

# 629

## 3rd Avenue

CHULA VISTA, CA 91910



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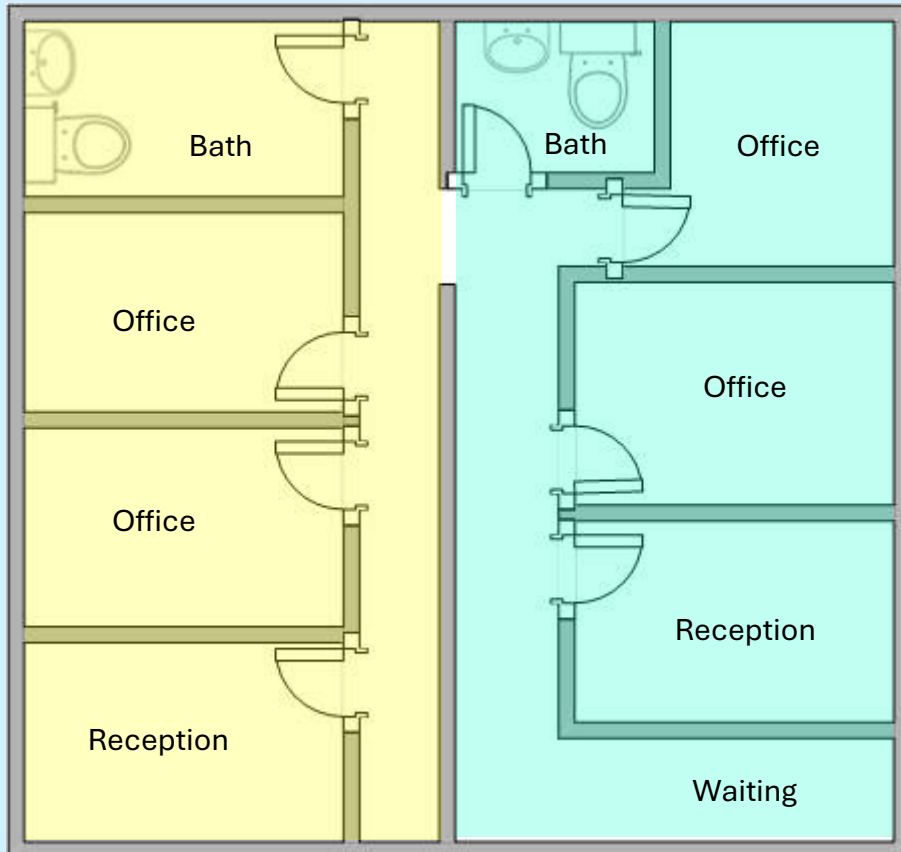
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# PROPERTY SUMMARY

<b>Property Address</b>	629 3rd Avenue, Chula Vista, CA 91910
<b>Property Type</b>	Office
<b>Available SF</b>	STE J: 950 SF STE I: 950 SF
<b>Zoning</b>	CO, Chula Vista
<b>Parking Spaces</b>	31 Spaces (2.97/1,000 SF)
<b>Lease Rate:</b>	\$2,150/ Month, Gross

## FLOOR PLAN

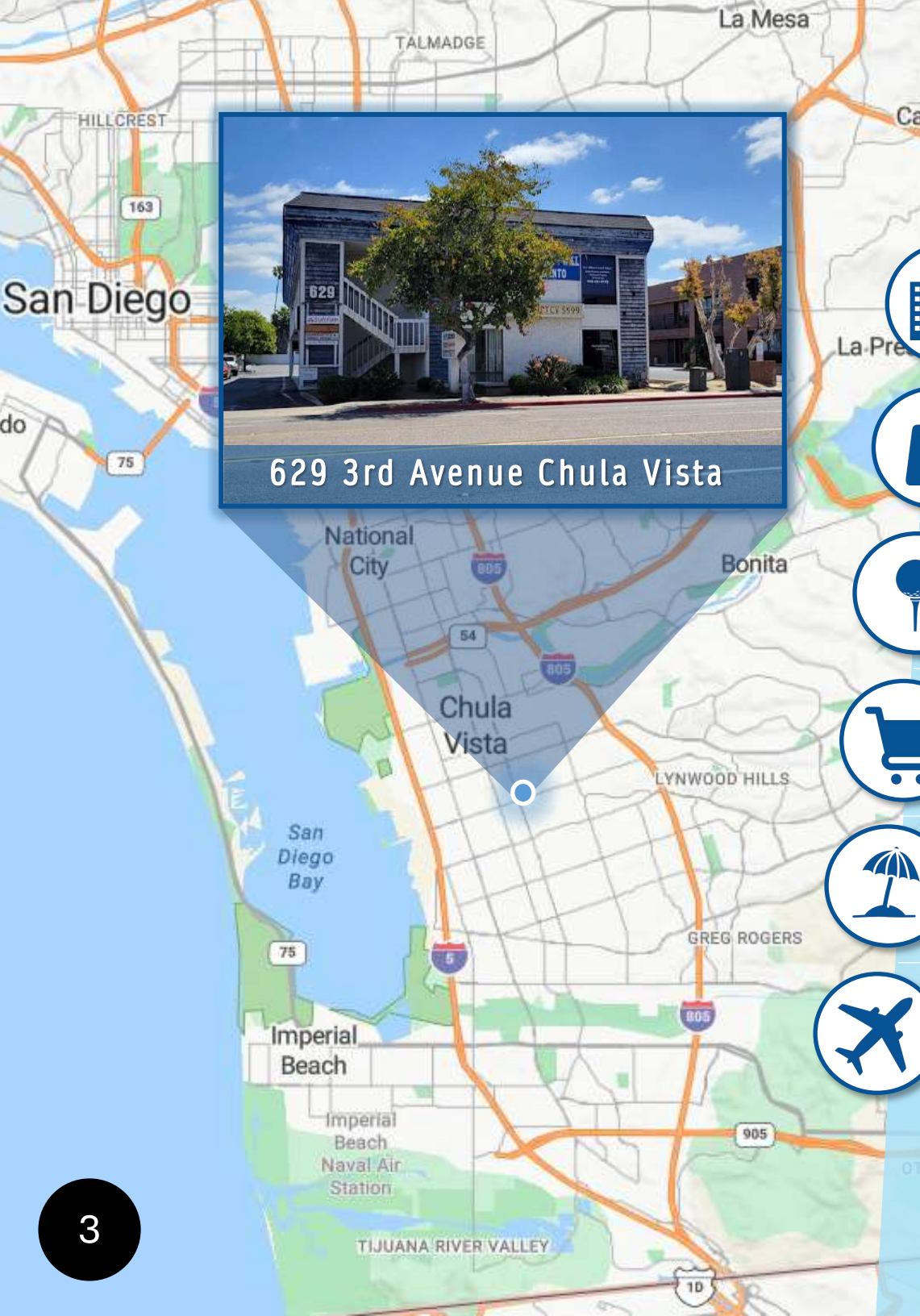


**STE J: ± 950 SF**

**STE I: ± 950 SF**



Floor Plan Not Fit to Scale; for Reference Purposes Only.



629 3rd Avenue Chula Vista

## DRIVE TIMES



**4 MINS**  
Downtown San Diego



**5 MINS**  
Macy's



**6 MINS**  
San Diego Country Club



**15 MINS**  
Kohl's Department Store



**18 MINS**  
Imperial Beach



**20 MINS**  
San Diego International



**76**  
WALK  
SCORE



**44**  
TRANSIT  
SCORE



**55**  
BIKE  
SCORE

## DEMOGRAPHICS



### POPULATION

161,097  
3 MILE

442,078  
5 MILE

1,117,956  
10 MILE



### NUMBER OF HOUSEHOLD

51,791  
3 MILE

129,078  
5 MILE

369,243  
10 MILE

### NUMBER OF EMPLOYEES



55,070  
3 MILE

144,892  
5 MILE

394,634  
10 MILE



### MEDIAN HOME VALUE

\$498,361  
3 MILE

\$506,691  
5 MILE

\$567,025  
10 MILE

### EASY TRANSPORTATION CORRIDORS

Situate along interstate 5



### NUMBER OF BUSINESSES



7,015  
3 MILE

12,976  
5 MILE

44,811  
10 MILE



### MEDIAN HOUSEHOLD

\$64,775  
3 MILE

\$71,068  
5 MILE

\$73,247  
10 MILE

### MEDIAN HOUSE YEAR BUILT

1969  
3 MILE

1974  
5 MILE

1974  
10 MILE



### TRAFFIC COUNTS (CARS / DAY)

COLLECTION ST	3rd Ave	I St	3rd Ave	I St
CROSS ST	I St N	Twin Oaks Ave E	Whitney St NW	Garrett Ave E
TRAFFIC VOLUME	26,083	6,531	23,009	7,408

# NEARBY AMENITIES



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