

# 657-681

PALOMAR STREET, CHULA VISTA, CA 91911

Palomar Commerce Center  
± 2,953 - 4,536 SF Warehouse  
Available For Lease



SUITE **A**  
675 Palomar St

SUITES **D & E**  
663 Palomar St

## PROPERTY FEATURES



Approx. 116,789 SF  
Wholesale & Retail Center



Approx. 2,953 to 4,536 SF  
Warehouse Space



Prominent Building Signs  
For Each Suite



Zoning: MU-2  
Mixed-Use Corridor



High Ceilings  
In All Suites



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

# Suites D & E

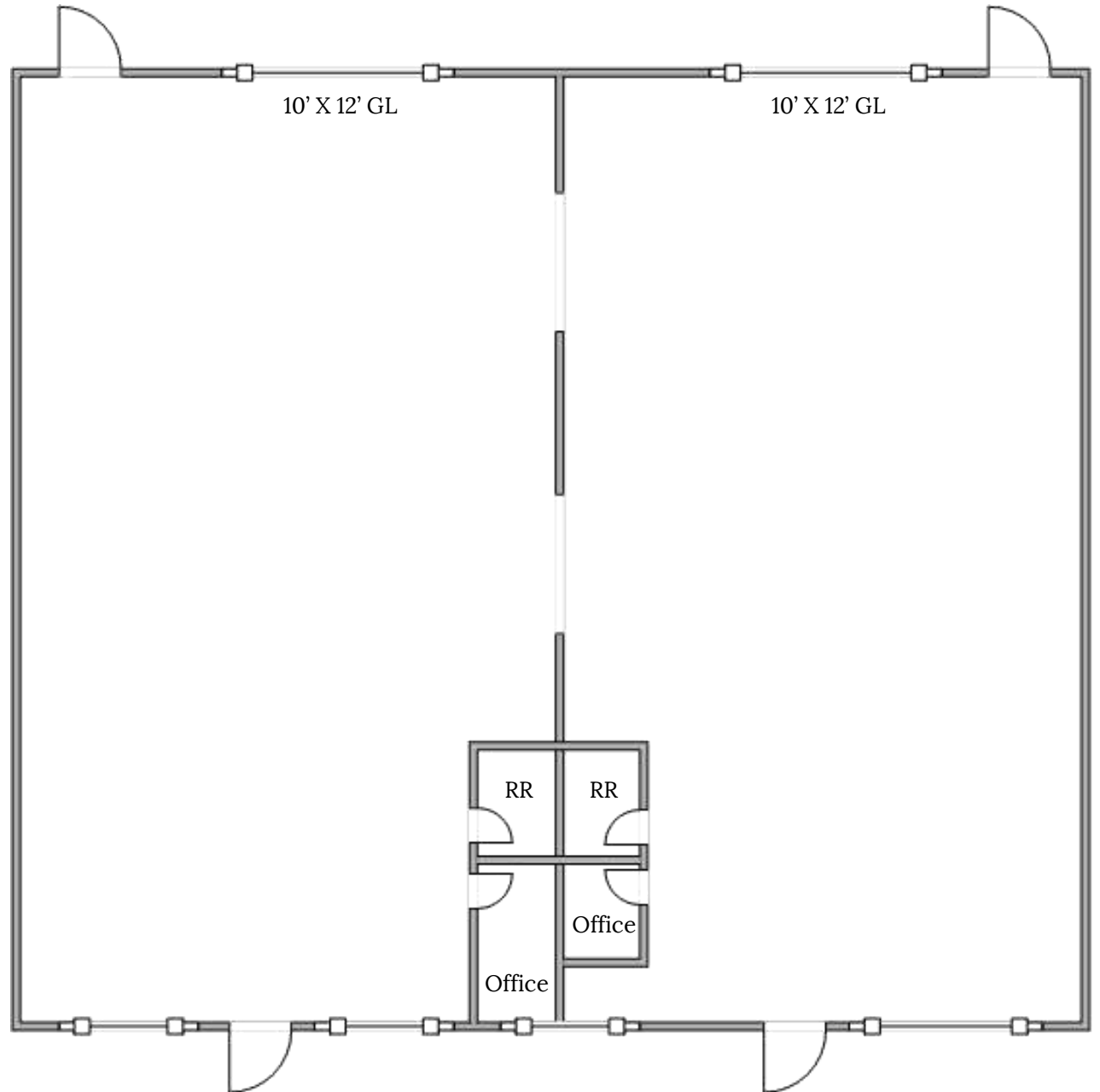
**Approx. 4,536 SF (Divisible)**

Two (2) Offices

Two (2) Restrooms

Two (2) 10' X 12' GL Roll Up Doors

Lease Rate: \$1.10/SF NNN



## FLOOR PLAN

675 Palomar Street

# Suite A

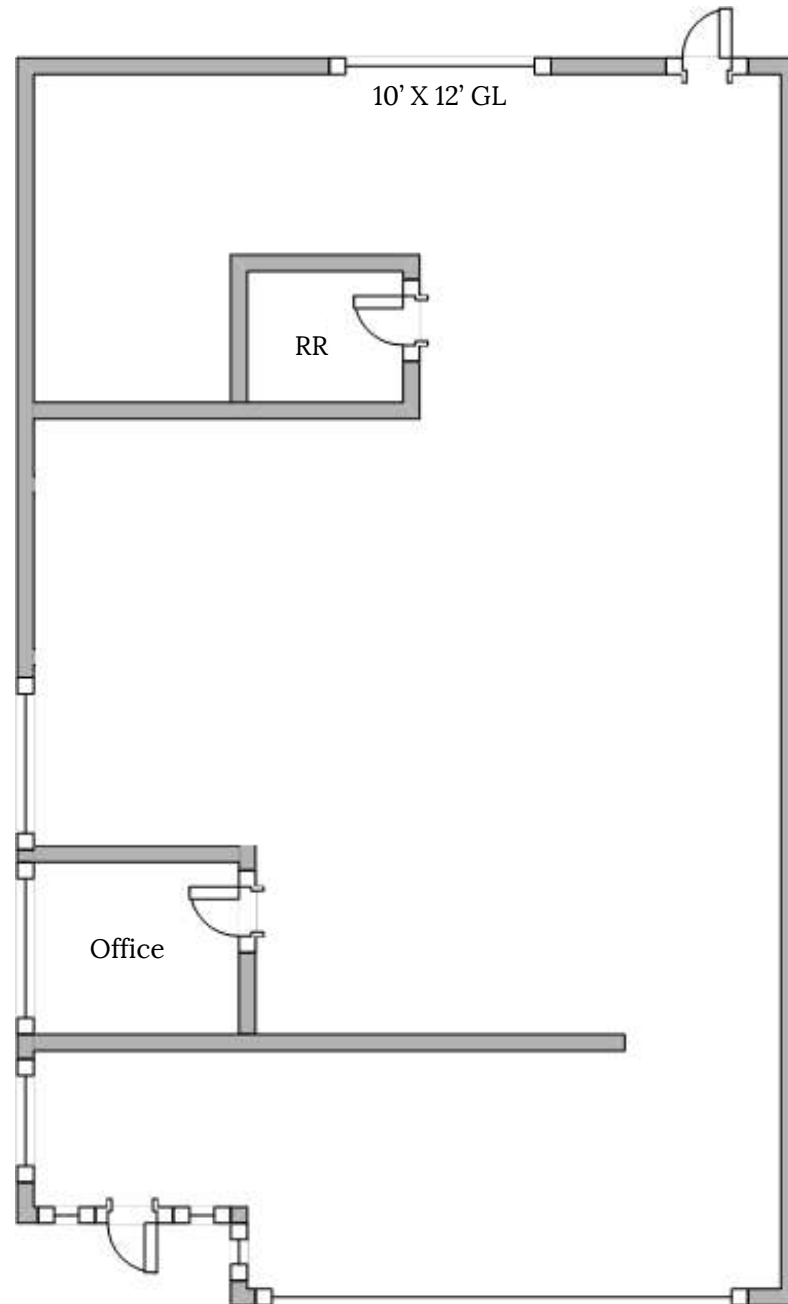
Approx. 2,953 SF

One (1) Office

One (1) Restroom

One (1) 10' X 12' GL Roll Up Door

Lease Rate: \$1.10/SF NNN



# 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.



**352,748**  
Population (2021)



**355,067**  
Population (2026)



**105,487**  
Households



**\$3.5B**  
Consumer Spending



**10,733**  
Businesses



**91,408**  
Employees

# DRIVE TIMES

