



STANTON ROAD
CAPITAL

FOR SALE OR LEASE

±0.5 to ±7.58 Acre Industrial Lots

Exposition Way & Vista Santo Domingo Road, San Diego, CA 92154



Western Otay Mesa Industrial Lots

Exposition Way & Vista Santo Domingo Road



±2.00 Acres

Site A

±5.58 Acres

Site B

±7.58 Acres

Total

Contact Broker

Lease Rate & Sale Price

PROPERTY HIGHLIGHTS

- Site A: 645-050-45-00
Site B: 645-050-44-00
- IL-1-1 & IL-2-1 Zoning suitable for truck/trailer parking, material storage, contractor laydown yard
- Perfect size for owner-user or small development
- Two 30' double swing gate entry points
- 800A - 120/240V power – two meters (400A each)
- Water, Sewer and Electric COX fiber internet (Gas in cul-de-sac)
- Ideal Western Otay location with ocean and city views
- Direct access to I-805, I-5, SR-905, and SR-125

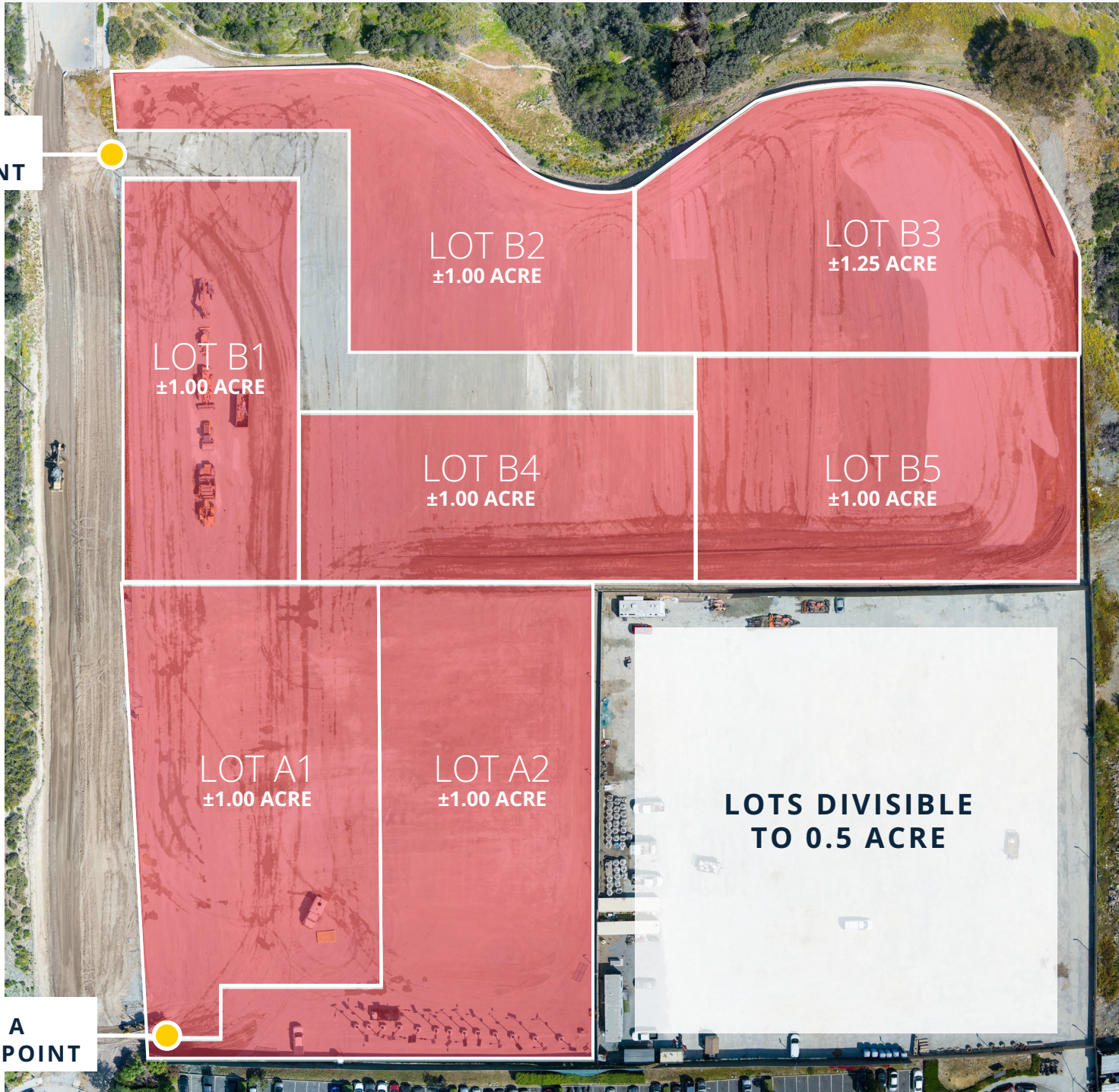
RECENT SITE UPGRADES

- Graded, flat lot
- 9" compacted road base
- 26' wide compacted gravel road base within city easement to West of property
- 6' slatted security fencing
- Domestic city potable water
- High-powered solar site lighting (config. to suit)
- Security installation ready

Divisibility Options

Exposition Way & Vista Santo Domingo Road

**SITE B
ACCESS POINT**



**SITE A
ACCESS POINT**

Built to Suit Option

Exposition Way & Vista Santo Domingo Road



Site Photos

Exposition Way & Vista Santo Domingo Road



SITE A - ACCESS POINT



SITE B - ACCESS POINT



6' SLATTED SECURITY FENCING



HIGH POWERED SOLAR SITE LIGHTS

Corporate Neighbors & Access

Exposition Way & Vista Santo Domingo Road



Imperial Beach Pier

9.1 Miles

15 Minutes

Chula Vista

3.9 Miles

6-7 Minutes

Downtown San Diego

17.2 Miles

20 Minutes



San Ysidro Village
Marshall's
carter's
DOLLAR TREE
ROSS
DRESS FOR LESS

The Plaza at the Border
TJ-maxx
ROSS
DRESS FOR LESS

Southland Plaza Shopping Center
CVS
Walmart
VONS

Palomar Trolley Center
Food 4 Less
ROSS
DRESS FOR LESS
WSS

Plaza Chula Vista
Target
Michaels
petco

Chula Vista Center
macy's
Burlington
JCPenney
amc THEATRES

Gateway Market
HOBBY LOBBY
DOLLAR TREE
Office DEPOT
OfficeMax
ALDI
Smart & Final
petco
ROSS
DRESS FOR LESS

Plaza Rio
sams club
Smart & Final
sears
cinépolis
sunglass hut
SUBWAY
McDonald's

Las Americas Premium Outlets
Columbia
SKECHERS
COACH
AÉROPOSTALE
AMERICAN EAGLE
PAUL RAUPE LAUREN
NIKE
H&M
OLD NAVY
PUMA
GAP
adidas

Palm Promenade
Walmart
Durlington
Domino's Pizza
SUBWAY
AutoZone
Carl's Jr.
TACO BELL
J&J
Starbucks
VONS
SALLY
Panera
jamba
AMC THEATRES

Plaza Alameda Otay Town Center
Office DEPOT
OfficeMax
sears
IHOP
Starbucks
BUFFALO WILD WINGS

Roll Drive Center
SUBWAY
Starbucks
Carl's Jr.

amazon Warehouse

amazon Warehouse

amazon Warehouse

Little Caesars
Galimax

TCL

MECALUX

Integer

HARMAN

Mammotome

PROLOGIS

BOSE

McKinney

MVC GROUP

MOORE-BROWN

Good Farms

RETAILERS

COSTCO

WHOLESALE

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Driving Times

Exposition Way & Vista Santo Domingo Road

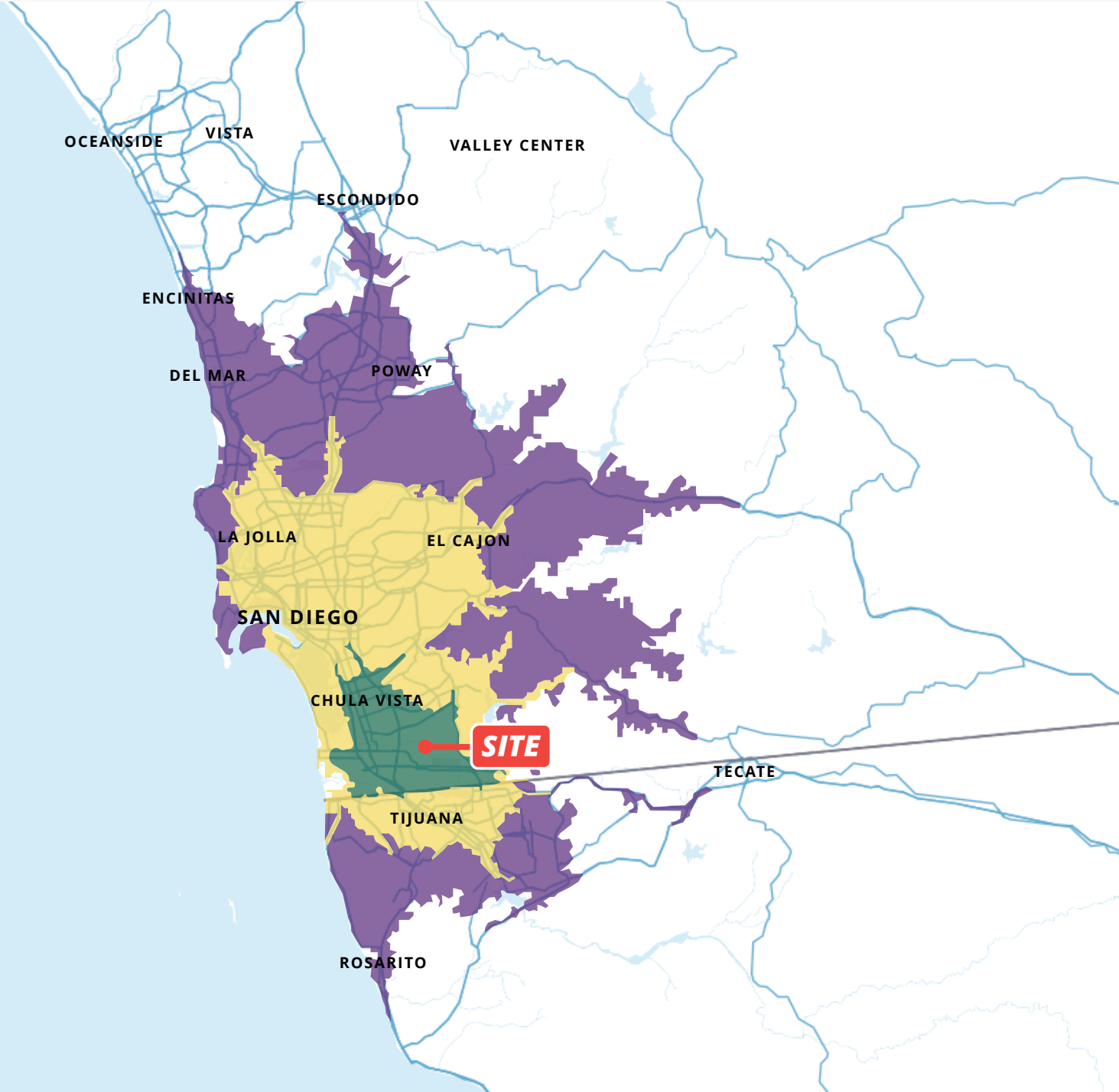


DRIVE TIMES



- 15 MINUTES
- 30 MINUTES
- 45 MINUTES

Minutes to San Ysidro Border Crossing	10 Min
Minutes to Otay Mesa Port of Entry	15 Min
Minutes to Chula Vista	9 Min
Minutes to Port of San Diego	33 Min
Minutes to Calexico	110 Min
Minutes to Orange County	112 Min
Minutes to Long Beach Port	120 Min
Minutes to Los Angeles	132 Min
Minutes to Yuma, AZ	160 Min





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