



FOR SALE
\$995,000

DEVELOPMENT OR GROUND LEASE OPPORTUNITY IN CHULA VISTA

322 PALOMAR ST.
CHULA VISTA, CA 91911

INVESTMENT SUMMARY

\$995,000
OFFERING PRICE

19,487 SF
TOTAL LAND FOOTAGE

\$51
PRICE PER LAND FT

DEVELOPMENT OR
GROUND LEASE
OPPORTUNITY
100% VACANT

MIXED-USE OR
COMMERCIAL
PROPOSED USE

619-212-33-00
APN

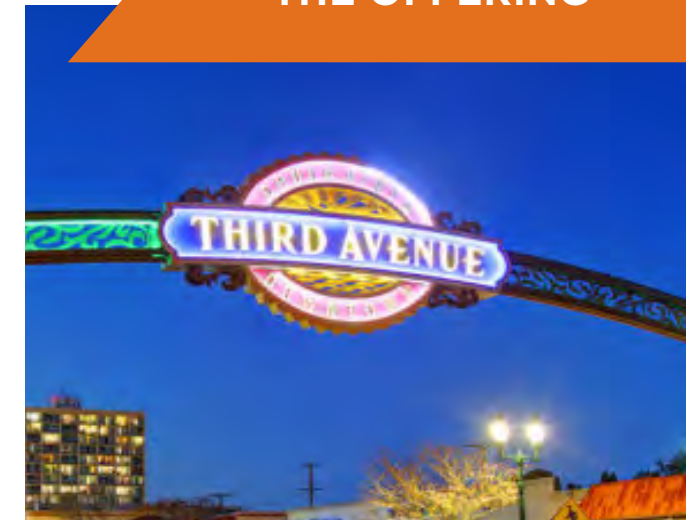
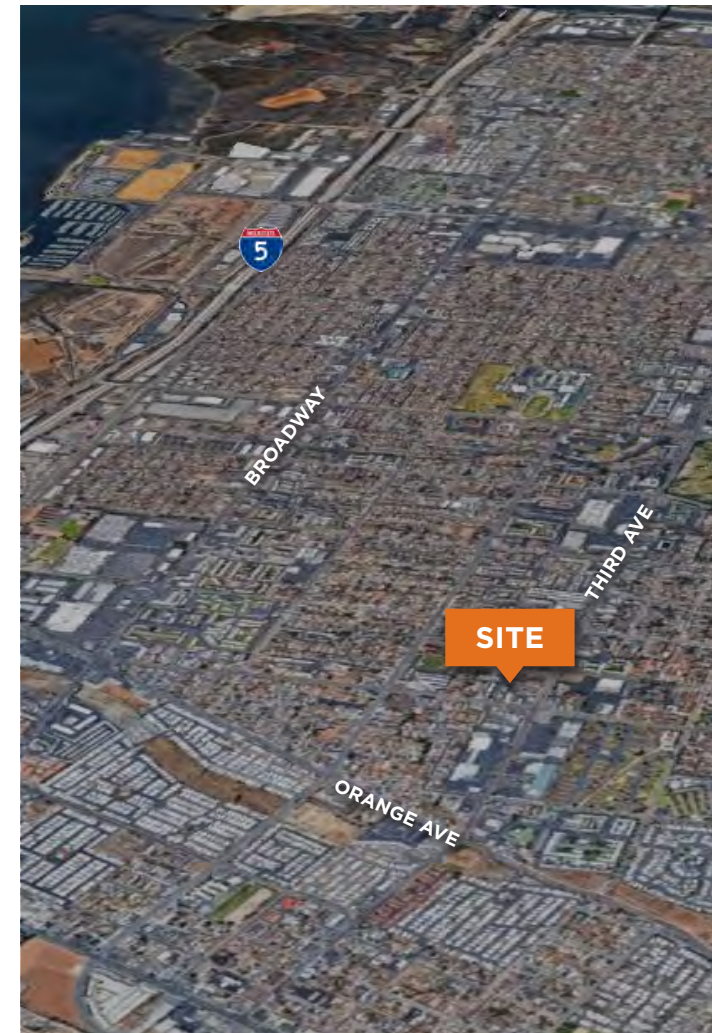
FEE SIMPLE
OWNERSHIP

MIXED-USE
C-C-P
ZONING

THE OFFERING



INVESTMENT HIGHLIGHTS



THE OFFERING

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 should be verified prior to purchase.

- Prime location for a mixed-use or commercial development or ground lease opportunity in the heart of Chula Vista.
- Take advantage of this 19,487 square foot lot for the projected best and highest use: commercial or mixed-use with residential development. Building to be delivered vacant at the time of purchase.
- Exceptional zoning, permitting 40% of lot to be residential and building height permitted up to 45 feet - to be verified by the City of Chula Vista.
- High traffic area surrounded by national anchors, a multitude of retailers, high density neighborhoods and numerous business service providers.
- Incredible opportunity to be a part of the second-largest city in San Diego County with a population of 268,000.
- Highly accessible location with easy access to I-5 and I-805, allowing quick entry to/from the neighboring communities of Imperial Beach and National City.

SURROUNDING RETAIL & RESTAURANTS

THE MARKET



14,541
CARS
PER DAY

| | | | | | | | |
|----|----|----|----|----|----|----|----|
| 01 | 02 | 03 | 04 | 05 | 06 | 07 | 08 |
| | | | | | | | |
| 09 | 10 | 11 | 12 | 13 | 14 | 15 | 16 |
| | | | | | | | |

DEMOGRAPHICS

1 MILE



Population 35,234



Daytime Population 9,042



Average Household Income \$56,998

3 MILES



Population 204,260



Daytime Population 54,326



Average Household Income \$74,446

5 MILES



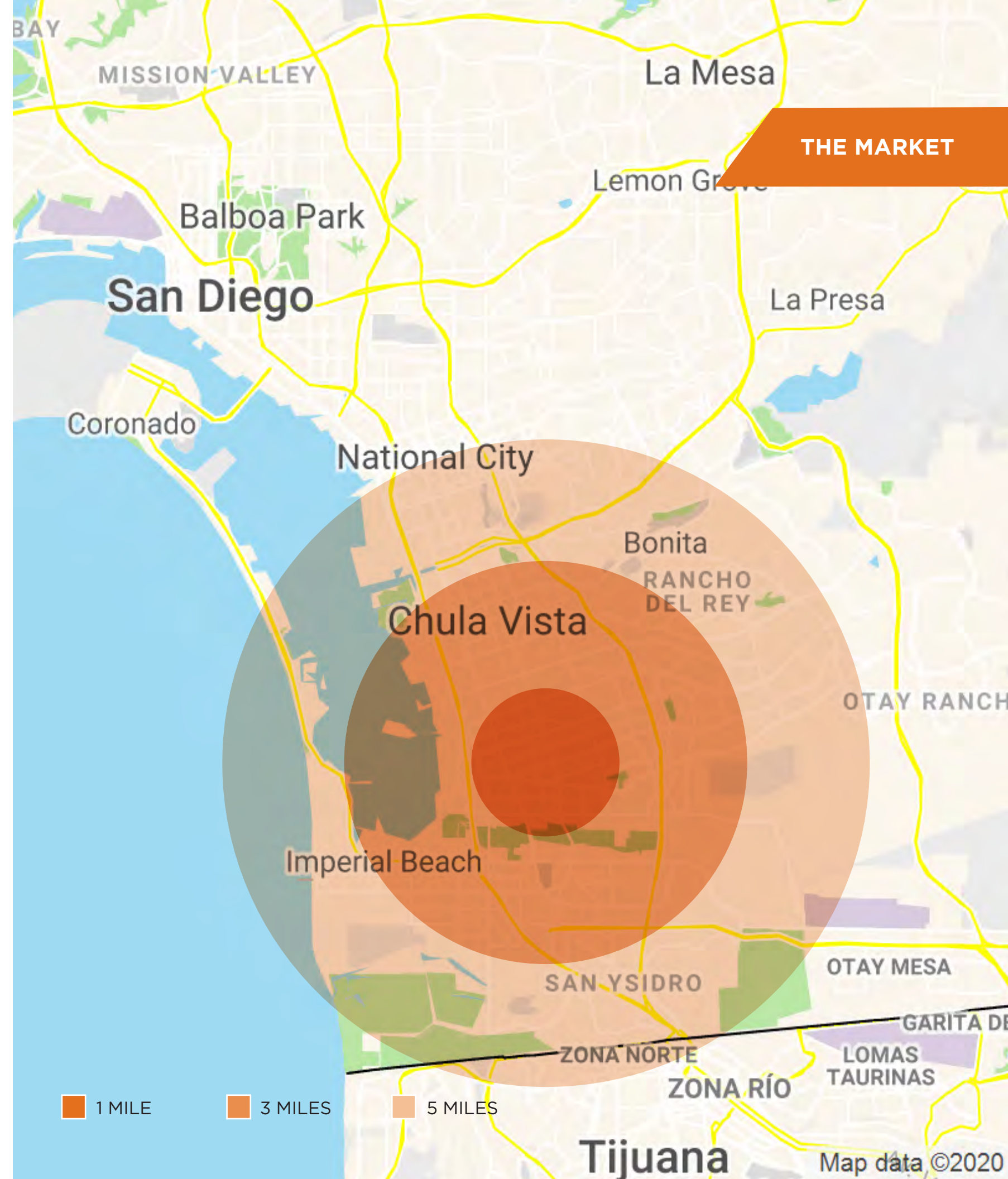
Population 386,304



Daytime Population 99,613



Average Household Income \$79,921



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FOR SALE
\$995,000

SALES & LEASING INQUIRIES



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**LOCATION
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