

296 H STREET

Chula Vista, CA 91910



SOUTH BAY MEDICAL FOR LEASE

± 1,958 to 3,874 Sq. Ft.

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1209930
**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

Medical Office Space
Suite 101: ± 3,874 RSF @ \$2.45/SF + NNN
Suite 202: ± 1,958 RSF @ \$1.85/SF + NNN



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



LEASE RATE:
Contact Agent For Pricing

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

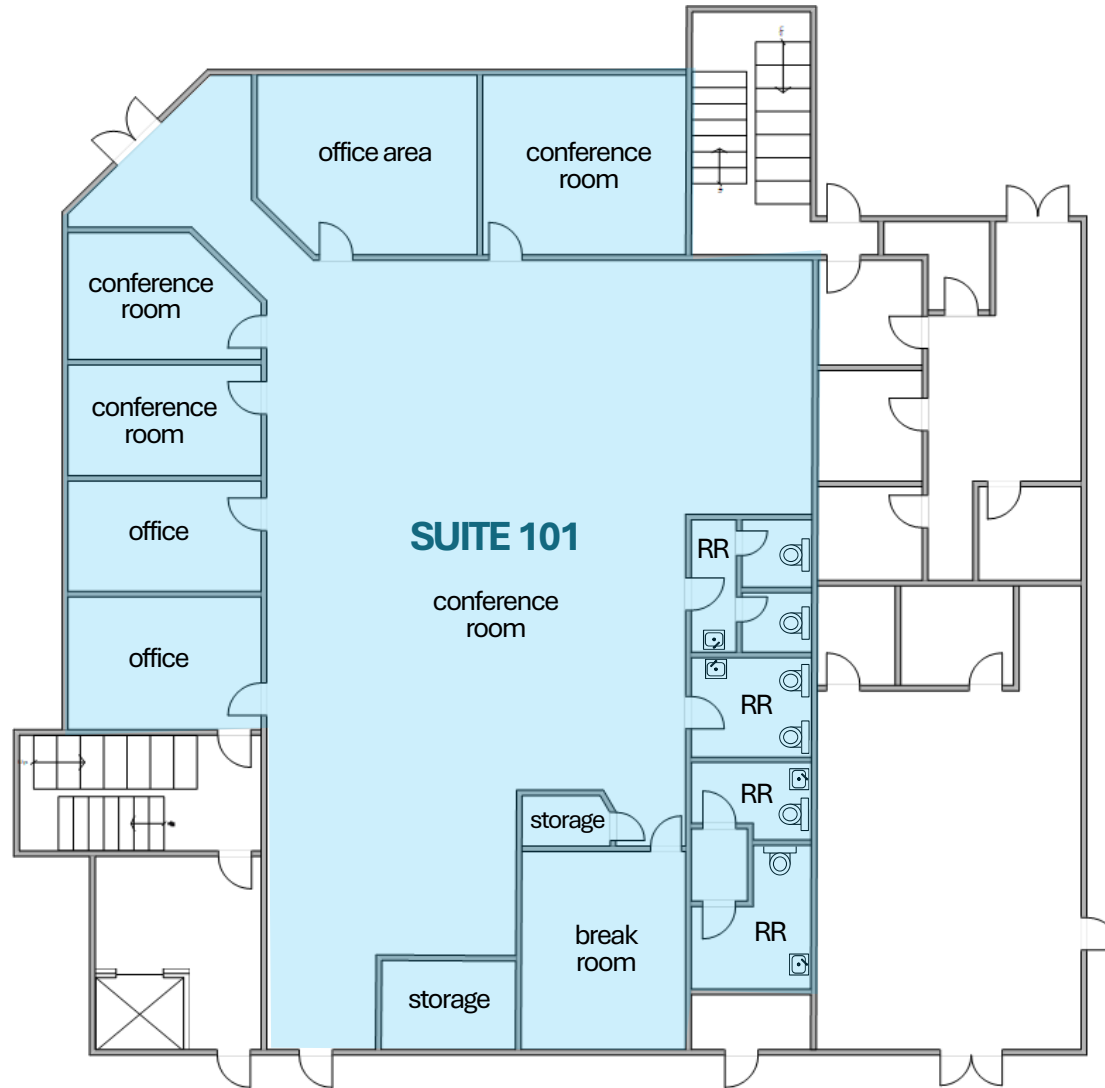


16 minute
drive to downtown

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

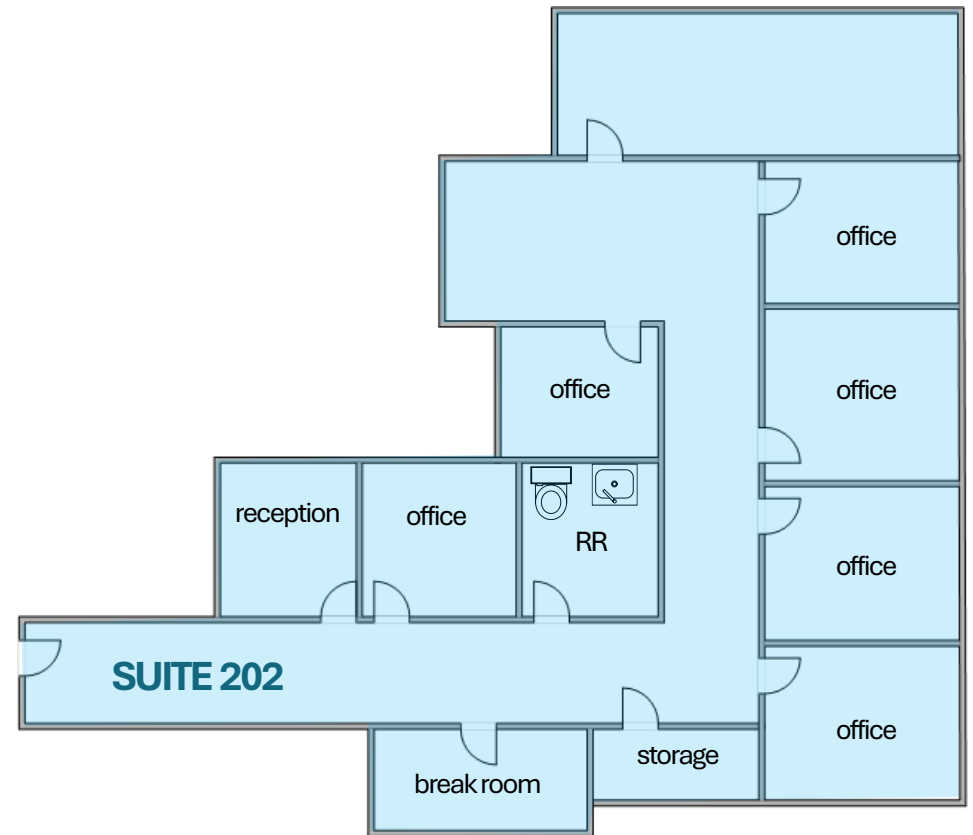
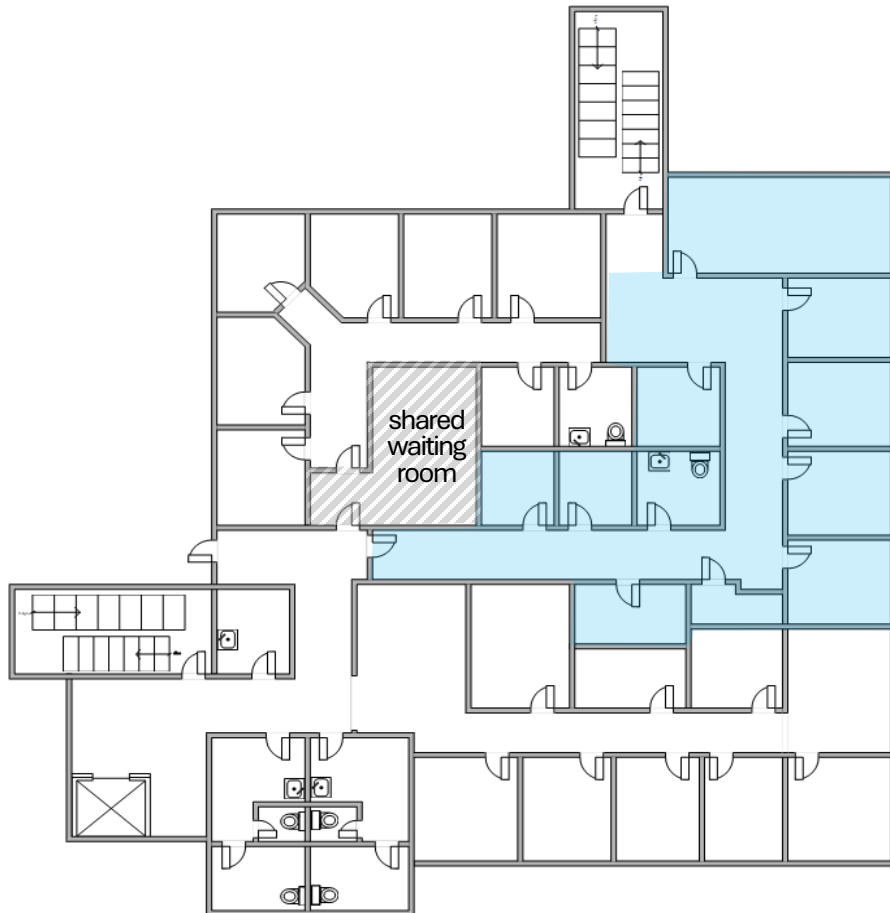
FLOOR PLAN | 1ST FLOOR

- ▶ **Suite 101:** Approx. 3,874 RSF
- ▶ 3 private offices, open office / conference room, 3 private conference rooms, break room, restrooms, storage
- ▶ Lease Rate: \$2.45/SF + NNN



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: \$1.85/SF + NNN



296 H STREET, CHULA VISTA



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CONTACT INFORMATION



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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.

