

Available For Lease  
± **1,192 - 2,752 SF**  
Automotive & Retail Space

# 1655

BROADWAY, CHULA VISTA, CA 91911  
SOMMERSET PLAZA



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**PACIFIC COAST  
COMMERCIAL**  
SALES - MANAGEMENT - LEASING

**TCN**  
WORLDWIDE  
REAL ESTATE SERVICES

## PROPERTY FEATURES



1655 Broadway  
Chula Vista, CA 91911



Approx. 1,192 -2,752 SF  
Space



Surrounded by Retail  
& Automotive



Excellent Ingress-Egress  
And Parking



Easy Access to I805  
SR-905 & SR-5



Proximity to I-5  
(0.8 Miles)



Traffic Counts  
29,367 Cars Per Day



Lease Rate  
\$1.80-\$1.85/SF NNN

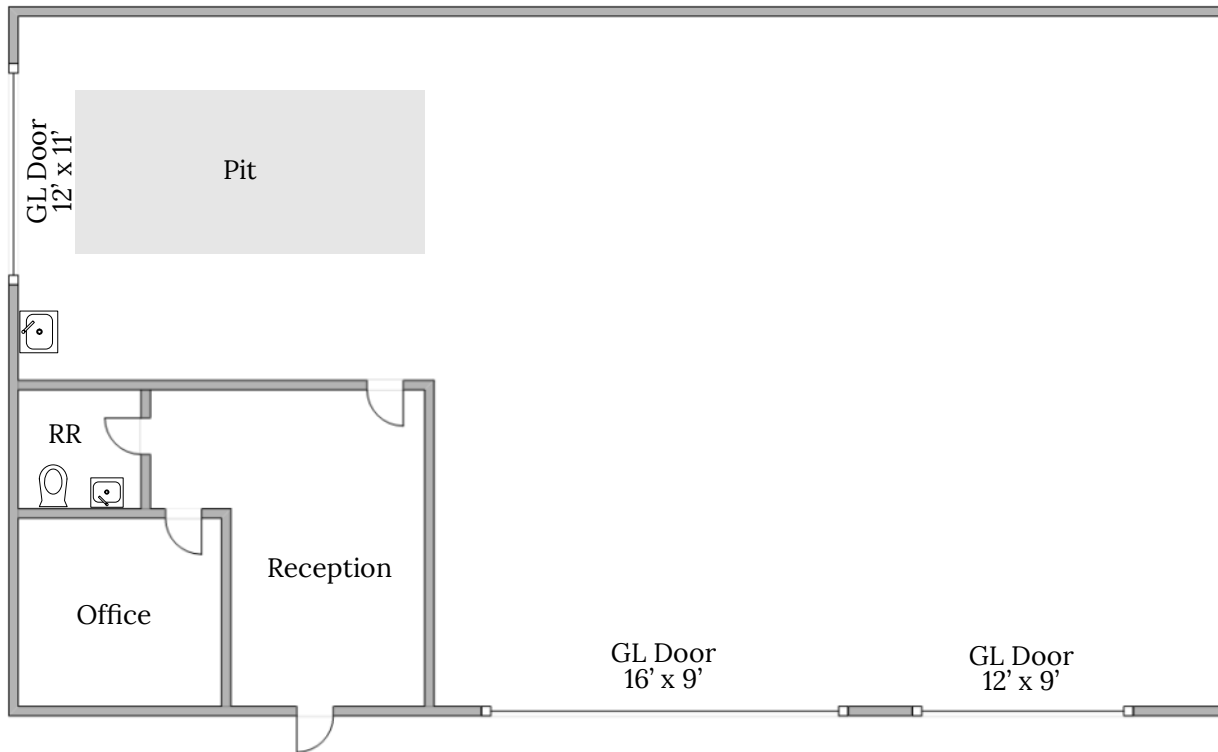
## LOCATION HIGHLIGHTS

- ⇒ Located in Chula Vista's Busy Broadway Retail Corridor
- ⇒ Top Consumer Demographics Due to Cross-border Population
- ⇒ Close to World's Busiest International Port of Entry - San Ysidro
- ⇒ 15 Minutes to Downtown San Diego

# 1655

## Suite 28: Approx. 2,752 SF

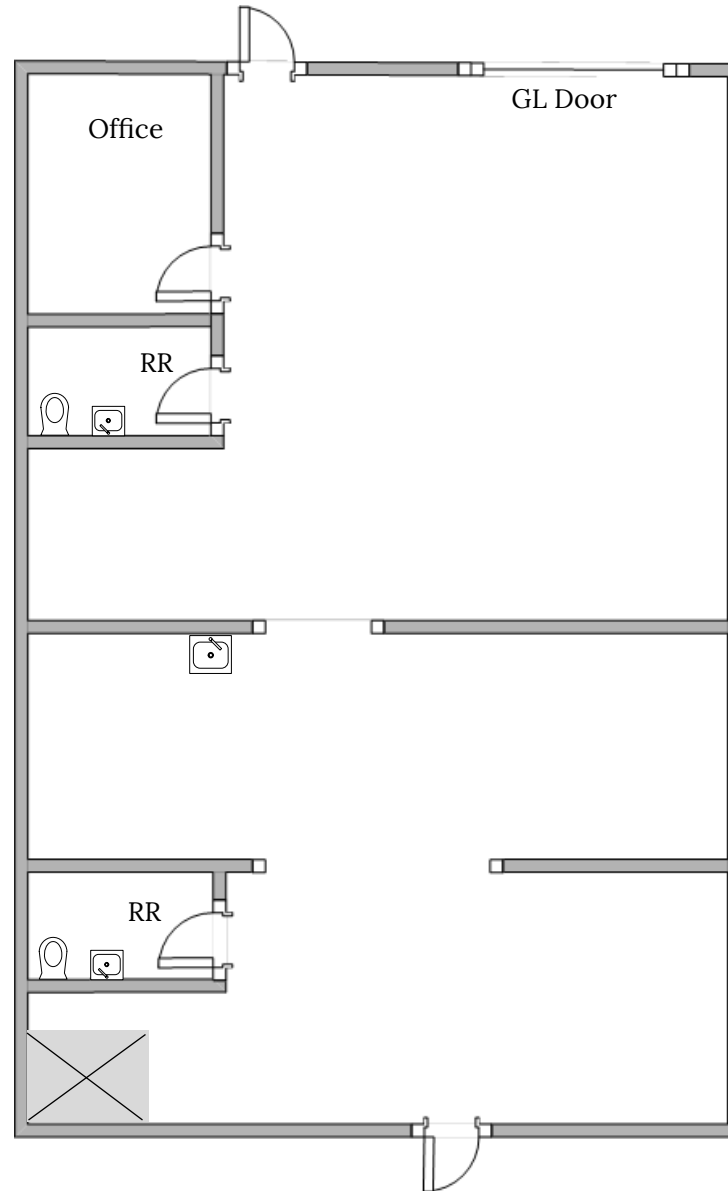
- Three (3) Grade Level Roll Up Doors
- Inspection Pit
- One (1) Restroom
- One (1) Office
- C-C Central Commercial Zone
- Lease Rate: \$1.85/SF NNN



# 1655

## Suite 11: Approx. 1,192 SF

- Two (2) Restrooms
- One (1) Private Office
- One (1) GL Roll Up Door
- Previous Tenant: Food Prep Use
- Existing Hood and Walk-In Available for Purchase. No Grease Trap.
- Lease Rate: \$1.80/SF NNN



# NEARBY AMENITIES



Chula Vista Bay Front

Downtown



# 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 mountains.



**330,621**  
Population (2024)



**327,349**  
Population Projection (2029)



**99,548**  
Households



**\$3.5 B+**  
Consumer Spending

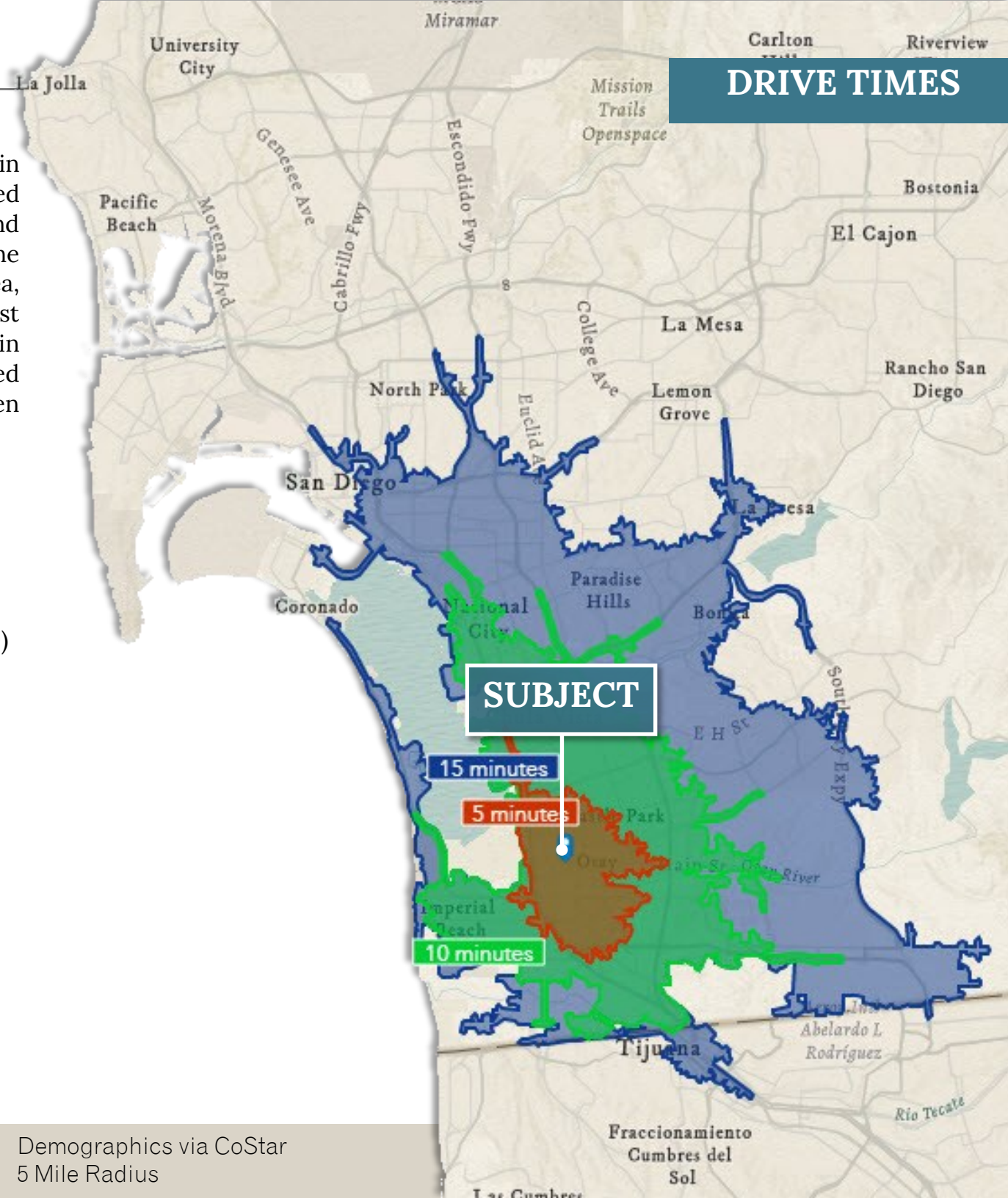


**12,417**  
Businesses



**92,864**  
Employees

# DRIVE TIMES



## CONTACT INFORMATION

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