



LAND FOR SALE

1450 FRONTAGE ROAD

CHULA VISTA, CA 91911



COMMERCIAL REAL ESTATE

9327 Fairway View Place, Suite 300 // Rancho Cucamonga, CA 91730 // 909.786.4300 // alliedcommercialrealestate.com

Presented By:

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CalDRE #01301532

EXECUTIVE SUMMARY



OFFERING SUMMARY	
Sale Price:	\$975,000
Lot Size:	21,417 SF

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PROPERTY OVERVIEW

Approx. 21,417 Sq. Ft. vacant lot zoned M52 - Industrial. APN# 622-052-11-00. Great frontage on the I-5 Freeway in the City of Chula Vista. Contact the City of Chula Vista for available uses.

LOCATION OVERVIEW

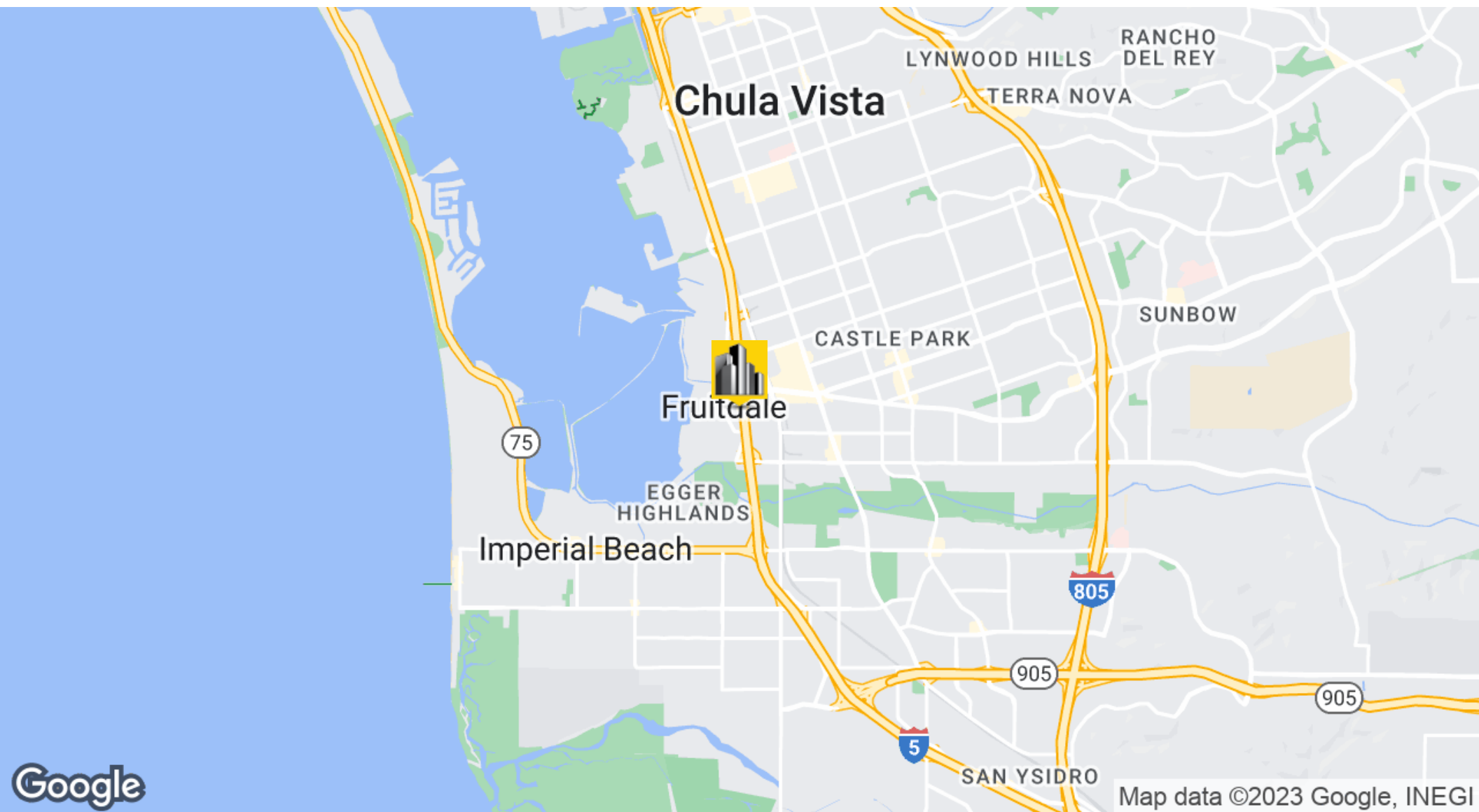
Located along West Frontage Road in the City of Chula Vista. Visible from the 5 Freeway just south of the Palomar Street exit.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,269	54,868	100,190
Total Population	10,245	169,093	323,091
Average HH Income	\$43,570	\$53,566	\$59,057



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LOCATION MAP



Google

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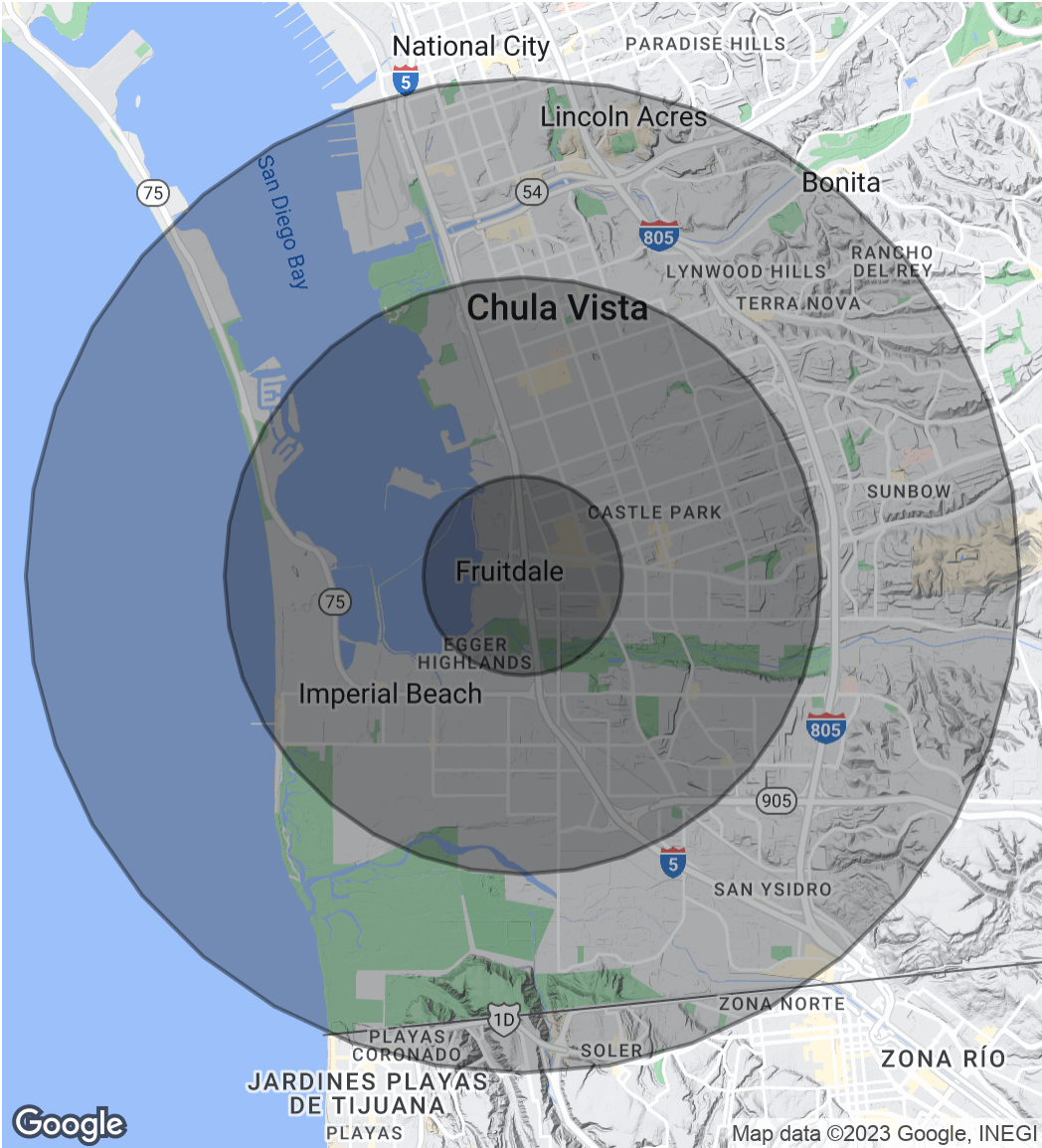
The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,245	169,093	323,091
Average Age	30.6	32.6	32.9
Average Age (Male)	28.5	31.1	31.3
Average Age (Female)	32.2	33.9	34.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,269	54,868	100,190
# of Persons per HH	3.1	3.1	3.2
Average HH Income	\$43,570	\$53,566	\$59,057
Average House Value	\$250,150	\$379,508	\$422,268

ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	74.8%	66.8%	66.1%
* Demographic data derived from 2020 ACS - US Census			



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