

651

PALOMAR STREET, CHULA VISTA, CA 91911

Palomar Commerce Center
Restaurant Space with Patio Available



FF&E SALE WITH LIQUOR LICENSE AVAILABLE

Blanche Golia

Senior Advisor - Sales & Leasing
Blanche@PacificCoastCommercial.com
Lic. 01956233

Brian Crepeau

Executive Director | Brokerage
Brian@PacificCoastCommercial.com
Lic. 01169628

619-469-3600 | 10721 Treena St., Suite 200 | San Diego, CA 92131 | www.PacificCoastCommercial.com | Lic. 01209930



PROPERTY FEATURES



Approx. 116,789 SF
Wholesale & Retail Center



± 2,500 SF
Restaurant Space



Prominent Building Signs
For Each Suite



Located at a
Signalized Intersection



Monument Signage
Available on Palomar St



Abundant Onsite
Parking



Exterior Upgrades
Recently Completed



Lease Rate:
Contact Agent For Pricing

LOCATION HIGHLIGHTS

- Across from Palomar Trolley Station
- Monument Signage Available for all Tenants
- Excellent Ingress-Egress
- Located in Chula Vista's Busy Retail Corridor
- Top Consumer Demographics due to Cross-border Floating Population
- Traffic Counts | 39,929+ per day
- Proximity to I-5 | 2 Blocks (0.3 miles)
- Easy Access to I-805, SR-905 & SR-54
- Close to World's Busiest International Port of Entry - San Ysidro
- 15 Minutes to Downtown San Diego

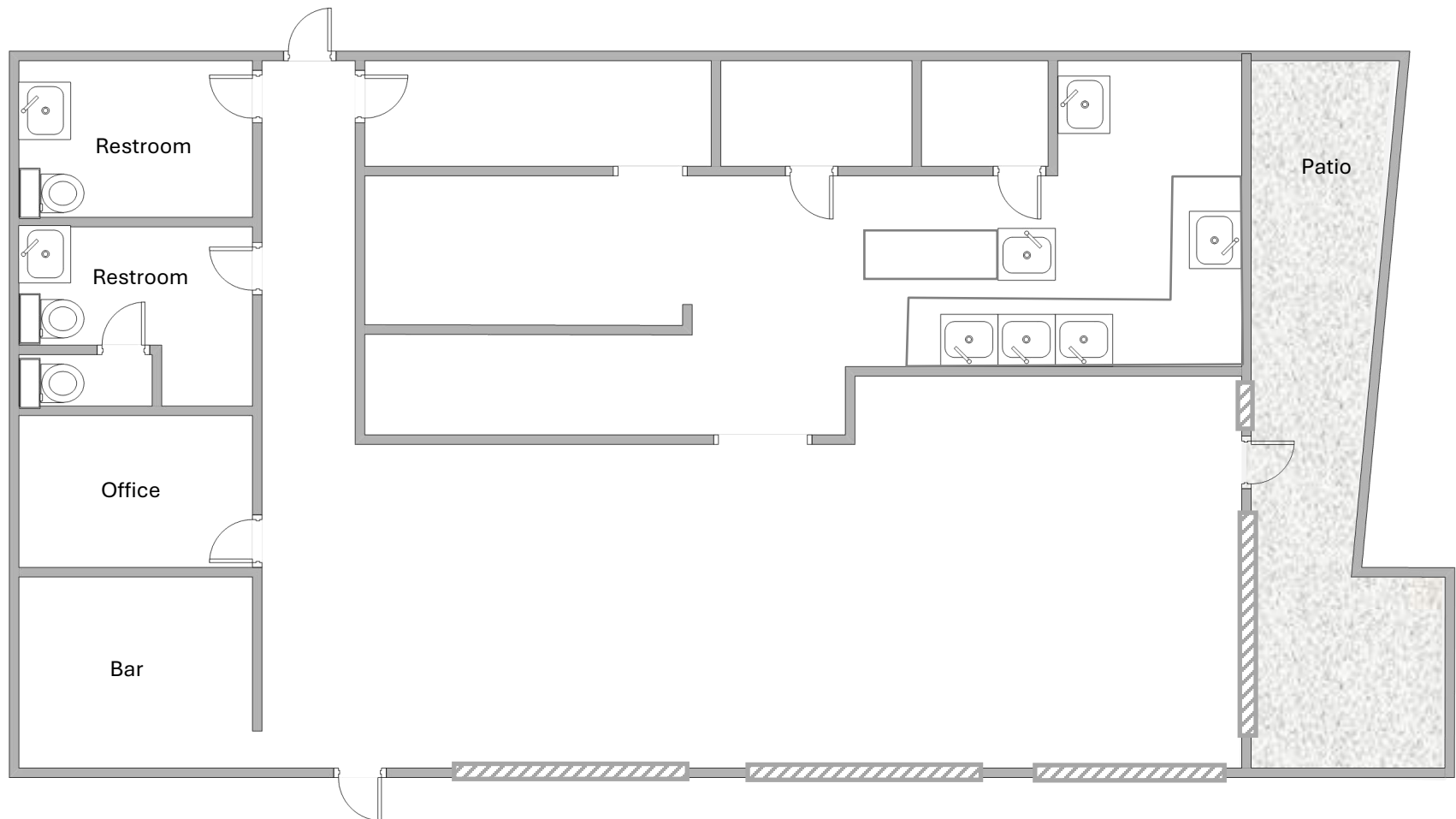
FLOOR PLAN

651 Palomar Street

Suite 20

± 2,500 SF Restaurant Space With Covered Patio

Contact Agent For Pricing



INTERIOR PHOTOS

651 Palomar Street

Suite 20



NEARBY AMENITIES

CHULA VISTA HIGH SCHOOL

SAN DIEGO COUNTRY CLUB



PALOMAR
RETAIL CENTER



SAN DIEGO BAY
NATIONAL WILDLIFE
REFUGE



DEMOGRAPHICS

Chula Vista is the second largest city in the San Diego metropolitan area. Located just 7.5 miles from downtown San Diego and 7.5 miles from the Mexican border in the South Bay region of the metropolitan area, the city is at the center of one of the richest economic and culturally diverse zones in the United States. Chula Vista is named because of its scenic location between the San Diego Bay and coastal mountains.



346,212

Population



103,603

Households



\$3.5B

Consumer Spending



11,736

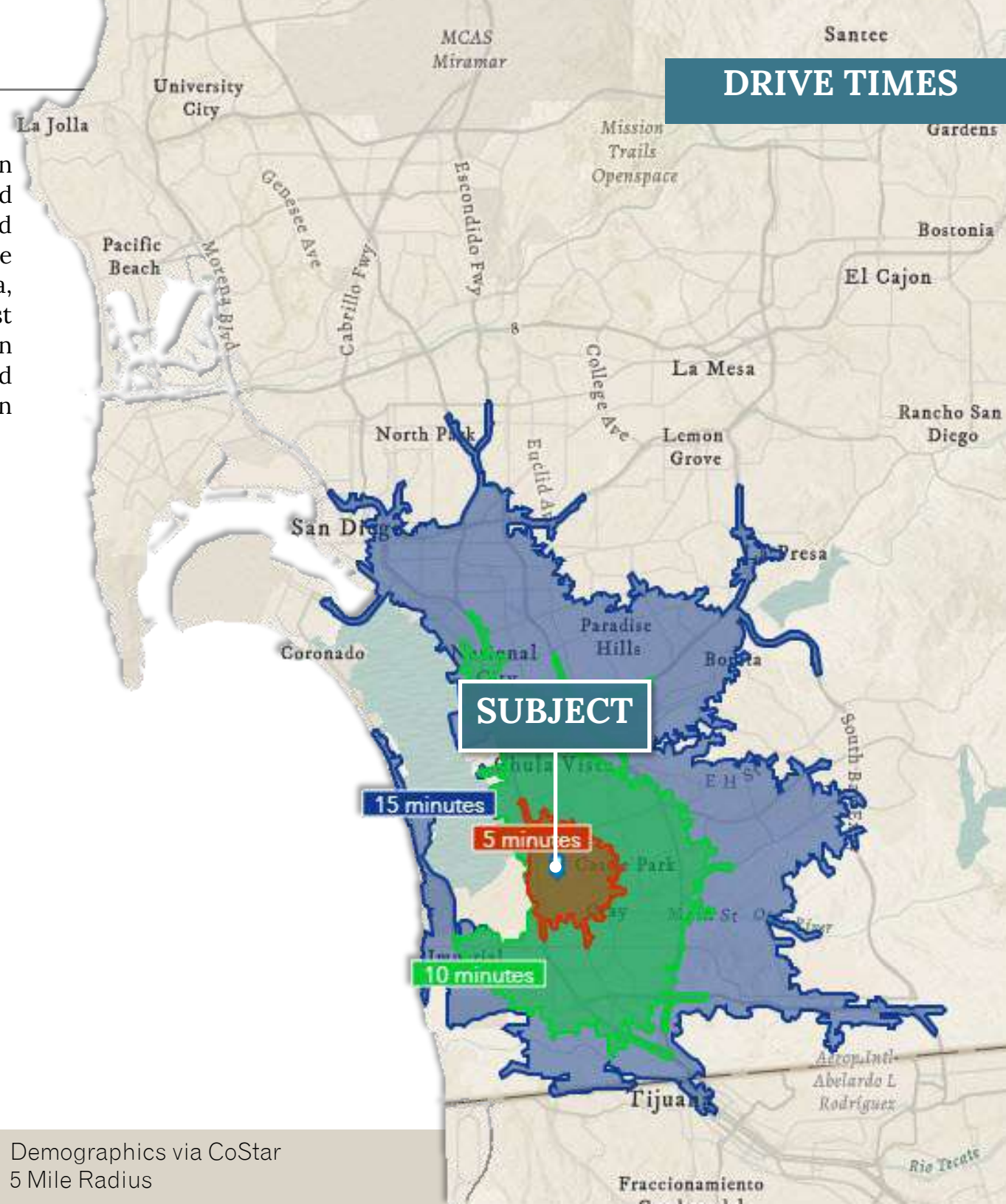
Businesses



92,845

Employees

DRIVE TIMES



CONTACT INFORMATION

BLANCHE GOLIA

Senior Advisor - Sales & Leasing
Blanche@PacificCoastCommercial.com
Lic. 01956233

BRIAN CREPEAU

Executive Director | Brokerage
Brian@PacificCoastCommercial.com
Lic. 01169628

PACIFIC COAST COMMERCIAL

Office (619) 469-3600
10721 Treena St., Suite 200, San Diego, CA 92131
www.PacificCoastCommercial.com
Lic. 01209930



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.