

Entitled Industrial BTS Opportunity

517 Shinohara Lane | Chula Vista, CA

VIAWEST
Group



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SRS
INDUSTRIAL





Entitled Industrial BTS Opportunity

517 Shinohara Lane
Chula Vista, CA 91911

** Exceptional BTS
opportunity at the heart
of Chula Vista's rapidly
expanding industrial
sector*

Property Specifications

ACRES

9.73

ZONING

I-LP Industrial City of Chula Vista

SALE PRICE

Contact Broker

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About the Property

- Fully entitled
- CEQA IS/MND approved
- Immediate access to I-805 Freeway (0.4 miles)
- 1 block off Main Street

Located within an Employment Hub

within a 5 mile radius



386,687

2031 Population
0.18% annual pop growth



195,851

2026 Labor Force
Ages 16+



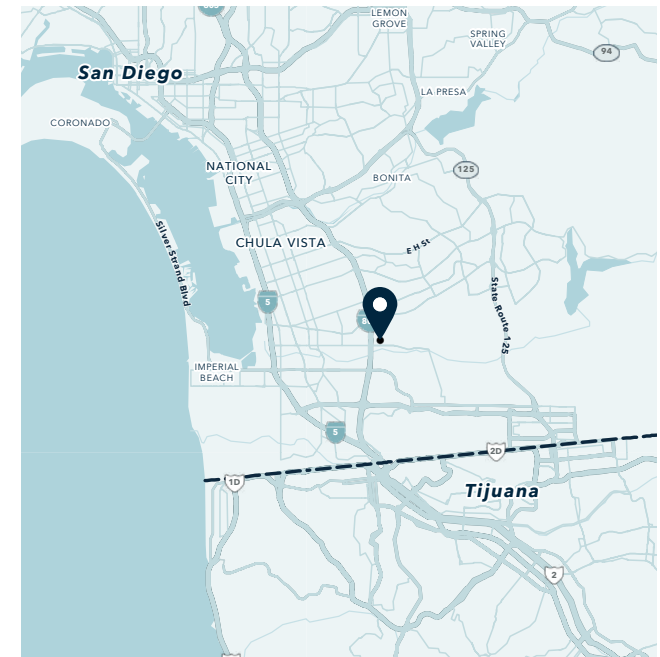
\$131,051

Avg Household Income



2,595

New Homes
To Be Built by 2030



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 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

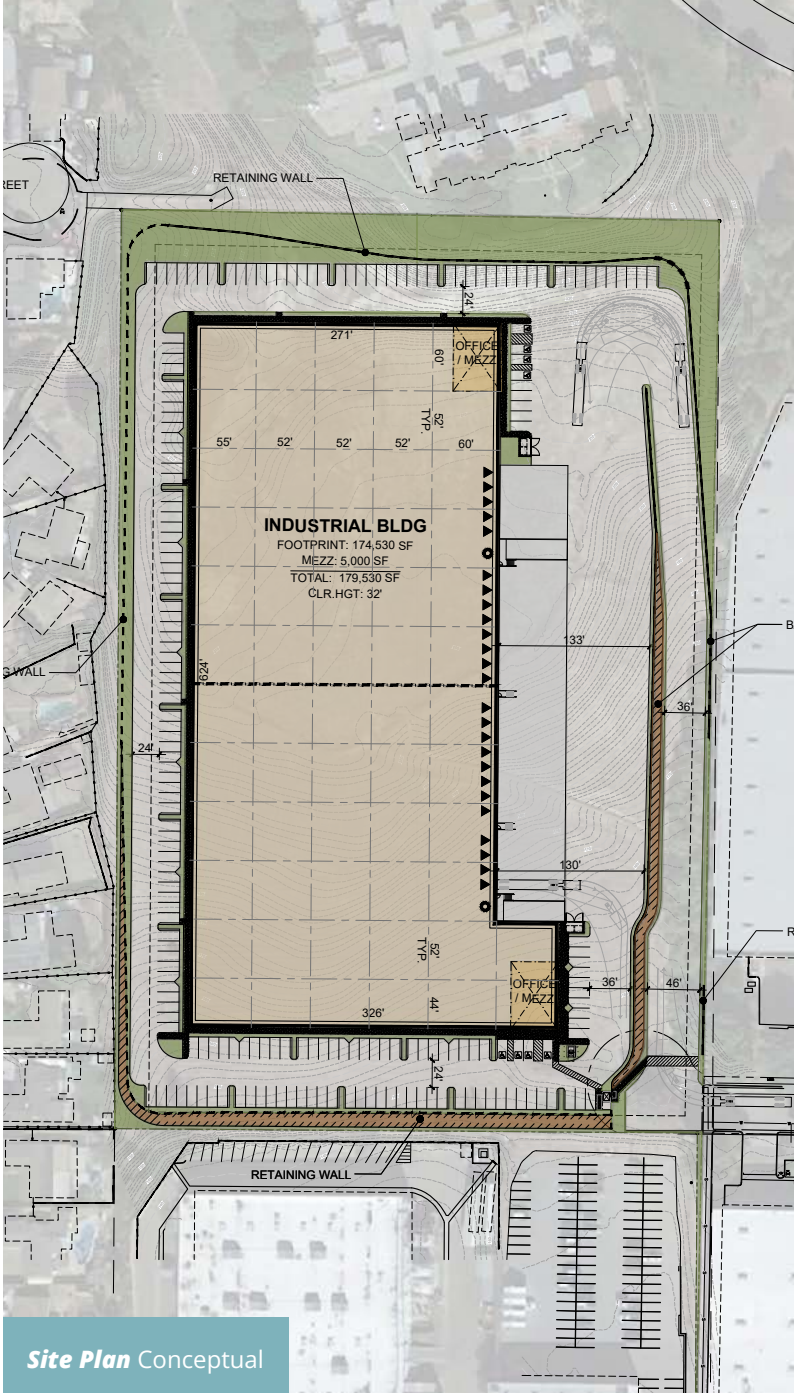




Rendering Front



Rendering Rear



Site Plan Conceptual



Lower Otay Lake

About 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.

WHY CHULA VISTA?

Strategically positioned between Downtown San Diego and the U.S.-Mexico border, Chula Vista offers exceptional access to regional and cross-border logistics networks

Key Companies

GENERAL DYNAMICS
NASSCO

 **Honeywell
Aerospace**

 **United
Technologies**

 **GOODRICH**

**NORTHROP
GRUMMAN**



For more information, please contact:



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