

Excellent Investment Opportunity In Prime Chula Vista Location

FOR SALE

**350 E Street
Chula Vista, CA 91910**



Ron Saenz, Broker
(619) 585-0545 | BRE# 01751621
TransnationalCR@Gmail.com

Building: 1,512 square feet



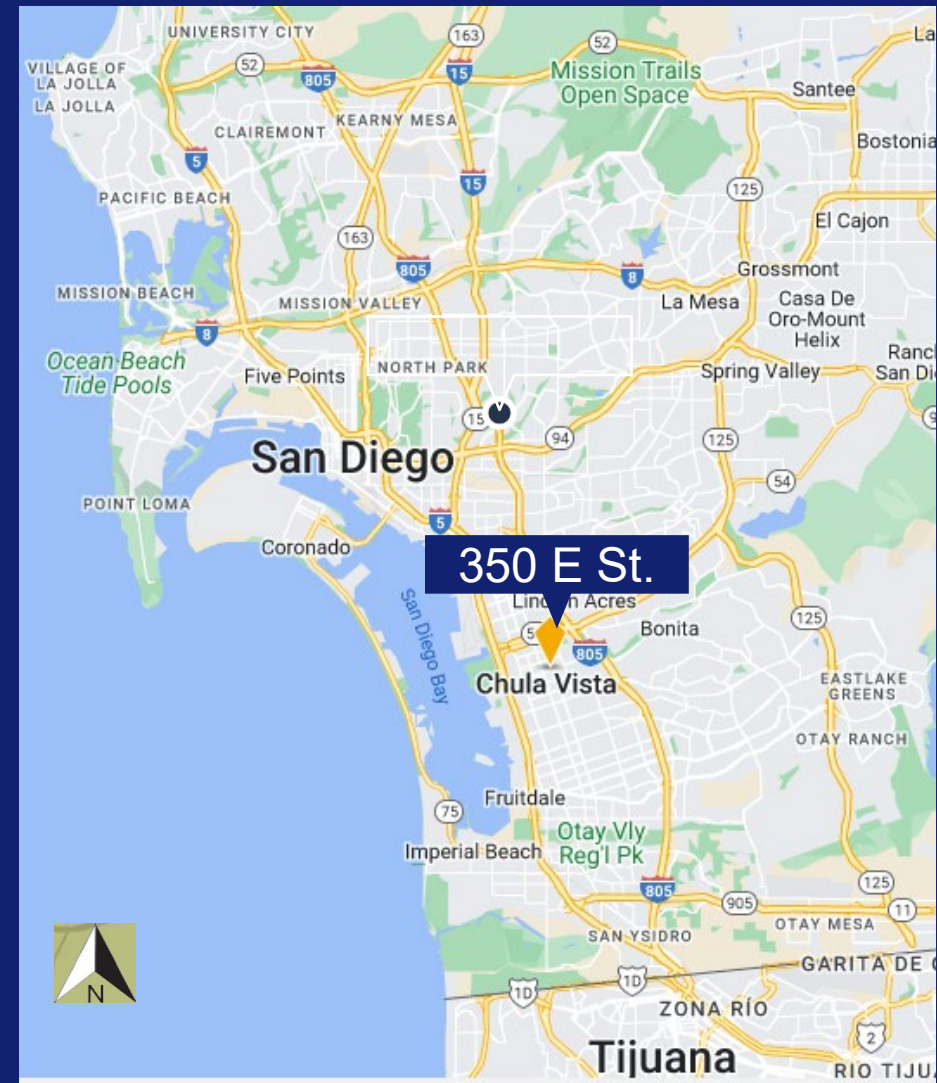
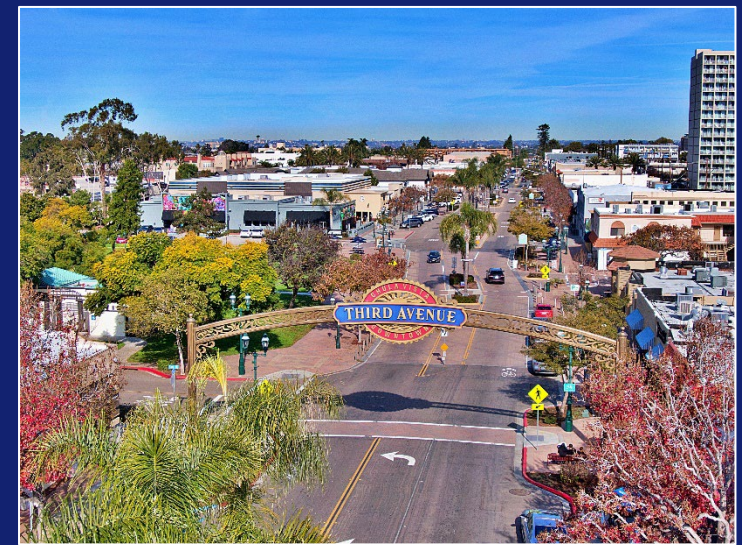
For Sale

**350 E Street
Chula Vista, CA 91910**

Asking Price: \$1,080,000

Property Highlights

- **Building Size: ±1,512 SF**
- **Lot Size: ± 4,878 SF**
- **Located on E Street, a major arterial connecting Interstate 5 and 805. Daily Traffic Count is ± 17,349 vehicles**
- **Great user/owner location for: medical, legal or other professional office uses and/or restaurant or retail businesses**
- **Zoned V-3 (West Village) *For permitted uses, click on the following link: [Chula Vista Urban Core Specific Plan Land Use Matrix](#)**
- **Parking spaces: 5 spaces & 1 ADA space**





**Chula Vista
City Hall**

Gaylord Pacific Resort & Convention Center

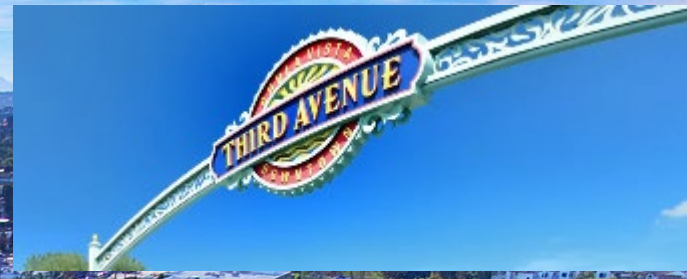


350 E St.



Downtown San Diego

350 E St.



Third Avenue
Business District

La
CONCHA
BAKER

350 E St.

Professional branding opportunity with streetside signpost

BANK OF AMERICA



E St

STOP







Population

Households

Household Income

Demographic Summary Report

350 E St, Chula Vista, CA 91910

Building Type: **General Retail**
 Secondary: **Freestanding**
 GLA: **1,512 SF**
 Year Built: **1960**

Total Available: **0 SF**
 % Leased: **100%**
 Rent/SF/Mo: **-**



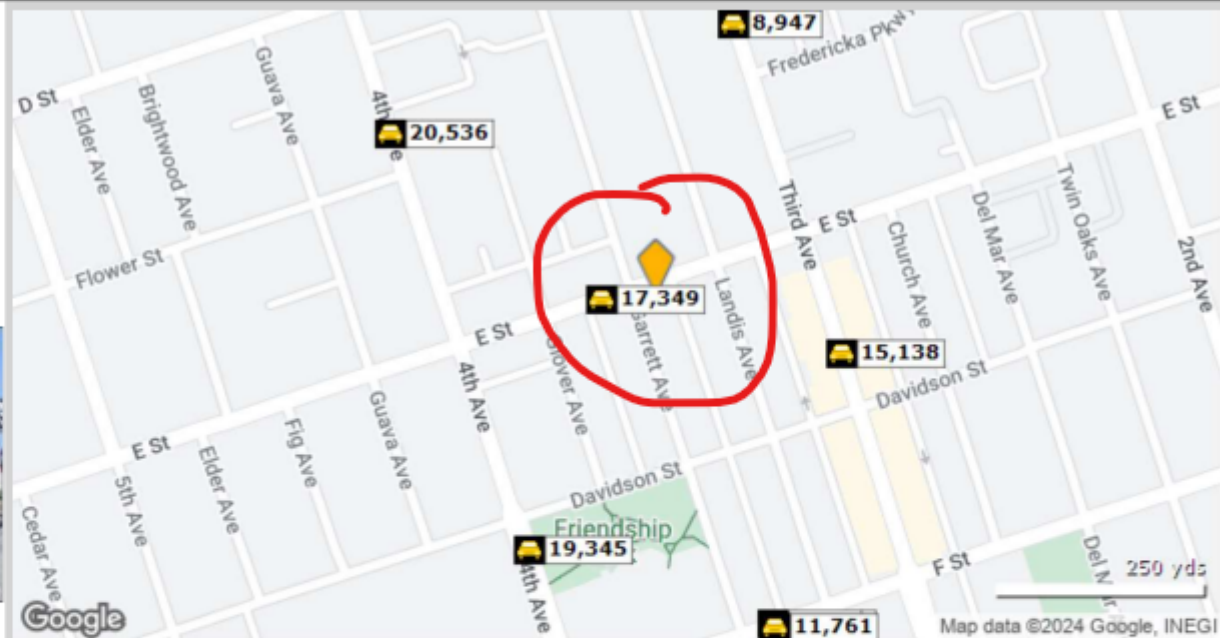
Radius	1 Mile		3 Mile		5 Mile	
Population						
2028 Projection	33,079		162,615		426,938	
2023 Estimate	33,521		166,138		435,733	
2010 Census	31,863		165,259		431,494	
Growth 2023 - 2028	-1.32%		-2.12%		-2.02%	
Growth 2010 - 2023	5.20%		0.53%		0.98%	
2023 Population by Hispanic Origin	23,371		112,229		273,429	
2023 Population	33,521		166,138		435,733	
White	27,061	80.73%	127,195	76.56%	305,016	70.00%
Black	1,849	5.52%	8,487	5.11%	36,382	8.35%
Am. Indian & Alaskan	648	1.93%	2,800	1.69%	6,421	1.47%
Asian	2,319	6.92%	19,557	11.77%	65,583	15.05%
Hawaiian & Pacific Island	235	0.70%	1,411	0.85%	3,803	0.87%
Other	1,409	4.20%	6,687	4.02%	18,527	4.25%
U.S. Armed Forces	293		5,693		15,360	
Households						
2028 Projection	12,882		51,138		122,695	
2023 Estimate	12,980		52,116		125,210	
2010 Census	11,924		51,052		123,548	
Growth 2023 - 2028	-0.76%		-1.88%		-2.01%	
Growth 2010 - 2023	8.86%		2.08%		1.35%	
Owner Occupied	3,428	26.41%	21,325	40.92%	61,224	48.90%
Renter Occupied	9,552	73.59%	30,790	59.08%	63,986	51.10%
2023 Households by HH Income	12,980		52,116		125,212	
Income: <\$25,000	2,912	22.43%	9,789	18.78%	20,092	16.05%
Income: \$25,000 - \$50,000	3,039	23.41%	11,590	22.24%	26,414	21.10%
Income: \$50,000 - \$75,000	2,464	18.98%	9,163	17.58%	22,215	17.74%
Income: \$75,000 - \$100,000	1,519	11.70%	7,530	14.45%	17,538	14.01%
Income: \$100,000 - \$125,000	1,021	7.87%	5,239	10.05%	13,484	10.77%
Income: \$125,000 - \$150,000	750	5.78%	3,239	6.21%	8,865	7.08%
Income: \$150,000 - \$200,000	739	5.69%	2,738	5.25%	8,564	6.84%
Income: \$200,000+	536	4.13%	2,828	5.43%	8,040	6.42%
2023 Avg Household Income	\$73,296		\$80,293		\$87,127	
2023 Med Household Income	\$54,821		\$61,155		\$67,631	

Traffic Count Report

Traffic Count Report

• 350 E St, Chula Vista, CA 91910

Building Type: **General Retail**
 Secondary: **Freestanding**
 GLA: **1,512 SF**
 Year Built: **1960**
 Total Available: **0 SF**
 % Leased: **100%**
 Rent/SF/Mo: **-**



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	E St	Alley	0.01 W	2022	17,349	MPSI	.04
2	3rd Ave	Davidson St	0.04 S	2022	15,138	MPSI	.13
3	4th Ave	Davidson St	0.02 N	2022	19,127	MPSI	.19
4	4th Ave	Davidson St	0.02 N	2021	19,345	MPSI	.19
5	3rd Ave	Fredericka Pkwy	0.04 S	2022	8,947	MPSI	.20
6	4th Ave	Flower St	0.03 S	2022	21,235	MPSI	.22
7	4th Ave	Flower St	0.03 S	2016	20,536	ADT	.22
8	F St	Garrett Ave	0.02 W	2016	13,000	MPSI	.24
9	F St	Landis Ave	0.01 E	2018	9,448	MPSI	.24
10	F St	Landis Ave	0.01 E	2022	11,761	MPSI	.24

Excellent Investment Opportunity In Prime Chula Vista Location

FOR SALE

**350 E Street
Chula Vista, CA 91910**



This information contained in this documents is from sources deemed reliable. No warranties or representations, expressed or implied, are made as to the accuracy of the information contained herein, and same is submitted subject errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals. This information is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described herein shall be conducted through Transnational Realty.

Ron Saenz, Broker

(619) 585-0545 | BRE# 01751621

TransnationalCR@Gmail.com

Building: 1,512 square feet



**TRANSNATIONAL
REALTY**

In the Business of Helping Business