

3521 Main St 505

Chula Vista, CA 91911

**Industrial
Owner-User Opportunity**
Offering Memorandum

Functional Warehouse Space | Owner-User Opportunity | Border Proximity Location



MATTHEWS™

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PROPERTY OVERVIEW

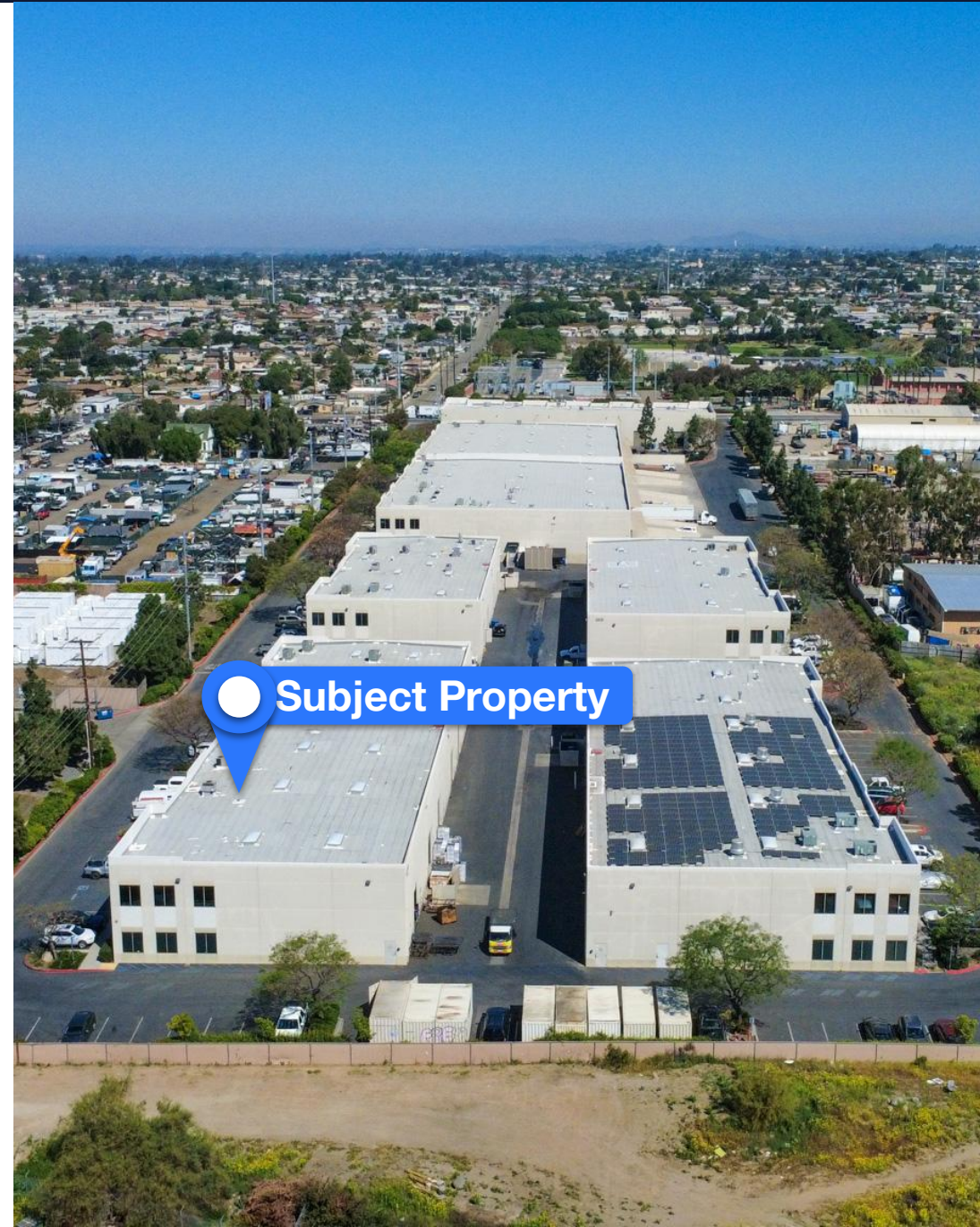
3521 Main St 505
Chula Vista, CA 91911



INVESTMENT HIGHLIGHTS

Property Highlights

- **Concrete Tilt-Up Construction:** Durable and low-maintenance concrete tilt-up design, offering long-term structural integrity and reduced operating costs—ideal for industrial users seeking efficiency and resilience.
- **Dual Electrical Service Configuration:** Equipped with two separate 3-phase power panels, including **200 Amps at 277/480V (Panel A)** and **100 Amps at 120/208V (Panel B)**, providing flexibility to accommodate a wide range of industrial equipment and operational requirements. This dual-voltage setup supports both heavy-duty machinery and standard commercial applications. **Buyer to verify all electrical specifications.*
- **Strategic Border Proximity:** Located less than 6 miles from both the San Ysidro and Otay Mesa Ports of Entry, offering exceptional access to cross-border trade and logistics.
- **Excellent Freeway Connectivity:** Immediate access to Interstate 5 and Interstate 805, providing efficient north-south transportation corridors throughout San Diego County and beyond.
- **Owner-User Opportunity:** Ideal acquisition for an owner-user seeking to control occupancy costs while building long-term equity in a supply-constrained industrial market.
- **Minimal Office Buildout:** Primarily warehouse-focused layout with limited office improvements, allowing users to customize the space to their specific operational needs.



FINANCIAL OVERVIEW

3521 Main St 505
Chula Vista, CA 91911



FINANCIAL SUMMARY

\$1,100,000
Price

\$327
Price Per SF

±3,358 SF
Warehouse Size

2007
Year Built

1 Ground Level Door
Loading

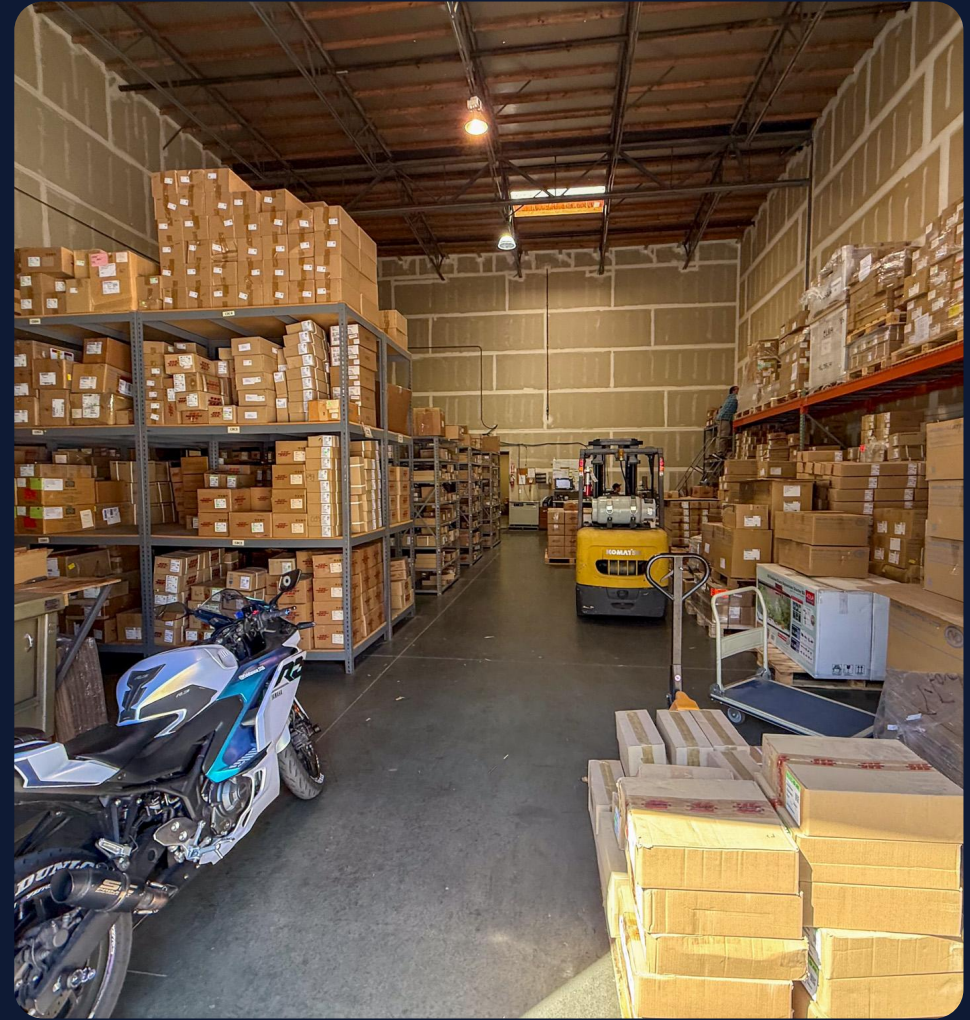
ILP (Light Industrial)
Zoning

24'
Clear Height

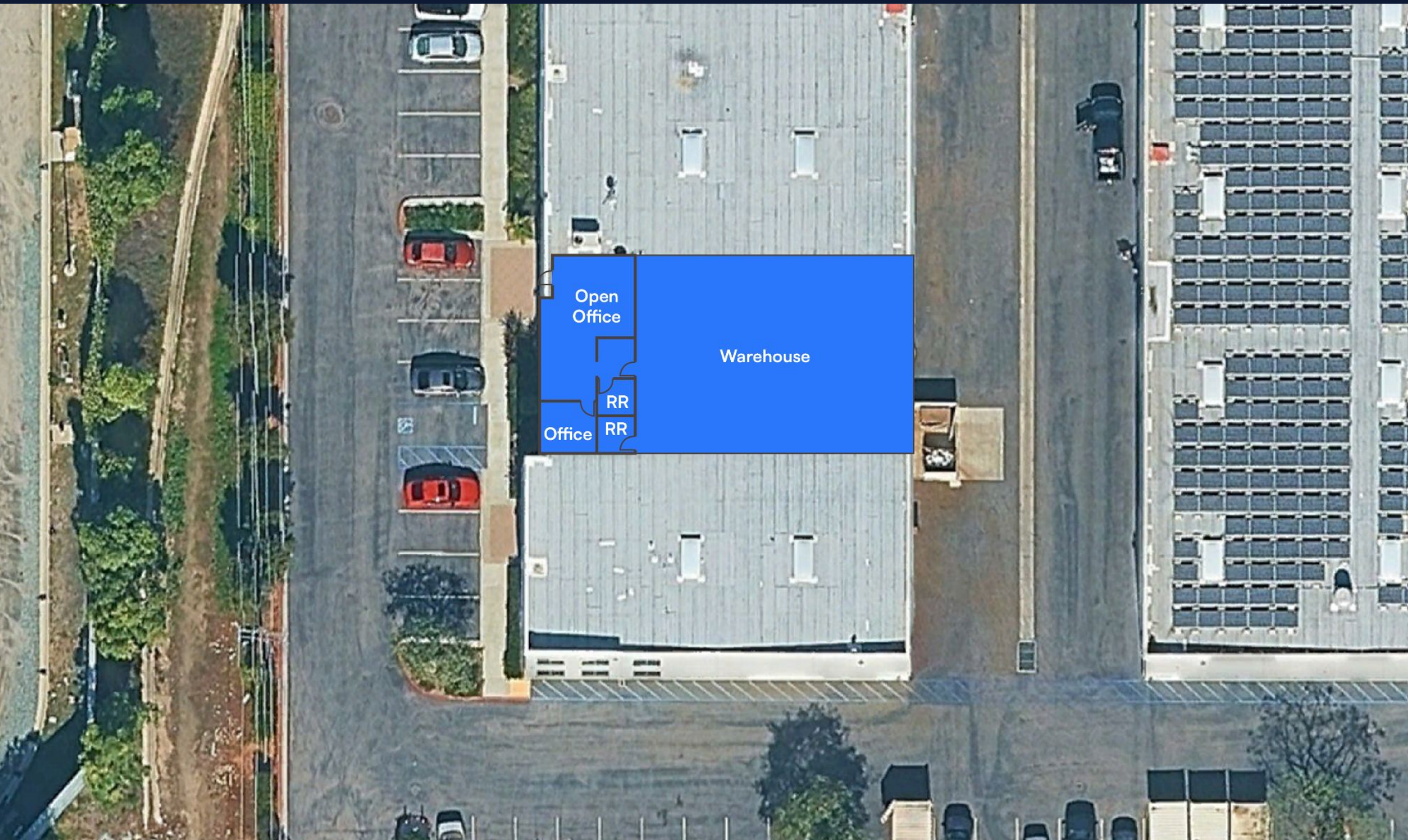
3521 Main St Suite 505
Chula Vista, CA 91911
Address



INTERIOR PHOTOS



SITE PLAN





Safelite AutoGlass **CALIBER COLLISION**

Vista Lane Apartments
±267 Units

ExtraSpace Storage



Angelina Terrace
±76 Units

BAE SYSTEMS

Orange Glen Apartments
±124 Units



1ST COAST CARGO

PRIME STORAGE



JDM OF San Diego

Main St ± 24,694 VPD

Subject Property

Public Storage

STAXUP STORAGE

Alexander's mobility services

A STORAGE PLACE

PRIME STORAGE

HVACrXCHANGER

SEWCAL MANUFACTURING

HigueraTreeCare

EXTRA MILE

A-1 Self Storage

SOUTHCOAST WELDING & MANUFACTURING

HEARTLAND MEAT COMPANY

SENTRY STORAGE SOLUTIONS

Palm Terrace Apartments
±104 Units

Southgate Village Apartments
±240 Units

Google Earth



±162,000 VPD

±159,000 VPD

MARKET OVERVIEW

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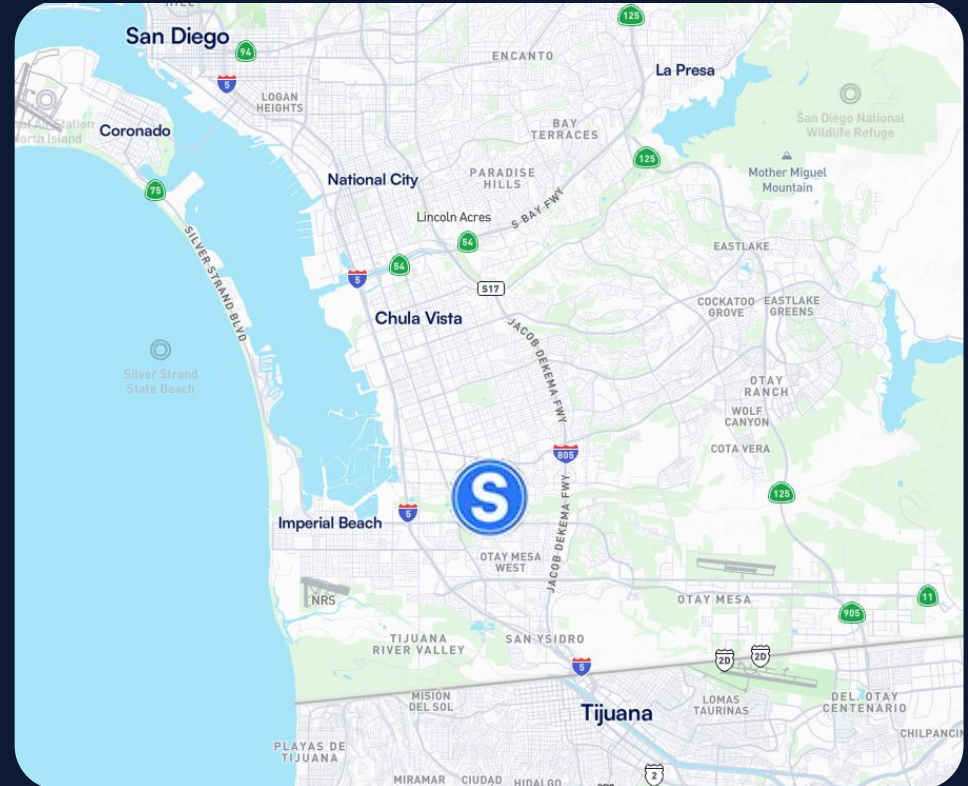
CHULA VISTA, CA

High-Demand Industrial Near Key Logistics Corridors

Local Market Overview

Chula Vista, located in southern San Diego County, is one of the fastest-growing cities in the region, benefiting from its strategic position between downtown San Diego and the U.S.–Mexico border. With a population exceeding 275,000, the city has experienced steady growth driven by new master-planned communities, cross-border economic activity, and continued demand for housing in more affordable submarkets relative to coastal San Diego. Median household incomes remain strong, supported by a diverse workforce and proximity to major employment centers, while ongoing residential development continues to attract both families and professionals seeking value within the broader Southern California market.

The city’s appeal is reinforced by its access to major transportation corridors including Interstate 5, Interstate 805, and State Route 125, providing connectivity throughout San Diego County. Chula Vista also benefits from significant public and private investment, particularly in the bayfront redevelopment and eastern expansion areas. Retail, healthcare, education, and logistics sectors have expanded alongside population growth, creating a well-rounded local economy. With a combination of coastal access, new infrastructure, and large-scale development projects, Chula Vista continues to emerge as a key growth market within Southern California.



Demographics			
	3-Mile	5-Mile	10-Mile
Population			
Current Year Estimate	201,343	339,750	783,669
Households			
Current Year Estimate	59,002	104,802	240,524
Income			
Average Household Income	\$112,801	\$125,726	\$125,796

SAN DIEGO, CA - MSA

San Diego is a dynamic metropolitan area and one of California's most desirable destinations, offering a unique blend of coastal lifestyle, innovation, and economic strength. As a hub for defense, biotech, higher education, and cross-border trade with Mexico, it benefits from an extraordinary combination of research institutions, entrepreneurial activity, and international connectivity. The region's mild climate, vibrant cultural scene, and high quality of life create compelling conditions for both retail and investment opportunities.

San Diego's industrial market is fueled by sustained tenant demand, geographic constraints, and strategic access to the U.S.-Mexico border. Submarkets such as Otay Mesa, Kearny Mesa, and Miramar are characterized by low vacancy rates, rising rents, and a diverse tenant mix spanning logistics, defense, and life sciences. Limited land availability and strict development regulations have created a supply-constrained environment, enhancing long-term asset value. As cross-border trade and e-commerce continue to expand, San Diego remains a high-performing industrial hub attracting institutional investment.

Total Population
3.3 Million

Annual Visitors
32 Million

Tourism Economic Impact
\$22 Billion

GDP
\$295.6 Billion



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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 3521 Main St 505, Chula Vista, CA, 91911 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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