

FOR LEASE

PALOMAR TROLLEY CENTER

660 PALOMAR ST., CHULA VISTA, CALIFORNIA, 91911



FOR LEASE

Property Highlights:

- ± 183,000 SF Food 4 Less, Ross, and dd's Discounts anchored center
- Excellent Traffic Counts: Approximately 58,000 vehicles per day at the intersection of Palomar St. and Broadway
- Located in regional shopping district
- East of Interstate 5, easy access from all parts of Chula Vista and South San Diego County
- Trolley station west of center adding continuous travelers

Traffic

- Palomar St.: 34,897 ADT
- Broadway: 23,013 ADT

Demographics

	1 MILE	3 MILES	5 MILES
Pop (2021)	19,325	172,393	409,523
AHH Income	\$113,272	\$102,499	\$94,254
Daytime Pop.	3,042	27,493	96,895

Tenants In Center

Food 4 Less

ROSS
DRESS FOR LESS

Bank of America

T-Mobile

Party City

AT&T Wireless

dd's DISCOUNTS



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Availabilities & Site Plan

Tenant	Suite	SF
Boost Mobile	201	1,100
IZ Eyebrow Threading	202	900
Kids Club	401	4,005
AVAILABLE	402/3	1,804
The Joint Chiropractic	404	1,020
The Haircut Place	405	1,022
UPS Store	406	1,157
Subway	407	1,155
Little Caesar's Pizza	408	1,155
Mario's Taco Shop	409	1,157

Tenant	Suite	SF
Benzer Pharmacy	410/11	2,042
Unlimited Active Wear	501	4,500
Freeway Insurance	701	2,500
Party City	702-4	8,260
Dairy Queen/Orange Julius	1101	1,195
Solo Shoes	1102	1,045
Palomar Dental Group	1103	1,515
GNC	1104	1,045
Selina Nails	1105	1,195
Food 4 Less	Bldg. 1	50,067

Tenant	Suite	SF
T-Mobile	Bldg. 13	2,393
WSS Shoes	Bldg. 14	12,000
Applebee's	Bldg. 15	5,294
AVAILABLE CLICK FOR VIRTUAL TOUR	Bldg. 15	4,700
dd's Discounts	Bldg. 3	24,957
Ross Stores	Bldg. 6	33,422
AT&T	Pad 8	2,500
Boot World	Pad 9	4,000
Bank of America	Pad 10	3,997
Starbucks	Pad 12	2,204



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Retail Division

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Property Aerial



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Demographics

660 E Palomar St, Chula Vista, California, 91911 Ring: 1 mile radius				Prepared by Esri Latitude: 32.61418 Longitude: -117.02515			
Summary		Census 2010		2021		2026	
Population		18,959		19,325		19,553	
Households		5,360		5,383		5,424	
Families		4,553		4,571		4,613	
Average Household Size		3.49		3.54		3.55	
Owner Occupied Housing Units		3,738		3,767		3,807	
Renter Occupied Housing Units		1,622		1,616		1,617	
Median Age		33.9		35.5		36.5	
Trends: 2021-2026 Annual Rate		Area		State		National	
Population		0.23%		0.52%		0.71%	
Households		0.15%		0.50%		0.71%	
Families		0.18%		0.49%		0.64%	
Owner HHs		0.21%		0.51%		0.91%	
Median Household Income		1.71%		2.52%		2.41%	
Households by Income		2021		2026			
		Number	Percent	Number	Percent		
<\$15,000		282	5.2%	243	4.5%		
\$15,000 - \$24,999		120	2.2%	89	1.6%		
\$25,000 - \$34,999		282	5.2%	209	3.9%		
\$35,000 - \$49,999		358	6.7%	288	5.3%		
\$50,000 - \$74,999		764	14.2%	642	11.8%		
\$75,000 - \$99,999		831	15.4%	779	14.4%		
\$100,000 - \$149,999		1,496	27.8%	1,551	28.6%		
\$150,000 - \$199,999		733	13.6%	893	16.5%		
\$200,000+		516	9.6%	730	13.5%		
Median Household Income		\$101,028		\$109,976			
Average Household Income		\$113,272		\$132,711			
Per Capita Income		\$31,926		\$37,311			
Population by Age		Census 2010		2021		2026	
		Number	Percent	Number	Percent	Number	Percent
0 - 4		1,301	6.9%	1,219	6.3%	1,291	6.6%
5 - 9		1,512	8.0%	1,327	6.9%	1,312	6.7%
10 - 14		1,679	8.9%	1,378	7.1%	1,315	6.7%
15 - 19		1,548	8.2%	1,287	6.7%	1,150	5.9%
20 - 24		1,254	6.6%	1,130	5.8%	883	4.5%
25 - 34		2,476	13.1%	3,169	16.4%	3,199	16.4%
35 - 44		3,101	16.4%	2,806	14.5%	3,593	18.4%
45 - 54		2,659	14.0%	2,632	13.6%	2,292	11.7%
55 - 64		1,678	8.9%	2,054	10.6%	1,992	10.2%
65 - 74		960	5.1%	1,322	6.8%	1,424	7.3%
75 - 84		575	3.0%	725	3.8%	797	4.1%
85+		216	1.1%	277	1.4%	303	1.5%
Race and Ethnicity		Census 2010		2021		2026	
		Number	Percent	Number	Percent	Number	Percent
White Alone		9,440	49.8%	9,181	47.5%	9,159	46.8%
Black Alone		903	4.8%	868	4.5%	838	4.3%
American Indian Alone		108	0.6%	103	0.5%	101	0.5%
Asian Alone		4,021	21.2%	4,325	22.4%	4,486	22.9%
Pacific Islander Alone		120	0.6%	113	0.6%	111	0.6%
Some Other Race Alone		3,098	16.3%	3,363	17.4%	3,451	17.6%
Two or More Races		1,269	6.7%	1,373	7.1%	1,407	7.2%
Hispanic Origin (Any Race)		9,678	51.0%	10,340	53.5%	10,715	54.8%

660 E Palomar St, Chula Vista, California, 91911 Ring: 3 mile radius				Prepared by Esri Latitude: 32.61418 Longitude: -117.02515			
Summary		Census 2010		2021		2026	
Population		152,468		172,393		176,211	
Households		44,821		50,021		50,913	
Families		36,686		41,092		41,914	
Average Household Size		3.38		3.43		3.44	
Owner Occupied Housing Units		28,827		32,561		33,099	
Renter Occupied Housing Units		15,994		17,460		17,814	
Median Age		34.0		35.3		36.3	
Trends: 2021-2026 Annual Rate		Area		State		National	
Population		0.44%		0.52%		0.71%	
Households		0.35%		0.50%		0.71%	
Families		0.40%		0.49%		0.64%	
Owner HHs		0.33%		0.51%		0.91%	
Median Household Income		2.64%		2.52%		2.41%	
Households by Income		2021		2026			
		Number	Percent	Number	Percent		
<\$15,000		3,048	6.1%	2,559	5.0%		
\$15,000 - \$24,999		2,284	4.6%	1,827	3.6%		
\$25,000 - \$34,999		3,130	6.3%	2,520	4.9%		
\$35,000 - \$49,999		4,310	8.6%	3,674	7.2%		
\$50,000 - \$74,999		7,629	15.3%	7,006	13.8%		
\$75,000 - \$99,999		7,922	15.8%	7,897	15.5%		
\$100,000 - \$149,999		12,120	24.2%	13,119	25.8%		
\$150,000 - \$199,999		5,670	11.3%	7,019	13.8%		
\$200,000+		3,908	7.8%	5,291	10.4%		
Median Household Income		\$87,693		\$99,887			
Average Household Income		\$102,499		\$118,584			
Per Capita Income		\$29,843		\$34,387			
Population by Age		Census 2010		2021		2026	
		Number	Percent	Number	Percent	Number	Percent
0 - 4		10,446	6.9%	11,195	6.5%	11,784	6.7%
5 - 9		11,074	7.3%	11,911	6.9%	11,866	6.7%
10 - 14		12,342	8.1%	12,169	7.1%	12,222	6.9%
15 - 19		12,989	8.5%	11,178	6.5%	10,849	6.2%
20 - 24		11,082	7.3%	10,636	6.2%	9,168	5.2%
25 - 34		20,268	13.3%	28,255	16.4%	27,929	15.8%
35 - 44		22,352	14.7%	24,262	14.1%	29,486	16.7%
45 - 54		21,352	14.0%	21,759	12.6%	20,523	11.6%
55 - 64		14,289	9.4%	18,762	10.9%	17,884	10.1%
65 - 74		8,706	5.7%	12,934	7.5%	13,931	7.9%
75 - 84		5,511	3.6%	6,733	3.9%	7,757	4.4%
85+		2,058	1.3%	2,600	1.5%	2,810	1.6%
Race and Ethnicity		Census 2010		2021		2026	
		Number	Percent	Number	Percent	Number	Percent
White Alone		79,714	52.3%	84,797	49.2%	85,626	48.6%
Black Alone		6,673	4.4%	7,386	4.3%	7,230	4.1%
American Indian Alone		1,068	0.7%	1,074	0.6%	1,061	0.6%
Asian Alone		23,504	15.4%	30,541	17.7%	32,090	18.2%
Pacific Islander Alone		941	0.6%	985	0.6%	971	0.6%
Some Other Race Alone		31,767	20.8%	36,879	21.4%	38,132	21.6%
Two or More Races		8,801	5.8%	10,731	6.2%	11,101	6.3%
Hispanic Origin (Any Race)		89,538	58.7%	103,457	60.0%	108,039	61.3%

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660 E Palomar St, Chula Vista, California, 91911 Ring: 5 mile radius				Prepared by Esri Latitude: 32.61418 Longitude: -117.02515			
Summary		Census 2010		2021		2026	
Population		373,692		409,523		419,748	
Households		111,356		120,656		123,193	
Families		89,417		97,252		99,520	
Average Household Size		3.34		3.37		3.39	
Owner Occupied Housing Units		63,974		70,341		71,993	
Renter Occupied Housing Units		47,382		50,315		51,200	
Median Age		33.5		34.9		36.1	
Trends: 2021-2026 Annual Rate		Area		State		National	
Population		0.49%		0.52%		0.71%	
Households		0.42%		0.50%		0.71%	
Families		0.46%		0.49%		0.64%	
Owner HHs		0.47%		0.51%		0.91%	
Median Household Income		2.28%		2.52%		2.41%	
Households by Income				2021		2026	
		Number		Percent		Number	
<\$15,000		9,210		7.6%		7,909	
\$15,000 - \$24,999		7,507		6.2%		6,235	
\$25,000 - \$34,999		8,586		7.1%		7,419	
\$35,000 - \$49,999		13,600		11.3%		12,131	
\$50,000 - \$74,999		18,619		15.4%		17,840	
\$75,000 - \$99,999		17,178		14.2%		17,677	
\$100,000 - \$149,999		25,694		21.3%		28,137	
\$150,000 - \$199,999		12,032		10.0%		14,784	
\$200,000+		8,228		6.8%		11,059	
Median Household Income		\$78,152				\$87,457	
Average Household Income		\$94,254				\$108,642	
Per Capita Income		\$27,817				\$31,945	
Population by Age		Census 2010		2021		2026	
		Number	Percent	Number	Percent	Number	Percent
0 - 4		26,311	7.0%	27,045	6.6%	28,257	6.7%
5 - 9		27,446	7.3%	28,297	6.9%	28,148	6.7%
10 - 14		30,006	8.0%	28,770	7.0%	28,875	6.9%
15 - 19		32,053	8.6%	27,167	6.6%	26,381	6.3%
20 - 24		27,678	7.4%	27,151	6.6%	23,858	5.7%
25 - 34		50,656	13.6%	67,154	16.4%	66,472	15.8%
35 - 44		53,068	14.2%	55,968	13.7%	66,605	15.9%
45 - 54		51,072	13.7%	49,943	12.2%	48,430	11.5%
55 - 64		35,942	9.6%	44,718	10.9%	43,158	10.3%
65 - 74		21,073	5.6%	31,257	7.6%	34,002	8.1%
75 - 84		13,345	3.6%	15,821	3.9%	18,794	4.5%
85+		5,042	1.3%	6,231	1.5%	6,768	1.6%
Race and Ethnicity		Census 2010		2021		2026	
		Number	Percent	Number	Percent	Number	Percent
White Alone		196,744	52.6%	205,811	50.3%	208,981	49.8%
Black Alone		17,405	4.7%	18,272	4.5%	17,917	4.3%
American Indian Alone		2,822	0.8%	2,816	0.7%	2,791	0.7%
Asian Alone		50,549	13.5%	62,001	15.1%	65,447	15.6%
Pacific Islander Alone		2,128	0.6%	2,159	0.5%	2,142	0.5%
Some Other Race Alone		83,398	22.3%	94,199	23.0%	97,269	23.2%
Two or More Races		20,645	5.5%	24,265	5.9%	25,201	6.0%
Hispanic Origin (Any Race)		232,378	62.2%	260,920	63.7%	272,407	64.9%

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