

INDUSTRIAL SPACE ± 1,696 RSF AVAILABLE FOR LEASE



**PACIFIC COAST
COMMERCIAL**
SALES · MANAGEMENT · LEASING

3121-3129 Main Street, Chula Vista, CA 91911

BLANCHE GOLIA

(619) 458-8025

Blanche@PacificCoastCommercial.com

Lic. 01956233

CHASE PELTON

(619) 535-9177

Chase@PacificCoastCommercial.com

Lic. 01918260

VALLEY COLEMAN

(619) 944-1979

Valley@PacificCoastCommercial.com

Lic. 02065336

SHIRLEY KANAMU

(619) 787-6374

Shirley@PacificCoastCommercial.com

Lic. 01268281

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

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PROPERTY FEATURES



AVAILABILITY

Suite M: ± 1,696 SF Industrial Space



FEATURES

Restroom and Warehouse



DOCK HIGH

One (1) Dock High Roll Up Door



CEILING HEIGHT

18' Ceiling Height



ACCESS

Ingress & Egress from both Main St & 4th Ave



FREEWAY

Easy Access to I-5 & I-805 Freeways



ZONING

ILP (Limited Industrial Precise Plan)

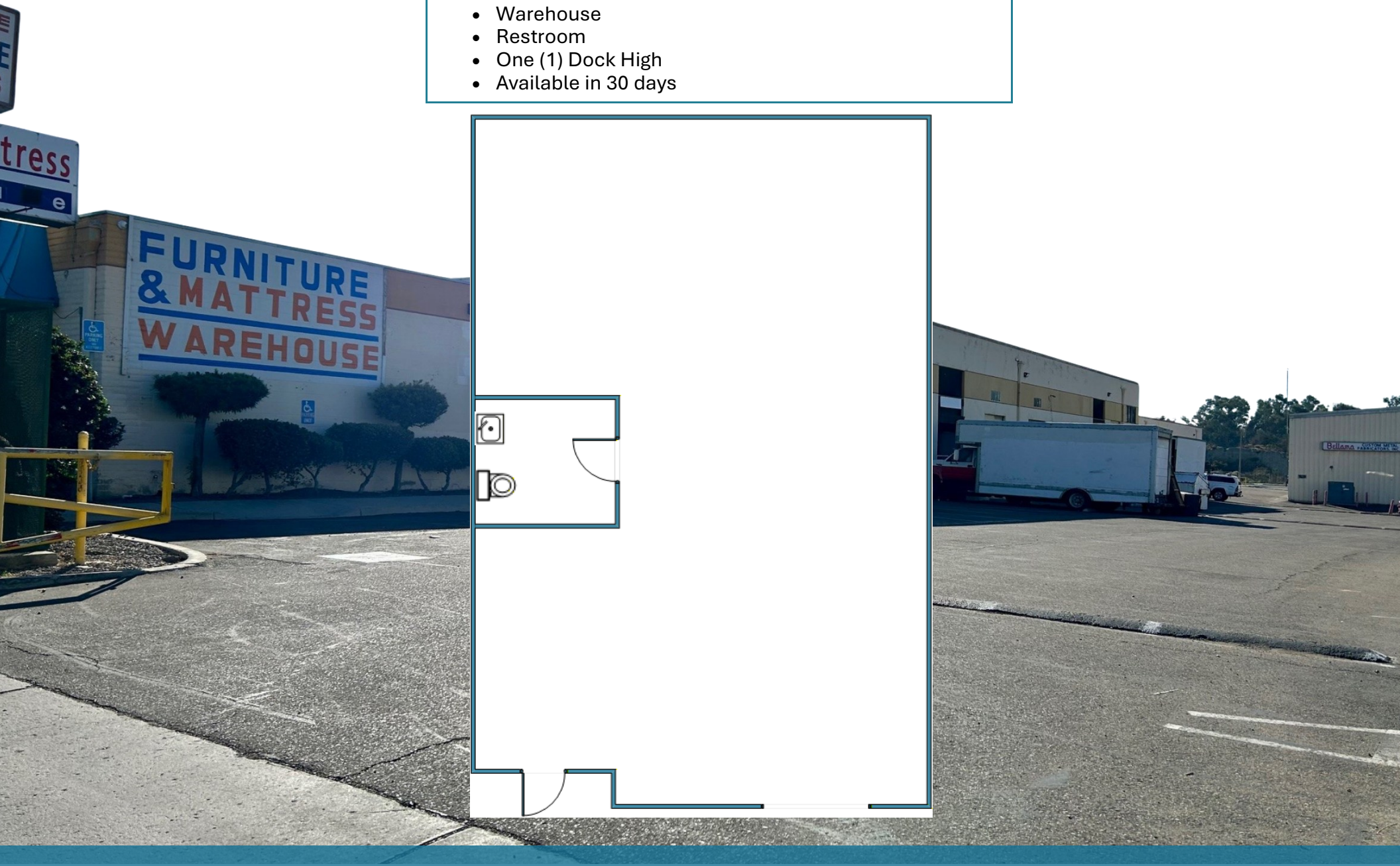
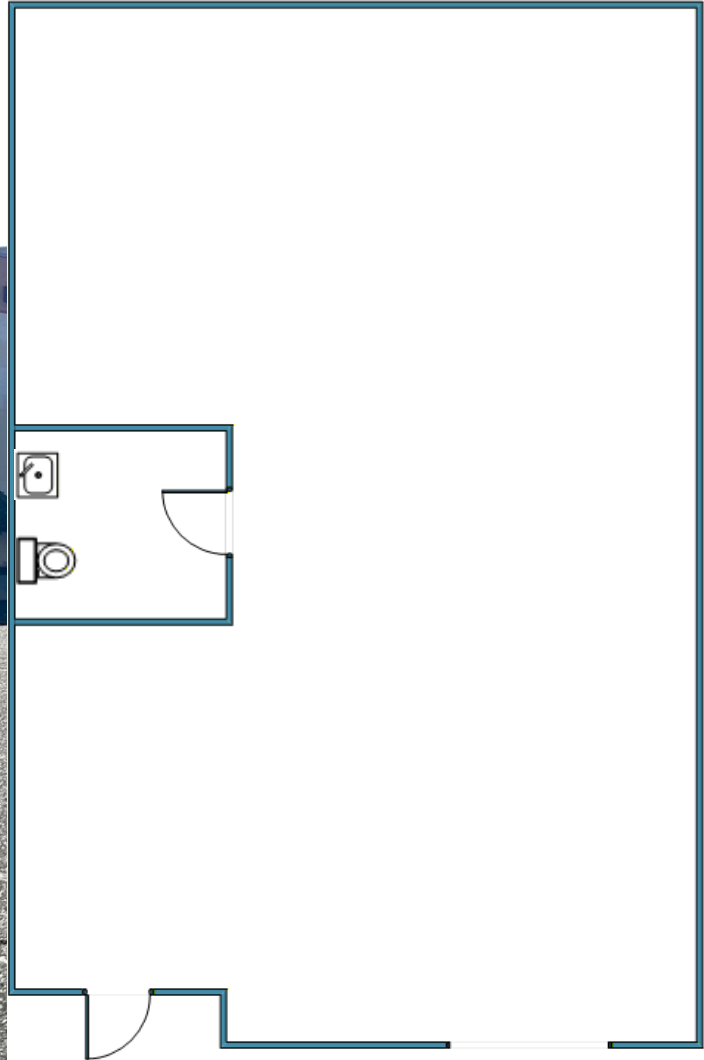


Lease Rate: \$1.45/SF NNN

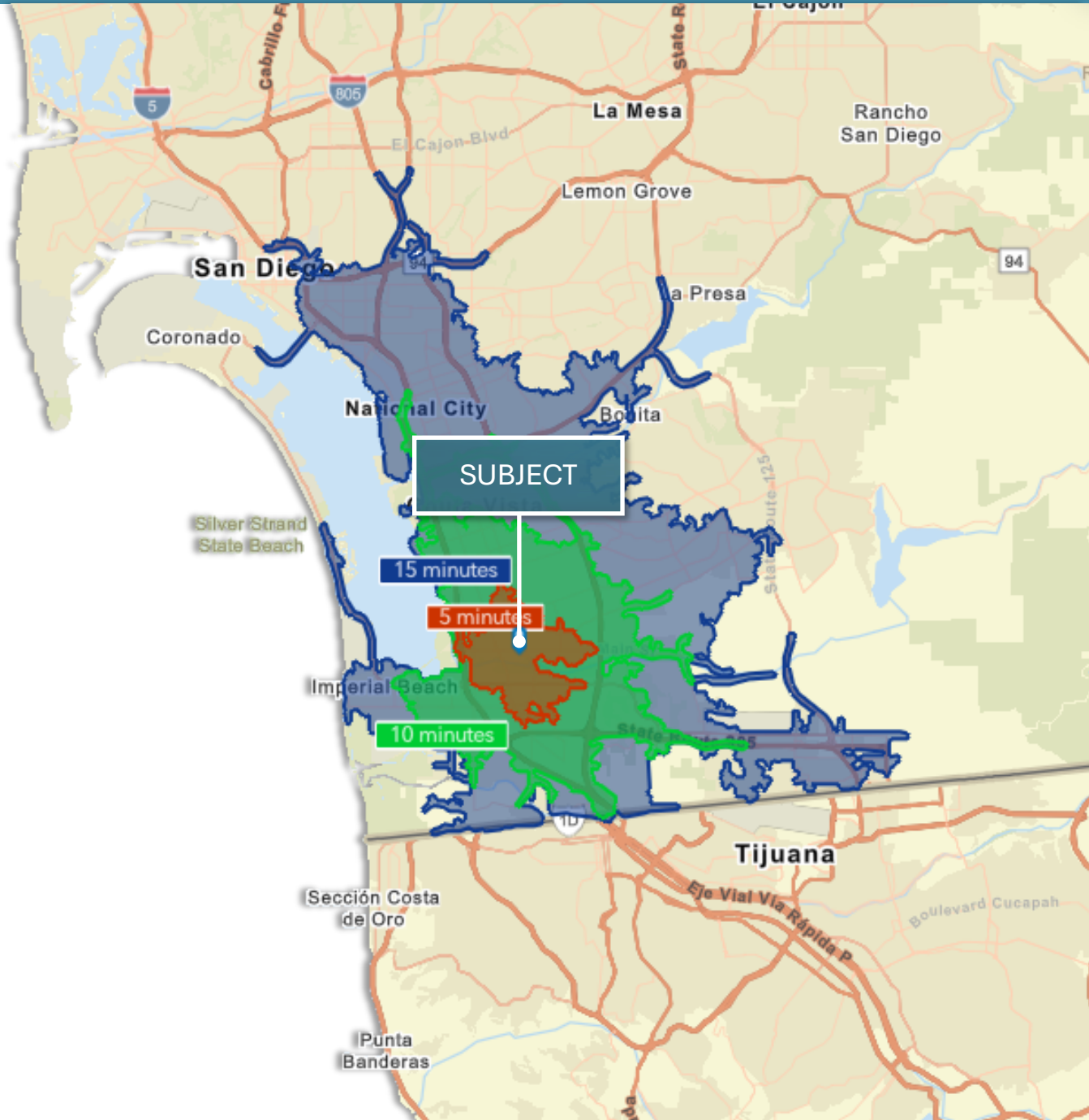
FLOOR PLAN

Floor Plan Not fit to Scale;
for Reference Purposes Only.

3121—Suite M	± 1,696 SF	\$1.45/SF NNN
<ul style="list-style-type: none">• Warehouse• Restroom• One (1) Dock High• Available in 30 days		



Chula Vista is the second largest city in the San Diego metropolitan area. Located just 7.5 miles from downtown San Diego and 7.5 miles from the Mexican border in the South Bay region of the metropolitan area, the city is at the center of one of the richest economic and culturally diverse zones in the United States. Chula Vista is named because of its scenic location between the San Diego Bay and coastal mountains.



202,484
Population (2024)



199,862
Population Projection (2029)



58,937
Households



\$2 B+
Consumer Spending



6,967
Businesses



44,389
Employees