



FOR LEASE

OFFERING SUMMARY

AVAILABLE SF: 4,000

LEASE RATE: \$2.99 - Plus \$.44
NNN

LEASE TERM: Negotiable

PROPERTY OVERVIEW

Existing Event Hall / Multipurpose Space for Lease – 281 3rd Ave, Chula Vista, CA
Spacious event hall available in the heart of Downtown Chula Vista!

Perfect for banquets, parties, meetings, receptions, performance groups, weddings, quinceañeras, fitness classes, birthdays and community gatherings.

- Stage and dance floor area
- Restrooms and storage space
- Surrounded by restaurants, retail, breweries, parking and civic amenities
- Great visibility

Lease included Main level event hall space (approx. 4,000 sq. ft.) and an additional second level (approx. 2,500 sq. ft.), providing a total of approximately 6,500 sq. ft. of usable space.



KW COMMERCIAL
810 Jamacha Rd. Suite 102
El Cajon, CA 92019

BEN AMEEN
Broker
(619) 840-6692
bensdcommercial@gmail.com
BRE# 01999481

Existing Event Hall AVAILABLE FOR LEASE!

AVAILABLE

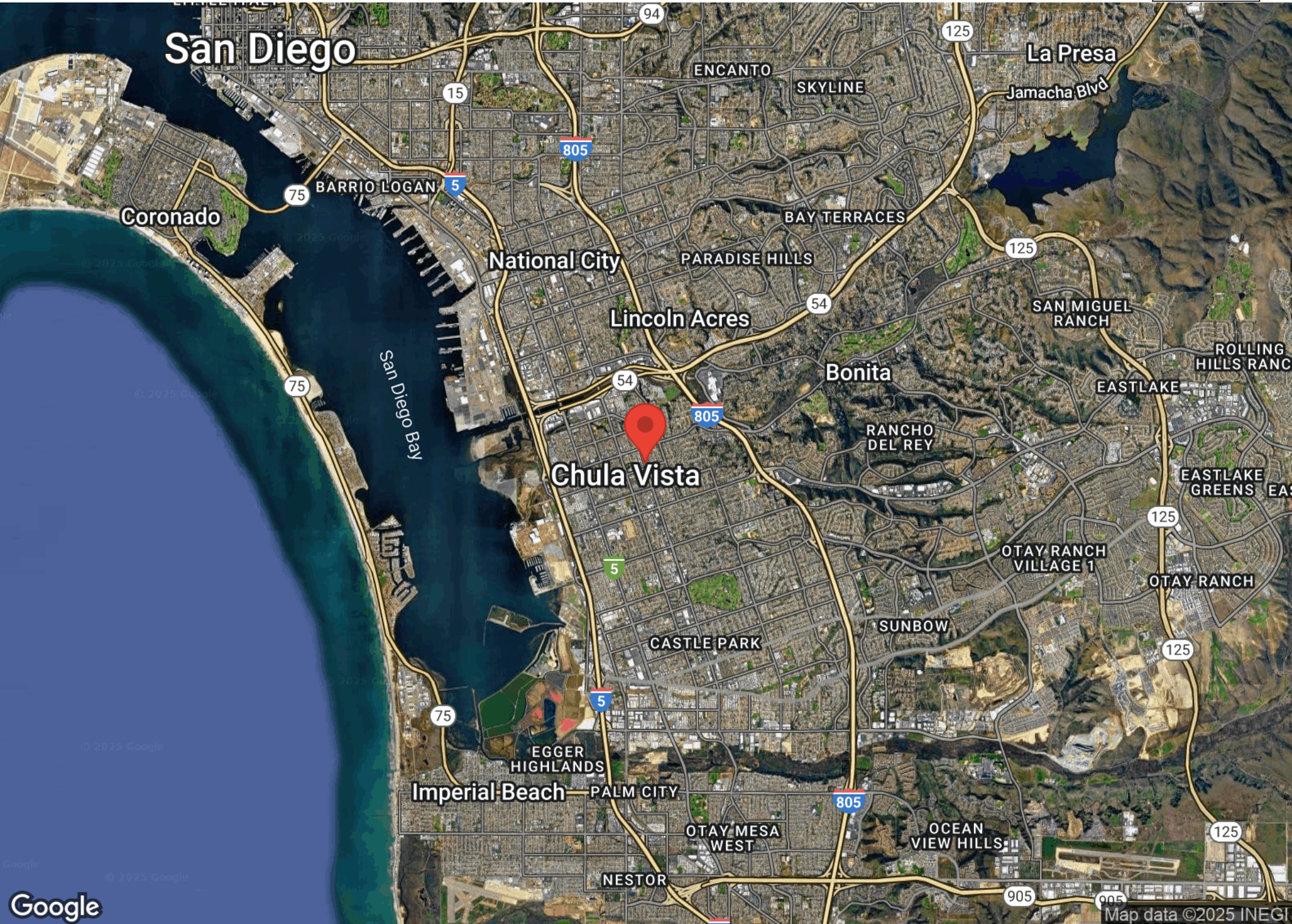
281 3rd Ave, Chula Vista, CA 91910



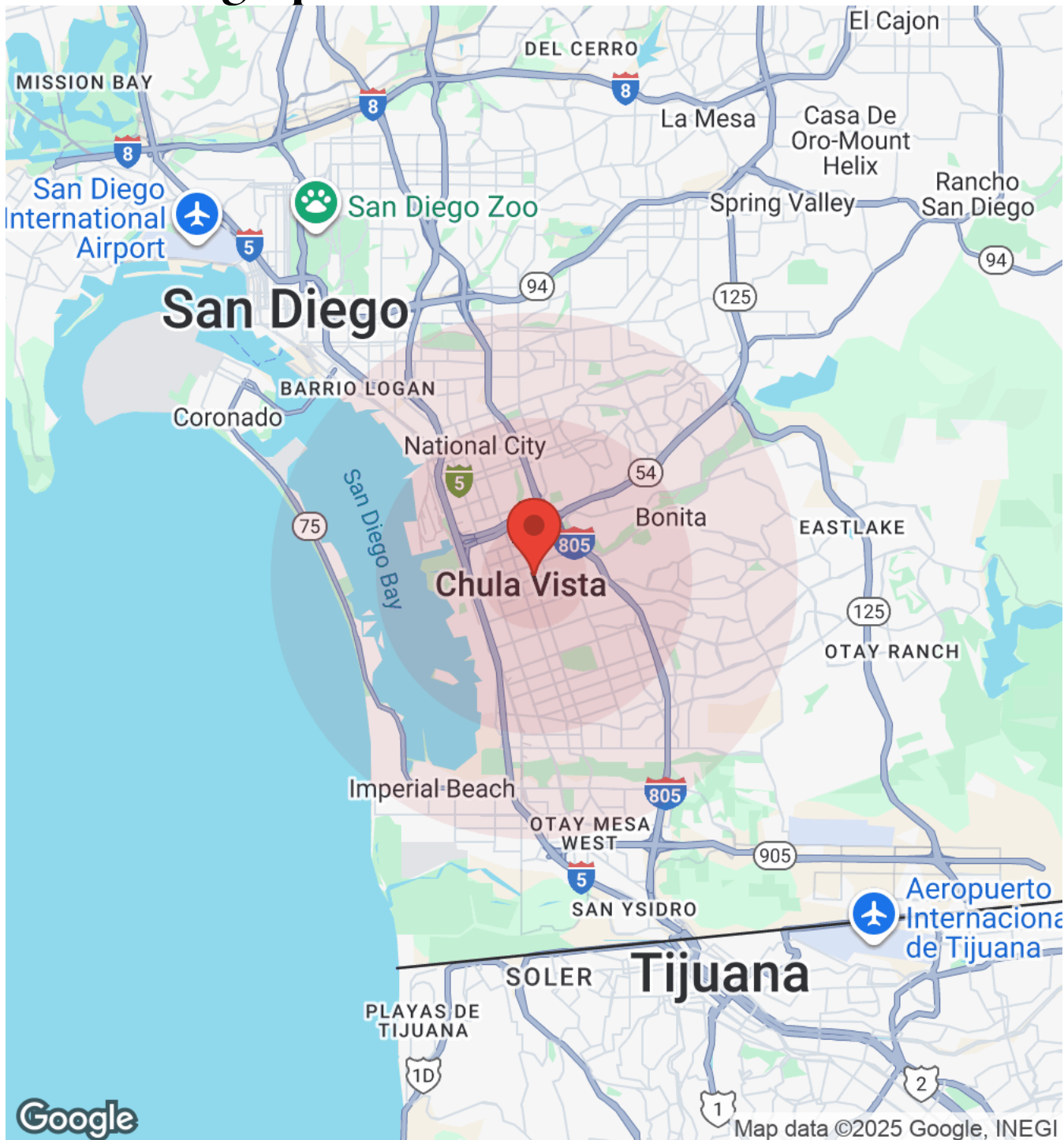
KW COMMERCIAL
810 Jamacha Rd. Suite 102
El Cajon, CA 92019

BEN AMEEN
Broker
(619) 840-6692
bensdcommercial@gmail.com
BRE# 01999481

Regional Map



Demographics



Population	1 Mile	3 Miles	5 Miles
Male	17,645	84,693	216,913
Female	18,115	88,501	219,608
Total Population	35,760	173,194	436,521

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	6,314	30,743	78,071
Ages 15-24	4,755	24,193	65,143
Ages 25-54	15,670	75,105	186,840
Ages 55-64	3,975	19,756	48,767
Ages 65+	5,045	23,399	57,701

Race	1 Mile	3 Miles	5 Miles
White	8,225	34,968	86,999
Black	1,423	6,737	28,068
Am In/AK Nat	75	346	829
Hawaiian	114	641	1,746
Hispanic	22,633	107,398	245,936
Asian	2,357	18,722	60,982
Multi-Racial	848	4,105	11,306
Other	82	277	655

Income	1 Mile	3 Miles	5 Miles
Median	\$77,927	\$82,035	\$89,150
< \$15,000	1,085	4,008	9,007
\$15,000-\$24,999	686	3,118	6,676
\$25,000-\$34,999	938	3,560	7,983
\$35,000-\$49,999	1,534	5,694	12,152
\$50,000-\$74,999	2,008	9,229	19,316
\$75,000-\$99,999	2,063	8,105	18,496
\$100,000-\$149,999	2,253	10,137	25,132
\$150,000-\$199,999	939	5,659	14,804
> \$200,000	1,478	6,272	17,639

Housing	1 Mile	3 Miles	5 Miles
Total Units	13,914	59,421	139,468
Occupied	12,985	55,784	131,205
Owner Occupied	3,778	22,629	63,873
Renter Occupied	9,207	33,155	67,332
Vacant	929	3,636	8,264

Aerial Map



RETAIL/OFFICE FOR LEASE

450 Fletcher Parkway, El Cajon, CA 92020

