296 H STREET

Chula Vista, CA 91910

INTRODUCTORY RATE

$1.65 SF+ NNN

FOR THE 1ST YEAR

(3 YEAR MIN. TERM, ON APPROVED CREDIT)

SOUTH BAY MEDICAL FOR LEASE

± 1,958 Sq. Ft.

CHASE PELTON
Sales & Leasing Associate
(619) 535-9177
Chase@PacificCoastCommercial.com
Lic. 01918260

VALLEY COLEMAN
Sales & Leasing Associate
(619) 944-1979
Valley@PacificCoastCommercial.com
Lic. 02065336

SHIRLEY KANAMU
Senior Advisor
(619) 787-6374
Shirley@PacificCoastCommercial.com
Lic. 01268281

PACIFIC COAST COMMERCIAL | 10721 Treena Street, Suite 200, San Diego, CA 92131| www.PacificCoastCommercial.com | Lic. 01209930

PACIFIC COAST COMMERCIAL
SALES - MANAGEMENT - LEASING

PROPERTY FEATURES

OVERVIEW

±14,544 SF Medical Office Building
Elevator Served
On-Site Pharmacy
Very Walkable (Score 84)

AVAILABILITY

Suite 202: ± 1,958 RSF Medical Office Space
Introductory Rate of $1.65/SF + NNN for the 1st Year
(3 year min. term, on approved credit)

LOCATION

Excellent Visibility with Combined Traffic Counts of 27,754 VPD

Close Proximity to I-805 & I-5
Adjacent to Sharp Healthcare Facility with Close Proximity to Chula Vista Medical Plaza Hospital

Directly Across the Street from Superior Court South County Division

Strong Retail Corridor Surrounded by a Wide Variety of Amenities, Business Service Providers, Healthcare Facilities, and Schools

PARKING

2.8/1,000 SF
Free Patient Valet Parking Service

PROPERTY PHOTOS

DEMOGRAPHICS

442,093
full time population

148,164
employees

0.1%
population growth (2010-2023)

13,161
businesses

26,376
traffic counts

19 minute
drive to mission valley

$4.45 B+
consumer spending

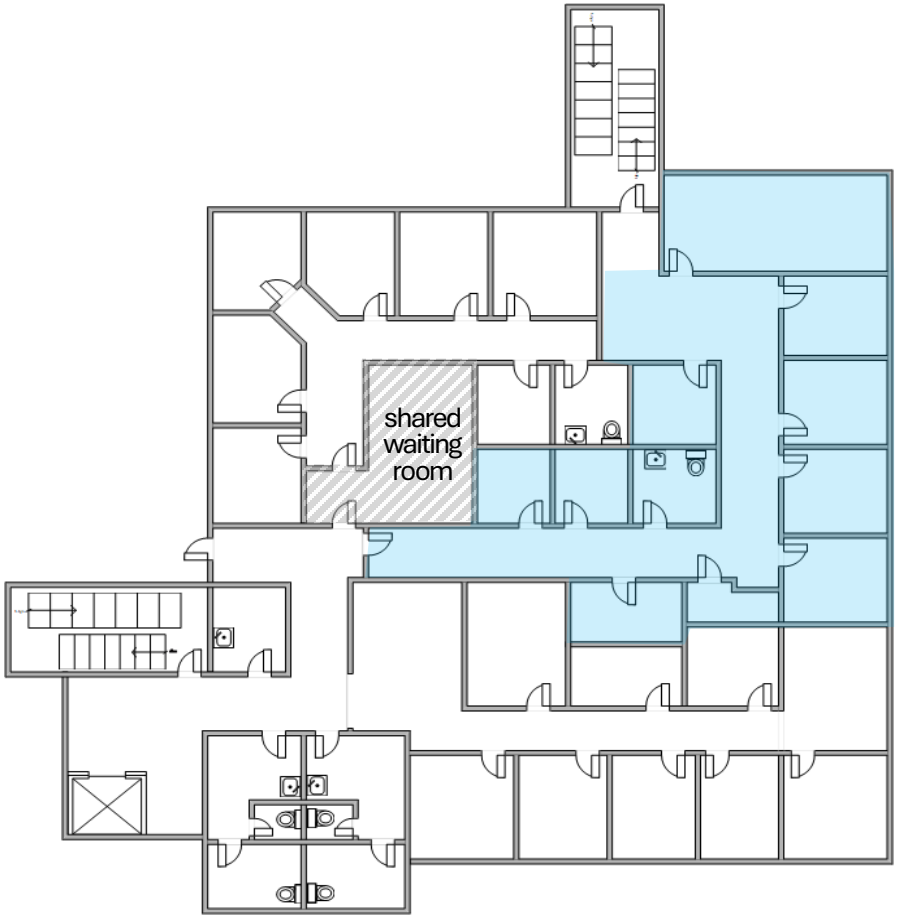
24 minute
drive to us-mexico border crossing

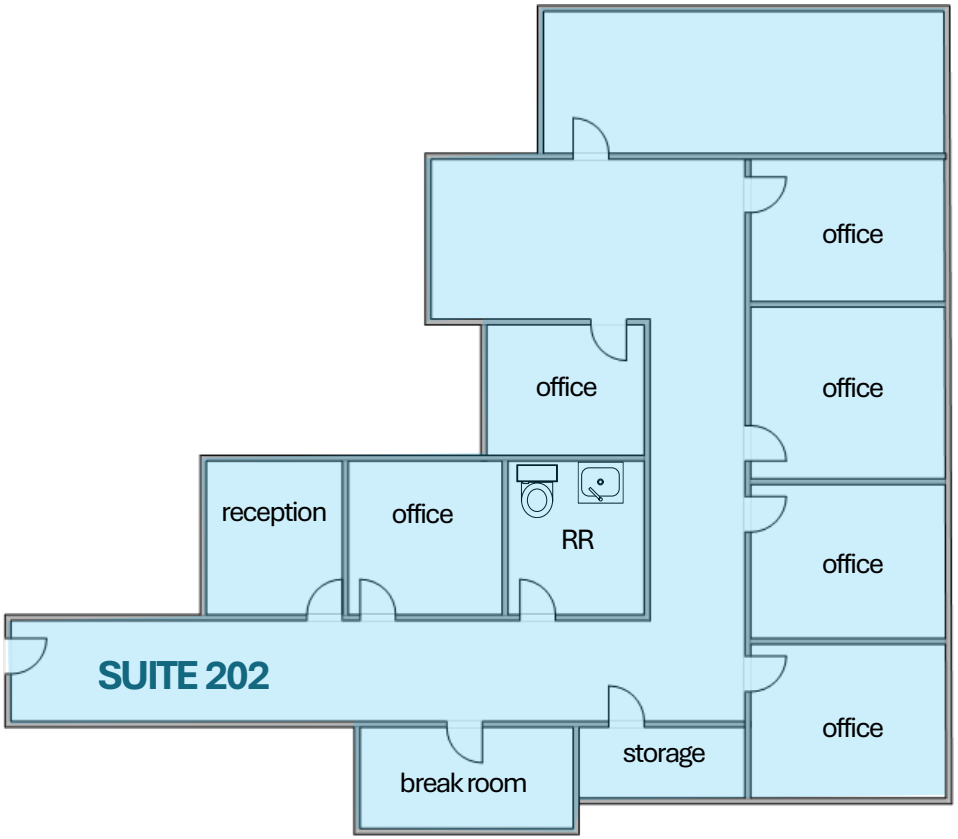
16 minute
drive to downtown

* demographics source: costar.com, based upon a 5 mile radius

FLOOR PLAN | 2ND FLOOR

- **Suite 202:** Approx. 1,958 RSF
- Shared waiting room, reception, 6 private offices, open office /conference room, break room, restroom, storage
- Lease Rate: **Introductory rate of $1.65/SF + NNN for the first year** (3 yr min. term, on approved credit)





PACIFIC COAST COMMERCIAL
SALES - MANAGEMENT - LEASING

Floor Plan Not Fit to Scale; for Reference Purposes Only

296 H STREET, CHULA VISTA

CHASE PELTON
Sales & Leasing Associate
(619) 535-9177
Chase@PacificCoastCommercial.com
Lic. 01918260

VALLEY COLEMAN
Sales & Leasing Associate
(619) 944-1979
Valley@PacificCoastCommercial.com
Lic. 02065336

SHIRLEY KANAMU
Senior Broker Associate
(619) 787-6374
Shirley@PacificCoastCommercial.com
Lic. 01268281

PACIFIC COAST COMMERCIAL
SALES - MANAGEMENT - LEASING
Lic. 01209930

PACIFIC COAST COMMERCIAL | 10721 Treena Street, Suite 200, San Diego, CA 92131| www.PacificCoastCommercial.com

CONTACT INFORMATION

CHASE PELTON
Sales & Leasing Associate
(619) 535-9177
Chase@PacificCoastCommercial.com
Lic. 01918260

VALLEY COLEMAN
Sales & Leasing Associate
(619) 944-1979
Valley@PacificCoastCommercial.com
Lic. 02065336

SHIRLEY KANAMU
Senior Advisor
(619) 787-6374
Shirley@PacificCoastCommercial.com
Lic. 01268281

The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to lease.

PACIFIC COAST COMMERCIAL
SALES - MANAGEMENT - LEASING