

±6,600 INDUSTRIAL SF FOR LEASE

# 2550 MAIN ST, SUITE C

CHULA VISTA, CA 91911



**MATTHEWS™**



# PROPERTY OVERVIEW



**\$1.25 PSF NNN**

LEASE RATE



**±6,600 SF**

AVAILABLE SPACE



**20'**

CLEAR HEIGHT

## PROPERTY SUMMARY

- ±6,600 SF
- Built in 1971
- One (14') Grade Level Door
- One Restroom
- CTP Zoning (Thoroughfare Commercial Precise Plan)
- 20' Clear Height
- 10% Office Space



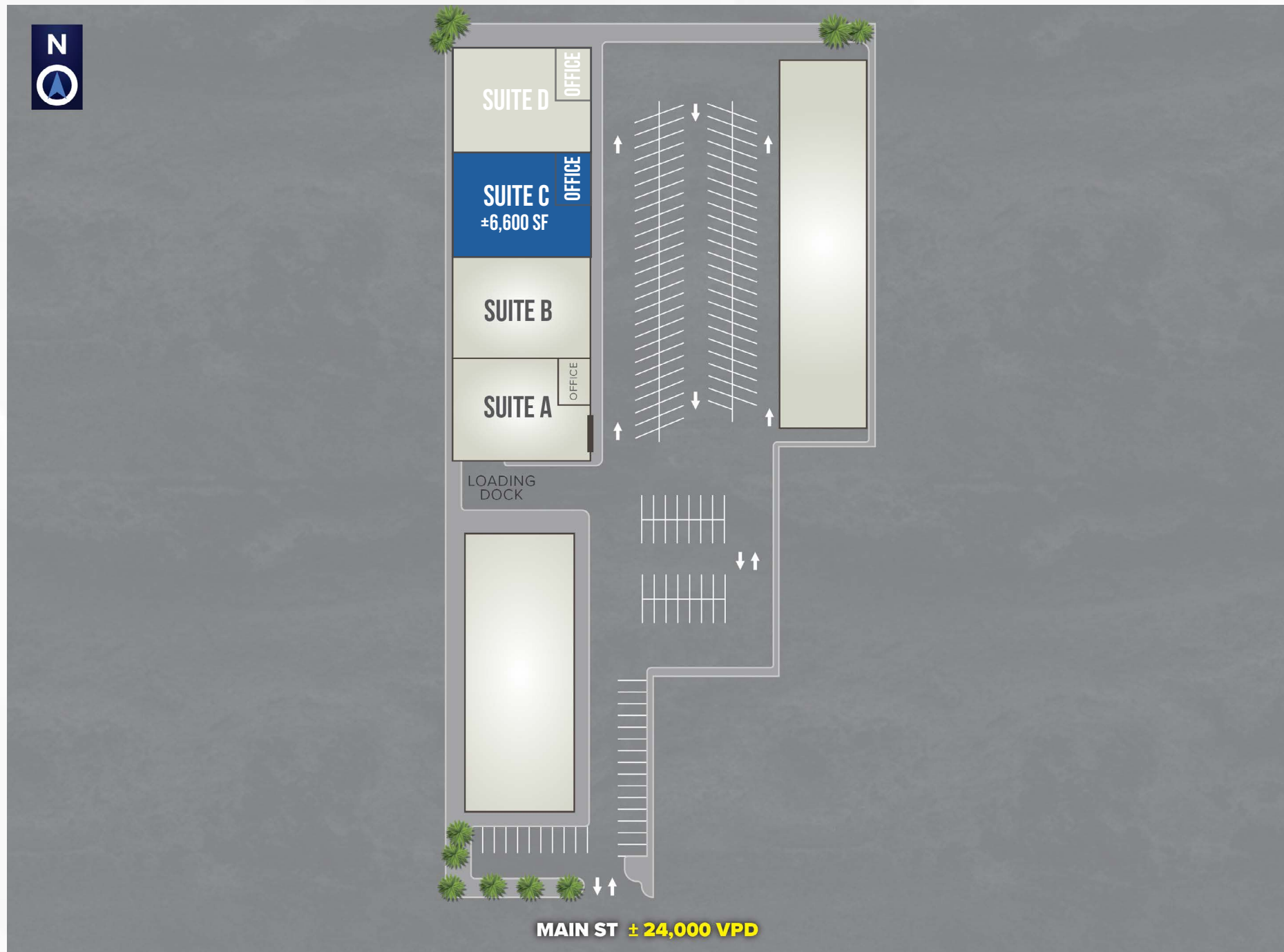


# AERIAL MAP





# SITE PLAN



# AREA OVERVIEW



## CHULA VISTA

Chula Vista, located in Southern California, is a vibrant and diverse city known for its picturesque landscapes, rich cultural heritage, and thriving community. With its name translating to "beautiful view" in Spanish, Chula Vista certainly lives up to its reputation with its stunning coastal location along the San Diego Bay. The city's residents and visitors alike enjoy a plethora of outdoor recreational opportunities, from relaxing on its pristine beaches and exploring the bayfront parks to engaging in water sports like kayaking and paddleboarding. Chula Vista's mild Mediterranean climate further enhances its appeal, making it an ideal destination for year-round outdoor activities.

Beyond its natural beauty, Chula Vista boasts a dynamic cultural scene that reflects its multicultural population. The city hosts various festivals, art exhibits, and live performances that showcase its diverse heritage and creative spirit. The historic downtown area offers a blend of charming boutiques, restaurants serving a variety of cuisines, and entertainment venues. Chula Vista's commitment to education is evident through its excellent school systems and institutions, contributing to a strong sense of community and fostering opportunities for residents to thrive. Whether one is seeking relaxation by the bay, cultural exploration, or a close-knit community atmosphere, Chula Vista presents an alluring and well-rounded experience for both residents and visitors.

## DEMOGRAPHICS - 2023

1 MILE



17,096  
Population



5,398  
Est. Households



\$69,253  
Household Income

3 MILE



198,392  
Population



59,596  
Est. Households



\$77,702  
Household Income

5 MILE



320,451  
Population



96,922  
Est. Households



\$88,595  
Household Income



# MATTHEWS™

## 2550 MAIN ST, SUITE C

CHULA VISTA, CA 91911

### EXCLUSIVE LEASING AGENTS

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