

FOR SALE

\$290,000 (\$290.61FT)

853 Anchorage Place

Chula Vista, CA



VENTURE PACIFIC COMMERCIAL SERVICES

JASON LIPOVSKY
B 858-538-7774
F 858-764-2810

All information contained herein is obtained from the sourced deemed to be reliable.
However, this information is not guaranteed and should be verified. DRE #01443834

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DESCRIPTION

BANK OWNED OFFICE CONDOMINIUM PROPERTY FOR SALE!!!

Venture Commerce Center – EastLake is within blocks of the State Route 125 toll road and the EastLake Village Marketplace, which is anchored by Kohls, Target, Office Depot, Lowe's Home Improvement and a wide assortment of restaurants and other services. The open floor plan and natural light is conducive to a harmonious office environment and is intended to promote employment opportunities including administrative facilities, modern industrial, research and development, engineering and wholesale trade. Ample parking includes three dedicated spaces directly in front of the office entrance. Land to building ratio allows for minimal traffic congestion and ample open space. Located onsite are five picnic areas. These picnic areas are used by our Owner and Tenants and their employee both for lunch and regular scheduled breaks, and for an occasional outdoor meeting or team building session. Every condo owner has the right to use Scobee Park, a 7-acre park designed and created exclusively for owners and tenants within the EastLake Business Park. Scobee Park has a recreation and fitness center which includes softball, soccer, basketball, volleyball, tennis, restroom & locker facilities, a picnic area and fitness course. Every condo unit at VCC is entitled to one key to access Scobee Park

PROPERTY SPECIFICS

APN	595-710-20-68
Property Type	Office Condominium
Building SF	1,148 SF
Year Built	2006
Offices	Open Floor Plan
Restrooms	2
Zoning	BC-1
Parking	3-Assigned/Community
Association/Dues	YES - \$0.17psf

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AERIAL PHOTOS



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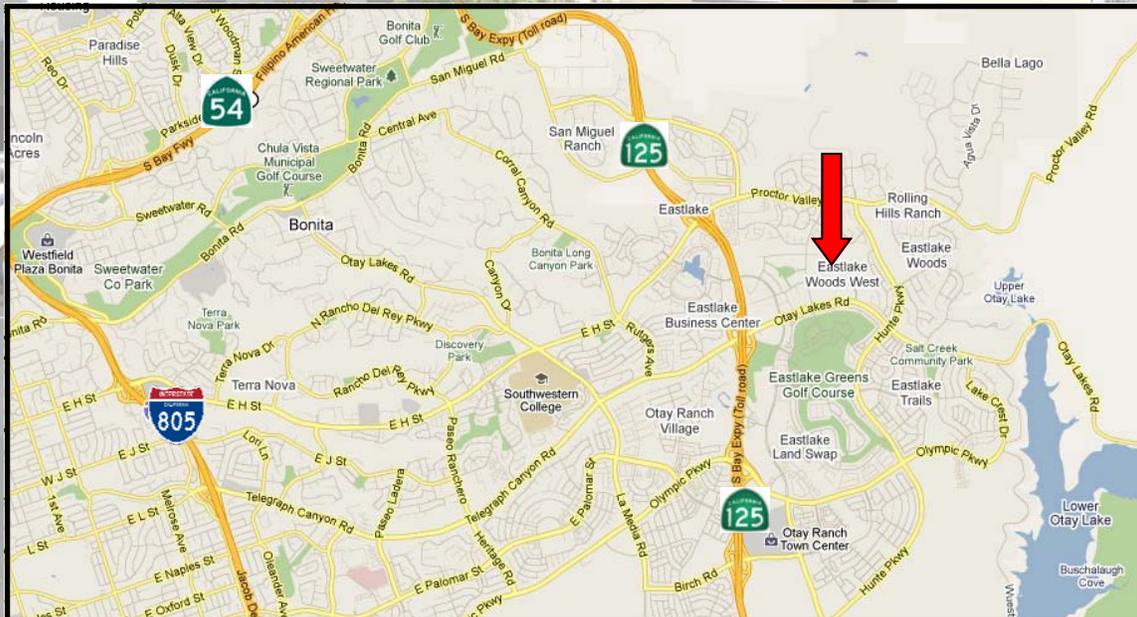
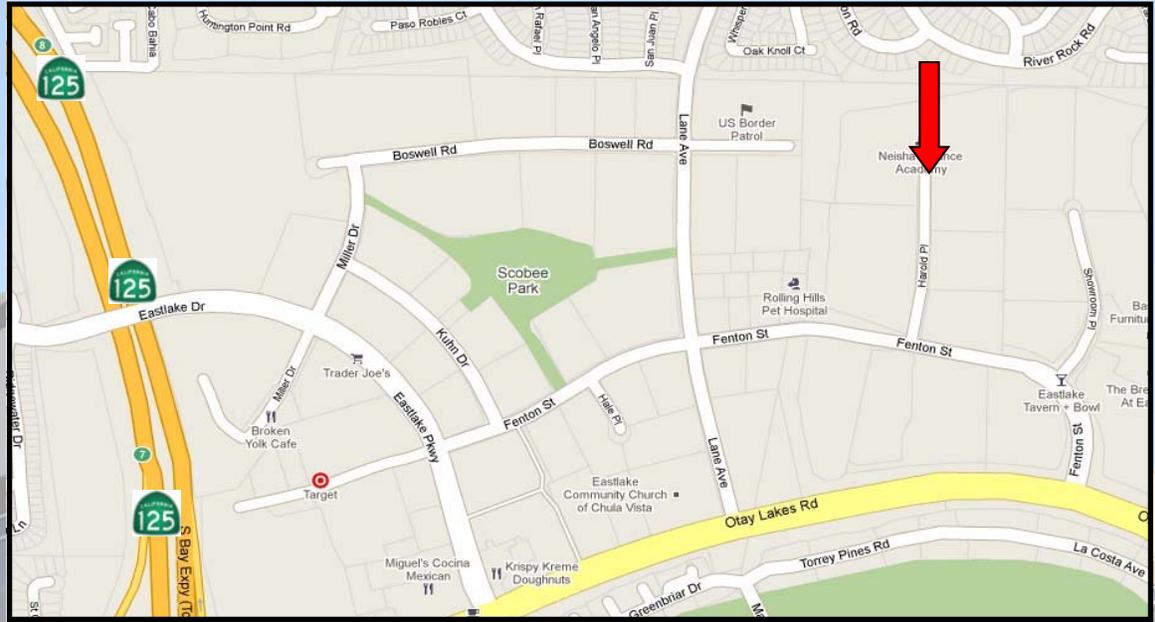
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LOCATOR MAPS



From I-15 South
Merge onto 805 South
Merge onto 54 East
Merge onto CA-125 South
Exit Otoy Lakes Road—Left
Follow to Lane Ave.—Left
Follow to Fenton Ave.—Right
Follow Harold Place—Left
End at 853 Anchorage Place

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