



740 F STREET

FOR SALE
±40,160 SF FREESTANDING INDUSTRIAL BUILDING ON 2 ACRES
CHULA VISTA, CA 91910

PROPERTY DETAILS



±40,160 SF



Secure Fenced & Enclosed Yard



Heavy Power



10% Office



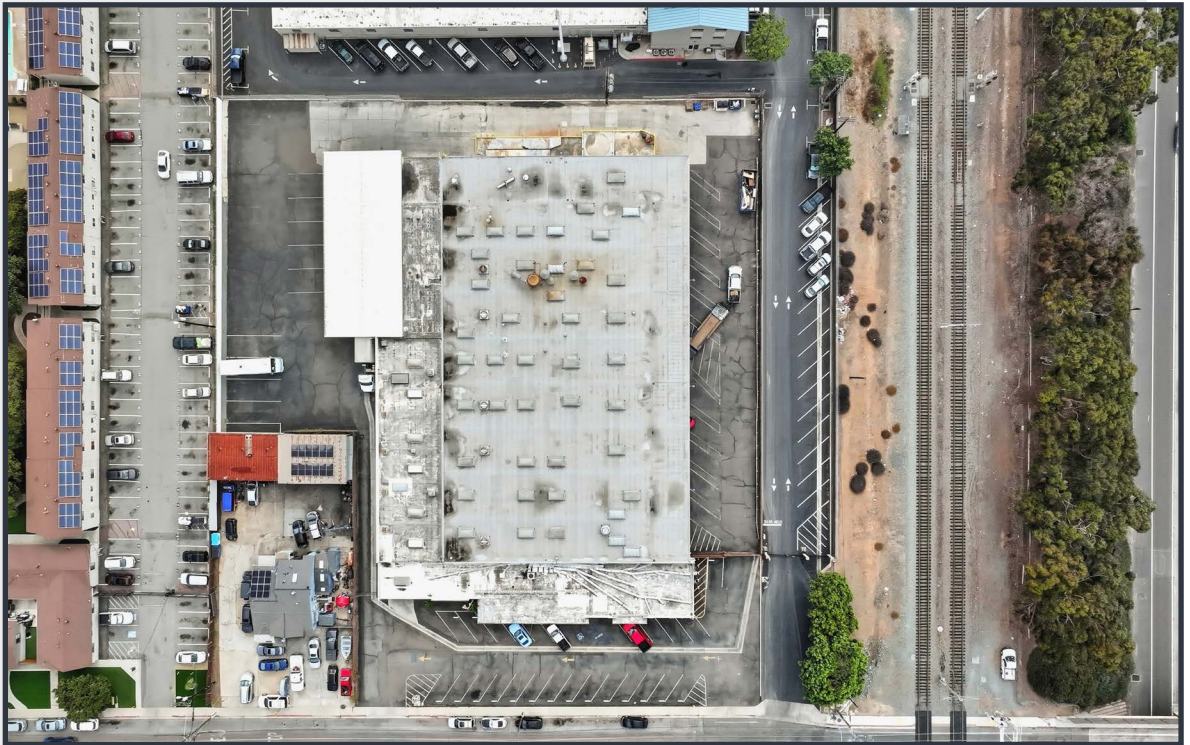
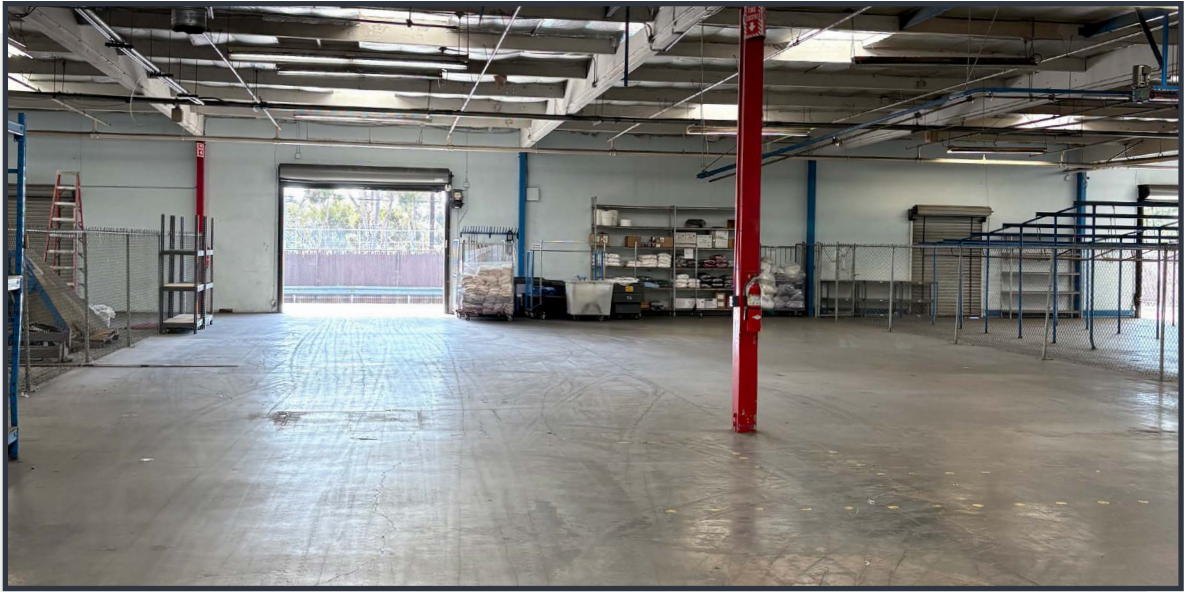
Quick Access to Major Thoroughfares



Sprinklered



SALE PRICE: \$7,500,000



DRIVE TIMES

4 Minutes

To SR 54

4 Minutes

To I-5

6 Minutes

To I-805

12 Minutes

To Downtown San Diego

12 Minutes

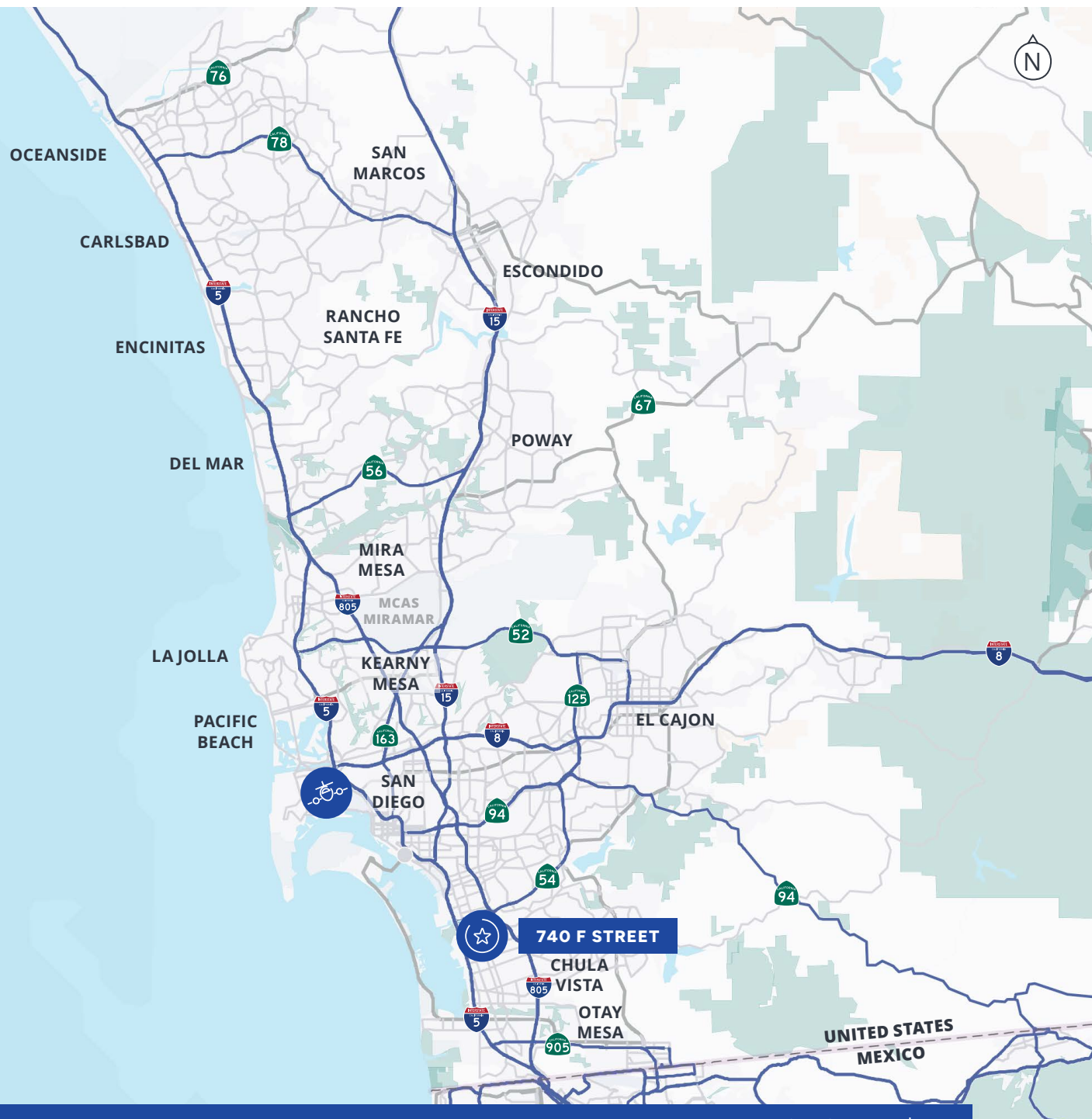
To US/Mexico Border

55 Minutes

To Riverside County

55 Minutes

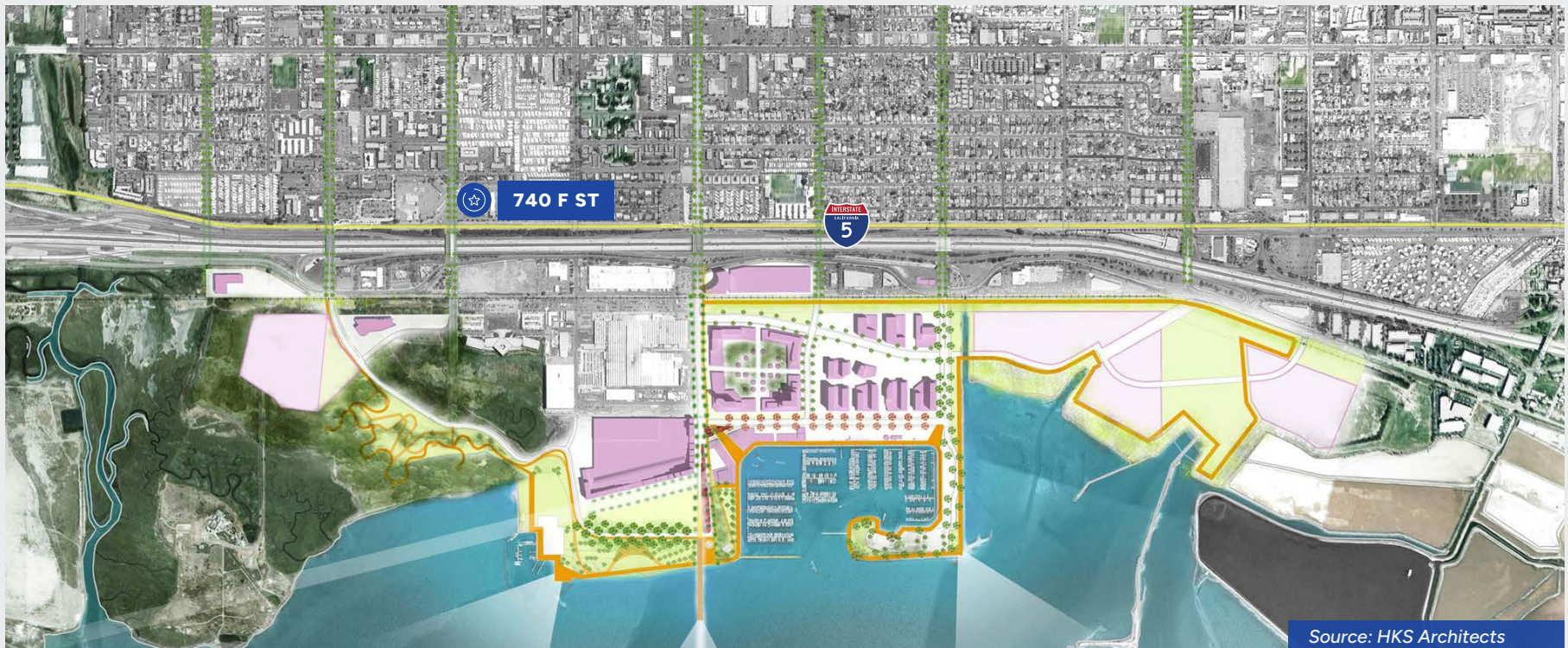
To Orange County



CHULA VISTA BAYFRONT DEVELOPMENT

Chula Vista is redefining its waterfront with transformative projects that blend tourism, business, recreation, and entertainment. From world-class resorts and vibrant public spaces to visionary sports and entertainment venues, these investments are positioning the city as a premier destination for visitors and residents alike. The Project Features:

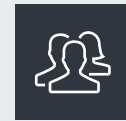
- 70 acres of new parks (100 acres total, including existing parks)
- 120 acres of open space, habitat replacement, wetlands and ecological buffers
- 2,850 hotel keys
- 600,000 square feet (55,741 sm) of restaurant, retail and marina-support
- 220,000 square feet (20,438 sm) of mixed-use commercial recreation and marine-related offices
- Shoreline promenade
- Walking trails
- Bicycle path network
- 1,100 to 3,000-car parking facility



Source: HKS Architects

CHULA VISTA

Located just south of downtown San Diego, Chula Vista is one of the fastest-growing cities in California, offering a dynamic blend of economic opportunity, cultural vibrancy, and strategic development. With proximity to the U.S.-Mexico border and access to major transportation corridors, Chula Vista is a prime location for investment, innovation, and expansion.



275,487
Population



\$136,393
Avg Household Income



35.8%
Bachelor's Degree or Higher

MILLENNIA OFFICE & LIBRARY PROJECT

At the heart of the Millenia master-planned community, the Millenia Office project is a transformative mixed-use development. Anchored by the new Chula Vista Library, this 168,000-square-foot Class A building also houses the Chula Vista Entertainment Complex (CVEC), a cutting-edge media production hub. CVEC is developing 75,000 square feet of film and digital production space, with plans for a virtual production studio campus and entertainment-themed retail and hospitality offerings. The project is expected to generate over \$545 million in economic impact and create hundreds of permanent jobs.

GAYLORD PACIFIC RESORT

A centerpiece of the 535-acre Chula Vista Bayfront redevelopment, the newly opened Gaylord Pacific Resort & Convention Center is California's largest hotel convention property. This \$1.3 billion waterfront resort features:

- 1,600 guest rooms
- 477,000 SF of meeting & event space
- 12 dining venues
- 4.25-acre water park

The Gaylord Pacific is expected to significantly boost tourism, hospitality, and business travel in the region, positioning Chula Vista as a premier destination for conventions and leisure.

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Chula Vista, CA 91910

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For more information, contact:

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