

Oxford Street

Chula Vista, CA 91911

± 961—5,204 SF Medical & Office Suites for Lease

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**PACIFIC COAST
COMMERCIAL**

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02

property features

ADDRESS	330-336 Oxford Street, Chula Vista, CA 91911
AVAILABILITY	± 961 SF to 5,204 SF Medical & Office Suites For Lease
PROPERTY TYPE	Medical / Office 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)

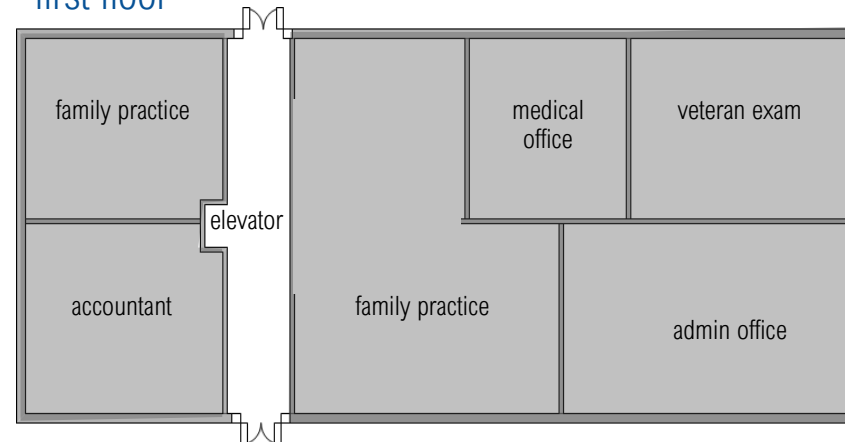
property photos



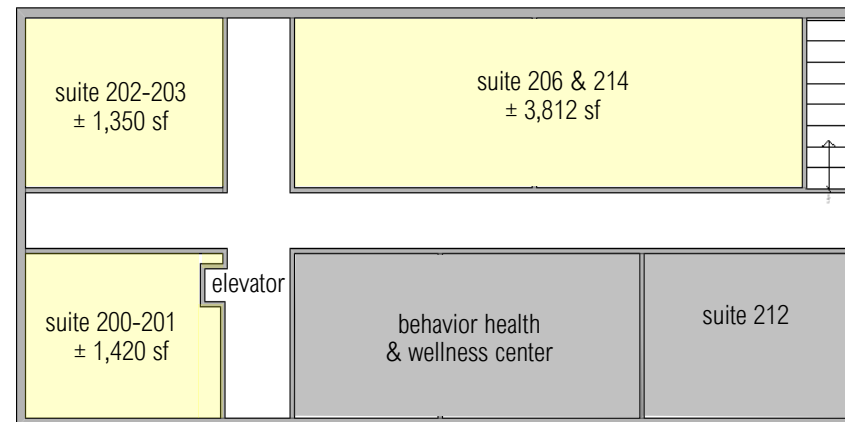
SUITE 200-201	± 1,420 SF	Waiting room, reception, 5 private office/exam room, lab/break room, 1 restroom, storage
SUITE 202-203	± 1,350 SF	Waiting room, reception, 7 private office/exam room, 2 restrooms, storage
SUITE 206 & 214	± 3,812 SF	Reception, 12 private office/exam rooms, 2 restrooms, storage

floor plans

first floor



second floor

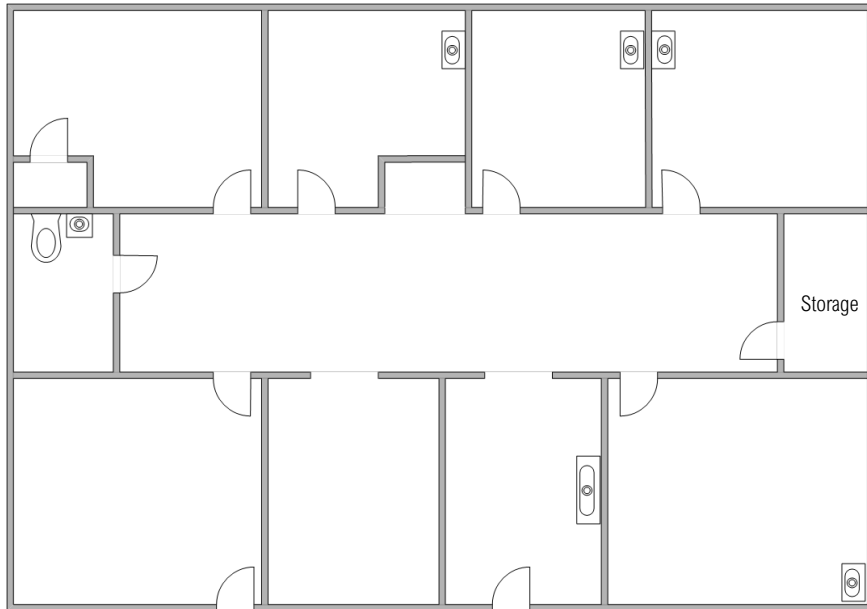


* Floor plans are not to scale; for reference purposes only.

**SUITE
200-201**

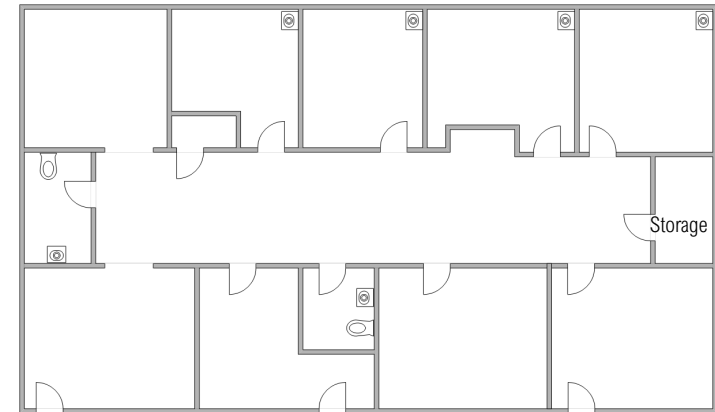
± 1,420 SF

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

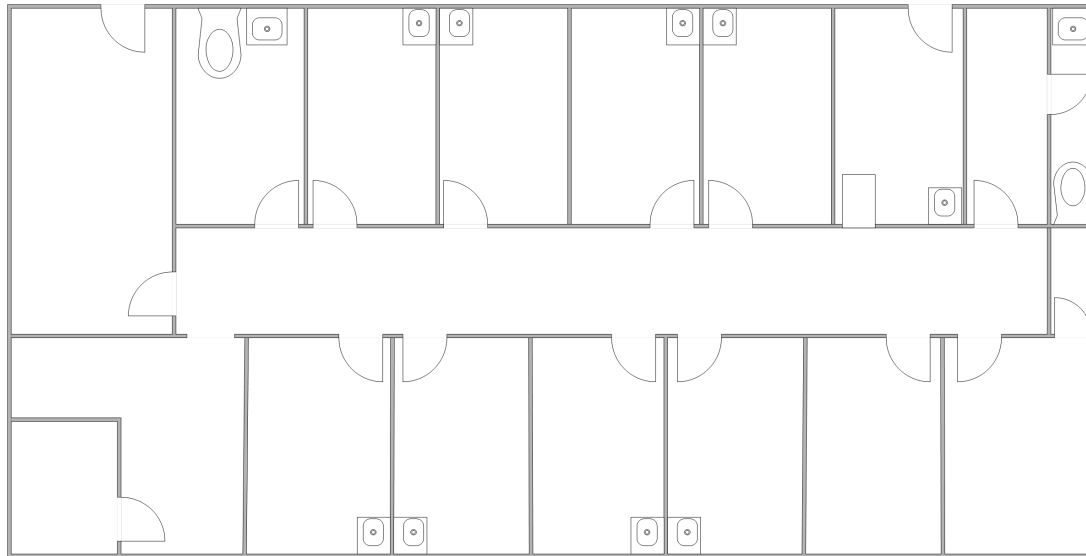
**SUITE
202-203**

± 1,350 SF

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



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

**SUITE
206 & 214** $\pm 1,260$ SF to $\pm 3,812$ SFReception, 12 private office/exam
rooms, 2 restrooms, storage

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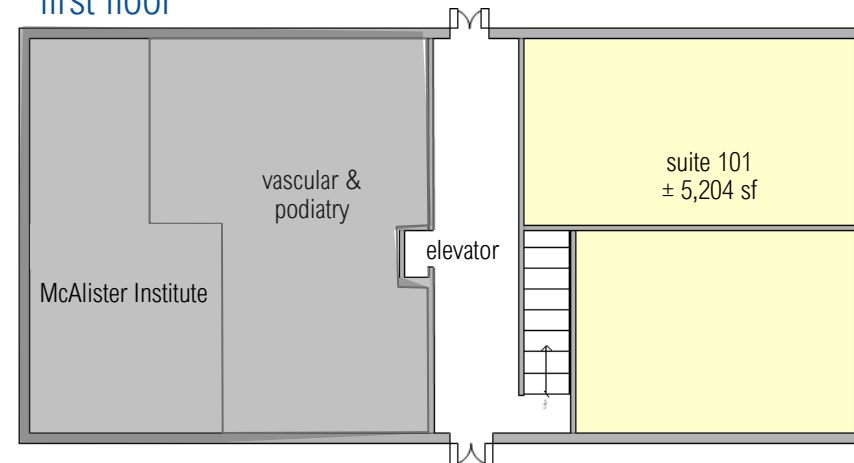
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building 336

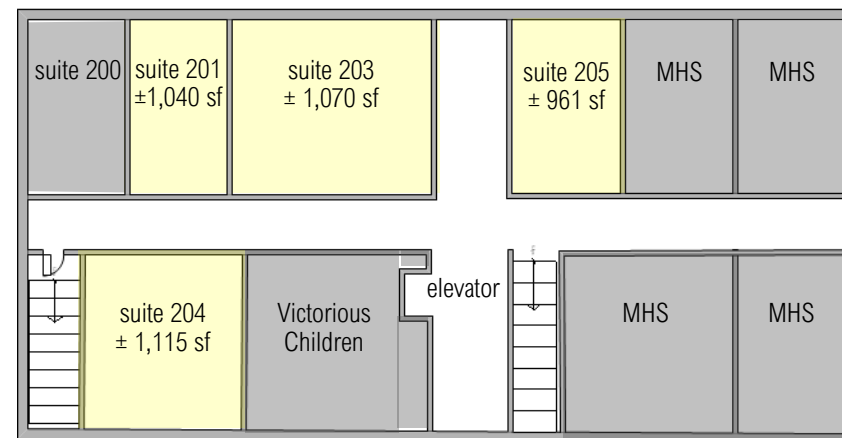
SUITE 101	± 5,204 SF	Heavily built out office
SUITE 201	± 1,040 SF	Reception, open office, 2 private office, lab/break room, 2 restrooms, storage
SUITE 203	± 1,070 SF	Waiting room, reception, 4 private office/exam room, lab room, 2 restrooms, storage
SUITE 204	± 1,115 SF	Waiting room, reception, 5 private office/exam room, lab/break room, 2 restrooms, storage
SUITE 205	± 961 SF	Waiting Room, reception, 4 private office, breakroom, 2 restrooms, storage

floor plans

first floor



second floor



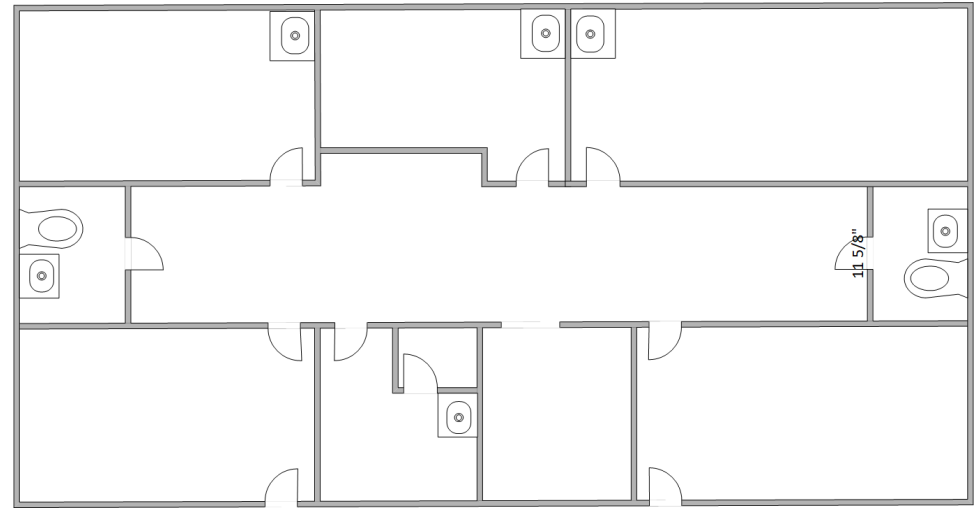
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**SUITE
201**

± 1,040 SF

Reception, open office, 2 private office, lab/
break room, 2 restrooms, storage**SUITE
203**

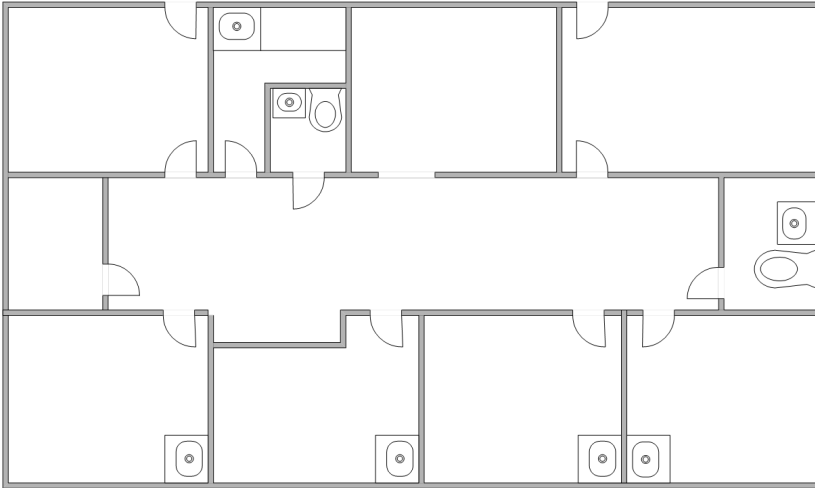
± 1,786 SF

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

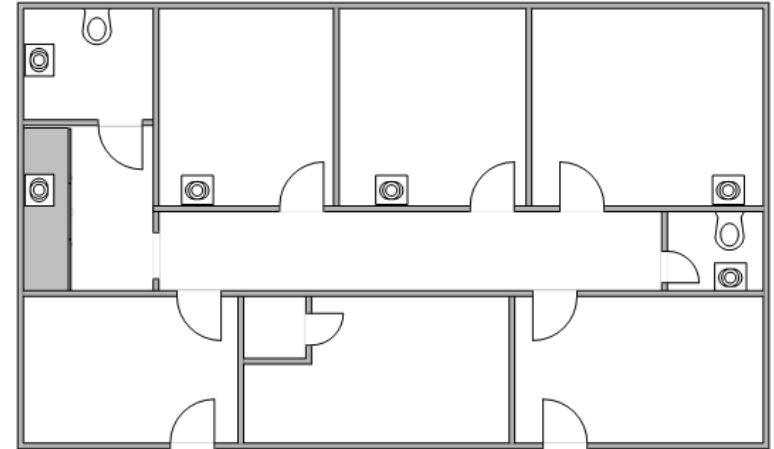
* Floor plans are not to scale; for reference purposes only.

**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

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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.