

CHULA VISTA BAY CENTER

FOR LEASE

627-645 H Street, Chula Vista, CA 91910



**PRIME
END CAP RETAIL
SPACE FACING H STREET**



oster

Commercial Real Estate Services

ADAM FOSTER

PRESIDENT | BROKER

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Suite A & B can be combined to deliver a 2,774/sf End Cap Space

PROPERTY FEATURES:

- 5/1,000 Parking Ratio
- +/- 32,000 Daily Traffic Count on H Street
- Excellent Visibility
- Close Proximity to Trolley Station
- Enterprise Zone Incentives
- Local and Responsive Ownership
- Monument Signage Available
- 1.4 Miles Away From the Future Gaylord Pacific Resort & Convention Center
(<https://www.mmjvcp.com/>)
- Avg. HH Income \$101,075 (10 mile radius)



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AVAILABILITY:

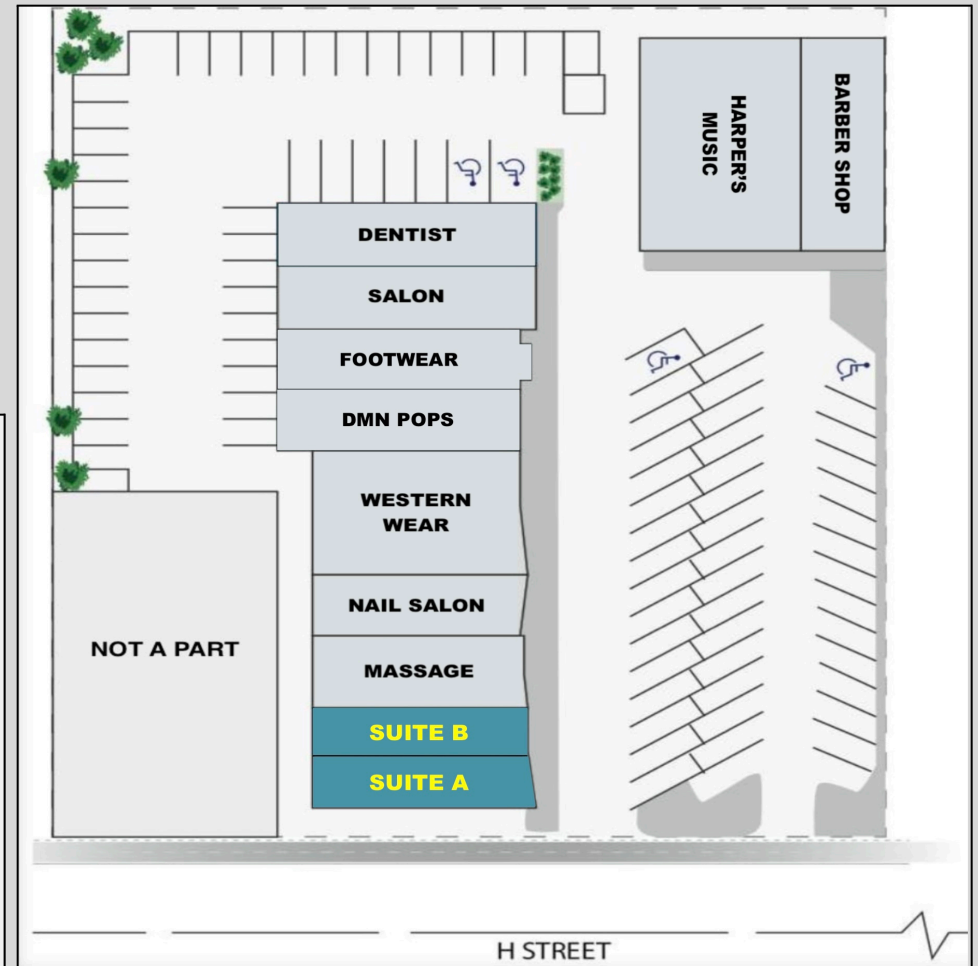
*Suite A - 1,384/sf - End Cap Retail Space

*Suite B - 1,390/sf - Inline Retail Space

*Suite A & B can be combined to deliver a 2,774/sf End Cap Space

DEMOGRAPHICS:

Radius	2 mile	5 mile	10 mile
Population			
2020 Population	72,126	406,084	1,104,333
2024 Population	70,637	395,280	1,095,147
2029 Population Projection	69,954	391,042	1,087,362
Annual Growth 2020-2024	-0.5%	-0.7%	-0.2%
Annual Growth 2024-2029	-0.2%	-0.2%	-0.1%
Households			
2020 Households	24,372	121,467	372,446
2024 Households	23,710	117,479	370,202
2029 Household Projection	23,440	116,019	367,570
Annual Growth 2020-2024	0.1%	0.2%	0.6%
Annual Growth 2024-2029	-0.2%	-0.2%	-0.1%
Avg Household Size	2.9	3.2	2.8
Avg Household Vehicles	2	2	2
Housing			
Median Home Value	\$580,589	\$612,100	\$677,708
Median Year Built	1964	1972	1975
Owner Occupied Households	7,631	54,992	160,763
Renter Occupied Households	15,809	61,027	206,807
Household Income			
< \$25,000	4,752	19,256	59,085
\$25,000 - 50,000	4,774	22,216	58,665
\$50,000 - 75,000	4,812	20,525	62,347
\$75,000 - 100,000	2,937	15,925	46,351
\$100,000 - 125,000	2,217	12,660	39,462
\$125,000 - 150,000	1,492	9,417	32,811
\$150,000 - 200,000	1,361	9,374	34,693
\$200,000+	1,362	8,106	36,788
Avg Household Income	\$80,861	\$90,725	\$101,075
Median Household Income	\$61,882	\$71,168	\$77,699



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