

# FOR LEASE +/- 1,500 SF - 1,892 SF Retail Spaces

651 Palomar Street, Chula Vista, CA 91911

**3 Months of Free Rent!\***

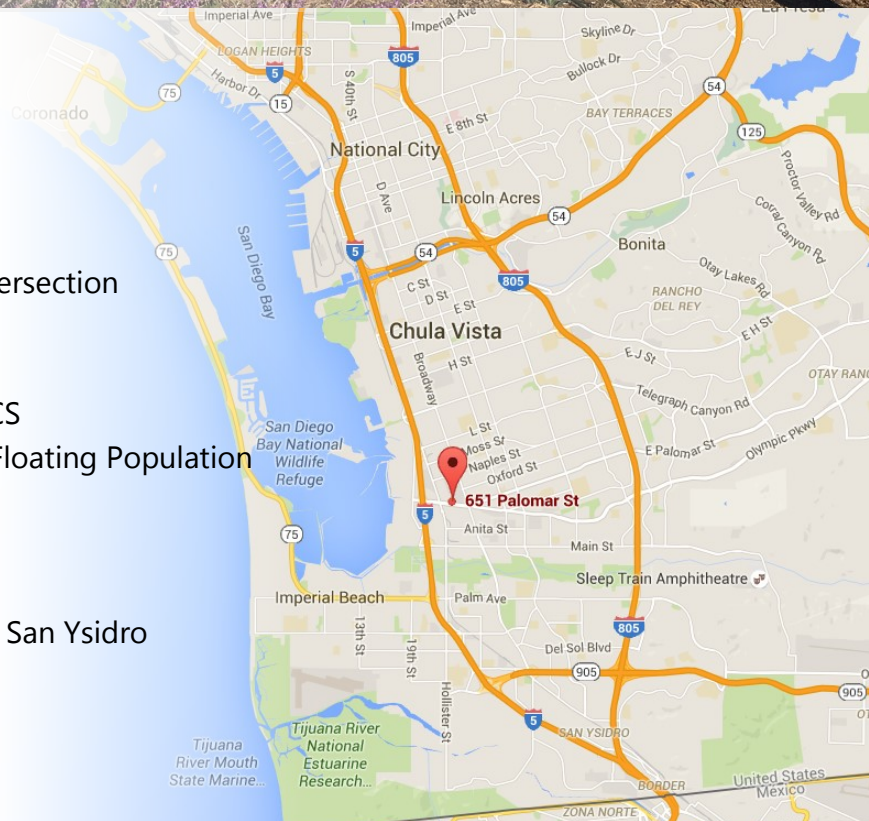


## Property FEATURES

### AVAILABLE: +/-1,500 SF - 1,892 SF Retail Space

- 116,789 SF Wholesale & Retail Center
- Highly Visible Retail | Frontage on Palomar Street
- Across from Palomar Trolley Station
- Prominent Building Signs for Each Suite
- Excellent Ingress-Egress | Located at a Signalized Intersection
- Pole Signage Available for All Tenants
- Located in Chula Vista's Busy Retail Corridor
- Join Anchor Tenants: Home Town Buffet & Metro PCS
- 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
- **Lease Rate: \$1.45/SF - NNN**

\* With a 5 Year Lease Term



**Blanche Golia**

Sales & Leasing Associate

Blanche@PacificCoastCommercial.com

Lic. 01956233

**Brian Crepeau**

Sales & Leasing / VP of Management

Brian@PacificCoastCommercial.com

Lic. 01169628

Office (619) 469-3600 | 6050 Santo Rd, Ste. 200 | San Diego, CA 92124 | Lic. 01209930

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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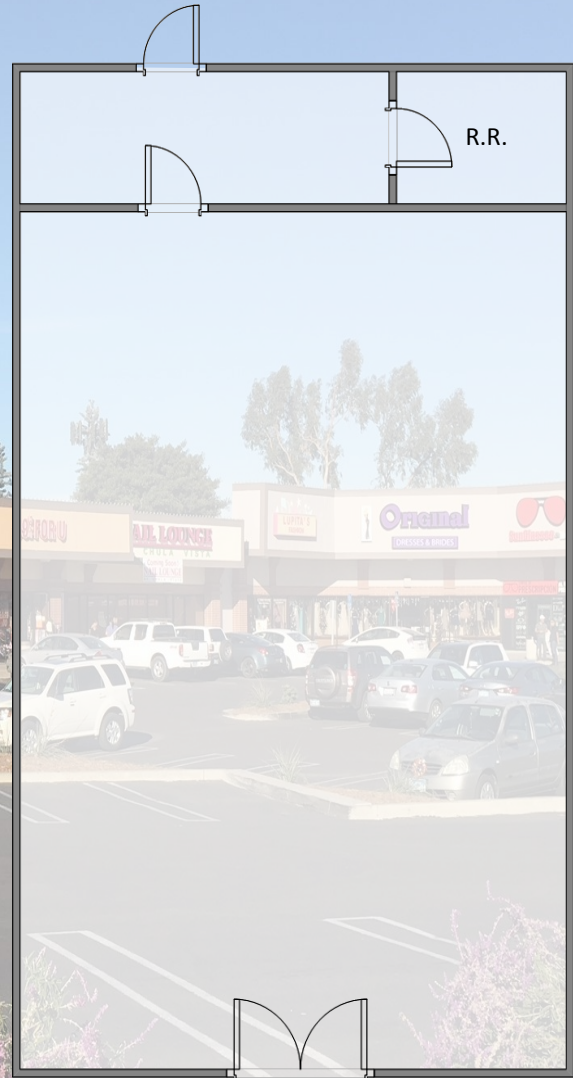
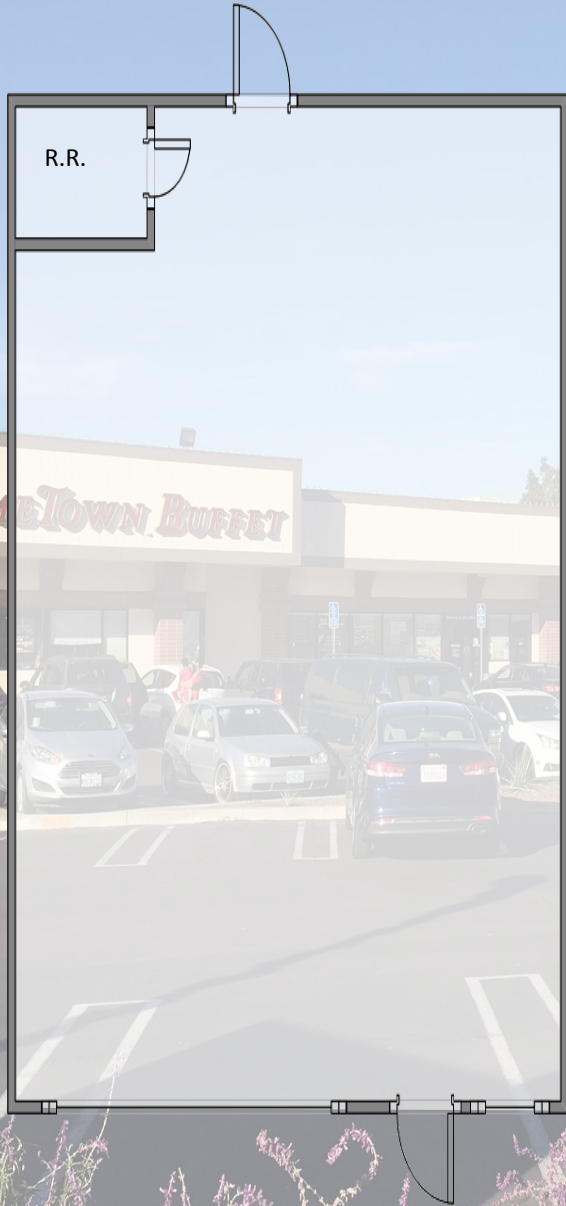
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## **Suite 12**

Approx. 1,500 SF

## **Suite 20**

Approx. 1,892 SF



*Floor plan is not to scale; for reference purposes only)*

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- 1 Party Productions
- 4 Kids Club
- 7 Hometown Buffet
- 12 AVAILABLE**
- 14 Nail Salon
- 15 Lupita's Fashion
- 16 Original Dresses & Brides
- 17 Sunglasses & More
- 18 Bazar Joyero
- 19 Metro PCS
- 20 AVAILABLE**
- 22 Auto Insurance
- 23 Mariscos



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