



657-6811
PALOMAR STREET, CHULA VISTA, CA 91911

Palomar Commerce Center
Warehouse Space
Available For Lease

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PROPERTY FEATURES



Approx. 116,789 SF
Wholesale & Retail Center



Power - 100 Amps
Per Suite



Prominent Building Signs
For Each Suite



Zoning: MU-2
Mixed-Use Corridor



Easy Access to I-805,
SR-905 & SR-54



Abundant
Onsite Parking



Grade Level
Roll-Up Doors



Lease Rate:
\$1.10/SF + NNN

LOCATION HIGHLIGHTS

- Across from Palomar Trolley Station
- Prominent Building Signs for Each Suite
- Excellent Ingress-Egress | Located at a Signalized Intersection
- 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

663 Palomar Street

Suite F

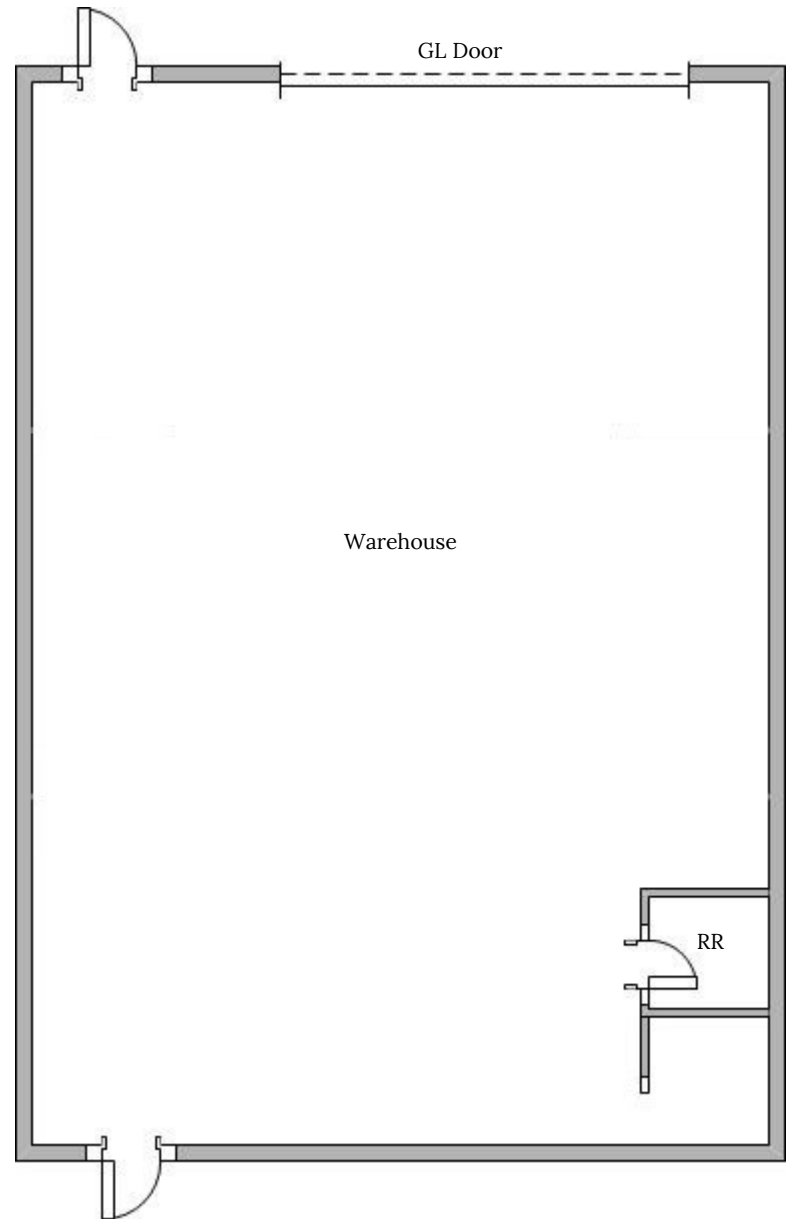
Approx. 2,205 SF Warehouse Space

Open Warehouse

1 Restroom

1 Grade Level Roll-Up Door

Available August 2026



(Floor plan is not to scale; for reference purposes only)

NEARBY AMENITIES

CHULA VISTA HIGH SCHOOL

SAN DIEGO COUNTRY CLUB



PALOMAR
COMMERCE 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

Demographics via CoStar: 5 Mile Radius

