

Oxford Street

Chula Vista, CA 91911

± 855 - 5,204 SF Medical & Office Suites for Lease

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**PACIFIC COAST
COMMERCIAL**

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property features

ADDRESS	330-336 Oxford Street, Chula Vista, CA 91911
AVAILABILITY	± 855 SF to 5,204 SF Medical & Office Suites For Lease
PROPERTY TYPE	Medical / Dental Center
BUILDING CENTER	Oxford Shopping Center
LAND SIZE	Situated on 5.88 Acres of Land
TRAFFIC COUNTS	25,100 Cars Per Day on Oxford Street and Third Avenue
PARKING	50 Free Surface Spaces Available; Ratio of 4.20/1,000
FREEWAY ACCESS	In Close Proximity to Interstate 5, 805, & Highways 905 & 54
LOCATION	Located Near Dense Residential Areas, Numerous Retail Amenities, Business Service Providers, Schools, and Transit
LEASE RATE	\$1.75/SF + NNN



195,695

2023 Population
(3 Mile)



61,266

Total Households
(3 Mile)



29,620

Owner Occupied
(3 Mile)



53,835

Number of Employees
(3 Mile)



1,645

Healthcare & Social Assistance
Organizations (3 Mile)



7,205

Number of Businesses
(3 Mile)

property photos



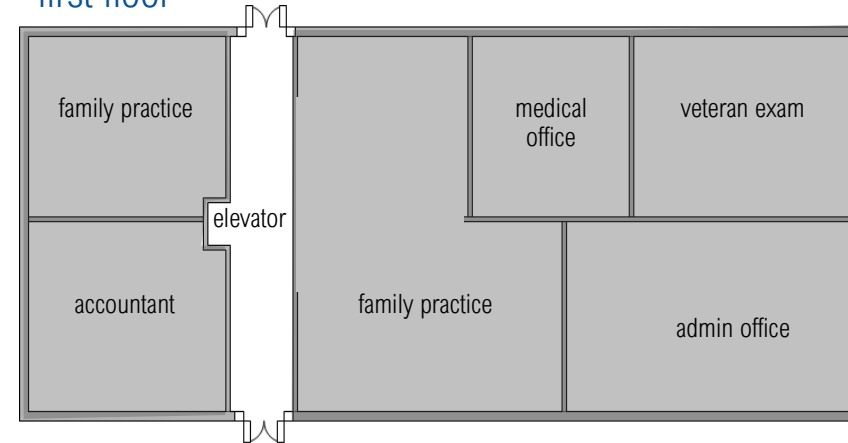
03

building 330

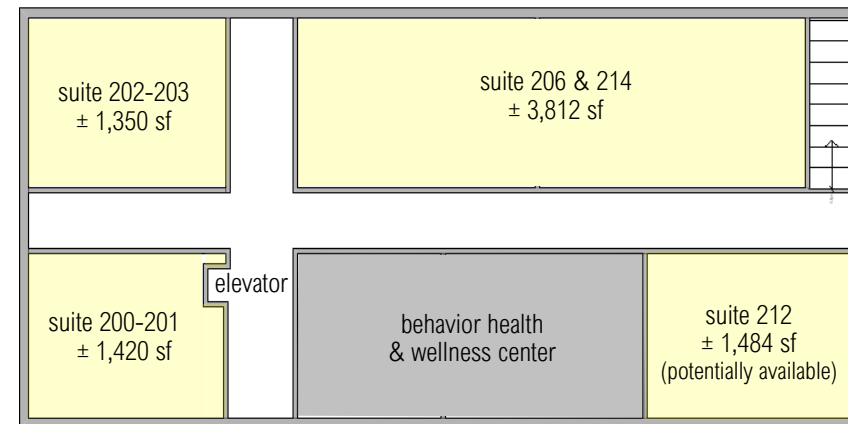
SUITE 200-201	± 1,420 SF	Waiting room, reception, 5 private office/exam room, lab/break room, 1 restroom, storage
SUITE 202-203	± 1,350 SF	Waiting room, reception, 7 private office/exam room, 2 restrooms, storage
SUITE 206 & 214	± 3,812 SF	Reception, 12 private office/exam rooms, 2 restrooms, storage
SUITE 212	± 1,484 SF	Potentially available. Dental office build out.

floor plans

first floor



second floor



* Floor plans are not to scale; for reference purposes only.

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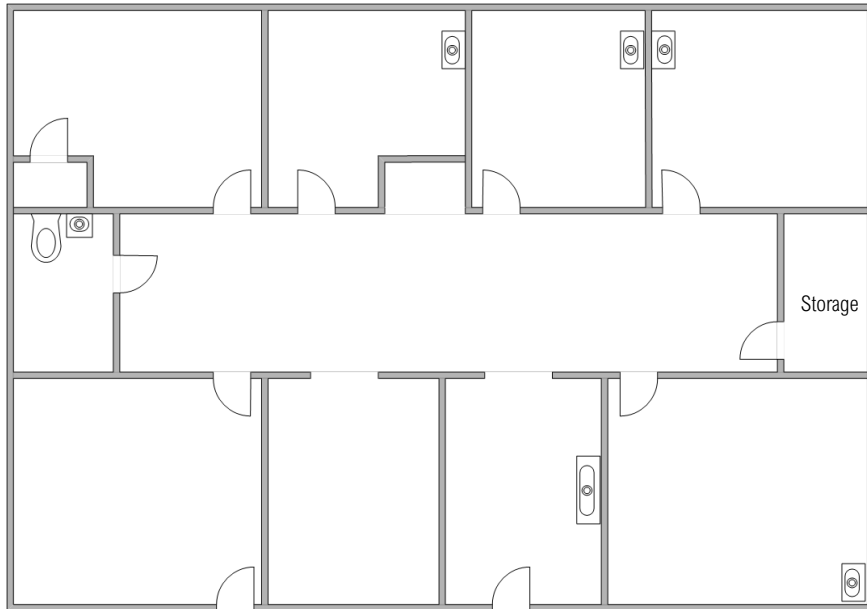
building 330

floor plans

SUITE 200-201

± 1,420 SF

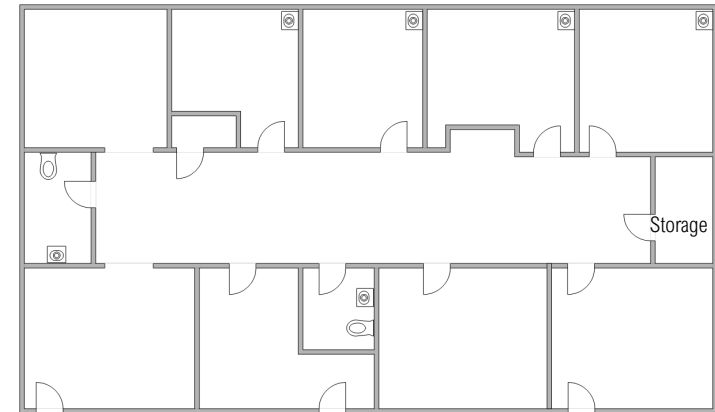
Waiting room, reception, 5 private office/exam room, ab/break room, 1 restroom, storage



SUITE 202-203

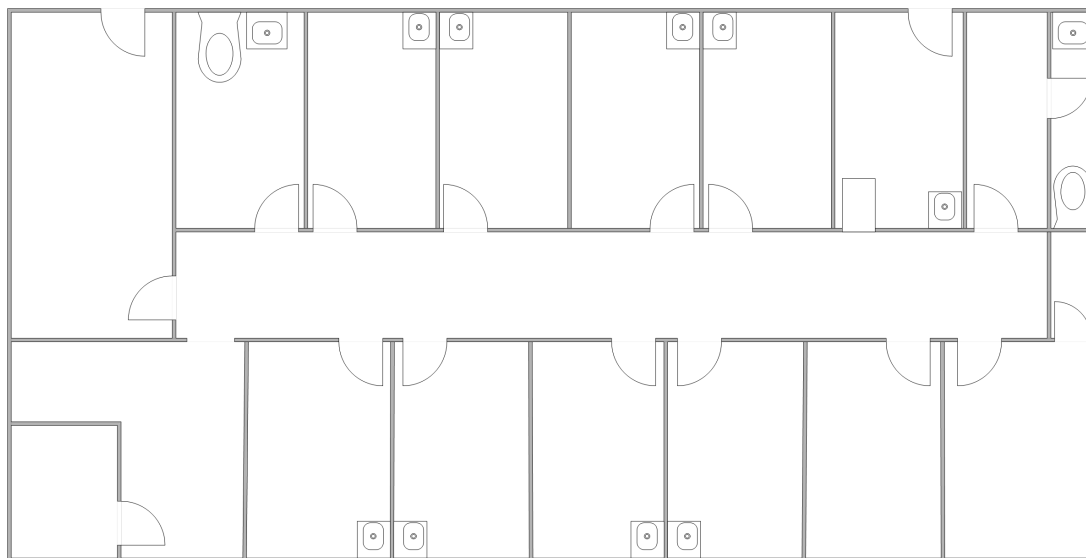
± 1,350 SF

Waiting room, reception, 7 private office/exam room, 2 restrooms, storage



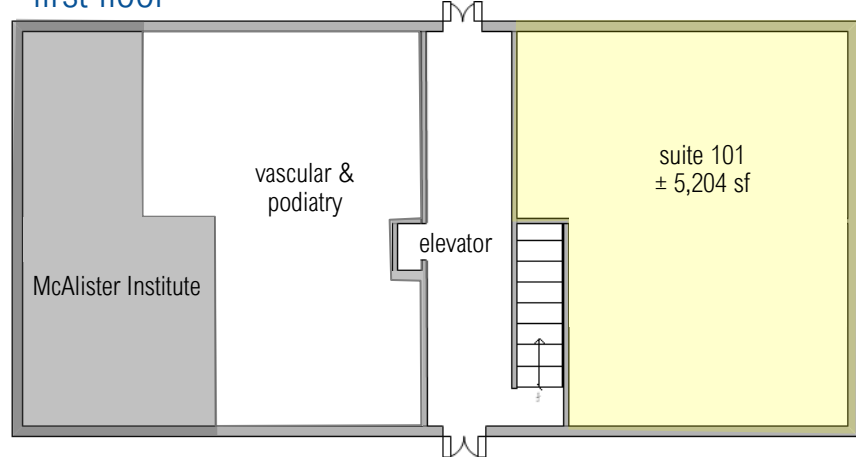
SUITE
206 & 214 ± 1,260 SF to ± 3,812 SF

Reception, 12 private office/exam
rooms, 2 restrooms, storage

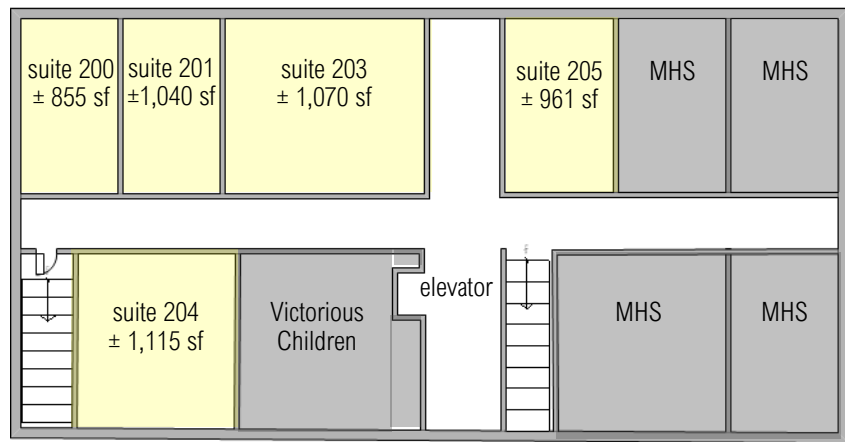


SUITE 101	± 5,204 SF	Floor plan pending
SUITE 200	± 855 SF	Reception, open office, 2 private office, 1 restroom, storage
SUITE 201	± 1,040 SF	Reception, open office, 2 private office, lab/break room, 2 restrooms, storage
SUITE 203	± 1,070 SF	Waiting room, reception, 4 private office/exam room, lab room, 2 restrooms, storage
SUITE 204	± 1,115 SF	Waiting room, reception, 5 private office/exam room, lab/break room, 2 restrooms, storage
SUITE 205	± 961 SF	Waiting Room, reception, 4 private office, breakroom, 2 restrooms, storage

first floor



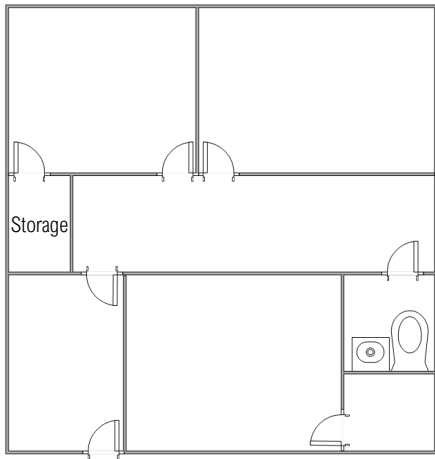
second floor



SUITE 200

± 855 SF

Reception, open office, 2 private office, 1 restroom, storage



SUITE 201

± 1,040 SF

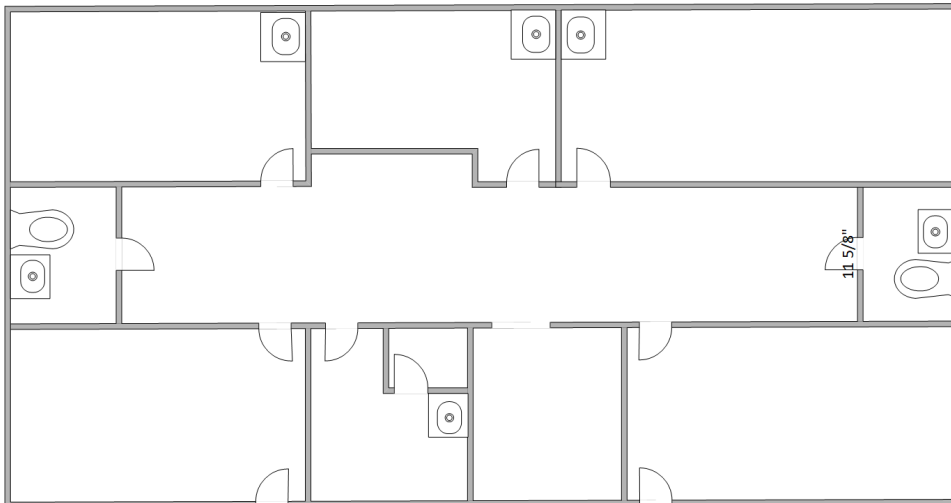
Reception, open office, 2 private office, lab/break room, 2 restrooms, storage



SUITE 203

± 1,786 SF

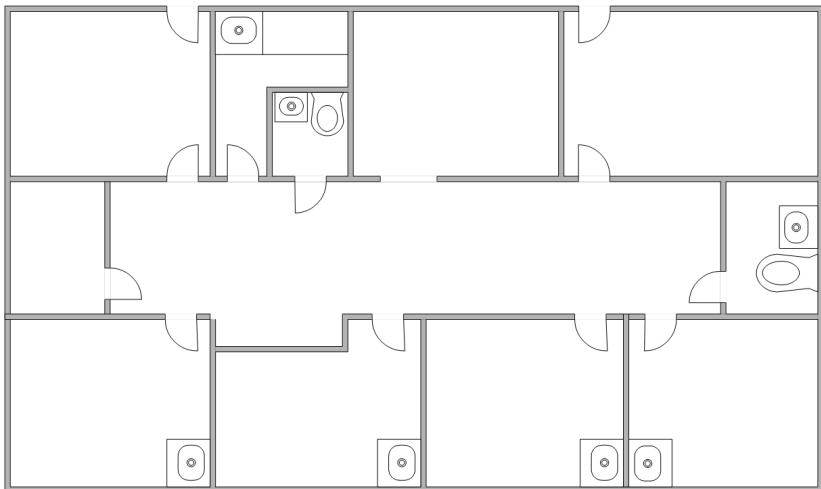
Waiting room, reception, 4 private office/exam room, lab room, 2 restrooms, storage



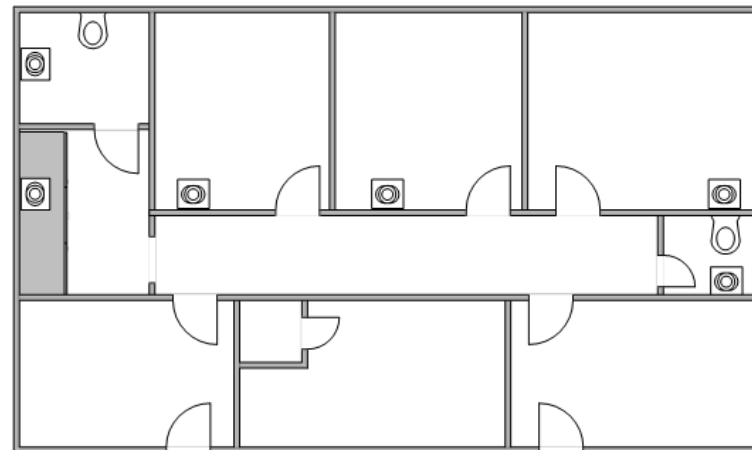
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**SUITE
204**

± 1,475 SF

Waiting room, reception, 5 private office/exam room,
lab/break room, 2 restrooms, storage**SUITE
205**

± 961 SF

Waiting Room, reception, 4 private office,
breakroom, 2 restrooms, storage

330-336

Oxford Street

Chula Vista, CA 91911

contact information

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The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information, including zoning and use, should be verified prior to transaction.