

Neighborhood Center Retail in Chula Vista

FOR LEASE

1322-1324 3rd Ave., Chula Vista, CA 91911 / 600 SF / \$1.78/SF Gross



PRIME

Chula Vista Location

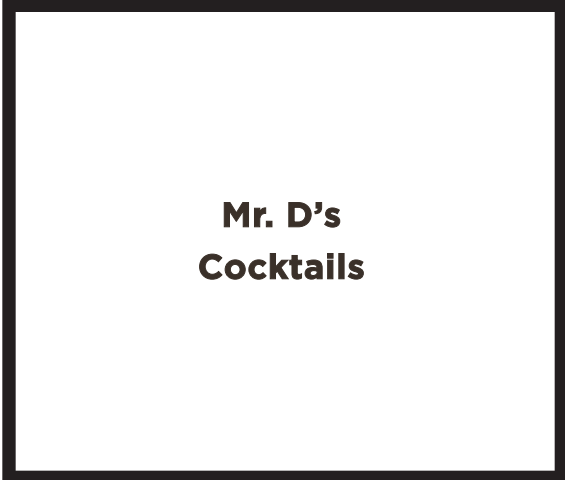
- ◆ Opportunity to lease space at low rent in a neighborhood shopping center in the heart of Chula Vista
- ◆ Below market rent starting at \$1.78/sf per month gross
- ◆ Meticulously maintained available retail spaces starting at 600 SF - potential to combine multiple suites
- ◆ Abundant parking in lot exclusive for the shopping center's customers
- ◆ Surrounded by national anchors, retail, high density neighborhoods and business service providers
- ◆ Located near major signalized intersection - 27,700 cars passing daily
- ◆ Situated across from MAAC Community Charter School and a block away from UEI College
- ◆ Easy access to I-5 and I-805 servicing Chula Vista and National City communities



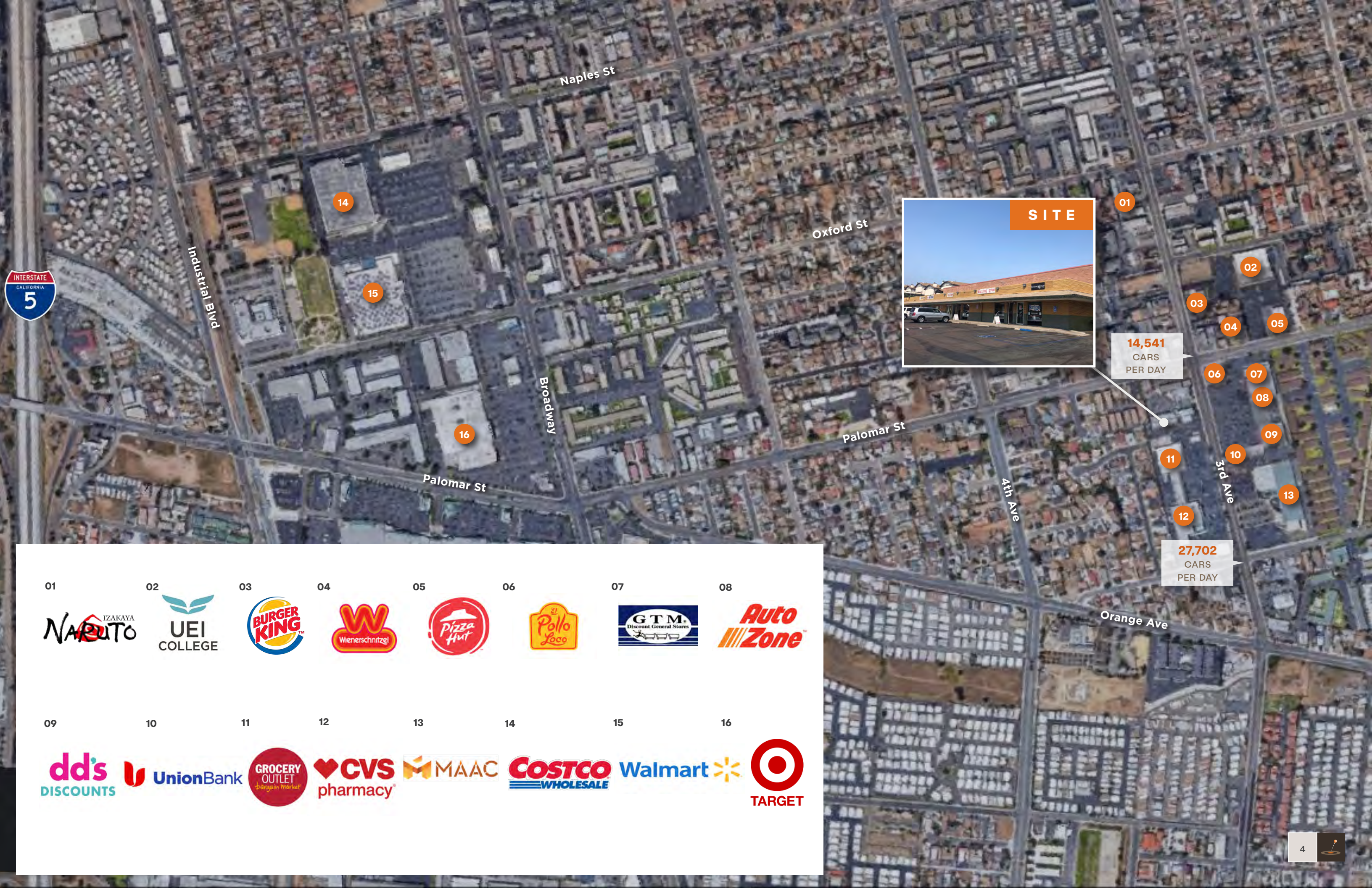
Renowned Neighbors



Site Plan



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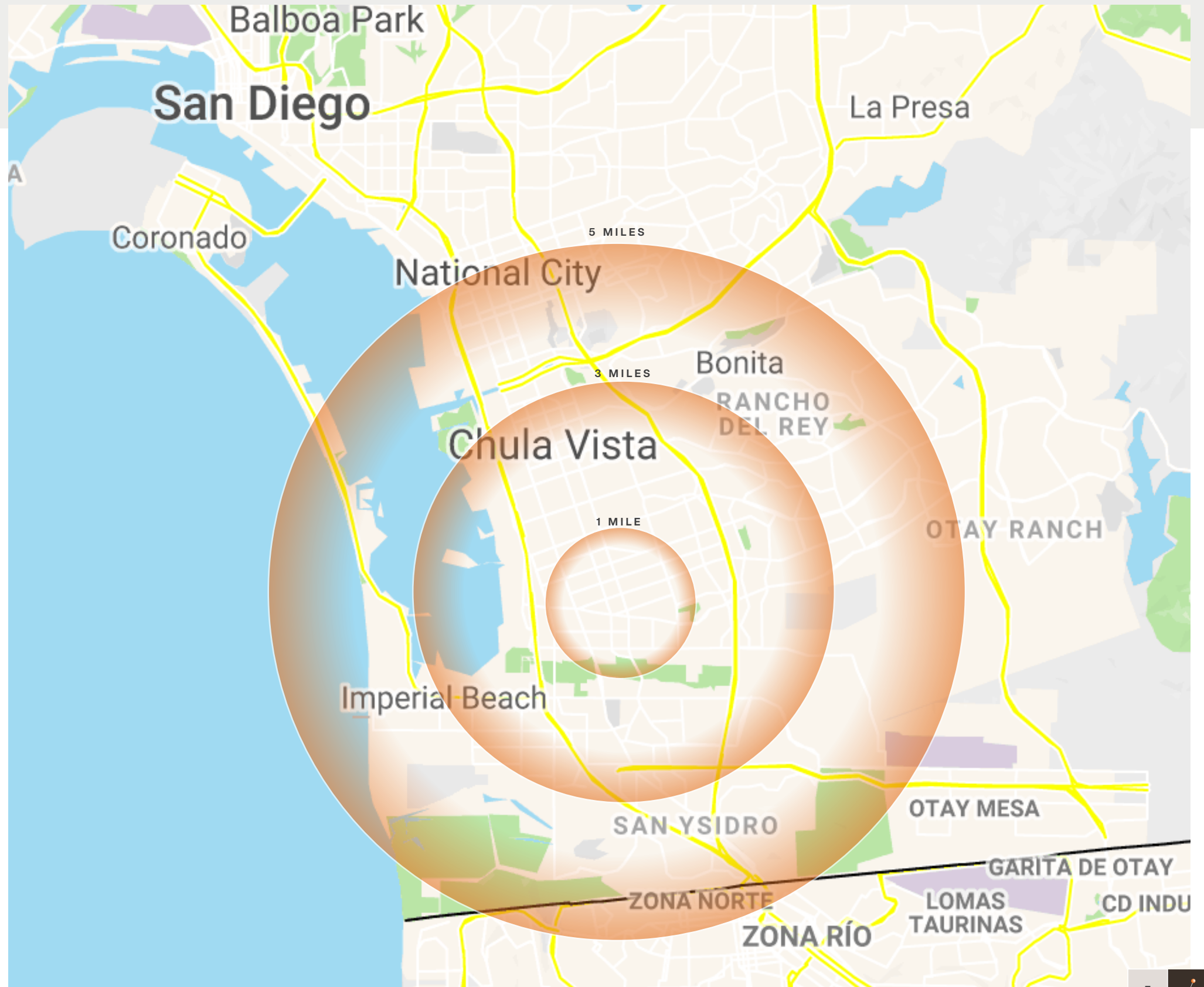


14,541
CARS
PER DAY

27,702
CARS
PER DAY

- 01
- 02
- 03
- 04
- 05
- 06
- 07
- 08
- 09
- 10
- 11
- 12
- 13
- 14
- 15
- 16

Demographics



1 MILE

Daytime Population	9,430
Population	33,689
Average HH Income	\$56,840

3 MILES

Daytime Population	53,502
Population	207,912
Average HH Income	\$74,087

5 MILES

Daytime Population	96,717
Population	378,853
Average HH Income	\$80,097



Leasing Inquiries



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