

**FOR LEASE**

**3404**

**SOUTH BAY'S PREMIERE OFFICE BUILDING**  
**3404 BONITA RD | BONITA | CALIFORNIA | 91902**

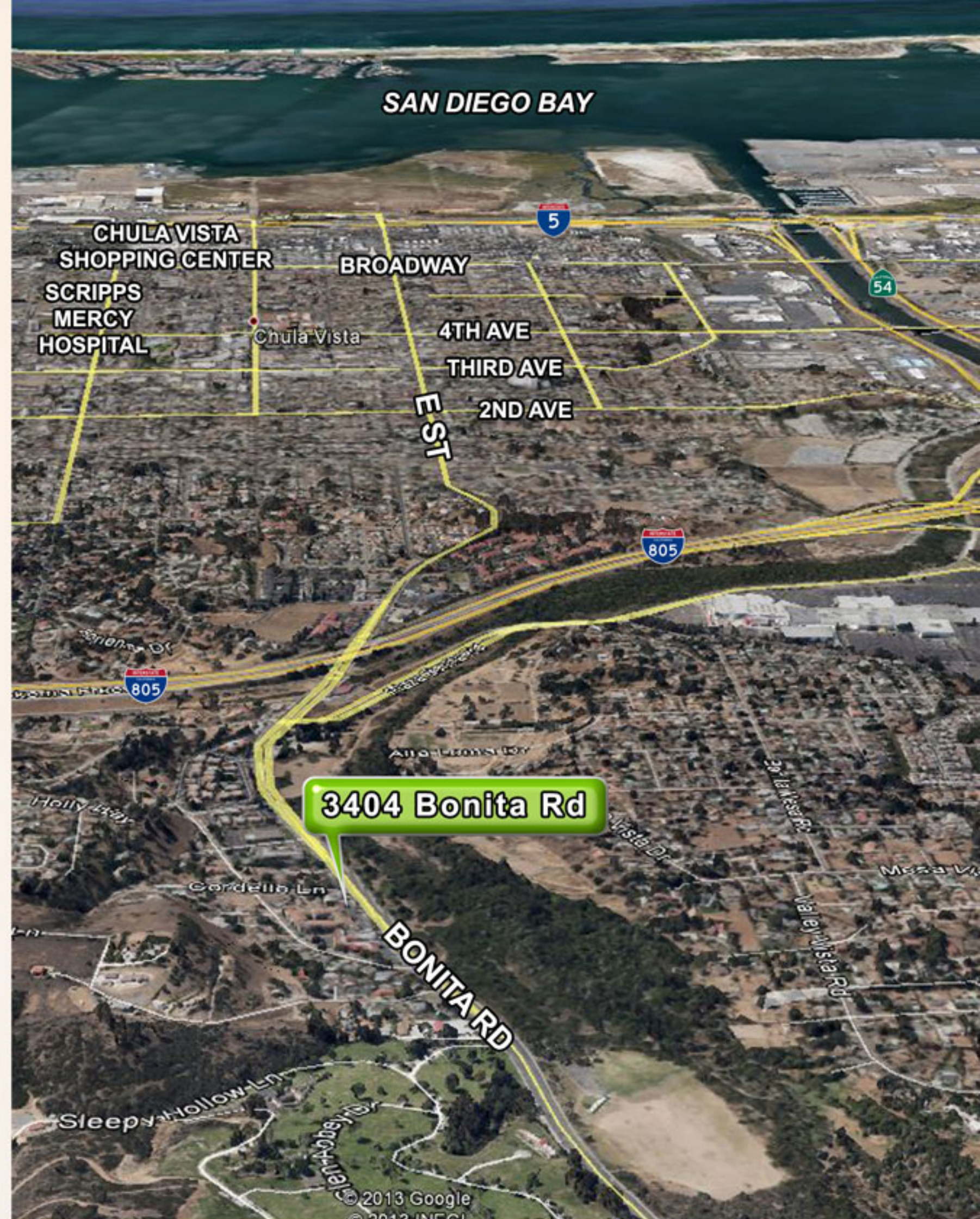


**BlueKey**  
**REALTY**  
SALES & MANAGEMENT  
VETERAN OWNED AND OPERATED



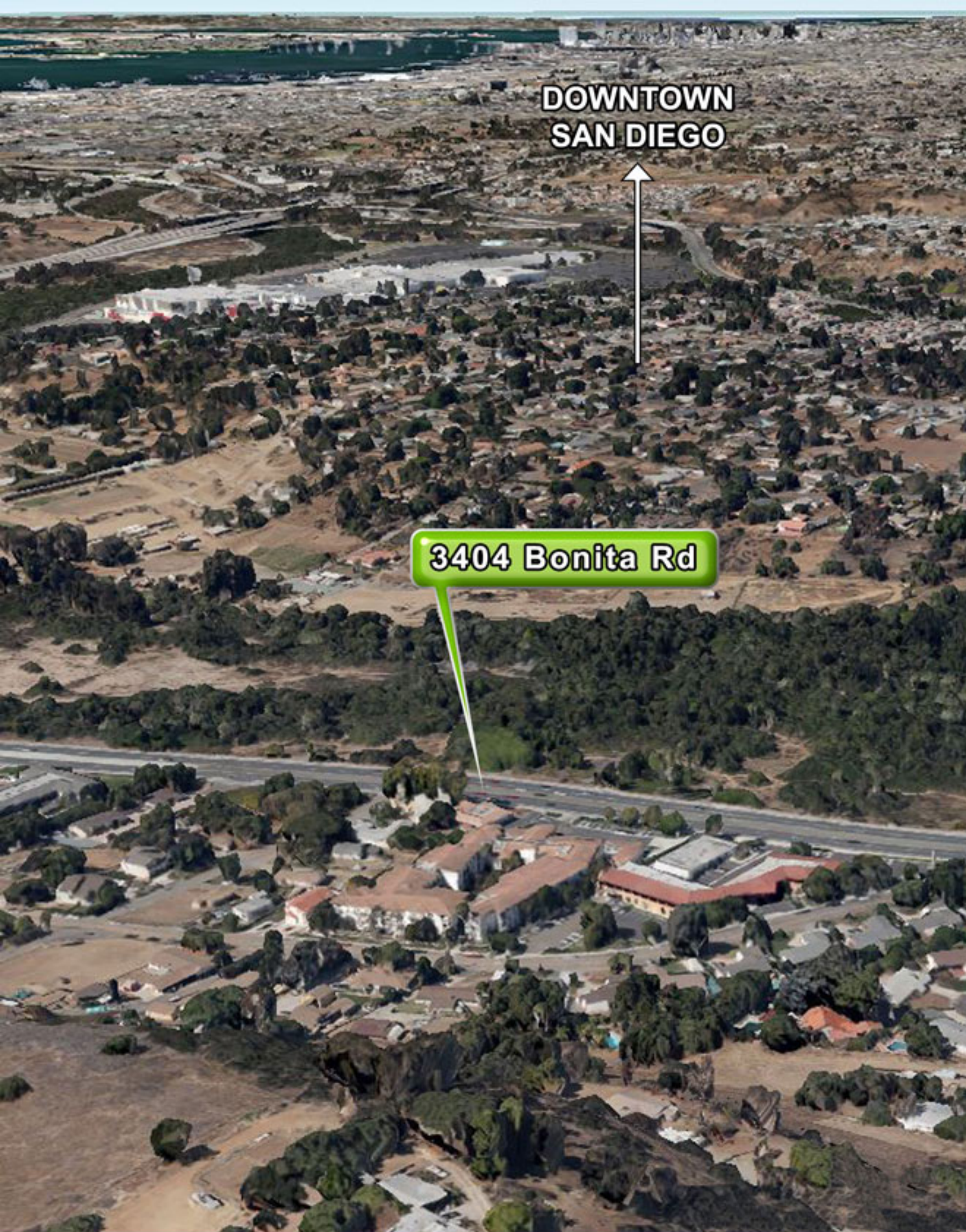
# FEATURES

- > LOCATION, LOCATION, LOCATION!
- > South Bay's Premiere Stand-alone Office Building
- > Straddles Chula Vista and Bonita Border
- > High Traffic Street
- > Close Proximity to Public Transportation and Major Freeways
- > Private Off Street Parking
- > Prime 2,400 SqFt Office or Retail
- > Security Camera System
- > Building Signage Available
- > Custom High End Finishes Both Exterior and Interior
- > Available Immediately



**SOUTH BAY'S PREMIERE OFFICE BUILDING**



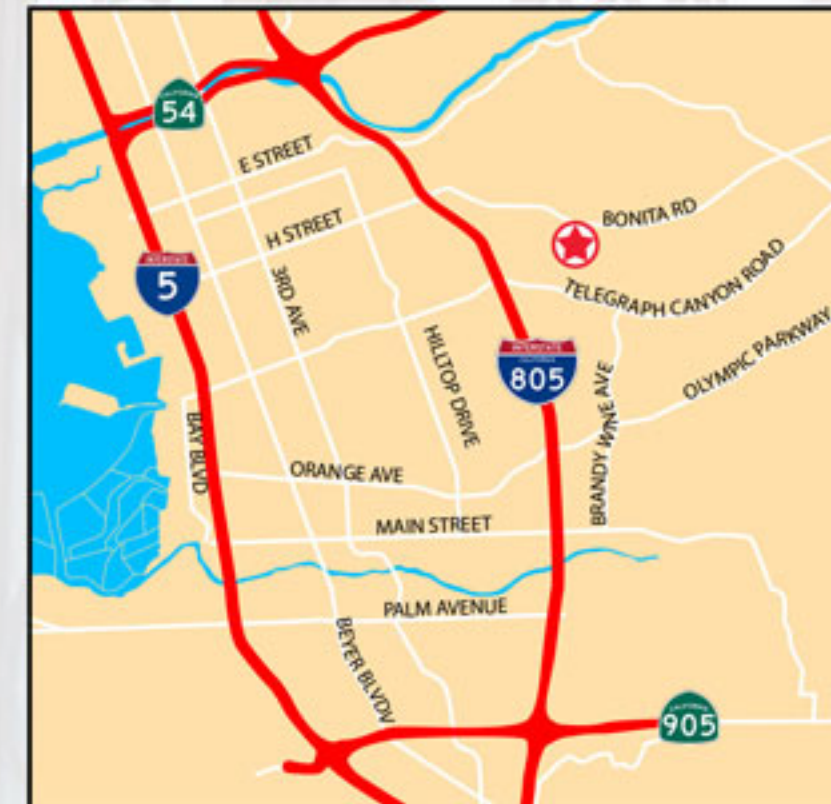


**DOWNTOWN  
SAN DIEGO**

**3404 Bonita Rd**

## LOCATION

- > Easy access to I-5 and I-805
- > Minutes to Downtown San Diego, San Diego International Airport, and International Border Crossing
- > Located in South County's Central Business Corridor
- > Close Proximity to Restaurants, Shopping and Major Public Transportation
- > Located Near Regions Busiest Freeways, Residential/Retail Areas, and Highest \$/per Capita Household Income



**SOUTH BAY'S PREMIERE OFFICE BUILDING**



# PROPERTY DESCRIPTION & FLOOR PLAN

**Address** | 3404 Bonita Rd, Bonita, CA 91902

**Submarket** | South Bay

**APN** | 570-180-28-00

**Effective Year Built** | 1979

**Building Area** | 2,400 Rentable Square Feet

**Lot Square Feet** | 12,197

**Zoning** | C36

**School District** | Sweetwater Union

**Community College District** | Southwestern

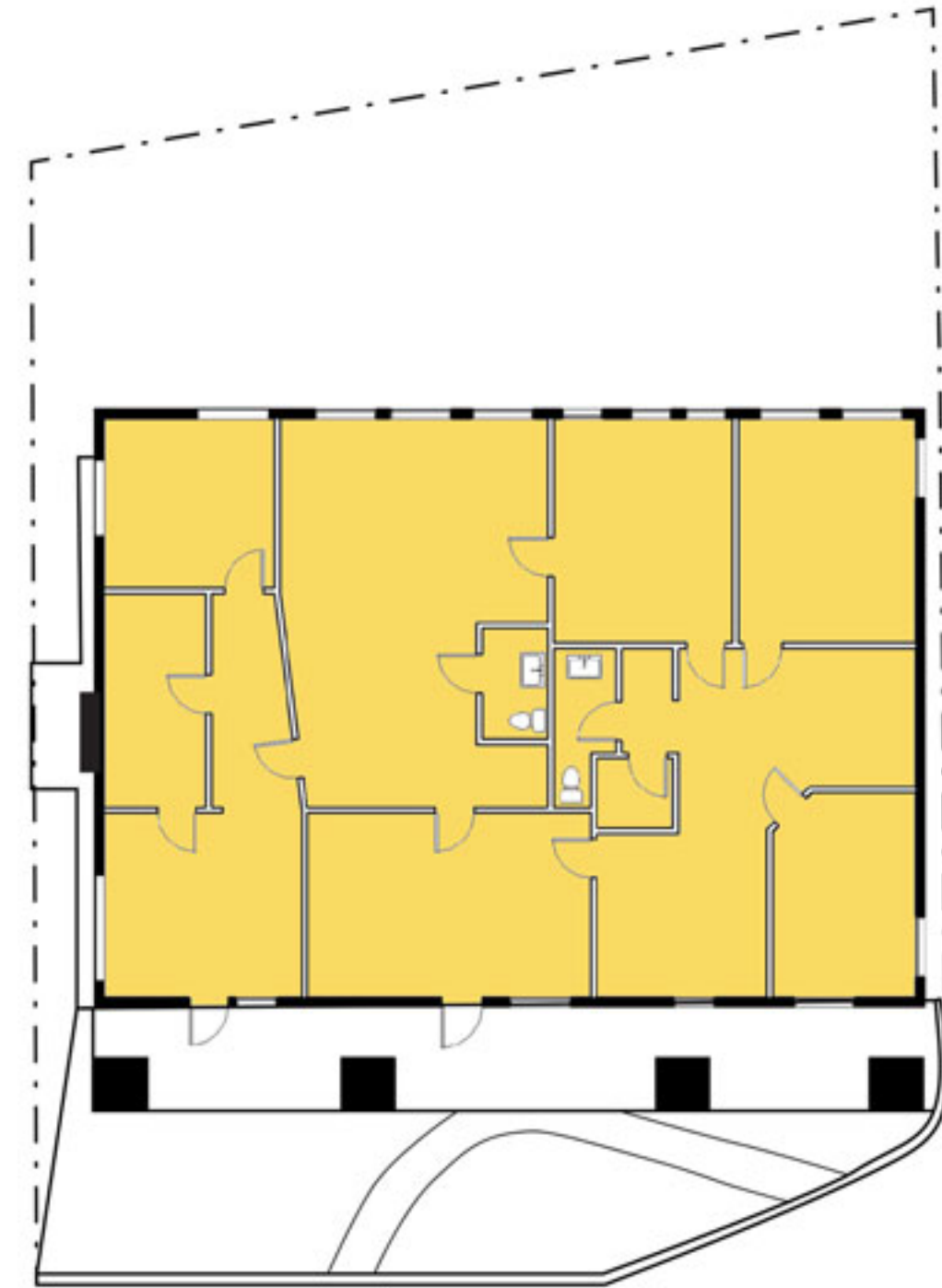
**Census Tract** | 32.04

**Subdivision** | Rancho De La Nacion Morril Map

**Parking** | Private Off Street

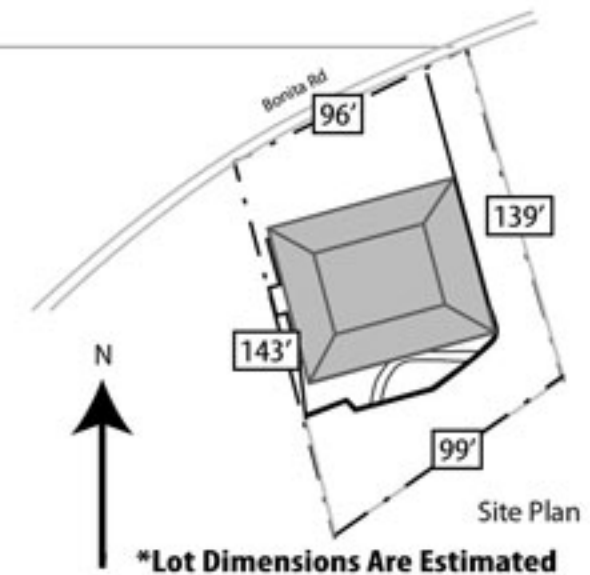
**Map Coordinates** | 1310-E4

**Lease Rate** | \$1.95 PSF/ Mo. + \$0.30 NNN PSF/ Mo.



① Level 1 Floor Plan  
1/16" = 1'-0"

 Available Space

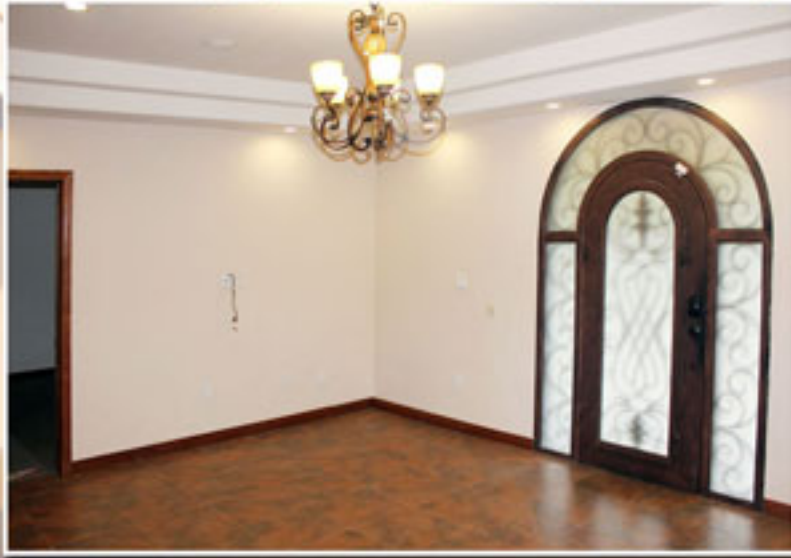


**SOUTH BAY'S PREMIERE OFFICE BUILDING**





# POINT OF INTEREST



- 1 WESTFIELD PLAZA BONITA SHOPPING CENTER  
Macy's  
Sears  
AMC Movie Cinema  
Starbucks  
Applebees  
Outback Steak House  
Target
- 2 BONITA CENTER  
Vons  
Mcdonalds  
Romescos  
Bank of America  
Rite Aid  
Baskin Robins
- 3 BONITA CENTRE EAST PLAZA  
Chase  
Lolitas  
State Farm
- 4 GATEWAY CHULA VISTA  
San Diego County Credit Union  
Quiznos  
Country Waffles
- 5 Superior Court of California,  
County of San Diego
- 6 Scripps Mercy Hospital,  
Chula Vista
- 7 CHULA VISTA SHOPPING CENTER  
Macy's  
Sears  
Ultra Star Movie Cinema  
Starbucks  
CVS Pharmacy  
Olive Garden
- 8 TERRA NOVA PLAZA  
Vons  
Petco  
Marshalls  
Bed Bath & Beyond  
CVS Pharmacy  
Starbucks  
Sports Authority





# SOUTH BAY'S PREMIERE OFFICE BUILDING







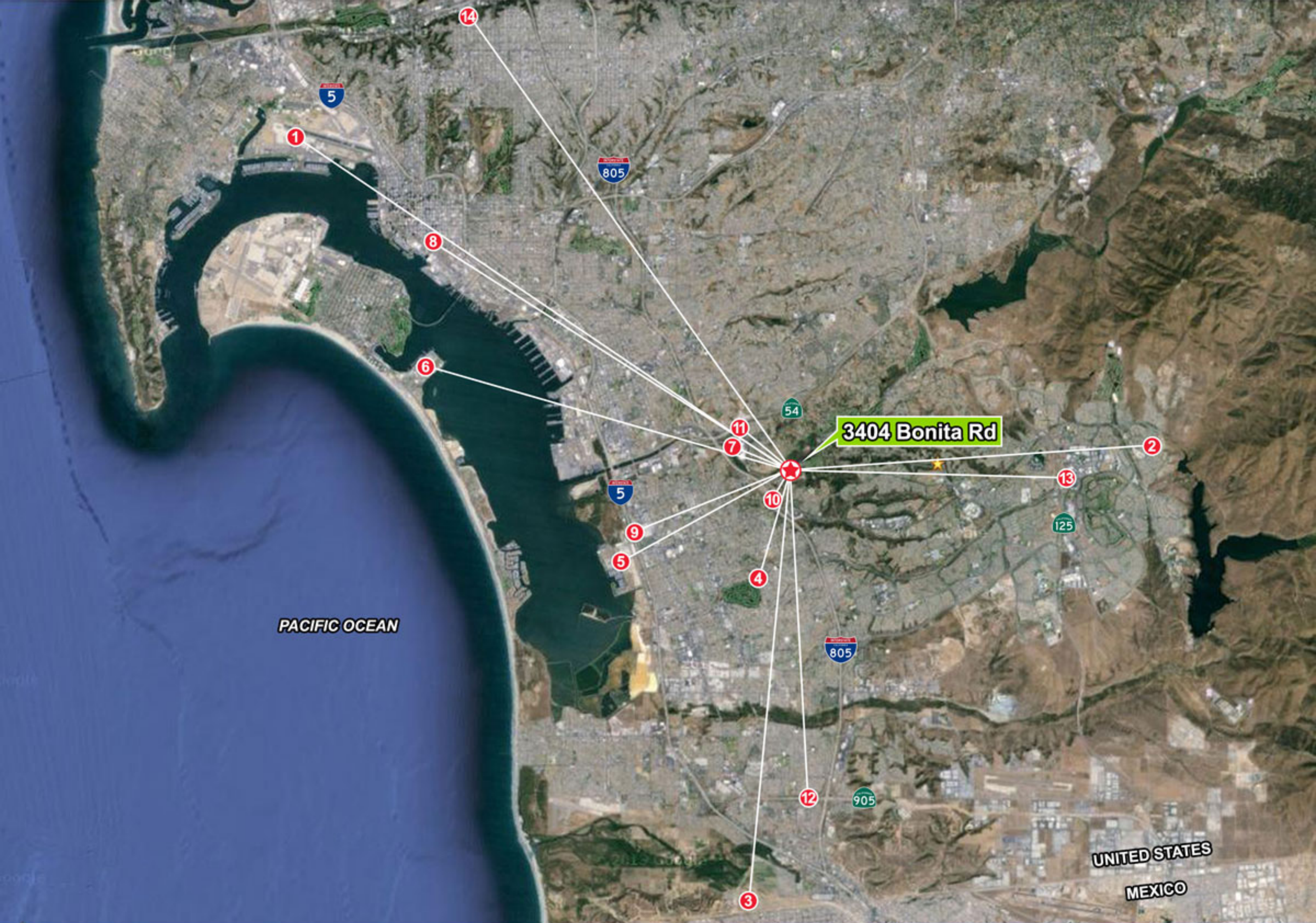
## TRAVEL DISTANCES

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- ① San Diego International Airport | 13.6 miles
- ② East Lake Area | 5.9 miles
- ③ Mexico Border | 9.5 miles
- ④ San Diego Country Club | 3.02 miles
- ⑤ Chula Vista Yacht Club | 4.8 miles
- ⑥ Naval Base Coronado | 13.15 miles
- ⑦ Westfield Plaza Bonita Shopping Center | 1.5 miles
- ⑧ Petco Park Downtown San Diego | 9.7 miles
- ⑨ I-805 | 0.61 mile
- ⑩ I-54 | 2.02 miles
- ⑪ I-5 | 3.59 miles
- ⑫ I-905 | 10.07 miles
- ⑬ I-125 | 4.37 miles
- ⑭ Westfield Mission Valley Shopping | 13.1 miles

**SOUTH BAY'S PREMIERE OFFICE BUILDING**





PACIFIC OCEAN

3404 Bonita Rd

UNITED STATES  
MEXICO

**SOUTH BAY'S PREMIERE OFFICE BUILDING**





# CONSUMER SPENDING REPORT

3404 Bonita Rd, Chula Vista, CA 91910

Building Type: **Class C Office**  
 Class: **C**  
 RBA: **2,400 SF**  
 Typical Floor: **2,400 SF**  
 Total Available: **0 SF**  
 % Leased: **100%**  
 Rent/SF/Yr: **-**



2012 Annual Spending (in Thousands)	1 Mile	3 Mile	5 Mile
<b>Total Specified Consumer Spending</b>	<b>\$170,045</b>	<b>\$2,090,119</b>	<b>\$4,357,953</b>
<b>Total Apparel</b>	<b>\$6,597</b>	<b>\$82,709</b>	<b>\$170,668</b>
Women's Apparel	2,264	27,020	55,377
Men's Apparel	1,319	16,043	33,041
Girl's Apparel	472	6,151	12,911
Boy's Apparel	414	5,435	11,415
Infant Apparel	361	5,203	10,912
Footwear (excl. Infants)	1,001	12,598	26,113
Other Apparel Prod/Services	766	10,258	20,901
<b>Total Entertainment</b>	<b>\$17,108</b>	<b>\$203,116</b>	<b>\$421,020</b>
Sports and Recreation	745	9,101	19,046
TV, Radio and Sound Equipment	5,773	71,866	149,287
Reading Materials	782	8,828	18,080
Travel	9,631	111,085	229,947
Photographic Equipment	176	2,236	4,659
<b>Total Food At Home</b>	<b>\$16,167</b>	<b>\$204,803</b>	<b>\$426,795</b>
Cereal Products	1,080	13,545	28,132
Bread & Bakery Products	2,160	26,556	55,108
Seafood	817	10,359	21,463
Meat/Poultry/Fish/Eggs	5,050	64,938	135,731
Dairy Products	2,504	31,453	65,566
Fruits and Vegetables	4,555	57,953	120,795
<b>Total Food Away From Home</b>	<b>\$14,362</b>	<b>\$181,600</b>	<b>\$378,714</b>
Breakfast and Brunch	1,460	18,628	38,714
Dinner	6,682	83,434	173,556
Lunch	4,636	60,025	126,225
Snacks and Non Alcoholic Bev	1,059	13,828	28,821
Catered Affairs	525	5,684	11,399



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# CONSUMER SPENDING REPORT

3404 Bonita Rd, Chula Vista, CA 91910

Annual Spending (in Thousands)	1 Mile	3 Mile	5 Mile
<b>Total Alcoholic Beverages</b>	<b>\$2,622</b>	<b>\$32,446</b>	<b>\$66,700</b>
Alcoholic Bev. at Home	1,522	18,647	38,758
Alcoholic Bev. away from Home	1,100	13,799	27,942
<b>Total Furniture/Appliances</b>	<b>\$14,713</b>	<b>\$178,107</b>	<b>\$371,711</b>
Bedroom Furniture	755	9,467	19,917
Living Room Furniture	1,067	13,129	27,475
Other Living & Family Room Furniture	248	2,752	5,610
Other Furniture	418	4,821	9,927
Major Appliances	1,248	14,734	31,206
Small Appliances & Housewares	3,403	41,669	86,745
Misc Household Equipment	7,574	91,535	190,831
<b>Total Transportation/Maint.</b>	<b>\$34,918</b>	<b>\$434,401</b>	<b>\$914,218</b>
New Autos/Trucks/Vans	8,142	93,176	193,015
Used Vehicles	7,414	99,353	211,827
Purchase of RVs or Boats	941	9,734	19,925
Gasoline	12,990	165,859	350,522
Diesel Fuel	213	2,813	6,263
Automotive Maintenance/Repair	5,217	63,466	132,665
<b>Total Health Care</b>	<b>\$7,838</b>	<b>\$90,827</b>	<b>\$189,261</b>
Medical Services	4,938	57,887	121,005
Prescription Drugs	2,100	23,670	49,007
Medical Supplies	801	9,270	19,249
<b>Total Education/Day Care</b>	<b>\$17,763</b>	<b>\$206,097</b>	<b>\$413,545</b>
Education	8,004	92,460	184,813
Room and Board	799	8,626	17,745
Tuition/School Supplies	7,317	83,872	166,489
Day Care, Nursery & Preschool	1,643	21,139	44,499



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# DEMOGRAPHIC DETAIL REPORT

3404 Bonita Rd, Chula Vista, CA 91910

Building Type: **Class C Office**  
 Class: **C**  
 RBA: **2,400 SF**  
 Typical Floor: **2,400 SF**

Total Available: **0 SF**  
 % Leased: **100%**  
 Rent/SF/Yr: **-**



Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2017 Projection	9,984	199,635	476,321
2012 Estimate	9,958	192,179	457,117
2010 Census	10,091	190,282	451,426
Growth 2012 - 2017	0.30%	3.90%	4.20%
Growth 2010 - 2012	-1.30%	1.00%	1.30%
<b>2012 Population by Age</b>			
	<b>9,958</b>	<b>192,179</b>	<b>457,117</b>
Age 0 - 4	572 5.74%	12,749 6.63%	32,054 7.01%
Age 5 - 9	554 5.56%	12,682 6.60%	32,470 7.10%
Age 10 - 14	653 6.56%	14,025 7.30%	34,915 7.64%
Age 15 - 19	710 7.13%	14,797 7.70%	37,200 8.14%
Age 20 - 24	710 7.13%	15,162 7.89%	40,298 8.82%
Age 25 - 34	1,306 13.12%	26,345 13.71%	64,431 14.10%
Age 35 - 44	1,261 12.66%	24,407 12.70%	59,692 13.06%
Age 45 - 49	679 6.82%	12,867 6.70%	29,461 6.44%
Age 50 - 54	724 7.27%	13,282 6.91%	29,527 6.46%
Age 55 - 59	730 7.33%	11,759 6.12%	25,711 5.62%
Age 60 - 64	620 6.23%	9,724 5.06%	20,628 4.51%
Age 65 - 74	708 7.11%	12,568 6.54%	27,101 5.93%
Age 75 - 84	466 4.68%	8,143 4.24%	16,763 3.67%
Age 85 and over	264 2.65%	3,669 1.91%	6,867 1.50%
Age 65 and over	1,438 14.44%	24,380 12.69%	50,731 11.10%
<b>Median Age</b>	<b>38.80</b>	<b>35.10</b>	<b>32.90</b>
<b>Average Age</b>	<b>39.30</b>	<b>37.00</b>	<b>35.40</b>



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**SOUTH BAY'S PREMIERE OFFICE BUILDING**





# DEMOGRAPHIC DETAIL REPORT

3404 Bonita Rd, Chula Vista, CA 91910

Radius	1 Mile		3 Mile		5 Mile	
<b>2012 Population By Race</b>	<b>9,958</b>		<b>192,179</b>		<b>457,117</b>	
White	6,084	61.10%	94,589	49.22%	202,469	44.29%
Black or African American	381	3.83%	10,785	5.61%	41,010	8.97%
American Indian and Alaska Native	71	0.71%	1,689	0.88%	3,598	0.79%
Asian	1,303	13.08%	31,235	16.25%	73,811	16.15%
Native Hawaiian and Pacific Islander	51	0.51%	1,463	0.76%	3,678	0.80%
Other Race	1,554	15.61%	41,675	21.69%	107,032	23.41%
Two or More Races	513	5.15%	10,744	5.59%	25,517	5.58%
<b>2012 Population by Hispanic Origin</b>	<b>9,957</b>		<b>192,180</b>		<b>457,115</b>	
Not Hispanic or Latino	4,895	49.16%	82,623	42.99%	196,652	43.02%
Hispanic or Latino	5,062	50.84%	109,557	57.01%	260,463	56.98%
<b>2012 Age 5+ Language at Home</b>	<b>9,169</b>		<b>172,555</b>		<b>406,407</b>	
Speak Only English	4,321	47.13%	71,284	41.31%	162,861	40.07%
Speak Asian or Pacific Island	891	9.72%	21,924	12.71%	50,672	12.47%
Speak IndoEuropean	85	0.93%	1,700	0.99%	3,780	0.93%
Speak Spanish	3,854	42.03%	76,177	44.15%	185,851	45.73%
Speak Other Language	18	0.20%	1,470	0.85%	3,243	0.80%
<b>2012 Median Age, Male</b>	<b>36.80</b>		<b>33.20</b>		<b>30.90</b>	
<b>2012 Average Age, Male</b>	<b>37.90</b>		<b>35.60</b>		<b>34.00</b>	
<b>2012 Median Age, Female</b>	<b>40.80</b>		<b>37.10</b>		<b>34.90</b>	
<b>2012 Average Age, Female</b>	<b>40.70</b>		<b>38.30</b>		<b>36.70</b>	
<b>2012 Population by Occupation Classification (Age 16+)</b>	<b>4,537</b>		<b>79,224</b>		<b>180,756</b>	
Blue Collar	806	17.77%	16,583	20.93%	40,067	22.17%
White Collar	3,097	68.26%	45,542	57.49%	98,917	54.72%
Service	634	13.97%	17,099	21.58%	41,772	23.11%
<b>2012 Population by Marital Status (Age 15+)</b>	<b>7,873</b>		<b>145,209</b>		<b>338,453</b>	
Total, Never Married	2,279	28.95%	47,439	32.67%	116,288	34.36%
Married	4,363	55.42%	75,446	51.96%	174,766	51.64%
Widowed	456	5.79%	8,737	6.02%	18,007	5.32%
Divorced	775	9.84%	13,587	9.36%	29,392	8.68%



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# DEMOGRAPHIC DETAIL REPORT

3404 Bonita Rd, Chula Vista, CA 91910

Radius	1 Mile	3 Mile	5 Mile
<b>2012 Population by Education</b>	<b>6,300</b>	<b>113,500</b>	<b>258,827</b>
Less Than 9th Grade	283 4.49%	9,520 8.39%	26,745 10.33%
Some High School, No Diploma	492 7.81%	12,771 11.25%	32,775 12.66%
High School Grad (Incl Equivalency)	1,280 20.32%	26,700 23.52%	61,787 23.87%
Some College, No Degree	1,636 25.97%	28,289 24.92%	62,970 24.33%
Associate Degree	463 7.35%	10,369 9.14%	22,819 8.82%
Bachelor Degree	1,386 22.00%	18,289 16.11%	37,906 14.65%
Advanced Degrees	760 12.06%	7,562 6.66%	13,825 5.34%
<b>2012 Population by Occupation (Age 16+)</b>	<b>5,172</b>	<b>96,325</b>	<b>222,528</b>
Management, Business, & Financial	1,471 28.44%	23,104 23.99%	51,840 23.30%
Professional & Related Occupations	198 3.83%	2,977 3.09%	6,197 2.78%
Services	2,199 42.52%	46,829 48.62%	110,051 49.45%
Sales & Office	693 13.40%	9,690 10.06%	21,139 9.50%
Farming, Fishing, & Forestry	46 0.89%	197 0.20%	610 0.27%
Construction, Extraction & Maint	212 4.10%	5,479 5.69%	12,718 5.72%
Production & Transportation	353 6.83%	8,049 8.36%	19,973 8.98%
<b>2012 Workers by Travel Time to Work (Age 16+)</b>	<b>4,663</b>	<b>81,086</b>	<b>188,880</b>
Less Than 15 Minutes	960 20.59%	15,847 19.54%	32,662 17.29%
15 to 29 Minutes	2,260 48.47%	34,344 42.36%	75,426 39.93%
30 to 44 Minutes	827 17.74%	17,406 21.47%	45,829 24.26%
45 to 59 Minutes	191 4.10%	4,373 5.39%	11,401 6.04%
60+ Minutes	425 9.11%	9,116 11.24%	23,562 12.47%
<b>2010 Households by HH Size</b>	<b>3,594</b>	<b>59,890</b>	<b>130,212</b>
1-Person Households	698 19.42%	11,020 18.40%	20,729 15.92%
2-Person Households	1,083 30.13%	15,398 25.71%	30,553 23.46%
3-Person Households	632 17.58%	11,070 18.48%	23,698 18.20%
4-Person Households	598 16.64%	10,359 17.30%	23,768 18.25%
5-Person Households	314 8.74%	6,283 10.49%	15,568 11.96%
6-Person Households	144 4.01%	2,983 4.98%	7,956 6.11%
7 or more Person Households	125 3.48%	2,777 4.64%	7,940 6.10%
<b>2012 Average Household Size</b>	<b>2.79</b>	<b>3.15</b>	<b>3.37</b>



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# DEMOGRAPHIC DETAIL REPORT

3404 Bonita Rd, Chula Vista, CA 91910

Radius	1 Mile	3 Mile	5 Mile
<b>Households</b>			
2017 Projection	3,560	62,457	136,920
2012 Estimate	3,555	60,446	131,858
2010 Census	3,594	59,889	130,211
Growth 2012 - 2017	0.10%	3.30%	3.80%
Growth 2010 - 2012	-1.10%	0.90%	1.30%
<b>2012 Households by HH Income</b>			
Income: Less than \$15,000	166 4.67%	6,814 11.27%	15,847 12.02%
Income: \$15,000 - \$24,999	170 4.78%	5,698 9.43%	13,389 10.15%
Income: \$25,000 - \$34,999	255 7.17%	6,749 11.17%	14,265 10.82%
Income: \$35,000 - \$49,999	394 11.08%	9,575 15.84%	21,454 16.27%
Income: \$50,000 - \$74,999	613 17.23%	11,977 19.81%	26,689 20.24%
Income: \$75,000 - \$99,999	589 16.56%	7,432 12.30%	16,362 12.41%
Income: \$100,000 - \$149,999	842 23.67%	7,470 12.36%	14,846 11.26%
Income: \$150,000 - \$199,999	288 8.10%	2,804 4.64%	5,746 4.36%
Income: \$200,000+	240 6.75%	1,928 3.19%	3,260 2.47%
<b>2012 Avg Household Income</b>	<b>\$97,043</b>	<b>\$68,903</b>	<b>\$65,575</b>
<b>2012 Med Household Income</b>	<b>\$81,065</b>	<b>\$51,948</b>	<b>\$50,588</b>
<b>2012 Per Capita Income</b>	<b>\$33,046</b>	<b>\$22,010</b>	<b>\$19,855</b>
<b>2012 Occupied Housing</b>			
Owner Occupied	2,249 63.26%	29,990 49.61%	69,487 52.70%
Renter Occupied	1,306 36.74%	30,456 50.39%	62,371 47.30%
<b>2010 Housing Units</b>			
1 Unit Attached	397 9.92%	6,005 9.19%	13,707 9.69%
1 Unit Detached	2,725 68.07%	36,186 55.35%	80,400 56.85%
2 Units	9 0.22%	1,116 1.71%	2,624 1.86%
3 - 19 Units	321 8.02%	9,528 14.57%	21,038 14.88%
20 - 49 Units	126 3.15%	3,864 5.91%	6,815 4.82%
50 or more Units	403 10.07%	6,321 9.67%	11,010 7.79%
Mobile Home or Trailer	22 0.55%	2,321 3.55%	5,786 4.09%
Boat, RV, Van, Etc.	0 0.00%	37 0.06%	44 0.03%



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**SOUTH BAY'S PREMIERE OFFICE BUILDING**





# DEMOGRAPHIC DETAIL REPORT

3404 Bonita Rd, Chula Vista, CA 91910

Radius	1 Mile		3 Mile		5 Mile	
<b>2012 Housing Value - Owner Occupied</b>	<b>2,249</b>		<b>29,984</b>		<b>69,475</b>	
Value < \$50,000	6	0.27%	247	0.82%	690	0.99%
Value \$50,000-\$99,999	85	3.78%	2,848	9.50%	6,895	9.92%
Value \$100,000-\$149,999	142	6.31%	2,754	9.18%	5,949	8.56%
Value \$150,000-\$199,999	162	7.20%	2,598	8.66%	6,511	9.37%
Value \$200,000-\$249,999	182	8.09%	3,028	10.10%	8,547	12.30%
Value \$250,000-\$299,999	262	11.65%	4,149	13.84%	10,441	15.03%
Value \$300,000-\$399,999	487	21.65%	7,303	24.36%	16,305	23.47%
Value \$400,000-\$499,999	412	18.32%	3,660	12.21%	7,903	11.38%
Value \$500,000-\$749,999	358	15.92%	2,757	9.19%	5,213	7.50%
Value \$750,000-\$999,999	88	3.91%	439	1.46%	749	1.08%
Value \$1,000,000+	65	2.89%	201	0.67%	272	0.39%

<b>2012 Median Home Value</b>	<b>\$358,766</b>	<b>\$292,383</b>	<b>\$279,427</b>
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2012 Housing Units by Yr Built	4,001		65,380		141,425	
Built 2005 to Present	84	2.10%	673	1.03%	3,054	2.16%
Built 2000 to 2004	111	2.77%	2,159	3.30%	12,371	8.75%
Built 1990 to 1999	799	19.97%	6,919	10.58%	12,923	9.14%
Built 1980 to 1989	979	24.47%	11,305	17.29%	22,805	16.13%
Built 1970 to 1979	606	15.15%	13,639	20.86%	28,522	20.17%
Built 1960 to 1969	661	16.52%	12,764	19.52%	26,465	18.71%
Built 1950 to 1959	557	13.92%	12,369	18.92%	23,733	16.78%
Built 1940 to 1949	145	3.62%	3,548	5.43%	6,956	4.92%
Built 1939 or Earlier	59	1.47%	2,004	3.07%	4,596	3.25%

<b>2012 Median Year Built</b>	<b>1980</b>	<b>1971</b>	<b>1973</b>
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**FOR MORE INFORMATION PLEASE CONTACT:**

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