

LEASE

DERMATOLOGY INSTITUTE

256 Landis Ave Chula Vista, CA 91910



LEASE RATE

\$36.00 SF/yr

Jeff Kane

760 518 4900

CalDRE #01915649

Nick Kane

760 518 6552

CalDRE #01968022

Mary Beth Viruete

619 987 5840

CalDRE #01706389

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CONFIDENTIALITY AGREEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

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Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

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PROPERTY DESCRIPTION

Improved Medical Offices for lease: Suite 100 | 3024sf and Suite 204 | 2415sf

PROPERTY HIGHLIGHTS

- Welcoming reception area
- Meticulously designed commercial space
- Adapted for surgical procedures (Ste. 100)
- Seamless transition from reception to surgical and exam areas
- Thoughtfully crafted layout for medical equipment and privacy
- Strategic location and modern design

OFFERING SUMMARY

Lease Rate:	\$36.00 SF/yr (NNN)
Number of Units:	4
Available SF:	2,415 - 3,024 SF
Lot Size:	6,241 SF
Building Size:	13,107 SF

DEMOGRAPHICS

	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,529	4,464	12,944
Total Population	3,843	11,630	35,569

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PROPERTY DESCRIPTION

Improved Medical Offices available for lease: Suite 100 | 3024sf and Suite 204 | 2415sf

LOCATION DESCRIPTION

Discover the vibrant community surrounding the location, including Chula Vista's lively downtown area just a short distance away. Enjoy easy access to the scenic San Diego Bay waterfront, perfect for a midday stroll or team-building events. The area boasts an array of dining options, from trendy cafes to upscale restaurants, providing a diverse range of culinary experiences. Nearby shopping centers and entertainment venues offer convenient amenities for employees and visitors. Experience the rich cultural heritage of the region and smooth access to major transportation routes, making the location an ideal choice for new businesses seeking a dynamic, well-connected environment.

SITE DESCRIPTION

Corner property, on southwest corner of 3rd Ave and F Street

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PROPERTY HIGHLIGHTS

- - Welcoming reception area
- - Meticulously designed commercial space
- - Adapted for surgical procedures (Ste. 100)
- - Seamless transition from reception to surgical and exam areas
- - Thoughtfully crafted layout for medical equipment and privacy
- - Strategic location and modern design
- - Perfectly suited for healthcare professionals
- - Convenient and economic access to parking for employees and patients
- - Near freeways 5 and 805; located near growing central and Western Chula Vista



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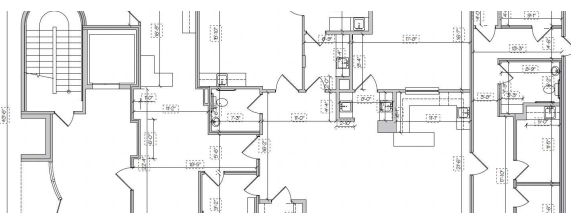
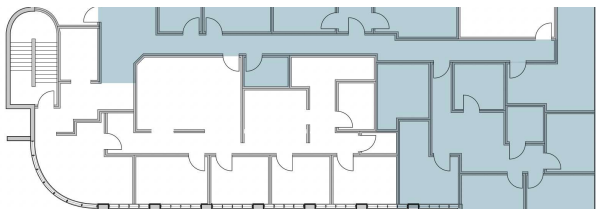


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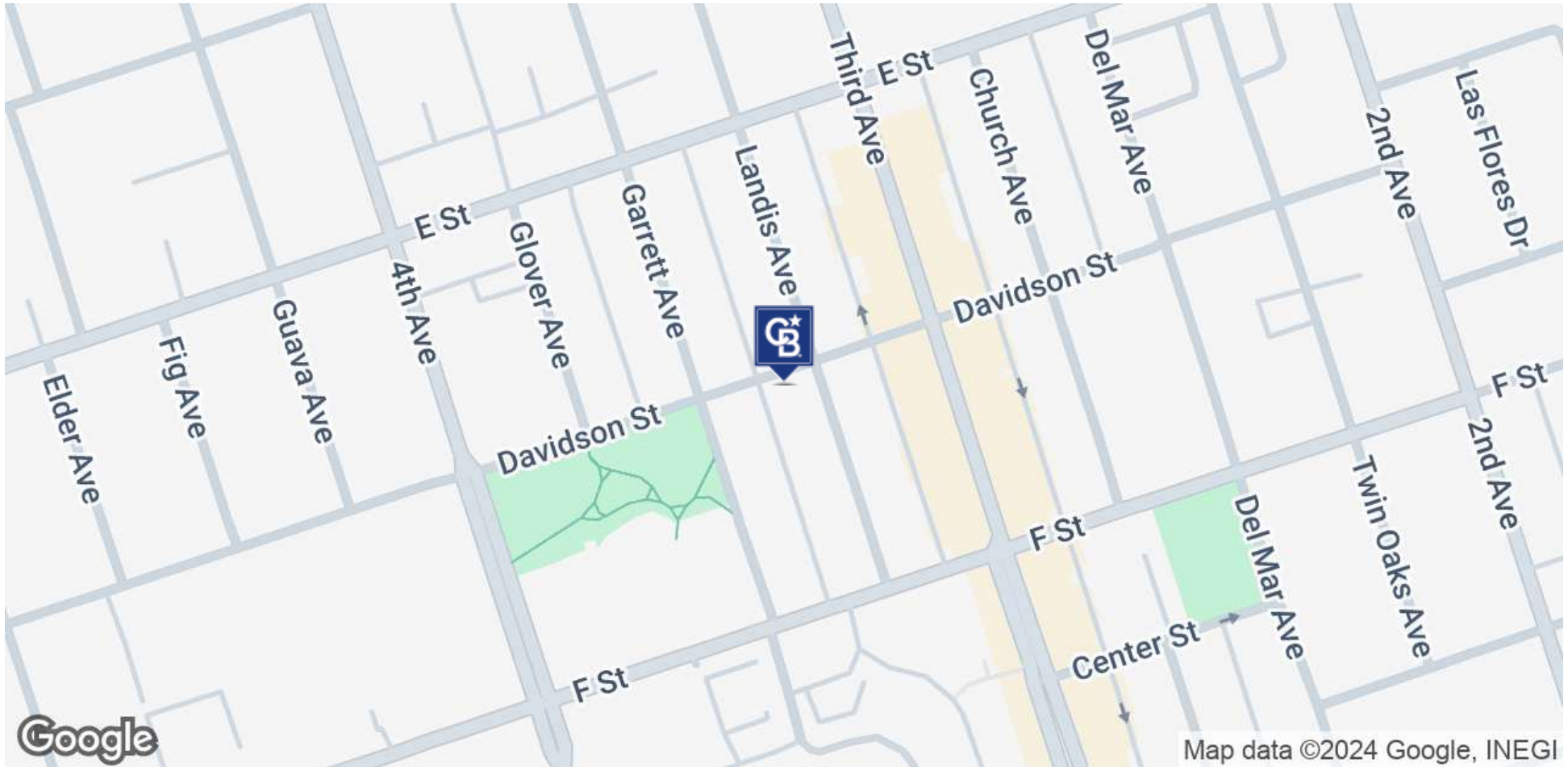


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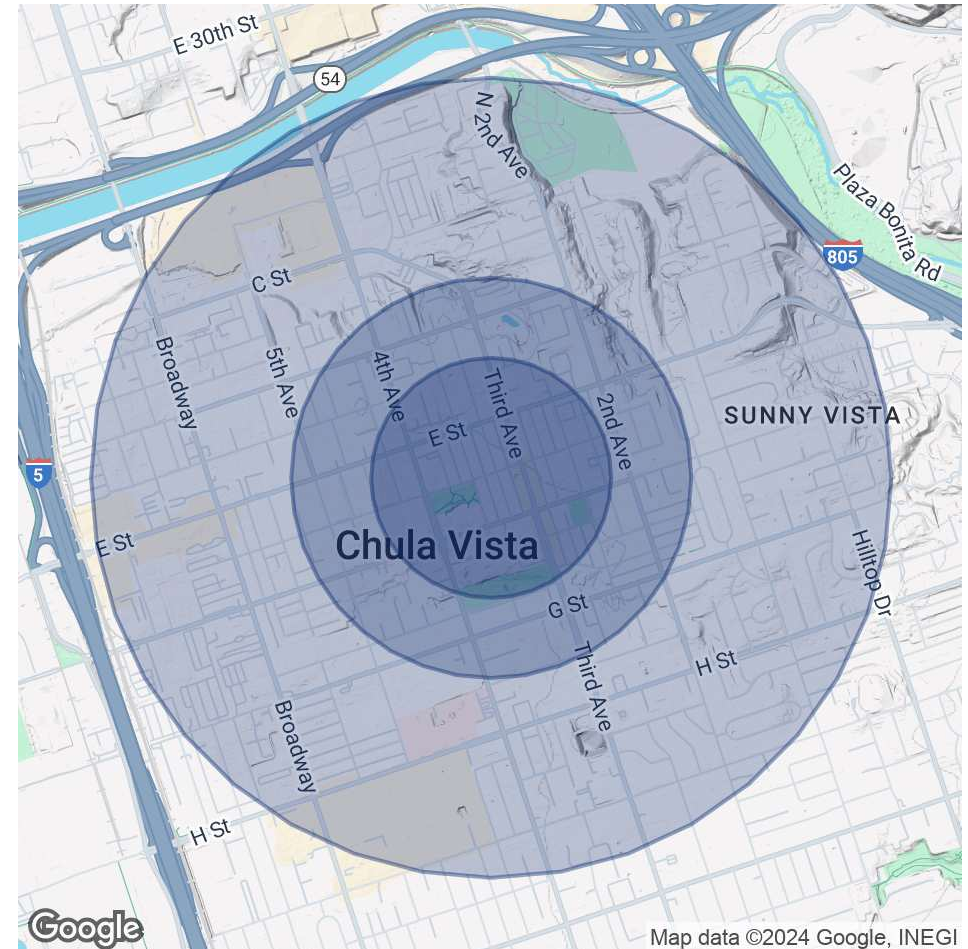
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	3,843	11,630	35,569
Average Age	41	41	40
Average Age (Male)	39	39	38
Average Age (Female)	43	42	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,529	4,464	12,944
# of Persons per HH	2.5	2.6	2.7
Average HH Income	\$65,970	\$77,538	\$87,803
Average House Value	\$630,802	\$664,880	\$598,607

Demographics data derived from AlphaMap



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