

FOR SALE OR LEASE

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# 1887

Nirvana Avenue  
CHULA VISTA | CA 91911

Ideally Located  
Freestanding Industrial



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# Building located in the “IP” General Industrial Precise Plan

Provides an exciting opportunity near  
prominent entertainment venues

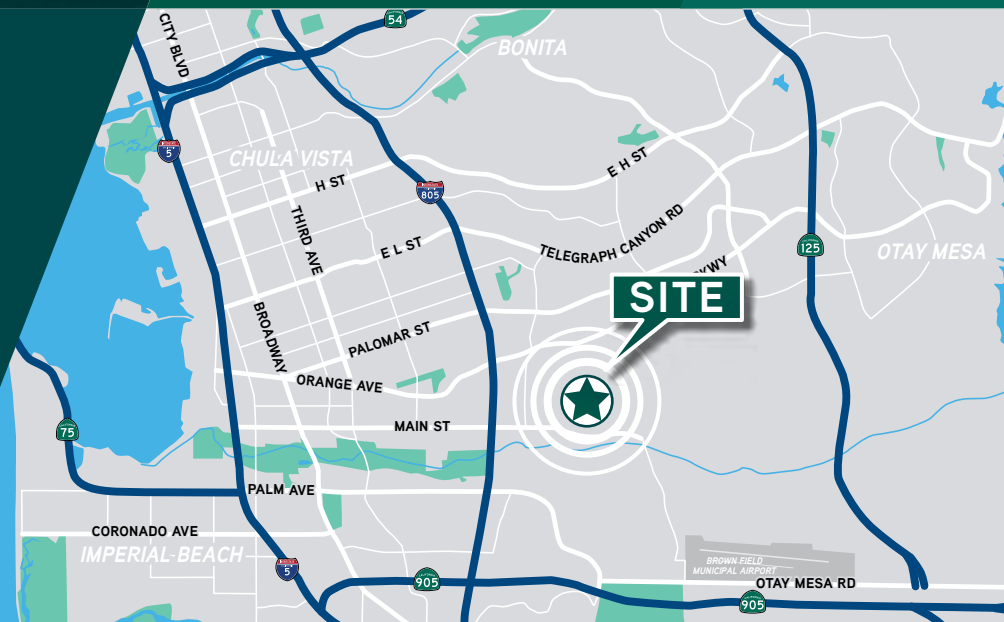
14,515  
SF AVAILABLE

## PROPERTY FEATURES

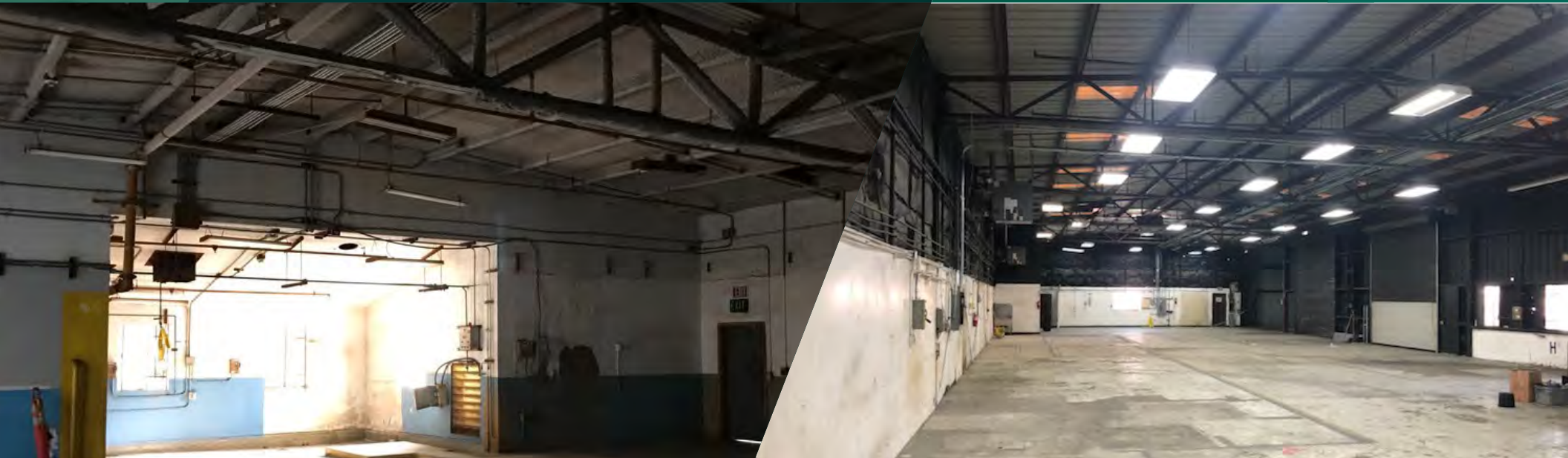
- » Ideal zoning location and proximity to amenities
- » Immediate freeway access
- » Secure and gated yard
- » Heavy Power Distribution
- » 7 Grade Level Doors
- » Warehouse space, Minimal Office

Lease Rate: \$0.75/SF <sub>NNN</sub>

Purchase Price: \$2,020,000











26 EVENTS PER YEAR  
Mattress Firm Amphitheater



±520,000 ANNUAL VISITORS  
Mattress Firm Amphitheater



TOP 10 US OUTDOOR CONCERT VENUES  
Mattress Firm Amphitheater  
*per Paste Magazine*



32 AC WATER PARK  
Aquatica Sea World



1,250 FT LAZY RIVER  
Aquatica Sea World



Excellent  
Exposure  
& Location

Close  
Proximity  
to Major South  
San Diego County  
Entertainment  
Attractions!







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