

HILLTOP BUSINESS CENTER

3800 - 3804 MAIN STREET, CHULA VISTA, CA 91911

±7,232 SF- ±15,500 SF INDUSTRIAL SUITES
AVAILABLE FOR LEASE



CURT PERRY
Vice President | Lic #01466077
858.458.3304 | cperry@voitco.com

MICHAEL MOSSMER, SIOR
Senior Vice President/Partner | Lic #00998326
858.458.3347 | mmossmer@voitco.com

Voit
REAL ESTATE SERVICES

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The HILLTOP BUSINESS CENTER is a high-quality, well maintained industrial park located on Main Street, in the heart of South Bay's industrial market. The location provides excellent access to I-805 and I-5.



PROPERTY FEATURES

- » 22' - 24' clear height
- » Double wide dock high doors
- » Fire sprinklers in all buildings (High hazard .60/3,000 - available in units #3, 4 & 5)
- » 3-phase / 120/208 Volt / 100 amps per unit
- » Excellent Main Street visibility
- » Easy I-5 and I-805 freeway access via Main Street
- » Located along bus route with bus stop in front of the project allowing for additional access to labor

CURRENT AVAILABILITY

3800 MAIN STREET

100% Leased

3802 MAIN STREET

100% Leased

3804 MAIN STREET

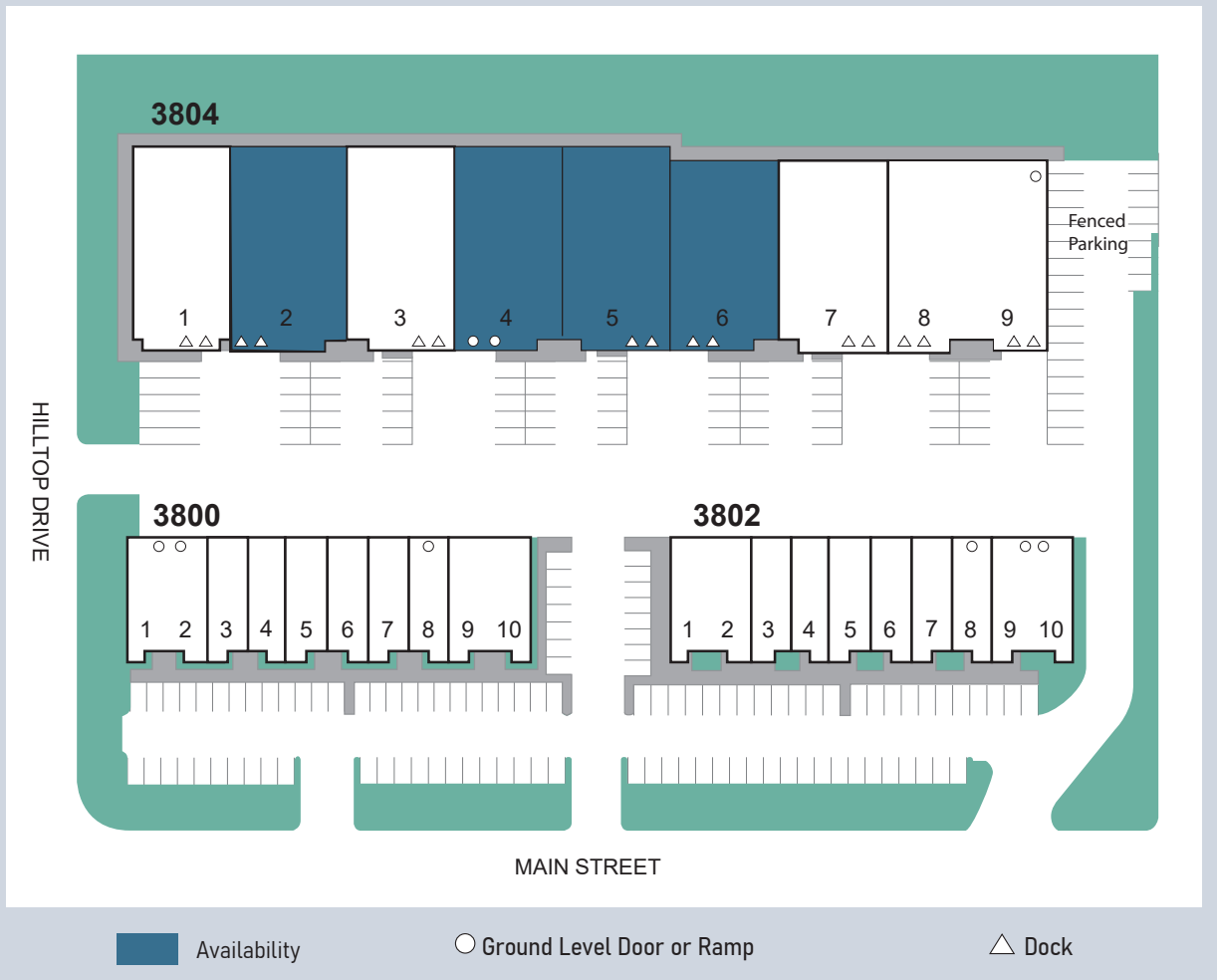
±7,232 SF - ±15,500 SF

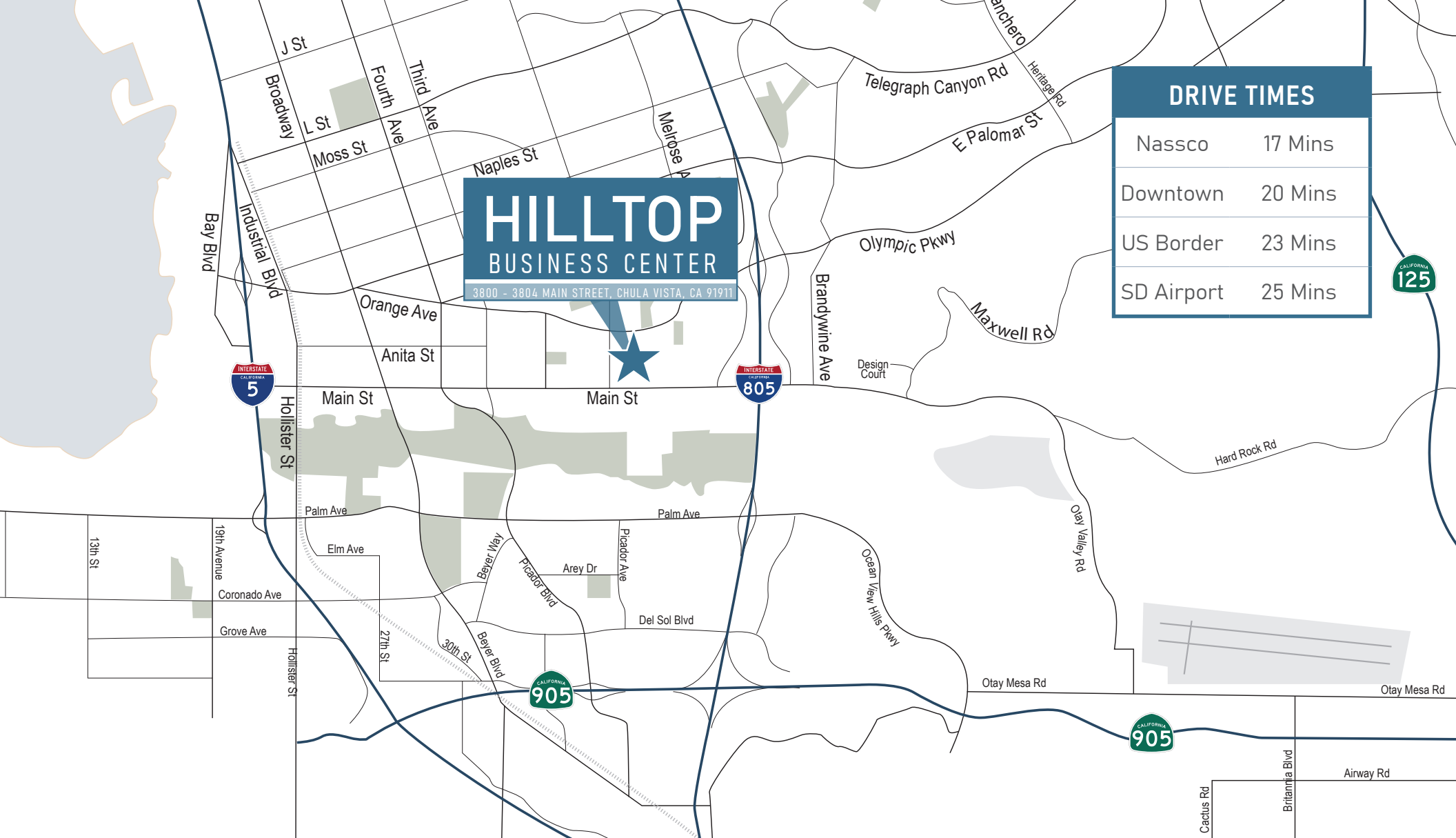
CURRENT AVAILABILITY

3804 MAIN STREET

SUITE	SIZE	LEASE RATE	AVAILABLE	COMMENTS
Suite 2	±7,744 SF	\$1.40 NNN	Now	Reception, 2 offices, 2 restrooms
Suites 4 & 5	±15,500 SF	\$1.30 NNN	Now	Reception. 3 offices, 2 restrooms
Suite 6	±7,232 SF	\$1.40 NNN	Now	Reception, 1 office, 1 restrooms

NNN estimated at \$0.36/SF/Month





DRIVE TIMES	
Nassco	17 Mins
Downtown	20 Mins
US Border	23 Mins
SD Airport	25 Mins

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4180 La Jolla Village Drive, Suite 100, La Jolla, CA 92037 | 858.453.0505 | 858.408.3976 F | Lic #01991785 | www.voitco.com

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