

# FOR SALE OR LEASE

1480 FRONTAGE ROAD

CHULA VISTA, CALIFORNIA 91911



±13,180 sf industrial / flex building

divisible to ± 4,180 sf | ± 9,000 sf - seller lease-back available



  
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# highlights & amenities

approx. 13,180 sf industrial / flex building for sale or lease

I-5 frontage with easy access via main street & palomar street

well maintained, high image building with upscale finishes





# property features for sale or lease



1480  
FRONTAGE ROAD

feature	details
property size	<ul style="list-style-type: none"> <li>&gt; ± 13,180 sf industrial / flex building <ul style="list-style-type: none"> <li>◊ divisible to ± 4,180 sf   ± 9,000 sf seller lease-back available</li> </ul> </li> <li>&gt; ± 22,215 sf corner lot</li> </ul>
layout	<ul style="list-style-type: none"> <li>&gt; flexible demising options for single or multiple tenant / users</li> <li>&gt; well maintained, high image building constructed in 2002</li> <li>&gt; upscale office finishes</li> </ul>
warehouse	<ul style="list-style-type: none"> <li>&gt; 20' clear height warehouse</li> <li>&gt; two oversized 18' x 15' grade level doors</li> <li>&gt; 400 amp power</li> </ul>
accessibility	<ul style="list-style-type: none"> <li>&gt; I-5 frontage with dual freeway access via main st. &amp; palomar st.</li> </ul>
parking	<ul style="list-style-type: none"> <li>&gt; ample on-site &amp; street parking</li> </ul>
zoned m52	<ul style="list-style-type: none"> <li>&gt; light to medium impact industrial <ul style="list-style-type: none"> <li>◊ admin &amp; professional services</li> <li>◊ wholesale/distribution – food, electrical equipment, industrial supplies, automotive parts/supplies, sports/recreations, constructor – heating &amp; air, roofing, construction</li> <li>◊ manufacturing – electronics, textiles</li> </ul> </li> </ul>
listing price	<ul style="list-style-type: none"> <li>&gt; sale price: \$2,145,000 (\$163/sf)</li> <li>&gt; lease rate: \$1.20/sf gross</li> </ul>

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# prime location

Incredible freeway access right off interstate 5 with high visibility to property and easy access to interstate 805

Close proximity to Chula Vista Marina, Downtown San Diego and the U.S-Mexico Border

Strong demographics with a population of 341,291 numerous retail amenities and business service providers

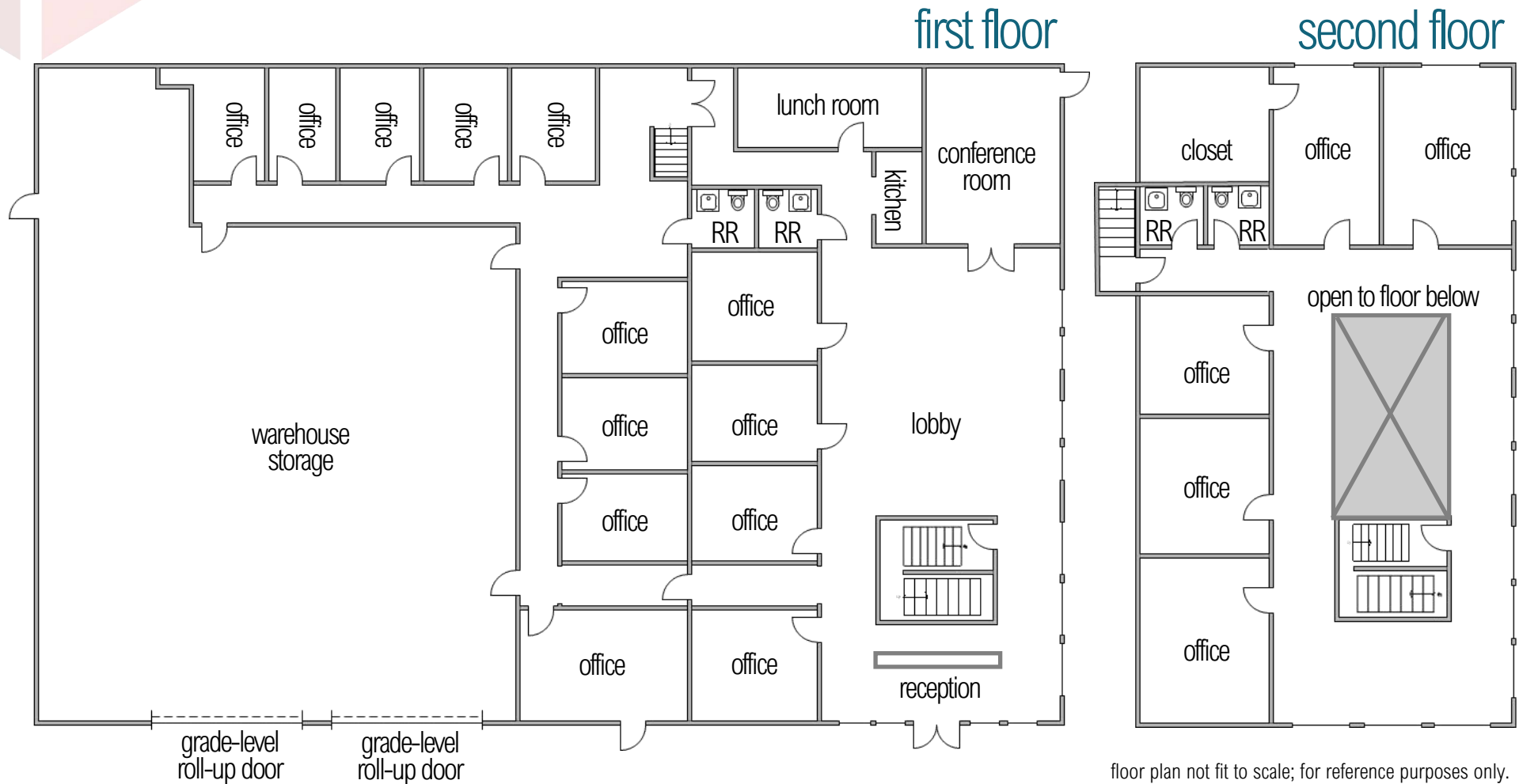


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# floor plan

## as-is single tenant floor plan\*

\*seller willing to lease-back - ask agent for details




floor plan not fit to scale; for reference purposes only.

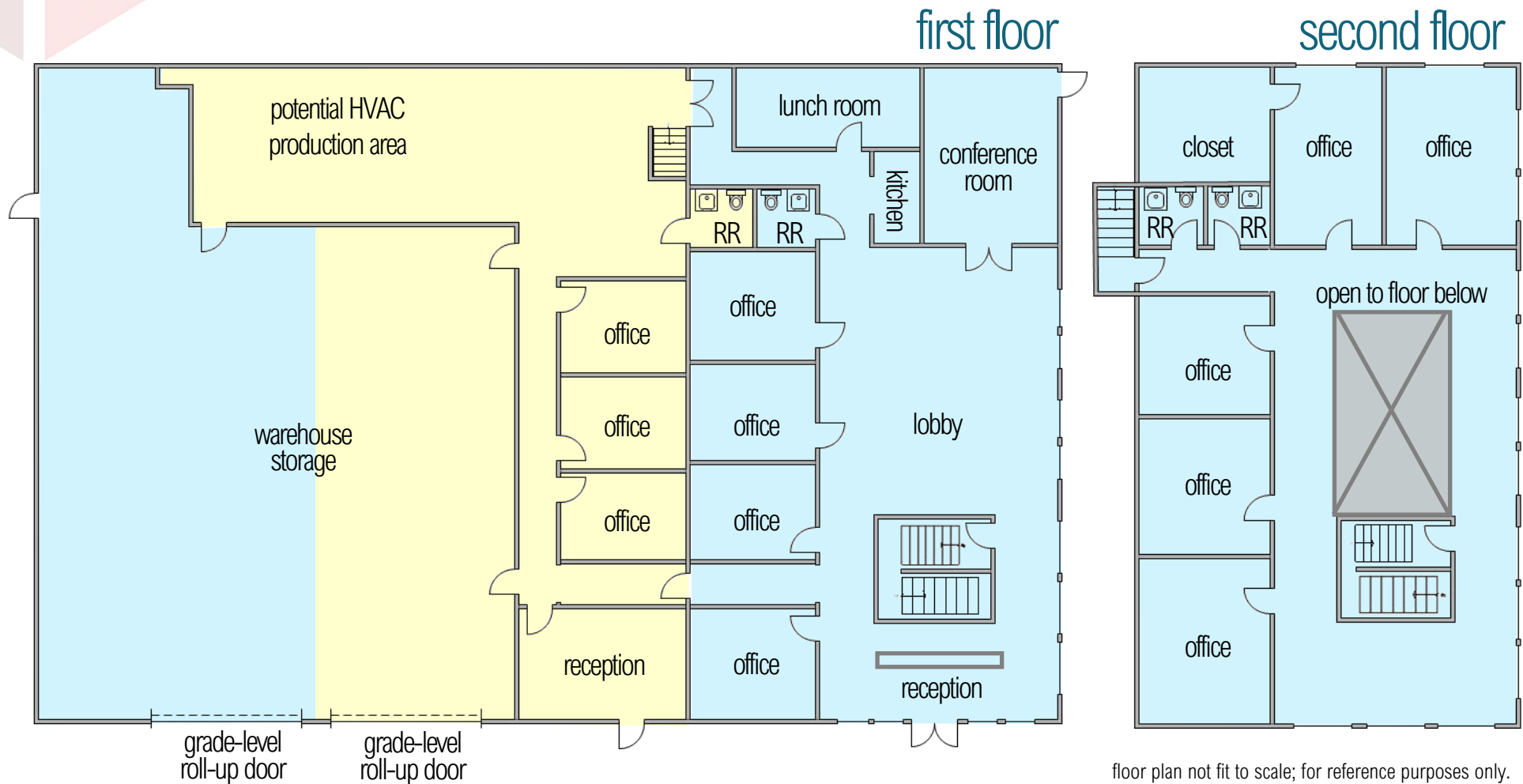
**DO NOT DISTURB TENANTS**

# floor plan

## potential multi-tenant floor plan

 approx. 9,000 SF

■ approx. 4,180 SF



floor plan not fit to scale; for reference purposes only.

DO NOT DISTURB TENANTS

# lease vs. own

## own:

### Purchase Assumptions

Size (Square feet)	13,180
Purchase Price plus improvements	\$2,145,000

### Start-up Costs

10% Down Payment	\$214,500
Total out of pocket costs	\$214,500

### Monthly Costs

#### Per sq ft

Mortgage payment	0.81	\$10,719
Operating Exp/CAM	0.10	\$1,318
Property Taxes	0.15	\$1,966
Total Monthly Costs		\$14,004

### Monthly Ownership Benefits (Estimated)

#### Tax Benefits

Mortgage int. deduction (5yr avg)	\$2,723
Operating Exp/CAM deduction	\$527
Property Tax deduction	\$787
Depreciation deduction	\$1,467

#### Other Benefits

Rental Income		\$0
Average Appreciation	0.0%	\$0
Total Ownership Benefits		\$5,504

**EFFECTIVE MONTHLY COST: \$8,500**

## lease:

### Lease Assumptions

Size (Square feet)	13,180
Lease rate per sq ft/mnth gross	\$1.20
Monthly lease	\$15,816

### Start-up Costs

Prepaid Rent/Security Deposit	\$31,632
Improvements	\$0
Total out of pocket costs	\$31,632

### Monthly Costs

#### Per sq ft

Lease Payment	1.20	\$15,816
Operating Exp/CAM	0.00	\$0
Property Taxes	0.00	\$0
Total Monthly Costs		\$15,816

### Monthly Lease Benefits (Estimated)

#### Tax Benefits

Mortgage int. deduction	n/a
Operating Exp/CAM Deduction	\$0
Property tax deduction	\$0
Lease deduction	\$6,326

#### Other Benefits

Rental Income	0
Avg. Appreciation	n/a
Total Lease Benefits	\$6,326

**EFFECTIVE MONTHLY COST: \$9,490**

## additional benefits of ownership:

Annual Effective Cost Difference:	\$11,874
<b>Annual principal paydown:</b>	<b>\$46,938</b>
<b>Annual savings/equity growth:</b>	<b>\$58,812</b>

**And never another rent increase!**

\*Terms subject to change. Do not rely on the assumptions used in this analysis; please consult your financial advisor;

*Approval subject to credit qualification/not a commitment to lend.*



# chula vista | market snapshot



341,291  
full time population



85,940  
employees



3.77%  
population growth (2024)



9,170  
businesses



159,351  
cars per day on  
hwy 5 & palomar st



18 minute  
drive to  
mission valley



15 minute  
drive to us-mexico  
border crossing



15 minute  
drive to downtown



\$2,625,392  
consumer spending

Chula Vista is 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 maintains a business atmosphere that encourages growth and development. In the city, the small business sector amounts for the majority of Chula Vista's business populous. This small business community is attributed to the city's growth and serves as a stable base for its economic engine. Tourism serves as an economic engine for Chula Vista. The city has numerous dining, shopping, and cinema experiences.

\* demographics source: costar, based upon a 5 mile radius



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industrial  
flex

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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 purchase or lease.

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