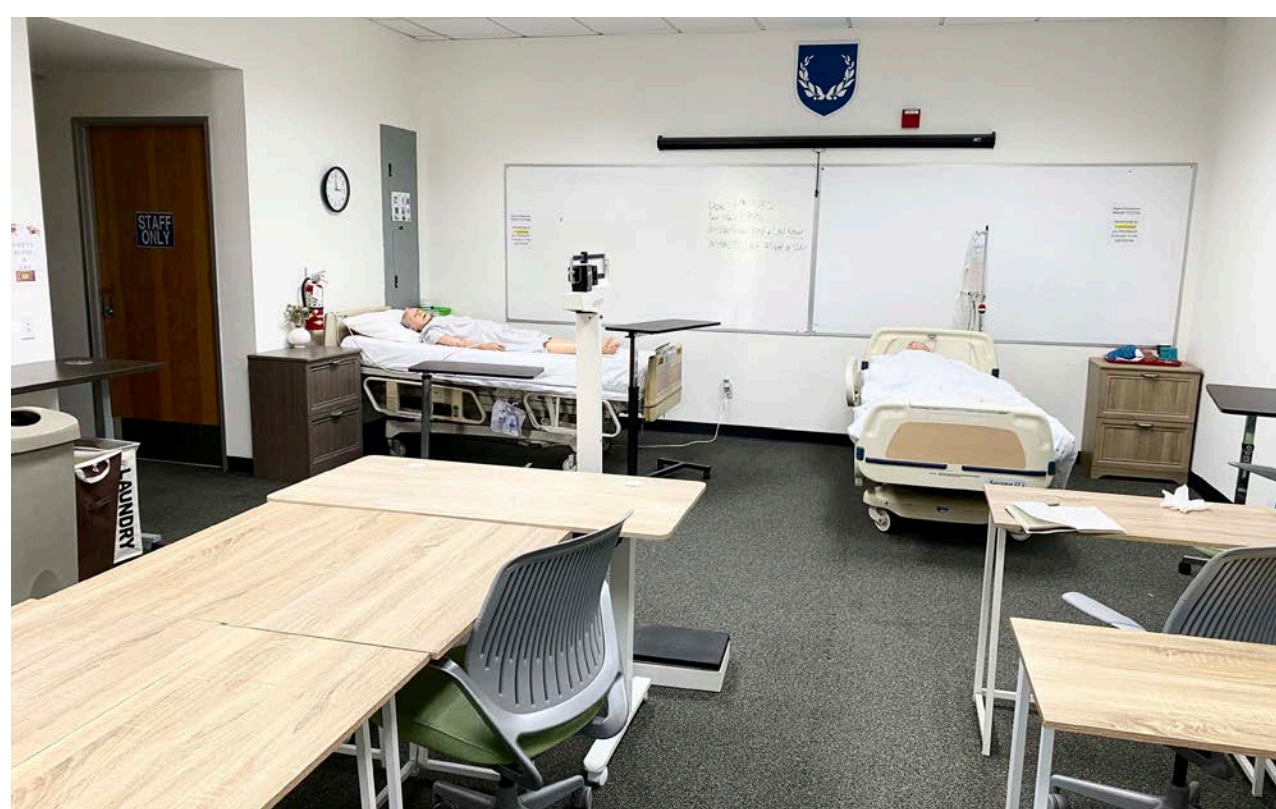
\$585,000



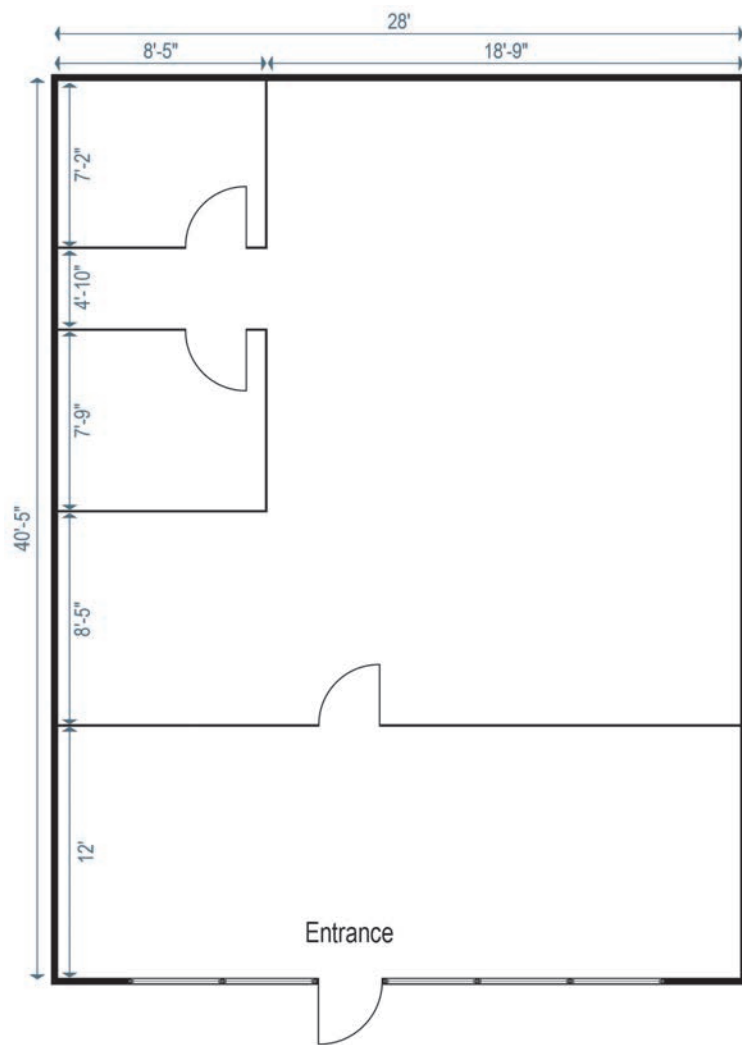
## PROPERTY HIGHLIGHTS

- » Great owner/user opportunity
- » Built-out office condominium of approximately 1,180 SF
- » New HVAC unit with warranty
- » New sink
- » Highly desirable one-story office condominium
- » Reserved parking spaces for the condominium
- » Open layout with a front window glassline and abundant natural lighting
- » A lobby separate from the office space for increased privacy
- » Two restrooms within the office space
- » Easy access to Highway 125
- » Located in the heart of the Eastlake & Otay Ranch commercial districts
- » Close to restaurants, retail, and all of Eastlake's amenities





# SPACE PLAN







The City of Chula Vista is located at the center of one of the richest cultural, economic and environmentally diverse zones in the United States. It is the second-largest City in San Diego County. Chula Vista boasts more than 52 square miles of coastal landscape, canyons, rolling hills, mountains, quality parks, and miles of trails. Chula Vista is a leader in conservation and renewable energy, has outstanding public schools, and has been named one of the top safest cities in the country.

Chula Vista means “beautiful view” and there is more to see and do here than you can imagine! Great year-round weather entices runners, hikers, cyclists, birders, and outdoors enthusiasts from the bay to the lakes. Visit the bayfront with the Sweetwater Marsh National Wildlife Refuge and the Living Coast Discovery Center. The Chula Vista Marina & Yacht Club awaits kayakers and boaters. Cycle the Bayshore Bikeway and see more wonders on San Diego Bay. Eastlake offers residents an area for walking or biking around the lake and Otay Lakes provides quiet picnics and boating.

Shopping, dining, and entertainment abound with two major malls and a historic downtown district. With more than 100 of the country's top specialty stores, Otay Ranch Town Center is an exciting outdoor shopping, dining and entertainment destination. This bustling, urban open-air center features a variety of amenities including a library, outdoor cafes, a pet-friendly setting and adjacent dog park, food pavilion, fireplace, and “popper” play fountain for children.

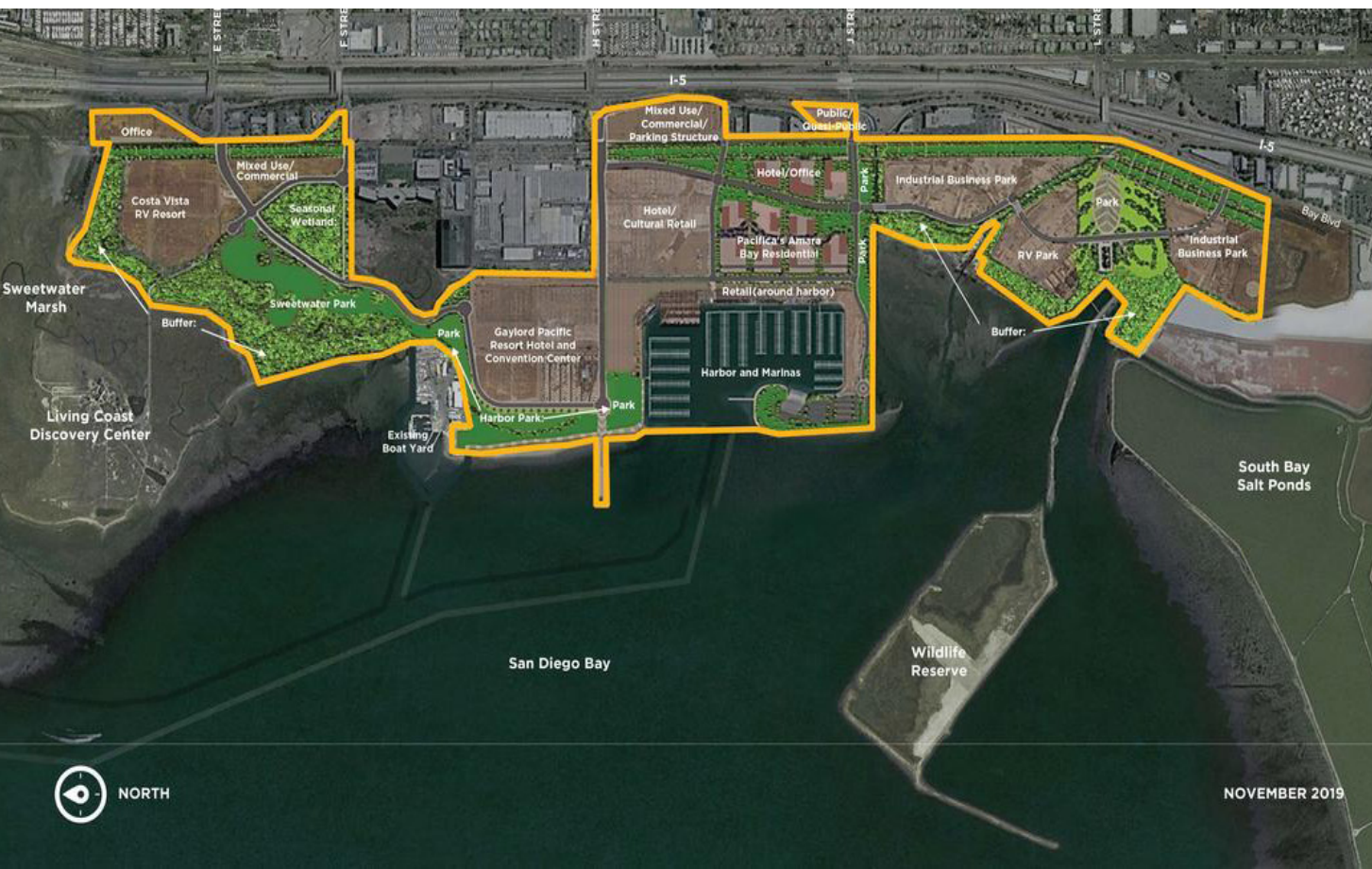
Chula Vista Center in the downtown area boasts major retailers, dining, movie theaters, and more than 100 fine specialty shops. Third Avenue Village, billed as the cultural center of the city, features historic buildings, unique shops, a vibrant area of restaurants, breweries and coffee shops, and seasonal events.

More than 64 well-maintained parks and 60 sports fields are available for outdoor sports and recreation. Four golf courses line the community. Tour the Chula Vista Elite Athlete Training Center and see America's best amateur athletes.

Established neighborhoods, contemporary communities, start-up firms, corporations, nationally recognized entertainment venues, the nation's only warm weather athlete training center, an award winning nature center, and a historic downtown all contribute to Chula Vista's attraction for both families and businesses.

The **TRANSFORMATION** Begins

# CHULA VISTA BAYFRONT



In September 2019, the Port of San Diego and the City of Chula Vista held a ground-breaking celebration for the first two major projects of the Chula Vista Bayfront Master Plan - the Costa Vista RV Resort and the Sweetwater Bicycle Path and Promenade.

Approximately 535 acres, the plan seeks to transform a largely vacant and under utilized industrial landscape into a thriving recreational, residential and resort destination on the Chula Vista waterfront. When complete, the public will enjoy more than 200 acres of parks and open space, a shoreline promenade, walking trails, RV camping, shopping, dining and more. While providing long-awaited, enhanced shoreline recreation and an active, commercial harbor in the South Bay, the Chula Vista Bayfront project will also establish ecological buffers to protect wildlife habitat, species and other coastal resources.

NOVEMBER 2019



2,850 TOTAL HOTEL ROOMS



1,100 – 3,000  
SPACE PARKING  
FACILITY



220,000 SF OF MIXED-USE  
COMMERCIAL RECREATION/MARINE-  
RELATED OFFICE USES



SHORELINE PROMENADE,  
WALKING TRAILS AND BICYCLE  
PATH NETWORK

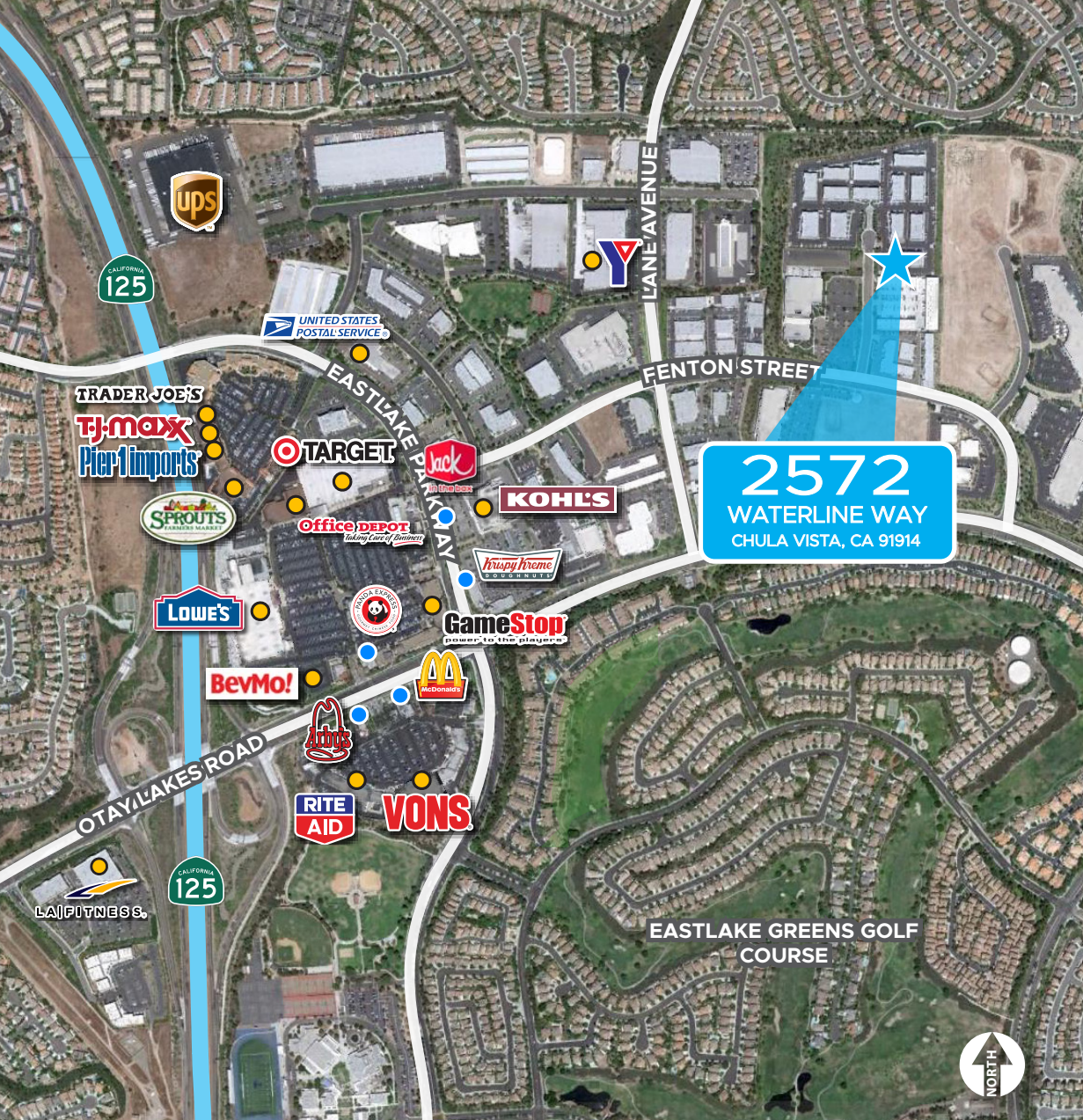
120 ACRES OF OPEN SPACE, HABITAT  
REPLACEMENT, WETLANDS & ECOLOGICAL  
BUFFERS TO PROTECT WILDLIFE HABITAT,  
SPECIES & OTHER COASTAL RESOURCES



600,000 SF OF RESTAURANT,  
RETAIL & MARINA-SUPPORT  
USES

70 ACRES OF NEW PARKS  
(100 ACRES TOTAL,  
INCLUDING EXISTING)





**2572**  
**WATERLINE WAY**  
 CHULA VISTA, CA 91914

## DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2023 Total Population:	15,523	97,835	188,422
2028 Population:	15,383	99,373	189,500
Pop Growth 2023-2028:	-0.2%	0.3%	0.1%
Median Age:	36.7	35.6	36.2

## Households

2023 Total Households:	4,667	29,426	56,887
HH Growth 2023-2028:	-0.1%	0.4%	0.1%
Median Household Inc:	\$123,907	\$117,286	\$111,513
Avg Household Size:	3.4	3.3	3.3
2023 Avg HH Vehicles:	3	2	2

## Housing

Median Home Value:	\$705,650	\$674,428	\$647,741
Median Year Built:	2000	2003	1999

## TRAFFIC COUNTS

Collection Street	Cross Street	Traffic Volume
Lane Ave	Otay Lakes Road	12,932
Hunte Parkway	River Rock Road	10,690
Lane Avenue	Saddleback Street	7,770
Proctor Valley Road	Hunte Parkway	8,829

**KIMBERLY CLARK, ESQ.**

Senior Vice President, Partner | Lic. #01439305 | 858.458.3343 | kclark@voitco.com

4180 La Jolla Village Drive, Suite 100, La Jolla, CA 92037 • 858.453.0505 • 858.408.3976 Fax • License #01991785 • [www.VoitCo.com](http://www.VoitCo.com)

Licensed as a Real Estate Salesperson by the DRE. The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. ©2024 Voit Real Estate Services, Inc. All Rights Reserved.

**Voit**  
 REAL ESTATE SERVICES

