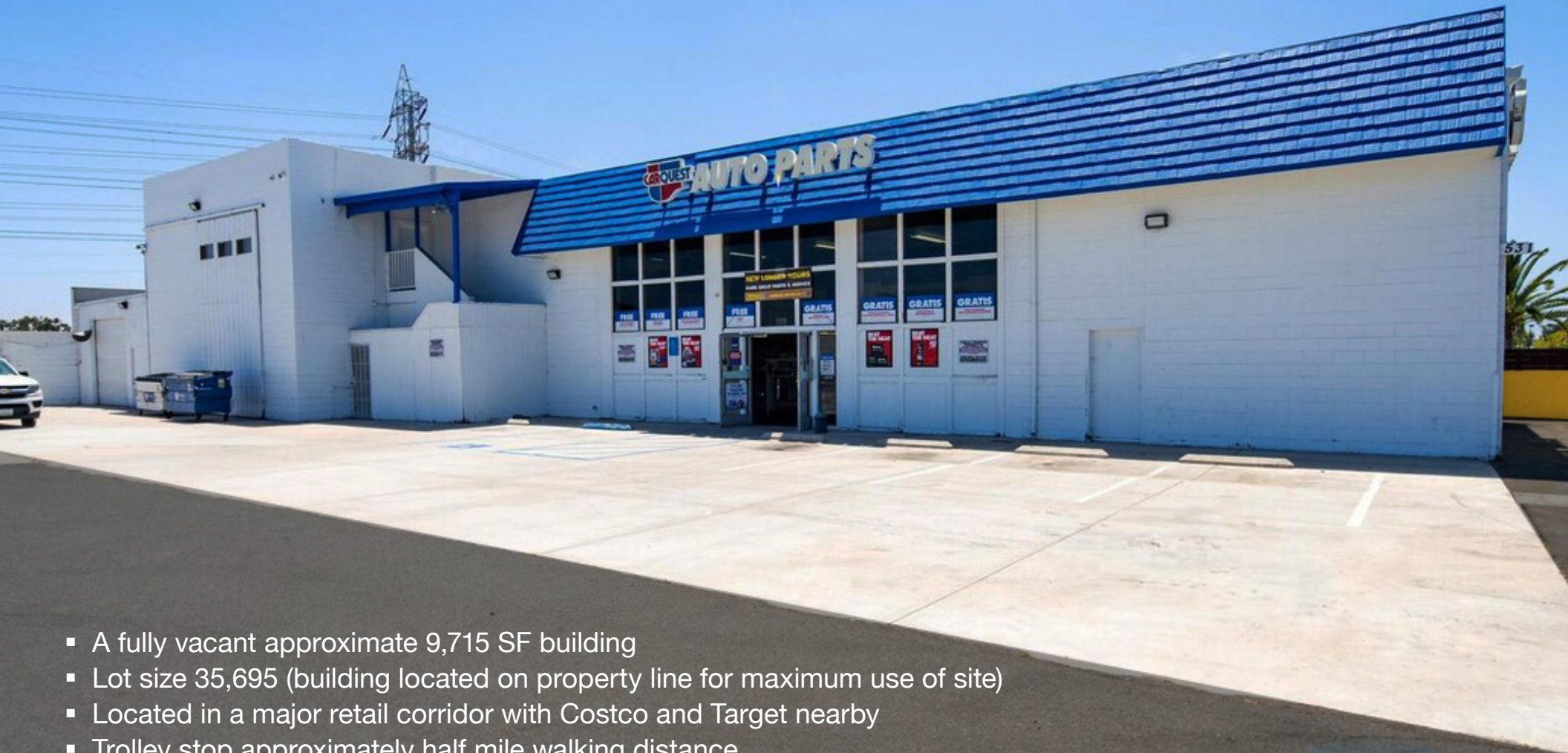


OWNER-USER / LEASE / REDEVELOPMENT OPPORTUNITY

**531 ORANGE AVE | CHULA VISTA CA 91911**

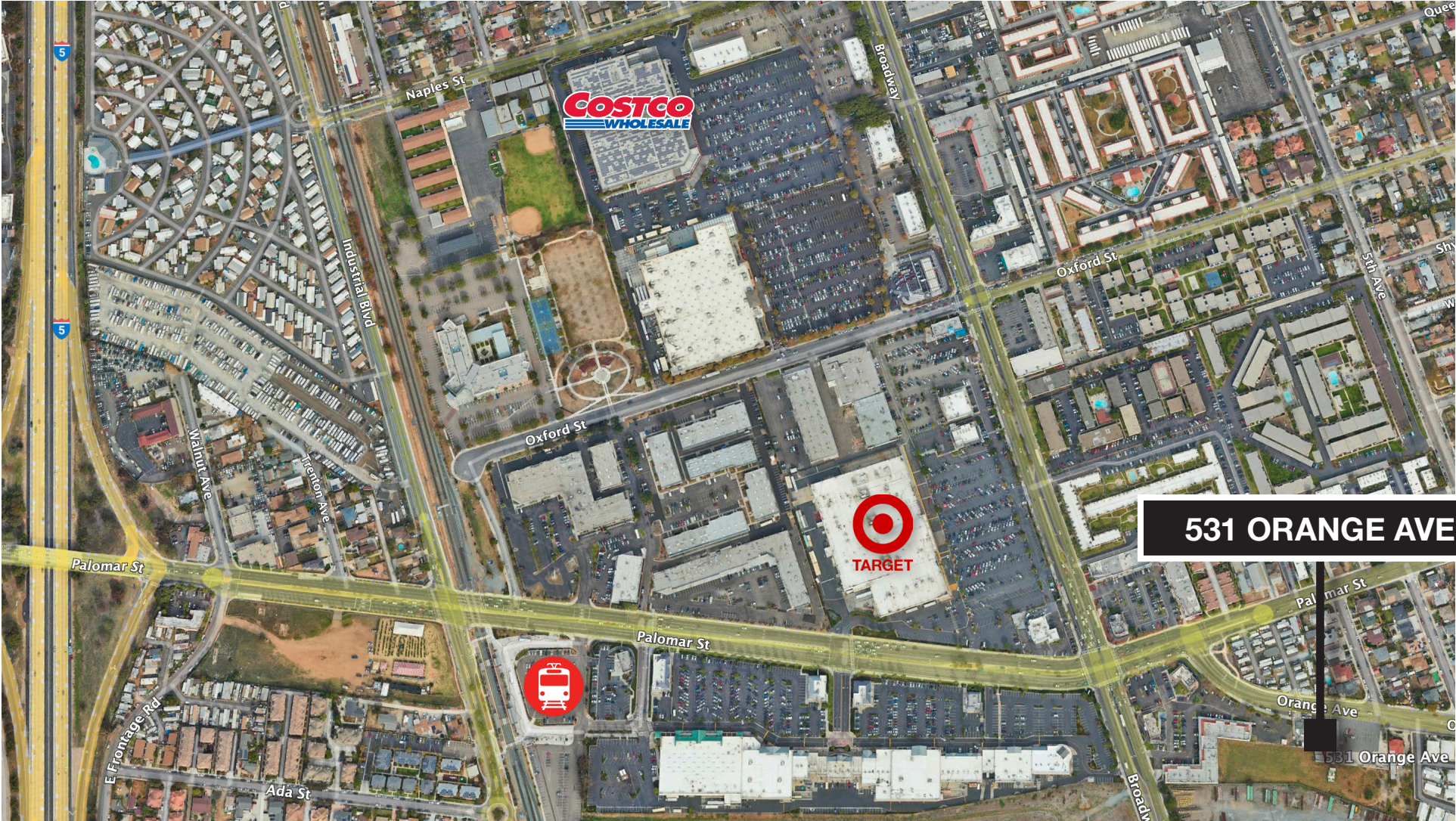


- A fully vacant approximate 9,715 SF building
- Lot size 35,695 (building located on property line for maximum use of site)
- Located in a major retail corridor with Costco and Target nearby
- Trolley stop approximately half mile walking distance
- Flexible Commercial / Mixed-Use Residential Zoning / Existing Use
- **Zoning CC-P**
- Adjacent parcels represent interesting parcel assemblage potential
- **Sale Price \$3,295,000**
- **Lease Rate: \$15,000/month NNN**



AERIAL VIEW

# 531 ORANGE AVE



SITE PLAN

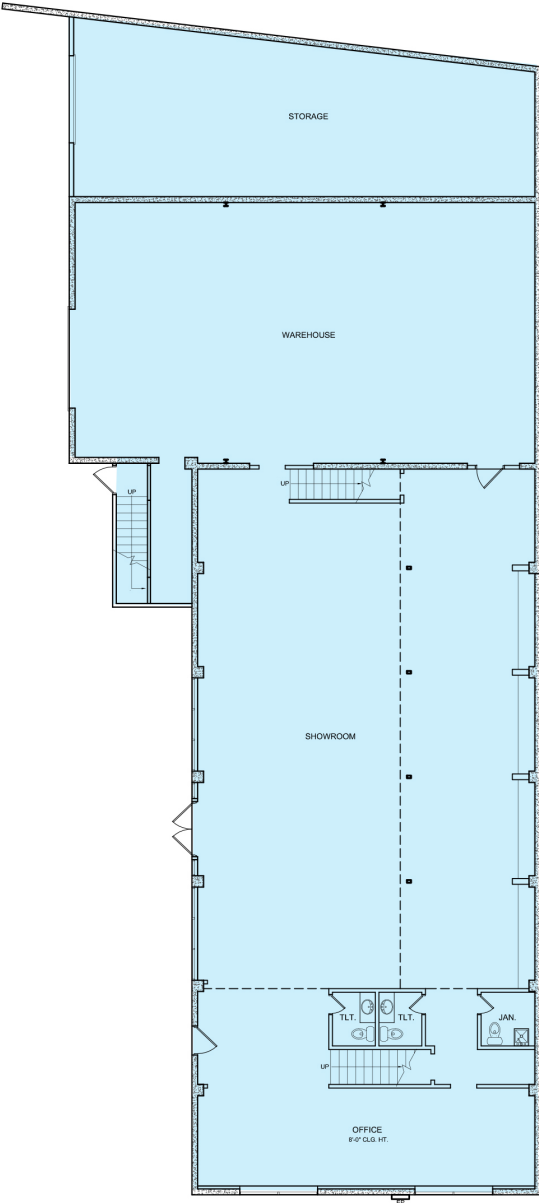
# 531 ORANGE AVE

Site Square Footage: 35,695

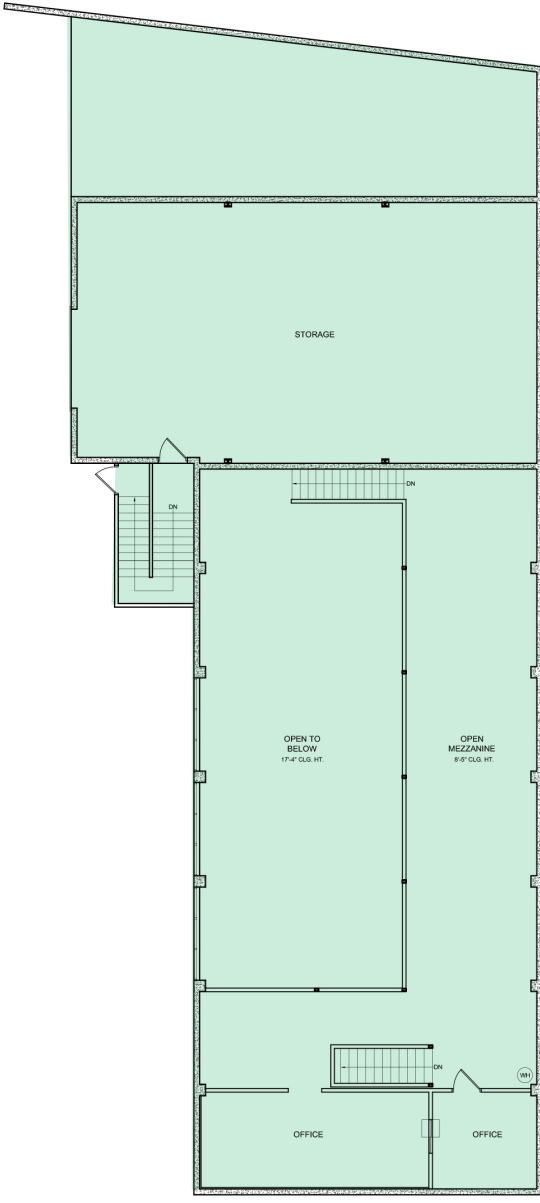


FLOOR PLANS

# 531 ORANGE AVE



FIRST FLOOR  
6,137 SF



SECOND FLOOR  
3,578 SF

SITE IMAGERY

# 531 ORANGE AVE



OWNER-USER / LEASE / REDEVELOPMENT OPPORTUNITY  
**531 ORANGE AVE**



**William Strocco Jr. | DRE Lic #01280615**

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