

OTAY RIVER

BUSINESS PARK

2945 MAIN STREET, CHULA VISTA, CA

Drive Thru Pad FOR LEASE

±3,600 SF WITH DRIVE THRU
(±35,000 SF PARCEL)



RETAIL & INDUSTRIAL DEVELOPMENT



OTAY RIVER BUSINESS PARK

2945 MAIN STREET, CHULA VISTA, CA

Retail Overview

- ±3,600 SF pad with drive thru available at signalized corner
- Frontage on Main Street and 4th Avenue (±30,285 cars per day)
- Connected to ±400,000 SF industrial business park
- Excellent visibility



Signed Leases

Knockaround

SUNBELT RENTALS

BOOCHCRAFT
ORGANIC HARD KOMBUCHA

Jamba Juice.

SHORE
TOTAL OFFICE

LUV SOLA
FLOWERS

Super Star
CAR WASH

BIRRIERIA Y MEXICANA
- CUCALANVA -

Colonna's

All Prime Meats

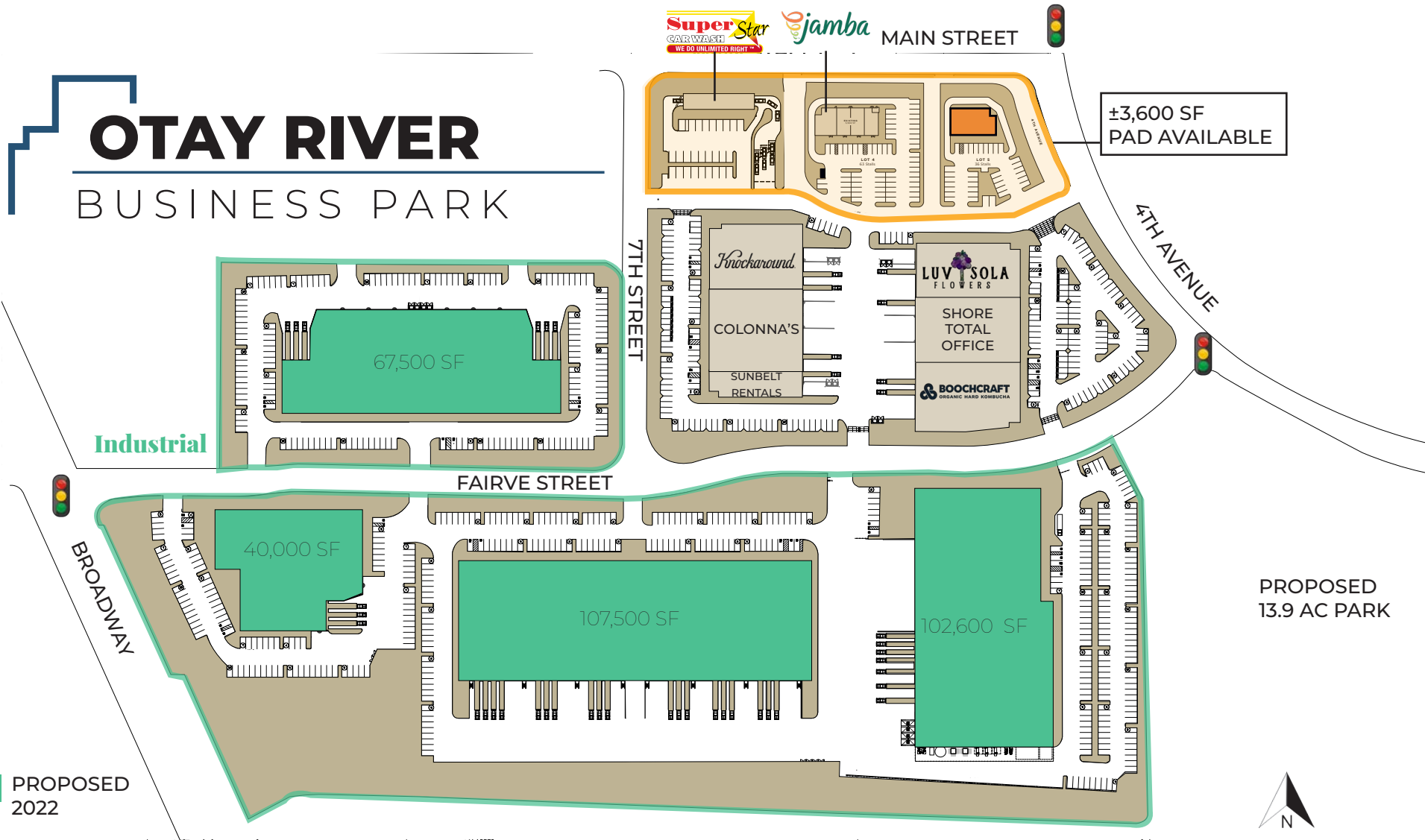
Otay River Business Park is Sudberry's newest industrial endeavor.

Currently under construction, the project is located on a nearly 50-acre site in Chula Vista. Proposed to include ±404,500-square feet of industrial space and an additional **11,500-square feet of retail**, the retail center will include Super Star car wash, Jamba drive-thru, Birrieria Y Menuderia Guadalajara and All Prime Meats. Situated at the intersection of Main Street and 4th Avenue, the retail buildings offer excellent visibility and convenience to the Business Park.



SITE PLAN

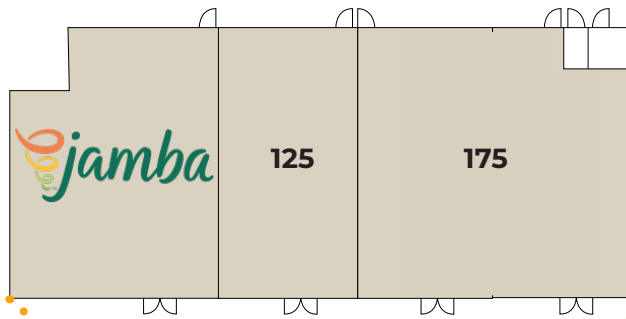
OTAY RIVER BUSINESS PARK



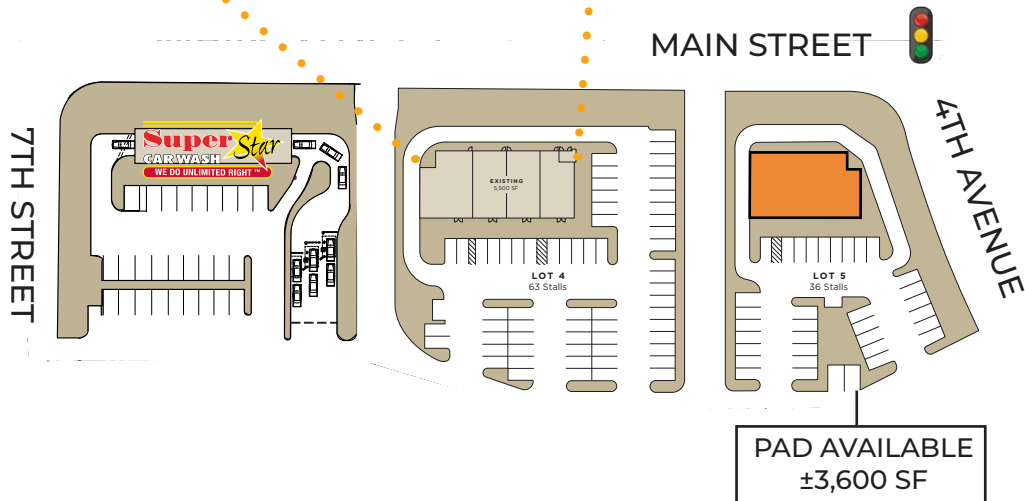
■ PROPOSED 2022

**This site plan is not a representation, warranty or guarantee as to size, location, or identity of any tenant, and the improvements are subject to such changes, additions, and deletions as the architect, landlord, or any governmental agency may direct.*

RETAIL SITE PLAN



STE	TENANT	SF
100	Jamba	1,814
125	All Prime Meats	1,250
175	Birrieria Y Menuderia Guadalajara	2,425



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RETAIL

FOR LEASE



JAMBA DRIVE-THRU



ADJACENT INDUSTRIAL DEVELOPMENT



TRADE AREA



PALOMAR TROLLEY CENTER



Highly populated trade area
(340,580 within a 5 mi radius)

OTAY

Smart & Final.



MAIN STREET

OTAY RIVER BUSINESS PARK

CHULA VISTA CROSSINGS



OTAY VALLEY REGIONAL PARK

SOUTHLAND PLAZA



MONTGOMERY HIGH SCHOOL

PALM PLAZA



POPEYES LOUISIANA KITCHEN



PALM AVENUE

DEMOGRAPHICS

Traffic Counts



Main Street	4th Avenue	Broadway	Beyer Way
±24,497	±5,788	±30,561	±12,940

Average Household Income



1 Mile	3 Miles	5 Miles
\$65,371	\$77,070	\$85,956

Population

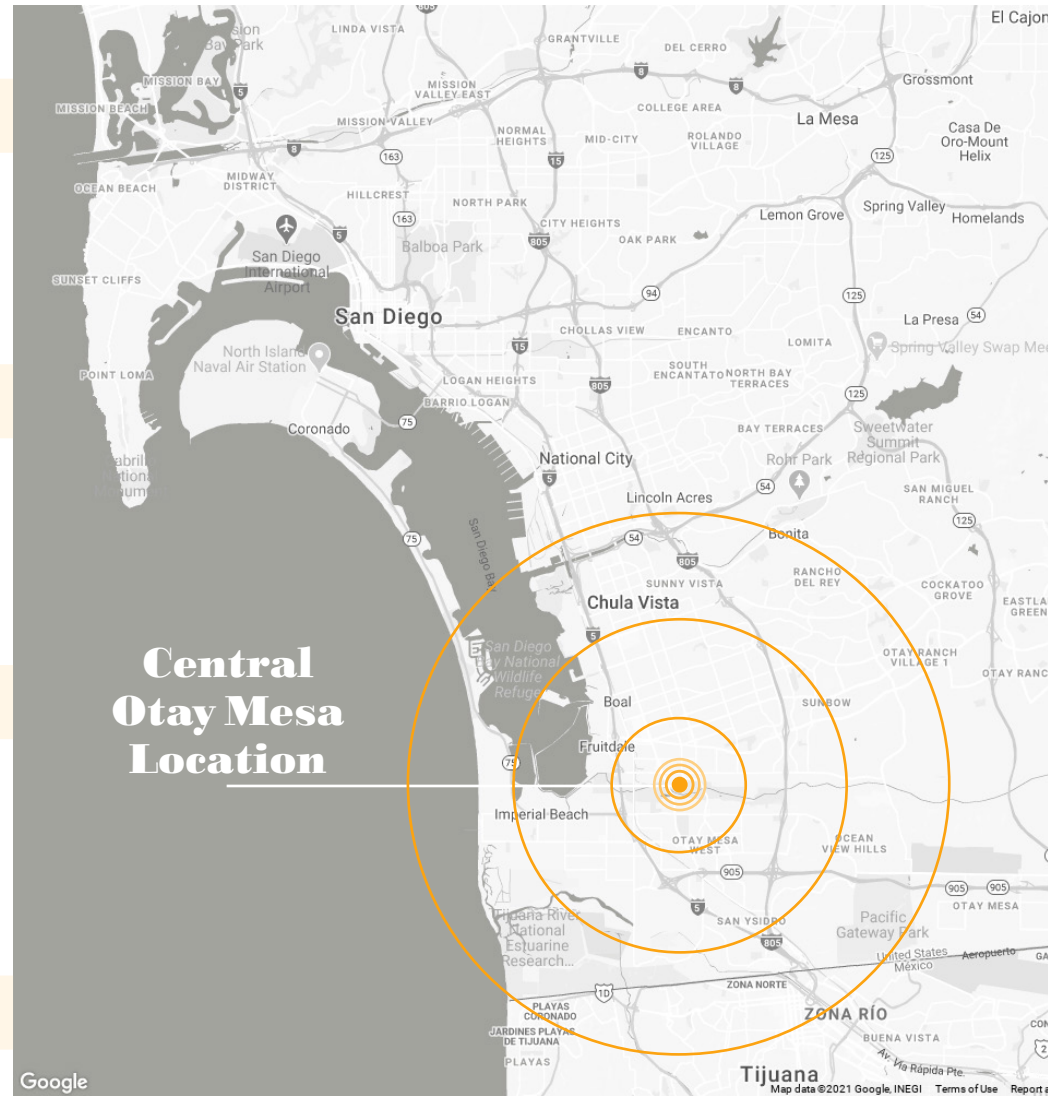


1 Mile	3 Miles	5 Miles
24,287	214,892	340,580

Daytime Population



1 Mile	3 Miles	5 Miles
16,413	109,138	189,900



**Demographics produced using private and government sources deemed to be reliable. The information herein is provided without representation or warranty. Additional information available upon request.*



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Retail Space For Lease

LEASING CONTACT

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**All information regarding this property is deemed to be reliable, however, no representation, guarantee or warranty is made to the accuracy thereof and is submitted subject to errors, omissions, change of price rental, or withdrawal without notice.*

 **SUDBERRY**
PROPERTIES

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