



San Diego-Area Medical/Office Building Sells

4/26/10

Bonita Professional Plaza, a 45.5k sf medical/office building near Chula Vista, sold for \$5 mil, or roughly \$110/sf. The building is located at 180 Otay Lakes Rd, east of the intersection of I-805 and the Hwy 54 in Bonita, a small Chula Vista submarket.



Bonita Professional Plaza is a multi-tenant building with a 19k sf parking structure. One of the higher quality buildings in this part of Chula Vista, the property is situated in the commercial center of the community. Building features include: flexible floor plans and sizes; multiple building signage spaces; secured, covered parking; and separate outdoor private entrances.

Tenants, patients, customers and visitors are served by adjoining retail centers, municipal services, a public golf course and a jogging trail. The property has a significant exterior upgrade planned that will include several of the common areas.

The seller, 180 Otay Lakes Road Holdings LLC, and the buyer, Bonita Professional Plaza LLC, were represented by Duncan Dodd and Phil Linton of Cassidy Turley BRE Commercial.