

237 CHURCH

Chula Vista, CA 91910

FOR LEASE
Office



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237 CHURCH

Chula Vista, CA 91910



CHULA VISTA CENTER



SCRIPPS MERCY HOSPITAL



MARINA SAFE HARBOR SOUTH BAY



GAYLORD PACIFIC RESORT



SUBJECT PROPERTY

EST

EST

THIRD AVE



PARKWAY AQUATIC CENTER



ROSEBANK ELEMENTARY SCHOOL



THIRD AVENUE



237 CHURCH

Chula Vista, CA 91910



54



THIRD AVENUE

Office
DEPOT

4TH AVE

THIRD AVE

54

BEST
BUY

5

EST



FRIENDSHIP
PARK



PARKWAY
AQUATIC CENTER



CITRUS BAY
NEW HOMES PROJECT



GAYLORD
PACIFIC RESORT



CHULA VISTA
CENTER



5



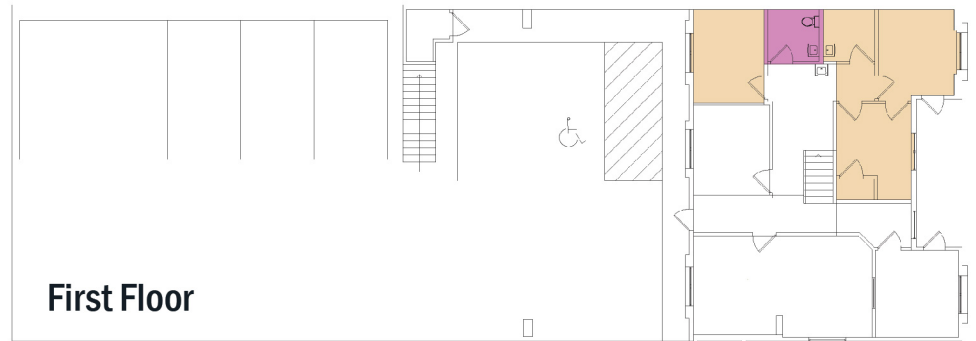
PREMIER LOCATION & DESCRIPTION

OFFICE



This exquisite executive office suite, nestled in the heart of Chula Vista, presents a rare opportunity to occupy ground-level space with an exclusive private entrance. Accommodate your clientele with ease, thanks to ample off-street parking options nearby.

The interior boasts three versatile office areas alongside a dedicated storage closet, all designed to elevate your business presence and operations.



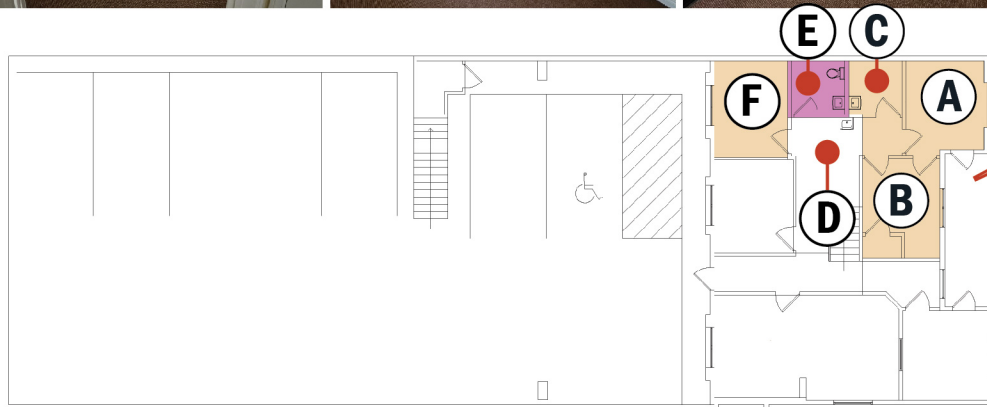
Don't miss this exceptional opportunity

INTERIOR DISTRIBUTION

1ST FLOOR



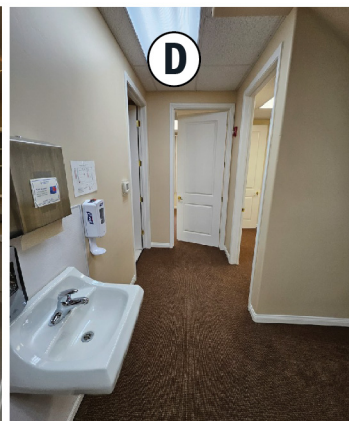
ENTRANCE



AREAS

FIRST FLOOR

- | | |
|----------|---|
| Office 1 | A |
| Office 2 | B |
| Storage | C |
| Hall | D |
| Bathroom | E |
| Office 3 | F |



DETAILS

RENT

\$1,450.00
+ EXPENSES
\$2.71.00 / SQFT
+ EXPENSES



535
SQFT



2
BATH



2007
BUILT



THE NEIGHBORHOOD

RESTAURANTS SCHOOLS

Nearly Restaurants: 96

Private Schools: 16

Charter Schools: 16

FREEWAYS

5 Freeway: 2 miles

54 Freeway: 2.4 miles

805 Freeway: 3 miles

VERY CONVENIENT

**GAYLORD
PACIFIC
RESORT:** **2.4
miles**

ATM: 0.1 miles

Medical: 0.1 miles

Groceries: 0.2 miles

Coffee: 0.1 miles

Movie Theater: 1 miles

Cleaners: 0.3 miles

Pharmacy: 0.4 miles

Gym: 0.2 miles

Gas: 0.4 miles

OUTDOORS

THE POPULAR

National City Golf Course 1.3 miles

Marina View Park 1.9 miles

Otay Valley Regional Park 3.7 miles

Dog Beach I.B. 5 miles

Bonita Golf Course 6.4 miles

Parks: 27

Golf Courses: 14

Hiking: 2

Dog Parks: 2



The Gaylord Pacific Resort

Part of the Chula Vista Bayfront Master Plan



The Gaylord Pacific Resort & Convention Center, a project in Chula Vista, California, has officially opened. **This \$1.3 billion, 1,600-room resort** is the first Gaylord Hotels property on the West Coast and is part of a larger redevelopment of the Chula Vista Bayfront. It serves as a catalyst for future development and is expected to generate \$475 million for the local economy annually.

237 CHURCH
Chula Vista 91910: 2.4 Miles

KEY FEATURES

1,600-room resort:	Wide range of accommodations.
Convention Center:	Large exhibit hall, meeting rooms and ballrooms.
Bayfront Location:	Views of San Diego Bay and the Pacific Ocean.
Dining Options:	Sports bar, steakhouse, and casual eateries.
Recreational Facilities:	Pool with a lazy river, spa.
Water Park:	4.25-acre water park with slides and a wave pool.
Public Amenities:	Including public parks, promenades and bike trails.

CHULA VISTA BAYFRONT

**SUBJECT
PROPERTY**



**SUN OUTDOORS
SAN DIEGO BAY
RV RESORT**



**SWEETWATER
PARK**



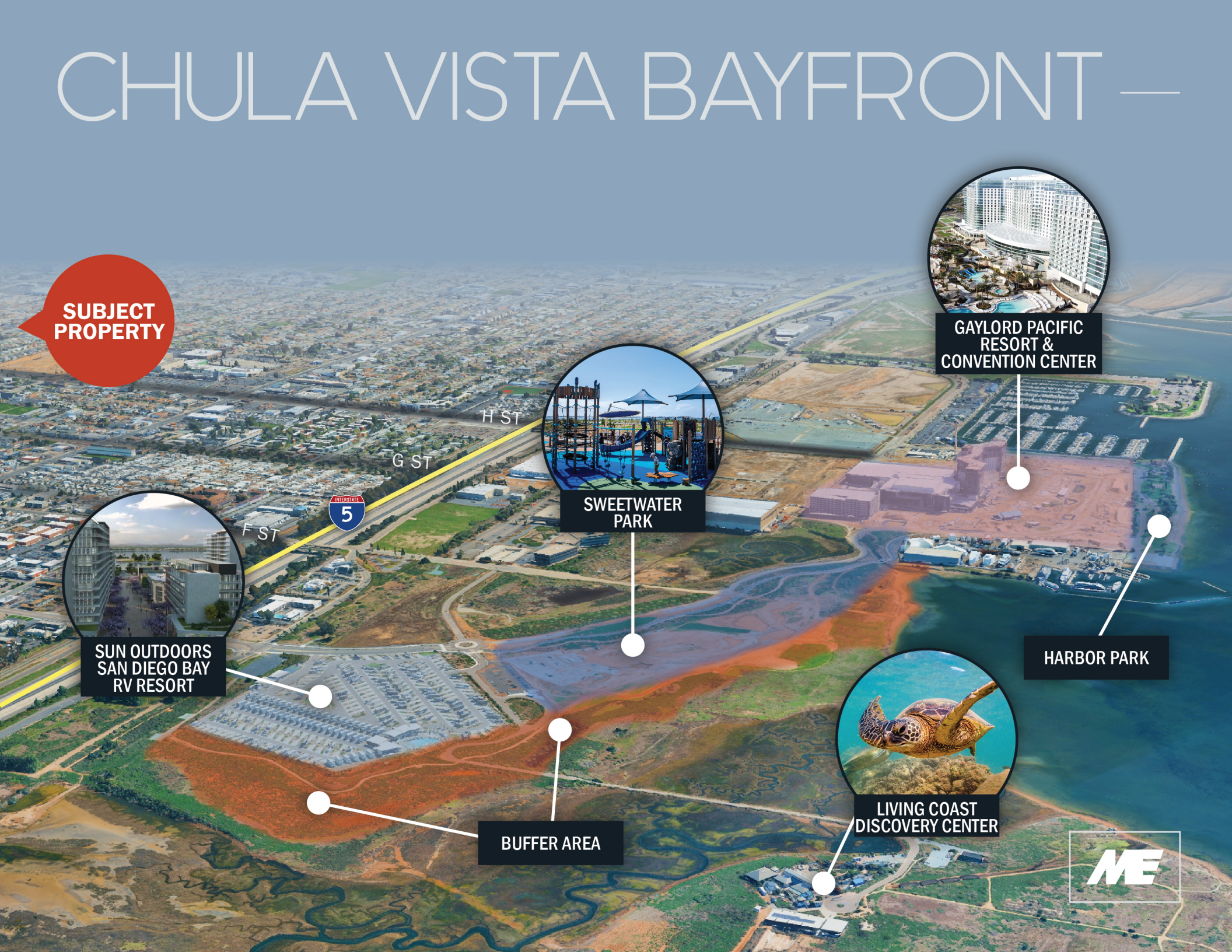
**GAYLORD PACIFIC
RESORT &
CONVENTION CENTER**



**LIVING COAST
DISCOVERY CENTER**

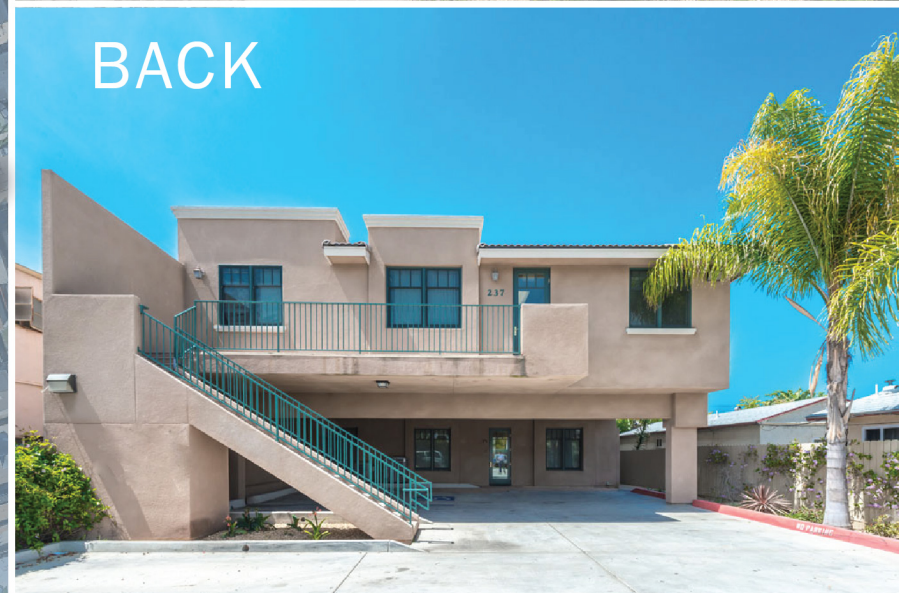
HARBOR PARK

BUFFER AREA





FRONT



BACK

237 CHURCH

Chula Vista, CA 91910

