

FOR SALE

±10,440 SF STANDALONE WAREHOUSE
OWNER-USER OPPORTUNITY



MAIN ST ±24,300 VPD

2275 MAIN ST

SAN DIEGO, CA 92154



EXCLUSIVELY PRESENTED BY

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INVESTMENT SUMMARY



\$3,250,000

LIST PRICE



± 10,440 SF

BUILDING SIZE



± 0.55 AC

LAND SIZE



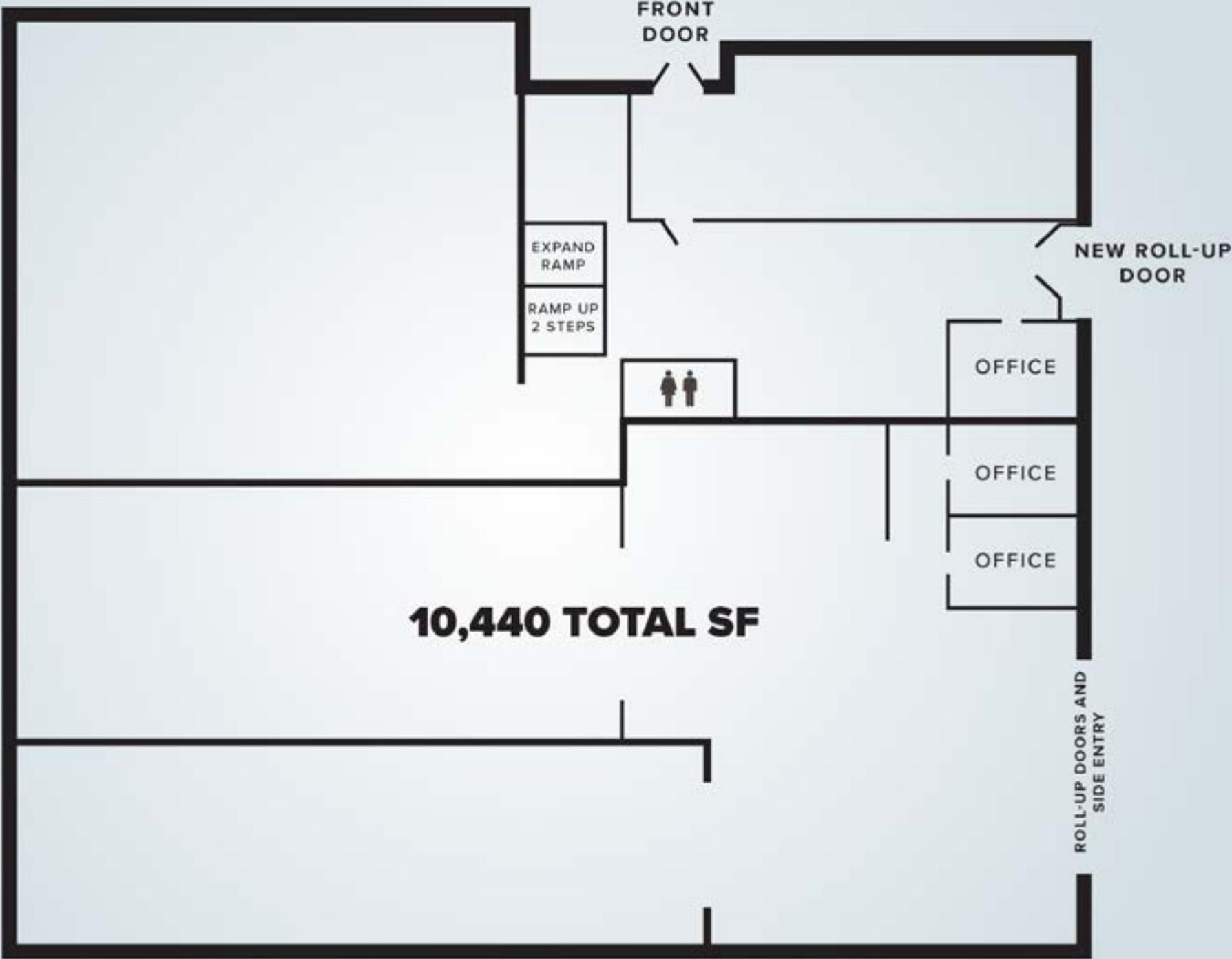
FENCED YARD

- STORE FRONTAGE TO MAIN ST
- CLOSE PROXIMITY TO THE I-5 AND I-805



MAIN ST ±24,200 VPD

FLOOR PLAN





Premier PRODUCE

DELPHIN'S ENGINEERING

ZYTECH SOLAR

PODS Moving & Storage

ATD AMERICAN TIRE DISTRIBUTORS

PALM AVE LIGHT STATION

Public Storage

National PETROLEUM, INC. Distributors since 1954

NuTri-Nature

ecotech WINDOWS & DOORS

AKER On Duty ... Off Duty

CHULA VISTA TILE AND STONE

SUBJECT PROPERTY

ETC INDUSTRIALS

MAINST ±24,500 VPD

KAR MOTORSPORTS

±5 MILES FROM THE SAN YSIDRO/ MEXICO PORT OF ENTRY



5
2,160,000 VPD

PDA
Produce Distributors Association

SeaGate
Global PLASTER FINISHING
BOOCH CRAFT
TFI CUSTOM FABRICATION

AMERICAN SEAL ROOF COMPANY

CALIBER COLLISION

ExtraSpace Storage

HARCON XPRESS RESTORATION
FLAVOURA
AUDIO associates

California Baking Co. **ACCTEK INC**
DELPHINUS ENGINEERING

APS
ASTM HEALTH SERVICES INC.

National PETROLEUM, INC.

DEFENSE MARITIME SOLUTIONS

D&D AUTO RECYCLING

BAE SYSTEMS

CMR

MATHESON The Gas Professionals
AGX FREIGHT

TRUCK SPECIALTY Santa Fe ANGEL
LEGEND AUTO WORKS, INC.

SICILIAN MARBLE & GRANITE

Furniture for less
Superior Ornamental Supply, Inc.

JR Glass Solutions

PODS

South Bay RECYCLING

SUBJECT PROPERTY

ATD
IMS
WICE & EAST COLLISION CENTER

Equipment Share

MAIN ST 24,300 VPD

LL Flooring SURFACES CONNECTIONS
LEGACY REMEDIATION SOLUTIONS

KAR CALIBER COLLISION
SECRET SHOWERS Desert King

PRIME STORAGE

Clay Farms

Public Storage

Oak & Pine Pallets

Hanson HEIDELBERGCEMENT Group

MARKET OVERVIEW

CHULA VISTA, CA

Chula Vista, California is a coastal city located in San Diego County, situated between San Diego and the U.S.-Mexico border. Known for its scenic views — which give the city its name, “beautiful view” in Spanish — Chula Vista offers a mix of suburban neighborhoods, commercial districts, and open spaces. The city features attractions like the Chula Vista Marina, the Living Coast Discovery Center, and miles of hiking and biking trails along its bayfront and in the nearby foothills. Chula Vista is home to a diverse population, reflecting a rich blend of cultures, and offers a range of family-friendly amenities, parks, and community events. Its proximity to both downtown San Diego and the international border adds to its economic and cultural significance within the region.

#2 MOST PLAYFUL CITIES IN THE U.S.
(BESTPLACES.NET, 2025)

#12 HEALTHIEST CITIES
(BESTPLACES.NET, 2025)

OVER 28.8M VISITORS ANNUALLY
(CHULAVISTACONVIS, 2022)

DEMOGRAPHICS

POPULATION

1-MILE

3-MILE

5-MILE

2025 Population

28,327

181,214

435,753

HOUSEHOLDS

1-MILE

3-MILE

5-MILE

2025 Households

8,544

55,273

131,024

INCOME

1-MILE

3-MILE

5-MILE

Avg Household Income

\$90,444

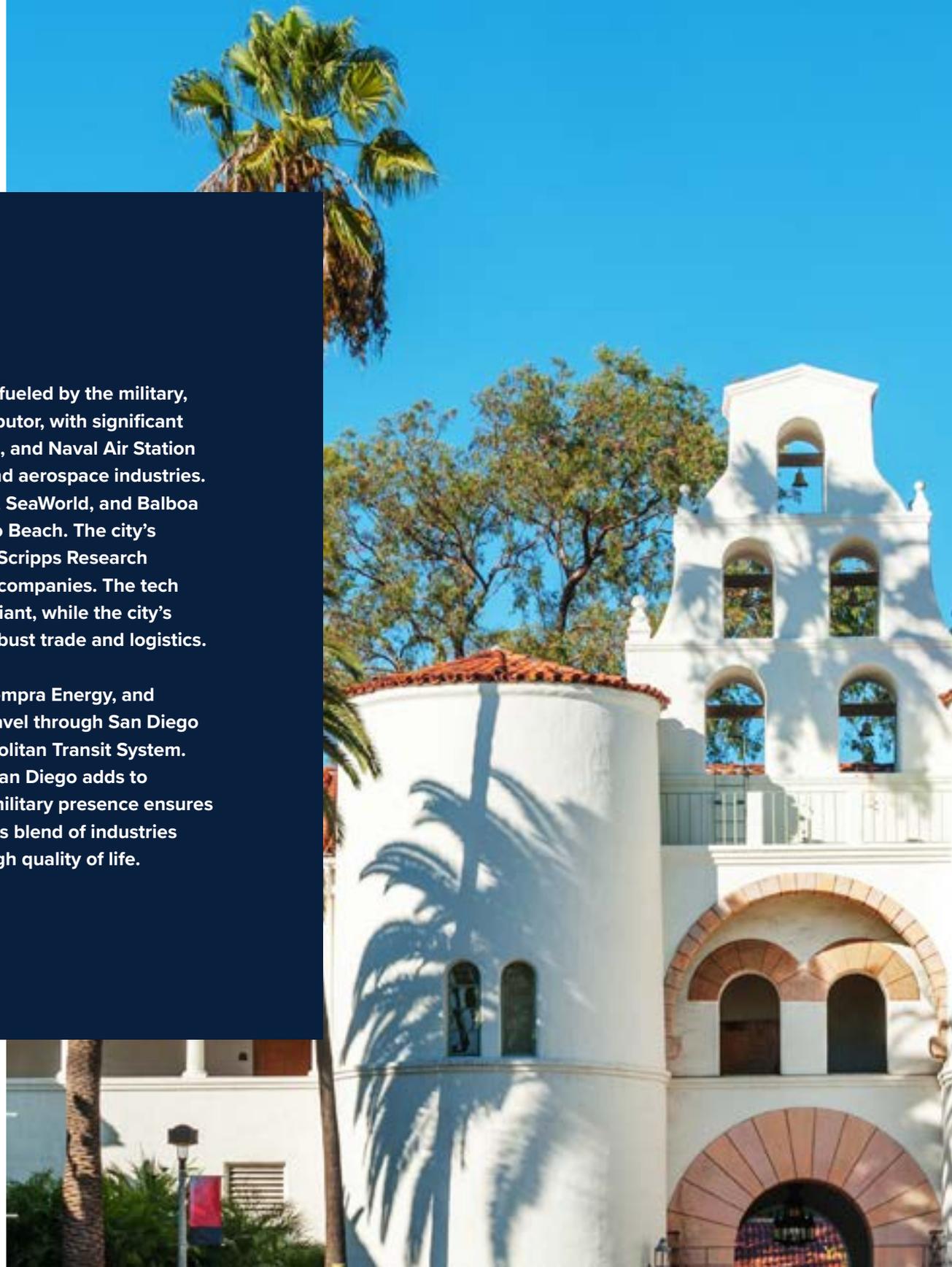
\$94,569

\$99,566

ECONOMY

San Diego, located on California's southern coast, has a diverse economy fueled by the military, tourism, technology, and international trade. The military is a major contributor, with significant bases such as Naval Base San Diego, Marine Corps Base Camp Pendleton, and Naval Air Station North Island, supporting thousands of jobs and stimulating the defense and aerospace industries. Tourism also plays a key role, driven by attractions like the San Diego Zoo, SeaWorld, and Balboa Park, along with renowned beaches such as La Jolla Shores and Coronado Beach. The city's biotechnology and life sciences sector is anchored by institutions like the Scripps Research Institute and UC San Diego, fostering innovation alongside major biotech companies. The tech industry thrives with Qualcomm leading as a global telecommunications giant, while the city's proximity to the U.S.-Mexico border and the Port of San Diego supports robust trade and logistics.

San Diego is home to several major corporations, including Qualcomm, Sempra Energy, and Illumina. The city's infrastructure facilitates both local and international travel through San Diego International Airport and public transit managed by the San Diego Metropolitan Transit System. Highways like Interstates 5, 15, and 8 link the city regionally. The Port of San Diego adds to economic activity with cargo handling and cruise operations. The strong military presence ensures economic stability, with significant defense contracts and job creation. This blend of industries makes San Diego a dynamic city that balances economic growth with a high quality of life.



CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **2275 Main St, San Diego, CA 92154** (“Property”). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants’ plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™ or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES