

± 3,085 - 6,837 SF Multi-Tenant Office Space For Lease



# OXFORD SHOPPING CENTER

> 1196 3rd Avenue, Chula Vista, CA 91911



**Interior Common Area Upgrades Complete**

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The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information including zoning and use should be verified prior to purchase or lease.

01

1196 3rd avenue



### PROPERTY ADDRESS

1196 3rd Avenue, Chula Vista, CA 91911



### BUILDING SIZE

± 17,500 SF Multi-Tenant Office



### AVAILABILITY

± 3,085 - 6,837 SF 2nd Floor Suites (Divisible)



### ELEVATOR SERVED

Two-Story Building



### PARKING

Abundant Free Surface Spaces



### FLOOR PLAN

Open Office with Restrooms



### ASKING RATE

\$1.75/SF NNN



# site plan

02

1196 3rd avenue



**Oxford Shopping Center** is an approximate 95,184 square foot mixed-use office and retail center on 5.88 acres of land with ample parking. Located in Chula Vista near dense residential areas, minutes to Downtown San Diego via Interstate 5, and bounded by Interstate 805, Highway 905 and Highway 54. Just blocks away from national chains such as Costco, Walmart, Target, Food4Less, Ross, and more.



Signalized Corner Location



Highly Visible Frontage on 3rd Ave



Excellent Ingress-Egress

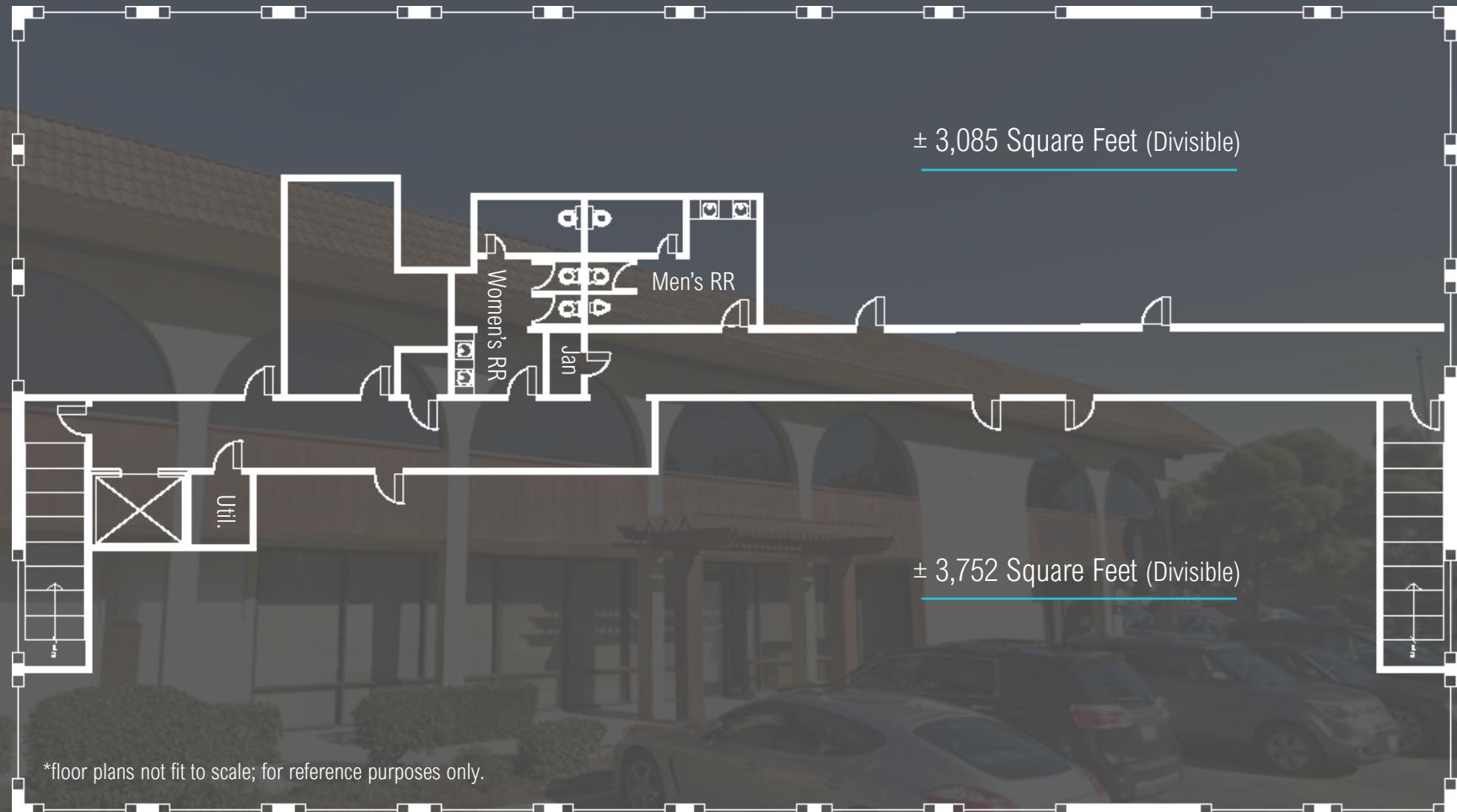


# floor plan

03

1196 3rd avenue

## SECOND FLOOR



ELEVATOR SERVED  
TWO — STORY BUILDING



WINDOW-LINED FOR PLENTY  
OF NATURAL LIGHT



REMODELED FEMALE &  
MALE RESTROOMS

04

1196 3rd avenue

surrounding area



# demographics

**Chula Vista** is the second largest city in the San Diego metropolitan area. Located just 7.5 miles from downtown San Diego and 7.5 miles from the Mexican border in the South Bay region of the metropolitan area, the city is at the center of one of the richest economic and culturally diverse zones in the United States. Chula Vista is named because of its scenic location between the San Diego Bay and coastal mountain foothills.

**420,828**   
Population

**435,804**   
Population (2026)

**125,470**   
Total Households

**\$3,352,045**   
Consumer Spending

**10,705**   
Total Businesses

**99,615**   
Daytime Employees

**60,456**  
OWNER OCCUPIED

**65,014**  
RENTER OCCUPIED

**\$80,684**  
AVG. HOUSEHOLD INCOME

**\$471,657**  
MEDIAN HOME VALUE

Within a 5 Mile Radius

Information Source: CoStar



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1196 3rd avenue



## contact information

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