



**HIGH RIDGE**  
INDUSTRIAL



BUILD-TO-SUIT OPPORTUNITY  
**178,156 SF INDUSTRIAL FACILITY**

CHULA VISTA, CALIFORNIA

**CHULA VISTA  
CROSSINGS**

Panda Express  
In-n-Out Burger  
Shell  
ALDI  
PetSmart  
Kohl's

**FIESTA  
PLAZA**

Starbucks  
7-Eleven  
Asada Mexican  
Chango Mango  
Best Western  
99 Cents Plus



**MAIN STREET**

**OLEANDER AVENUE**

**SHINOHARA LANE**

**9.73 ACRE LOT**





# PROPERTY HIGHLIGHTS

HIGH RIDGE INDUSTRIAL | 517 SHINOHARA LANE

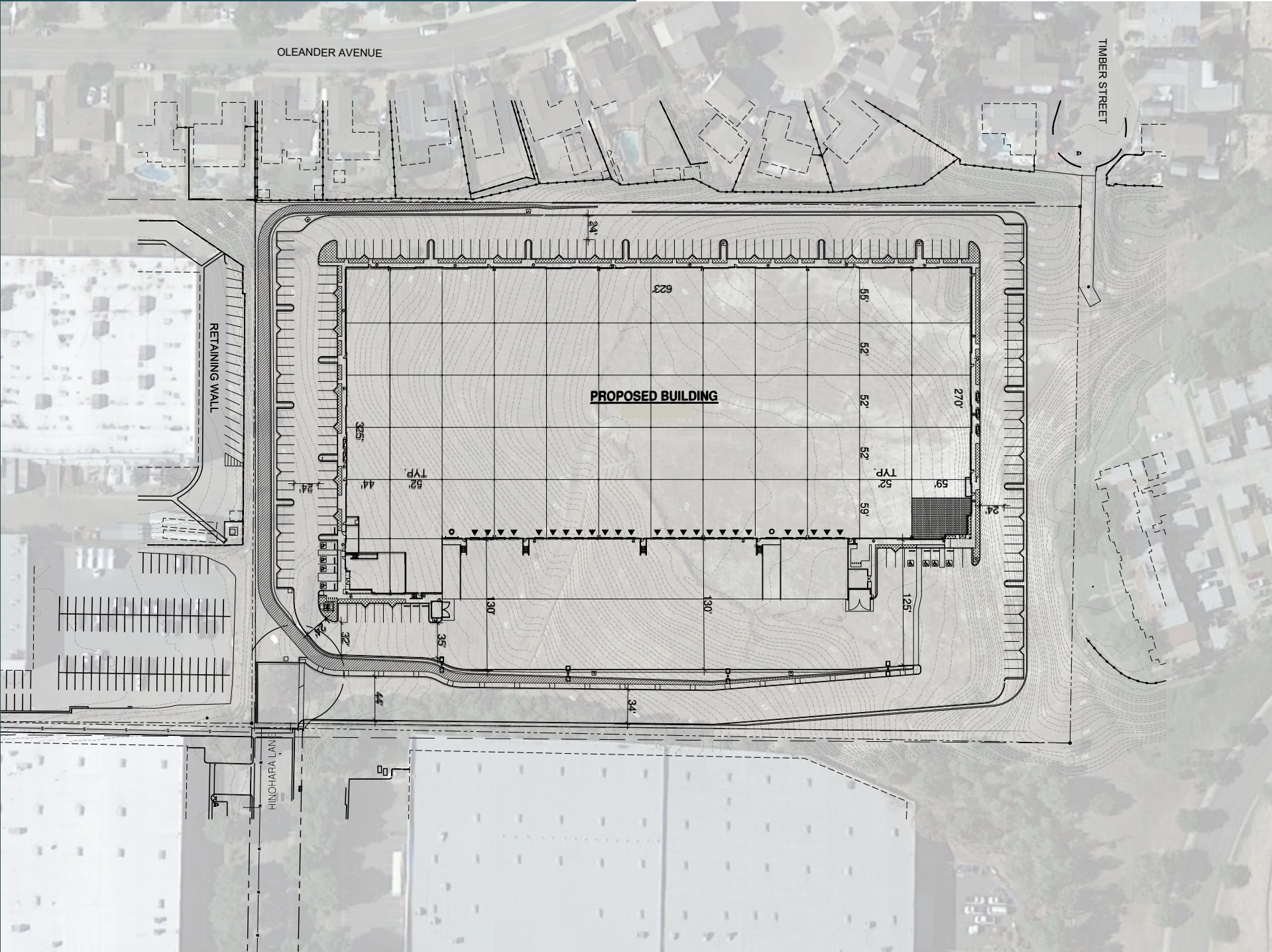
High Ridge Industrial, situated at 517 Shinohara Lane within the thriving city of Chula Vista, California, encompasses a substantial 9.73-acre property, offering an exceptional build-to-suit opportunity at the heart of Chula Vista's rapidly expanding industrial sector.

- BUILD-TO-SUIT OPPORTUNITY  
Potential for 178,156 SF Industrial Building
- 9.73 ACRE LOT
- CHULA VISTA SUBMARKET  
Exceptional, Class A property in Chula Vista's booming industrial hub
- FULLY ENTITLED
- CEQA IS/MND APPROVED
- I-LP ZONING (Industrial)  
City of Chula Vista
- IMMEDIATE ACCESS TO  
I-805 FREEWAY (0.4 Miles)
- 1 BLOCK OFF MAIN STREET
- BUILDING PLANS APPROVED

## LOCATED WITHIN A EMPLOYEMENT HUB

*within a 5 mile radius*

- POPULATION GROWTH EXPECTED (BY 2028)  
1% growth (385,172 people)
- NEW HOMES TO BE BUILT BY 2025  
2,534 new homes
- LABOR FORCE (AGES 16+)  
182,105 people
- AVERAGE HOUSEHOLD INCOME  
\$111,204 per household



OLEANDER AVENUE

TIMBER STREET

RETAINING WALL

**PROPOSED BUILDING**

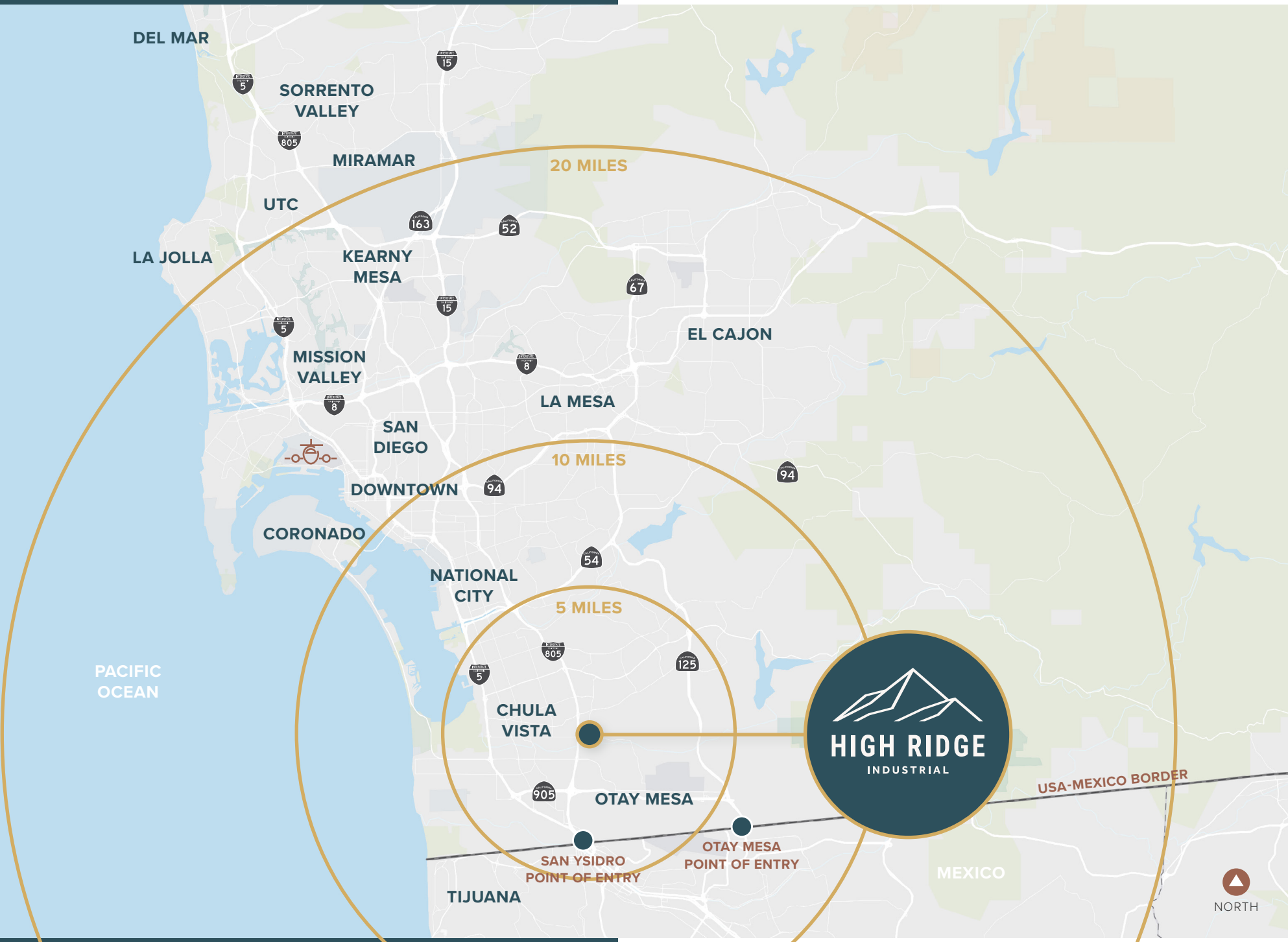
SHINOZARA LANE



## BUILD-TO-SUIT HIGHLIGHTS

Property Includes Approved Plans For  
178,156 SF Industrial Building

- OFFICE WITH MEZZANINE  
2,700 to 5,600 SF
- 32' CLEAR HEIGHT
- 4,000 AMPS @ 277/480v
- ESFR FIRE SUPPRESSION
- 223 PARKING SPACES
- 25 DOCK-HIGH DOORS
- 2 GRADE-LEVEL DOORS
- BRAND-NEW TILT-UP  
CONSTRUCTION



# UNMATCHED ACCESS TO EVERY CORNER OF SAN DIEGO

- MAIN STREET CHULA VISTA  
0.1 Mile / 1 Minute
- I-805  
0.4 Miles / 2 Minutes
- I-5  
3.4 Miles / 10 Minutes
- STATE ROUTE 125  
5.1 Miles / 9 Minutes
- BROWN FIELD AIRPORT  
3.8 Miles / 8 Minutes
- SAN DIEGO INTL AIRPORT  
15 Miles / 15 Minutes
- NATIONAL CITY SHIPYARDS  
7.6 Miles / 8 Minutes
- SAN YSIDRO PORT OF ENTRY  
4.4 Miles / 6 Minutes
- OTAY MESA PORT OF ENTRY  
8 Miles / 14 Minutes
- TIJUANA  
4.5 Miles / 7 Minutes
- INLAND EMPIRE  
70 Miles / 1 Hour
- PORTS OF LOS ANGELES & LONG BEACH  
120 Miles / 1 Hour 40 Minutes

# SOUTH BAY SAN DIEGO



Lower Otay Lake





## CITY OF CHULA VISTA

Chula Vista means “beautiful view” and is the second-largest city in the San Diego metropolitan area. Located about halfway—7.5 miles (12.1 km)—between the two downtowns of San Diego and Tijuana in the South Bay, the city is at the center of one of the richest culturally diverse zones in the United States. Chula Vista boasts more than 52 square miles of coastal landscape, canyons, rolling hills, mountains, quality parks, and miles of trails. Chula Vista is a leader in conservation and renewable energy, has outstanding public schools, and has been named one of the top safest cities in the country.



1.58%  
Industrial  
Vacancy



1,450,638 SF  
Industrial  
Demand



35,780,590 SF  
Industrial  
Space



1,503,249 SF  
Future Industrial  
Construction

## KEY COMPANIES

**GENERAL DYNAMICS**  
NASSCO

**Honeywell**  
Aerospace



## BAYFRONT REDEVELOPMENT

A partnership between the Port of San Diego and City of Chula Vista, the 535-acre Chula Vista Bayfront redevelopment envisions a world-class destination in the South Bay – a unique place for people to live, work and play. It is designed to create new public parks and recreational adventures, improve the natural habitat, offer new dining and shopping options, provide a world-class hotel and convention center, and more – all for residents and coastal visitors to enjoy.



Eastlake Chula Vista



Bayfront Hotel & Convention Center



# HIGH RIDGE INDUSTRIAL



## CONTACT

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