

OFFERING MEMORANDUM OF  
COUNTY OF SAN DIEGO  
HEALTH & HUMAN SERVICES AGENCY

690 Oxford Street | Chula Vista, California 91911







# PROPERTY OVERVIEW



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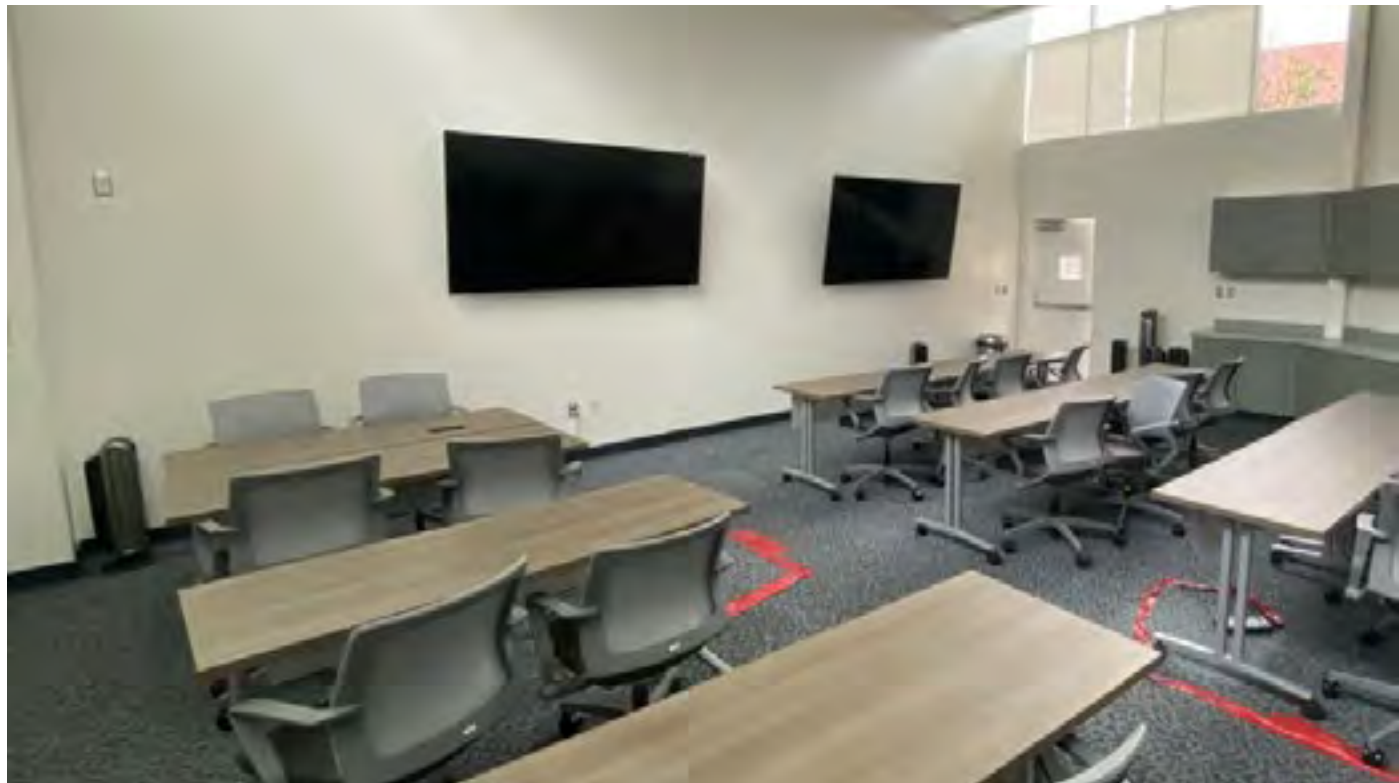
Located in Chula Vista, the second largest city in San Diego County, constructed with steel & glass, with a brick overlay, this single purpose 2 story property sits on 7.07 acres of land (307,969 SF), with each story of the building totaling to approximately 38,600 SF Each, totaling to approximately 77,002 SF, wrapping around a courtyard area in the center of the site. This building is 100% Leased to The County of Health and Human Services, situated near the I-5 Freeway, in a highly amortized area with convenient access to public transportation, in addition to being near Downtown Chula Vista and the nearby emerging Bayfront Development.

## Property Highlights

- ◆ Desirable market location
  - » 2nd Largest City in San Diego County
  - » Situated near the I-5 Freeway
  - » Highly Amenitized area
  - » Convenient access to public transportation (Rail & Bus)
  - » Location is in close proximity to Downtown Chula Vista and the nearby emerging Bayfront Development
- ◆ Steel & Glass Construction with a brick overlay
  - » Grade Level Door with loading area
- ◆ Single Purpose 2 Story Office Property
  - » The Building sits on 7.07 acres of land (307,969 SF)
  - » Each of the 2 floors totals to approx. 38,600 SF Each (77,002 SF total)
  - » Open Courtyard Area
- ◆ Clinical/Medical Office Component
- ◆ Exam rooms, pharmaceutical space, research, vaccination areas
- ◆ Parking Ratio is 5.45 Spots per 1000 SF (420 Total)













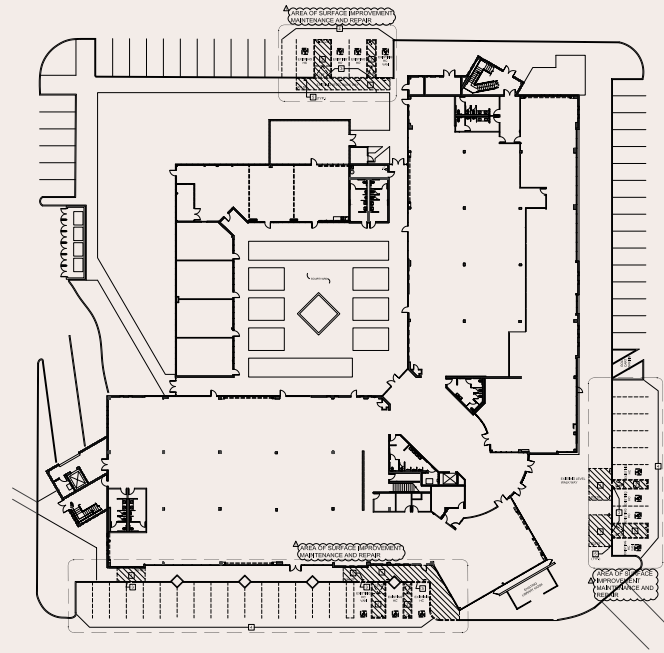
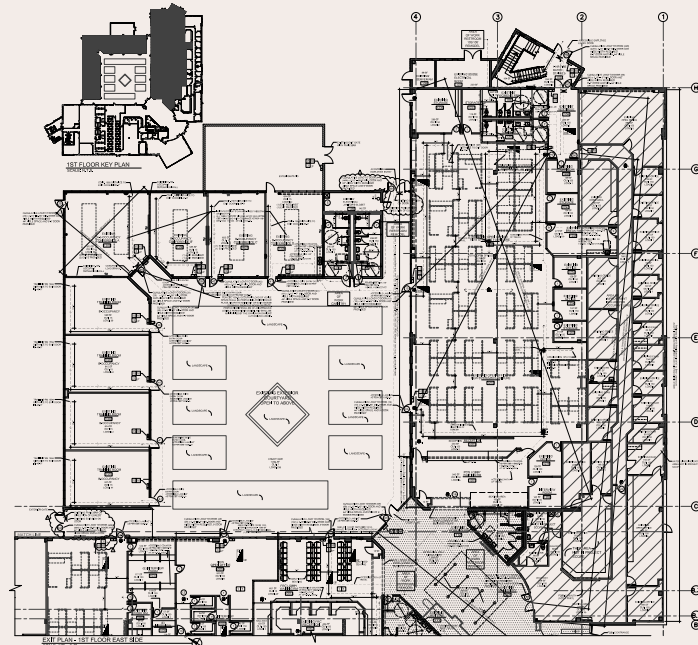
# AMENITIES MAP





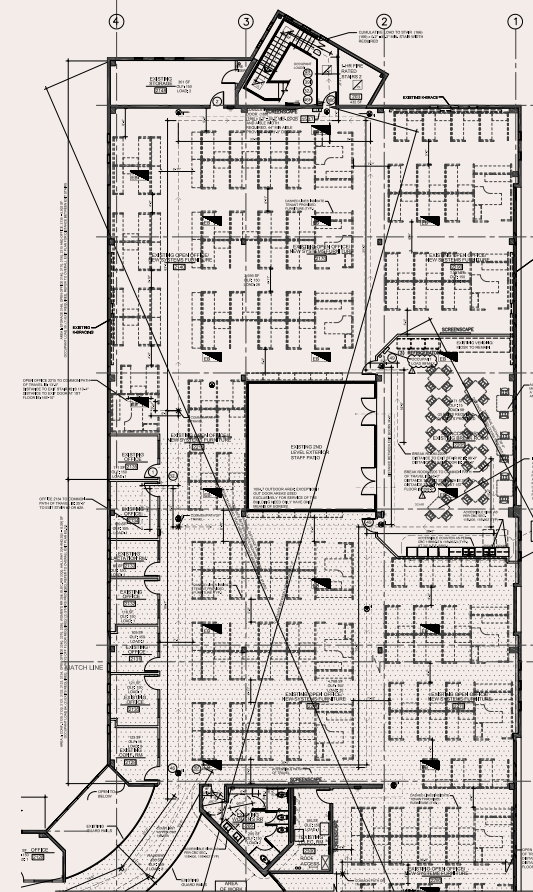
# FLOOR PLANS

Site Improvement Plan

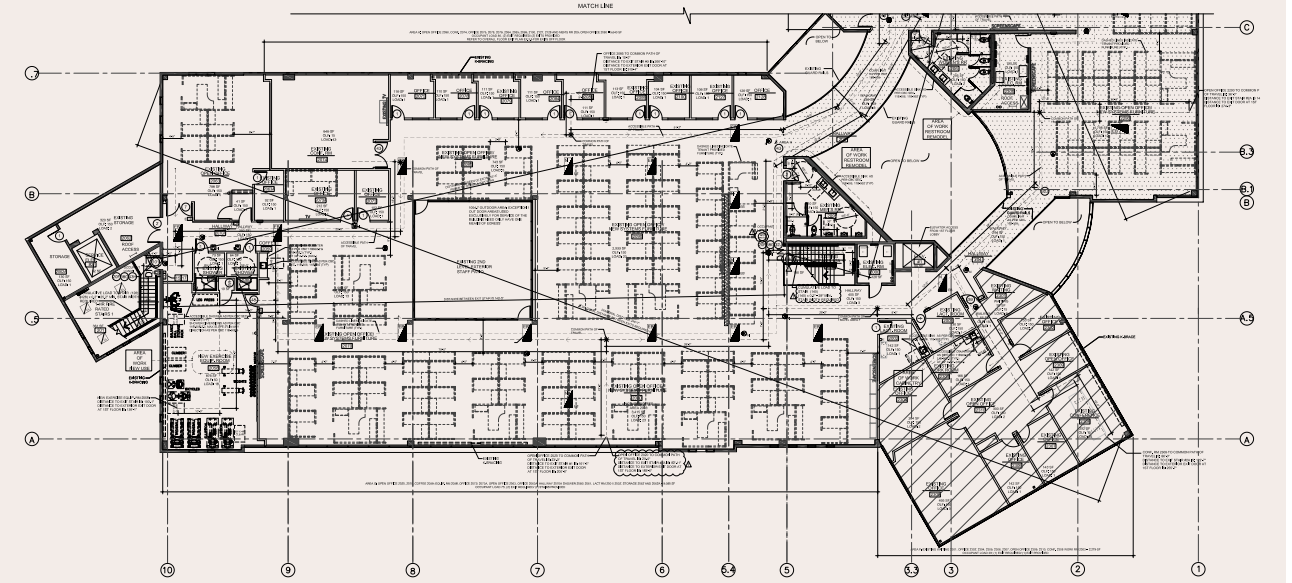


Site Plan - Maintenance

Exit Plan - 2nd Floor West Side



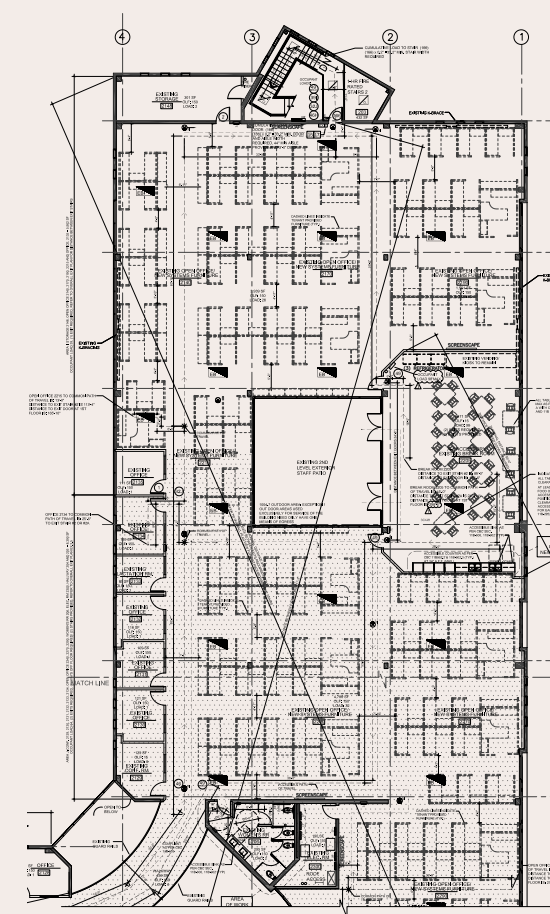
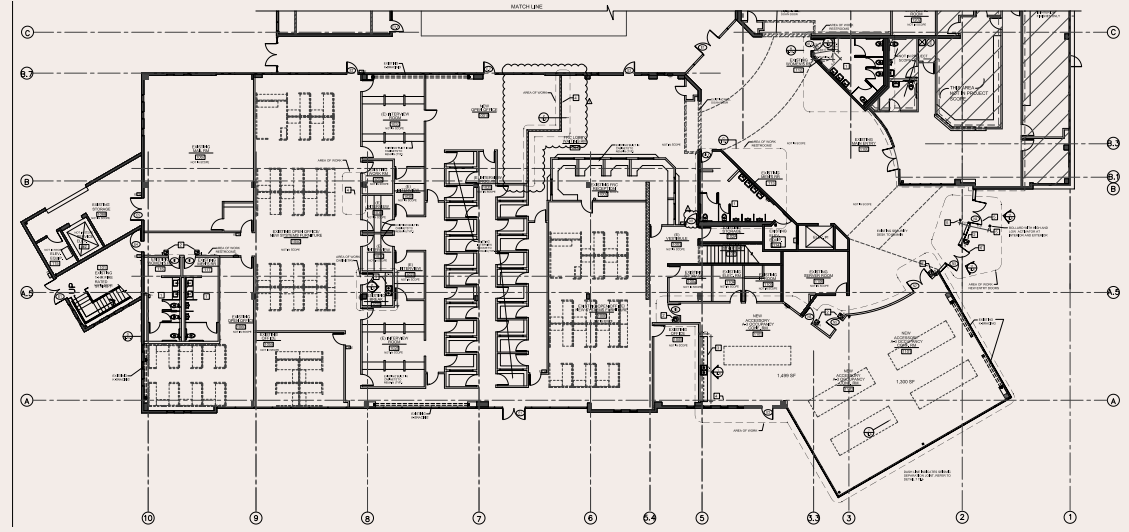
Exit Plan - 2nd Floor East Side



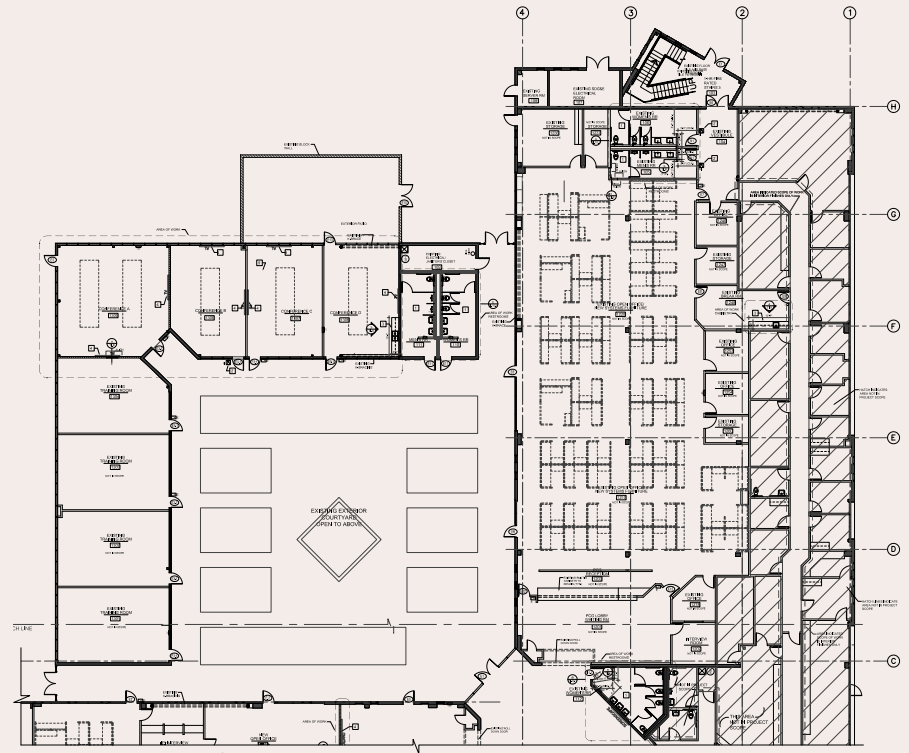


# FLOOR PLANS

Demolition Plan -  
2nd Floor East Side

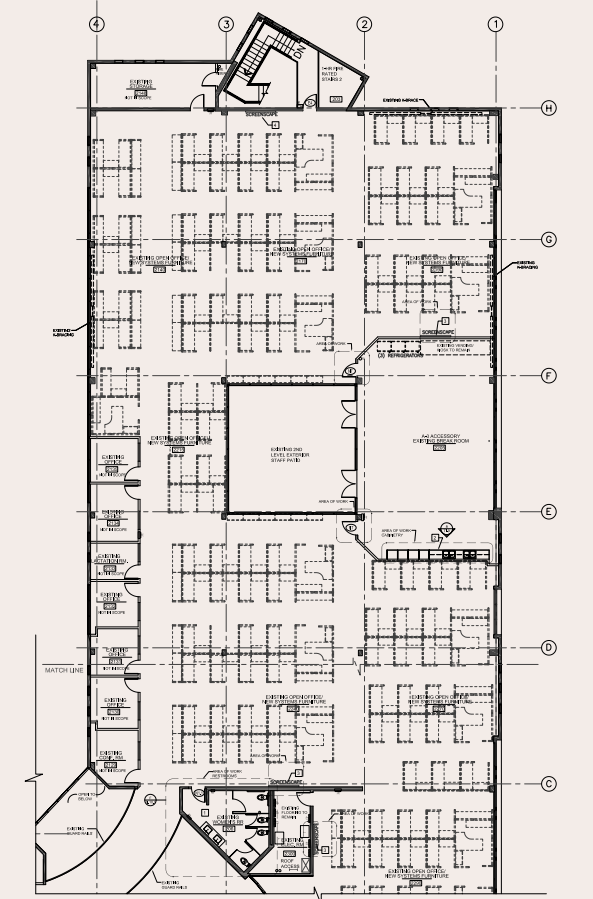


Partition Plan -  
1st Floor West Side



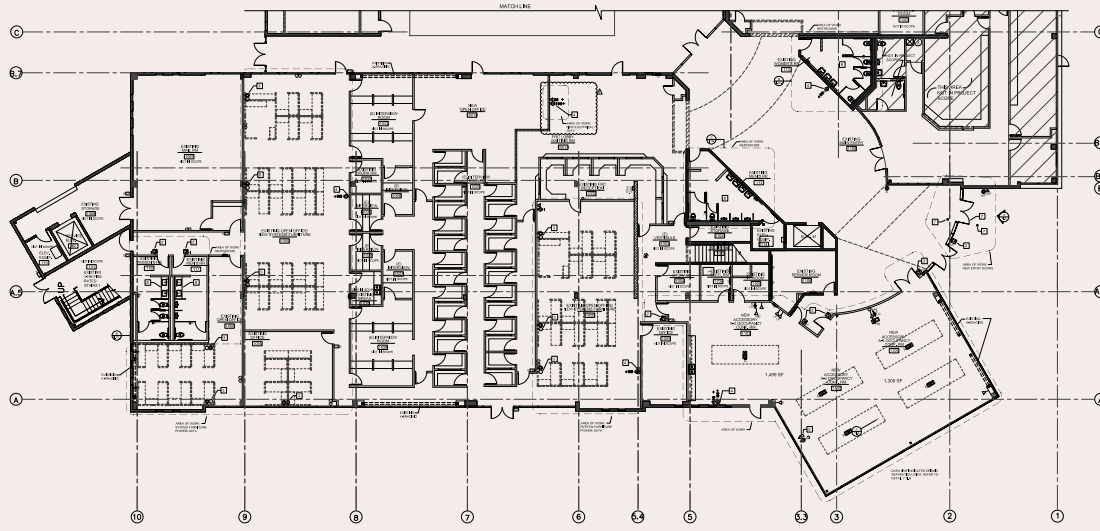
Partition Plan -  
2nd Floor East Side

Partition Plan -  
1st Floor East Side

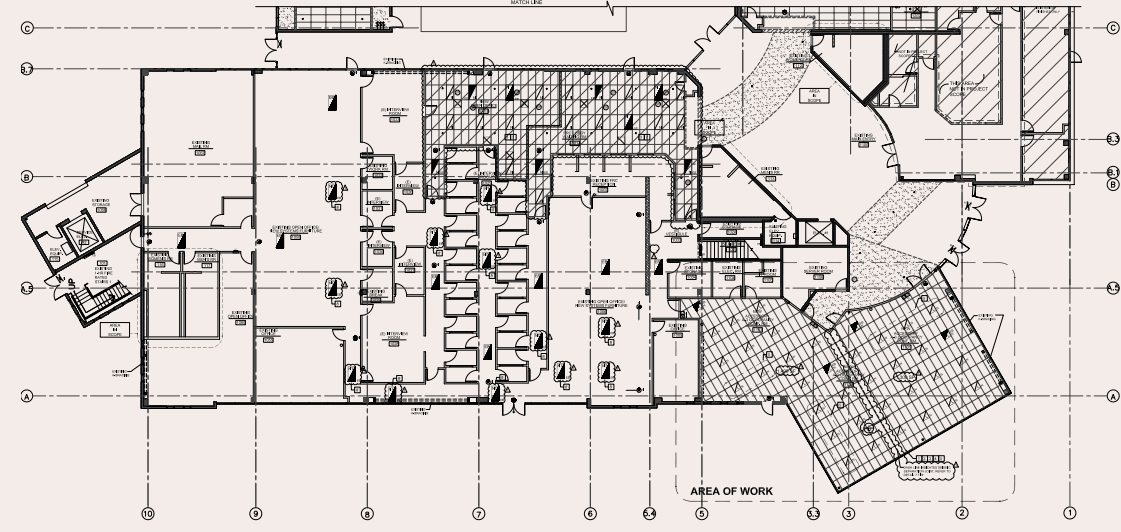




# FLOOR PLANS

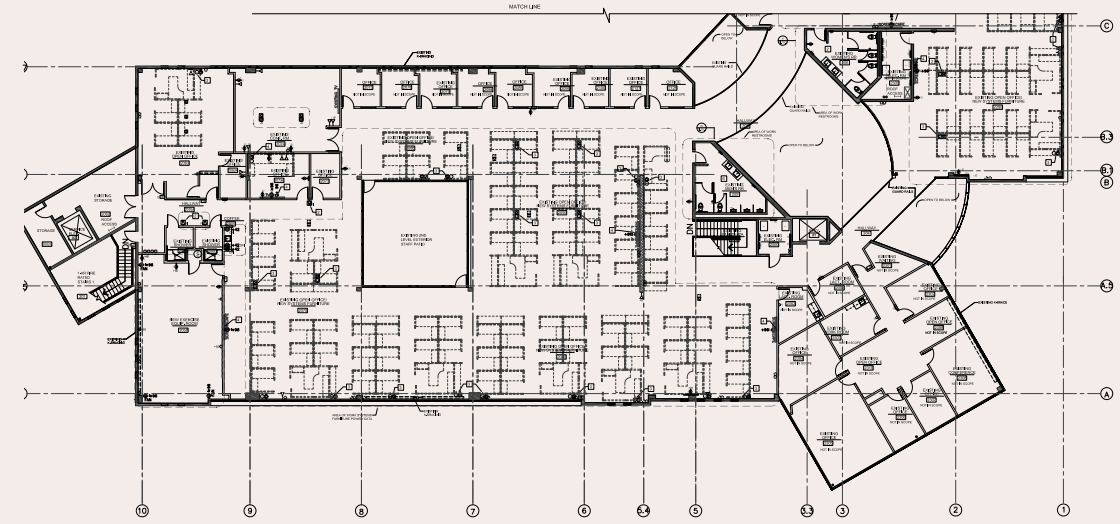


Power / Communication Plan - 1st Floor West Side

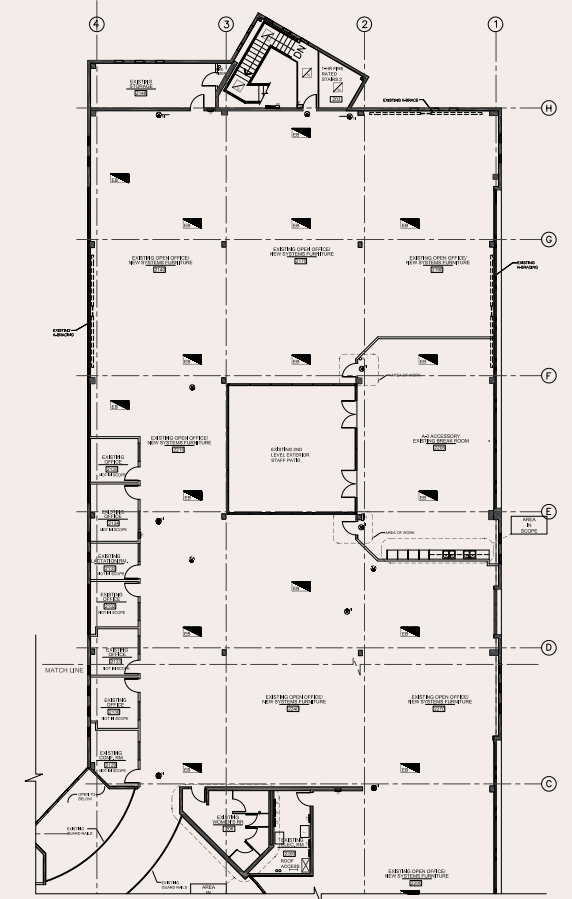


Reflected Ceiling Plan - 1st Floor West Side

Power / Communication Plan - 2nd Floor West Side



Reflected Ceiling Plan - 2nd Floor East Side





# INVESTMENT HIGHLIGHTS

## Firm Lease Term

Rare County lease structure with a firm term for the entire length of the lease

## AAA Credit Tenancy

Lease is guaranteed by the County of San Diego, which has a credit rating of AAA from Moody's Investor Services

## Long-Term Lease Renewal

10 year lease renewal evidences the tenant's ongoing commitment to this building

## \$3MM TI Investment by the County of HHS

Large TI investment evidences the County's long term commitment to the building

## Key Tenant Agency

The Health and Human Services Agency provides a broad range of health and social services for individuals and families throughout San Diego County







## CHULA VISTA

The second largest city in San Diego County, the city of Chula Vista is situated just 9.7 Miles from downtown San Diego and 7.5 Miles from the US/Mexican International Border. It is one of the most culturally rich areas in San Diego County. This vibrant city encompasses a prosperous business atmosphere that encourages growth and development, due to its up-and-coming status given all the new redevelopment that is occurring with the Bayfront redevelopment and Harbor Park, with 3 of the city's current largest employers being Sharp Medical Center, Gaylord Pacific for the Bayfront project, and the robust Chula Vista Elementary School District.

3 interstate highways serve Chula Vista: I-5 (Connecting the US/Canadian and US/Mexican international borders), I-805 (A bypass auxiliary route of I-5, running through much of the central San Diego to San Ysidro), and SR-125 (Connecting Otay Mesa, near the Mexican Border, to Santee)

A charter city, Chula Vista consists of more than 52 square miles of coastal landscape, canyons, and rolling hills. Chula Vista is a leader in conservation and renewable energy, via the Multiple Species Conservation Program (MSCP), through the city's preserve. This will eventually encompass over 5,000 Acres of most sensitive open space areas for habitat preservation, with another 4,200 acres outside of the City's jurisdiction being preserved due to development occurring within the City's urban boundaries. The city is governed by a Council-Manager style of government, with four council members from different geographical regions of the city, who are all led by the mayor, John McCann.

Entertainment serves as one of the main economic engines for the city, notably the North Island Credit Union Amphitheatre, with recreational areas consisting of numerous golf courses, the Chula Vista Nature Center, and The Otay Valley Regional Park. The city is also known for having its Little League World Series Team having won the 2009 World Series.

Academically, most of Chula Vista is located within the Chula Vista Elementary School District, which is the largest elementary school district in California, and the Sweetwater Union High School District serves as its secondary school district in the area. It is also home to Southwestern Community College, one of 4 junior colleges in San Diego County, which often sees students transferring into the UC or CSU college systems.



# CHULA VISTA BAY FRONT DEVELOPMENT



HARBOR PARK KTUA / PETERSEN STUDIO

NORTH END BEACH AND TERRACED SHORELINE



Chula Vista is experiencing a boom in developments in and around the city, chiefly the Chula Vista Bayfront Development. The 535-acre project is the most prominent ongoing development between downtown San Diego and Chula Vista. As a partnership between the port of San Diego and the city of Chula Vista, this redevelopment will become a world-class destination in the South Bay, becoming a unique place for individuals to visit. This will include 70 acres of new parks, totaling 100 acres, including existing parks.

This is being designed to create a new recreational adventure space with walking trails and a bicycle path network, while improving the natural habitat of the area, including 120 acres of open space, habitat replacement, wetlands, and other environmental measures put into place to protect wildlife habitat, species, and other precious coastal resources. The new shopping and dining

options, consisting of 600,000 SF of the restaurant, retail, and other marina-support areas, in conjunction with the new 2,850-room grand resort and convention center that are being constructed as part of the project, along with an additional 220,000 SF mixed-use commercial space and 3,000 space parking facility.

Additionally, the added Harbor Park will double the size of the existing bayside park, with the full buildout including an improved beach, waterside terraced headlands, a boat launch for personal watercraft, large public gathering areas, and prominent dramatic views of both the Coronado bridge and downtown San Diego.

The project has been in its second phase of progress since August of 2022, and construction is currently underway on both the Gaylord Pacific Resort and Convention Center, as they are anticipated to open in the summer of 2025.





## Contacts

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