

INCOME PRODUCING DEVELOPMENT OPPORTUNITY

5202 BONITA ROAD | BONITA, CA 91902

± 1,800 SF BUILDING ON
± .96 ACRES OF LAND



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DEVELOPMENT OPPORTUNITY

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Located along the well-traveled Bonita Road, **5202 Bonita Road** offers an Investor or Owner/User an incredible opportunity to own a fairly large, level income producing parcel in San Diego County with future development potential. The current tenant, La Finca De Adobe, recently signed in October 2020, a new five-year lease to operate a restaurant in the approximately 1,800 square foot building and adjoining bar area, while the landlord reserves the right to use, lease or develop the property adjacent to the existing structure.

With 245 feet of frontage, this $\pm 41,817$ square foot corner lot has great visibility, abundant parking and easy access to numerous freeways and the surrounding communities. The fairly broad C36 (General Commercial Use) zoning allows for a wide variety of uses on the property.

- $\pm 1,800$ SF Building, currently operating as a La Finca De Adobe
**Lease terms available upon request*
- The combined restaurant, bar, storage is $\pm 3,355$ SF and may include unpermitted tenant improvements
- 41,817 SF (0.96 acres) land
- Corner lot with 245 feet of frontage
- Zoning: C36 (General Commercial Use)
- Parcel number: 590-140-20-00

Offered at: \$2,500,000

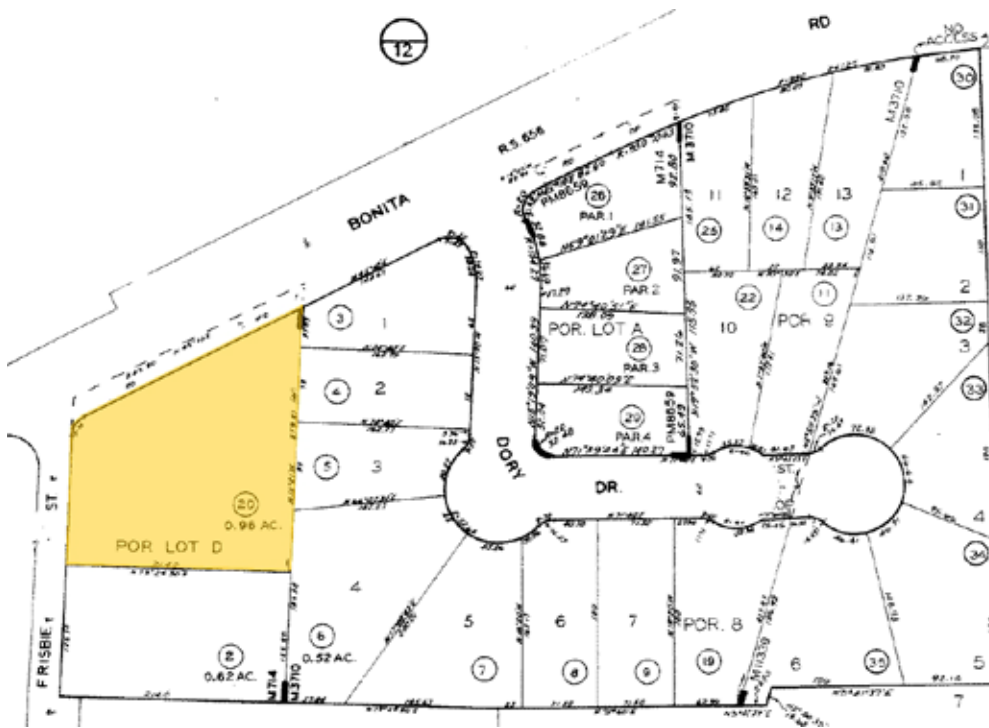
***PLEASE DO NOT DISTURB TENANT**

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted subject to error, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



PLAT MAP | AERIAL

5202 BONITA ROAD | BONITA, CA 91902
0.96 ACRE



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ZONING

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C36 (GENERAL COMMERCIAL USE)

2360 INTENT.

The provisions of Section 2360 through Section 2369, inclusive, shall be known as the C36 General Commercial Use Regulations. The C36 Use Regulations are intended to create and enhance commercial areas where a wide range of retail goods and services are permitted. Typically, the C36 Use Regulations would be applied where central area commercial facilities were desired in association with administrative and office uses. Various applications of the C36 Use Regulations with appropriate development designators can create community or regional shopping complexes, central business districts, or small but highly diverse commercial developments.

The following use types are permitted by the C36 Use Regulations:

- CIVIC USE TYPES

Administrative Services
Ambulance Services
Child Care Center
Civic, Fraternal or Religious Assembly
Clinic Services
Community Recreation
Cultural Exhibits and Library Services
Essential Services
Fire Protection Services
Law Enforcement Services
Minor Impact Utilities
Parking Services
Postal Services
Small Schools

- COMMERCIAL USE TYPES

Administrative and Professional Services
Agricultural and Horticultural Sales (all types)
Animal Sales and Services: Grooming
Animal Sales and Services: Veterinary (Small Animals)
Automotive and Equipment: Parking
Automotive and Equipment: Repairs, Light Equipment
Automotive and Equipment: Sales/Rentals, Farm Equipment
Automotive and Equipment: Sales/Rentals, Light Equipment
Business Support Services
Communications Services
Convenience Sales and Personal Services
Eating and Drinking Establishments
Financial, Insurance and Real Estate Services
Food and Beverage Retail Sales
Funeral and Interment Services: Undertaking
Medical Services
Participant Sports and Recreation: Indoor
Personal Services, General
Repair Services: Consumer
Retail Sales: General
Retail Sales: Specialty
Spectator Sports and Entertainment: Limited
Transient Habitation: Lodging

- INDUSTRIAL USE TYPES

Custom Manufacturing

- AGRICULTURAL USE TYPES

Horticulture (all types)
Tree Crops
Row and Field Crops

Subject to Limitations

- RESIDENTIAL USE TYPES

Family Residential "1"

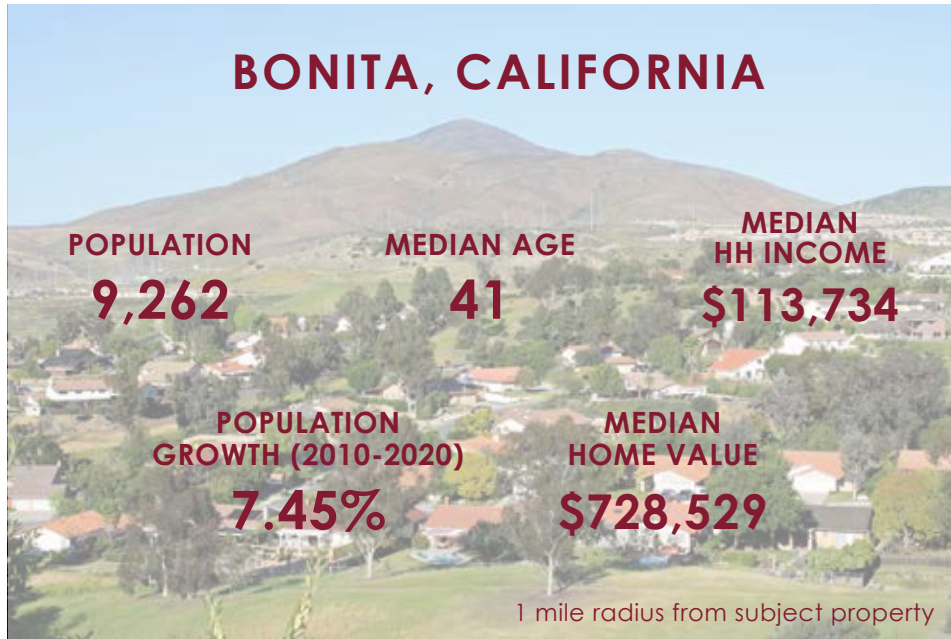


DEMOGRAPHICS

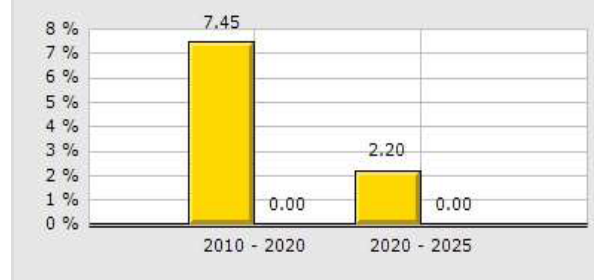
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TRAFFIC COUNTS

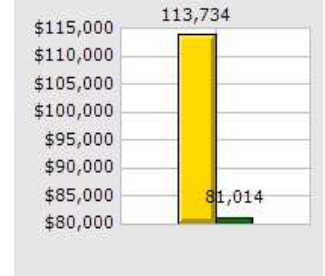
Bonita Road: 9,755 cars per day
Central Ave & Bonita Rd: 16,196 cars per day



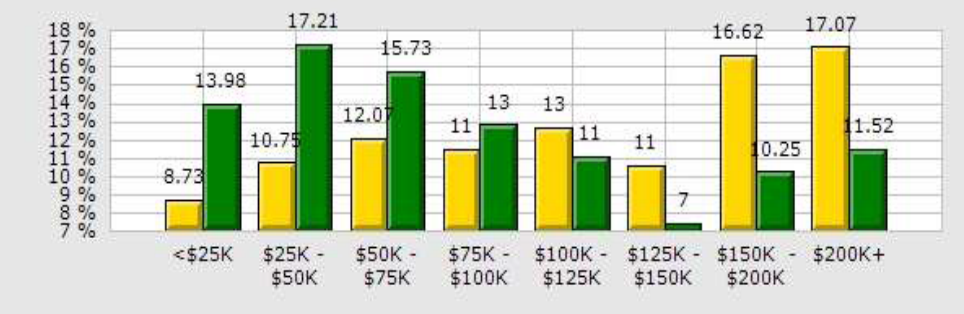
POPULATION GROWTH



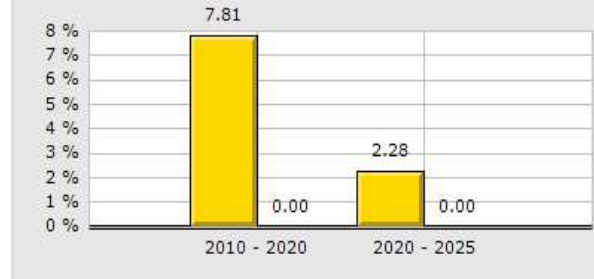
2020 HH INCOME



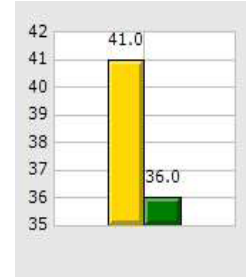
2020 HOUSEHOLDS BY HOUSEHOLD INCOME



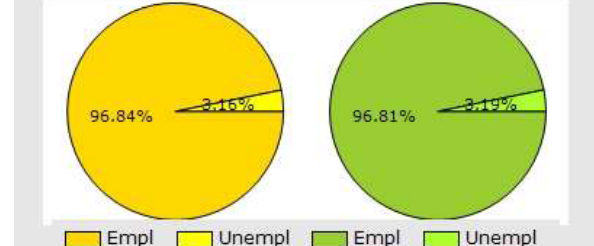
HOUSEHOLD GROWTH



2020 MEDIAN AGE



2020 EMPLOYED VS. UNEMPLOYED

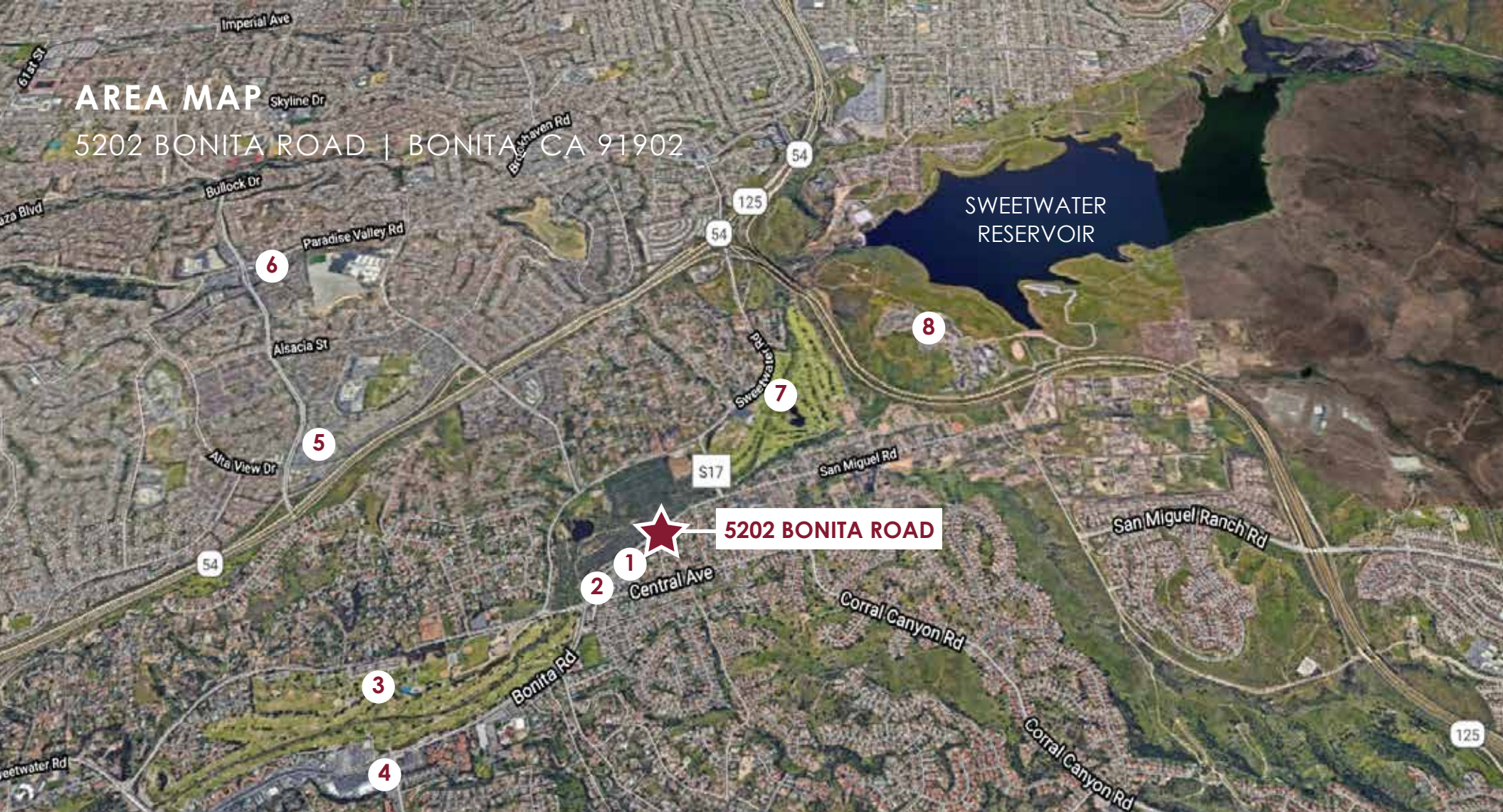


■ Bonita
(1 mile radius from subj. property)

■ San Diego County

AREA MAP

5202 BONITA ROAD | BONITA, CA 91902



AREA AMENITIES

- | | | | |
|---|---|---|--|
| 1. Murrieta's Mexican Food | 4. Vons Grocery Store
Domino's Pizza
TJ's Oyster Bar
Holy Paleta
Dollar Tree
Wells Fargo Bank
Andale Restaurant
Franco's Flapjack
Lil Alex BBQ
Jack In The Box | 5. Ralphs Grocery Store
Jack In The Box
Shell Gas Station
L&L Coin Laundry | 7. Bonita Golf Course
Outta Bounds Sports Bar/Grill |
| 2. Starbuck's
U.S. Postal Service
Hans And Harry's Bakery | | 6. McDonald's
Subway
Auto Zone
Little Caesars Pizza | 8. Sweetwater Summit Regional Park |
| 3. Chula Vista Golf Course | | | |

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For more information or
to tour the property,
please contact:

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