

**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

**Food4LESS**

**ROSS**  
DRESS FOR LESS

**Bank of America**



**T-Mobile**

**PartyCity**

**AT&T** Wireless

**dd's**  
DISCOUNTS



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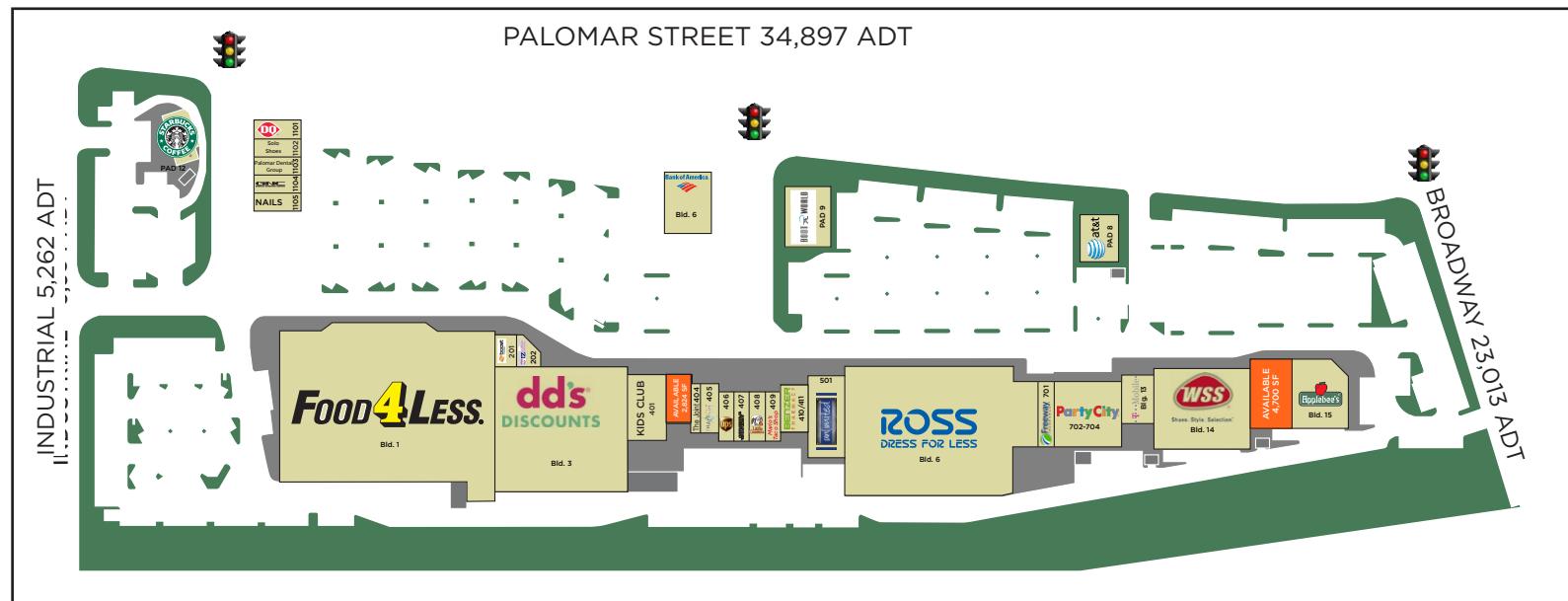
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### Availabilities & Site Plan

Tenant	Suite	SF
Boost Mobile	201	1,100
IZ Eyebrow Threading	202	900
Kids Club	401	4,005
<b>AVAILABLE</b>	<b>402/3</b>	<b>1,804</b>
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
<b>AVAILABLE</b>	<b>CLICK FOR VIRTUAL TOUR</b>	<b>Bldg. 15</b> <b>4,700</b>
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



# Retail Division

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## Property Aerial

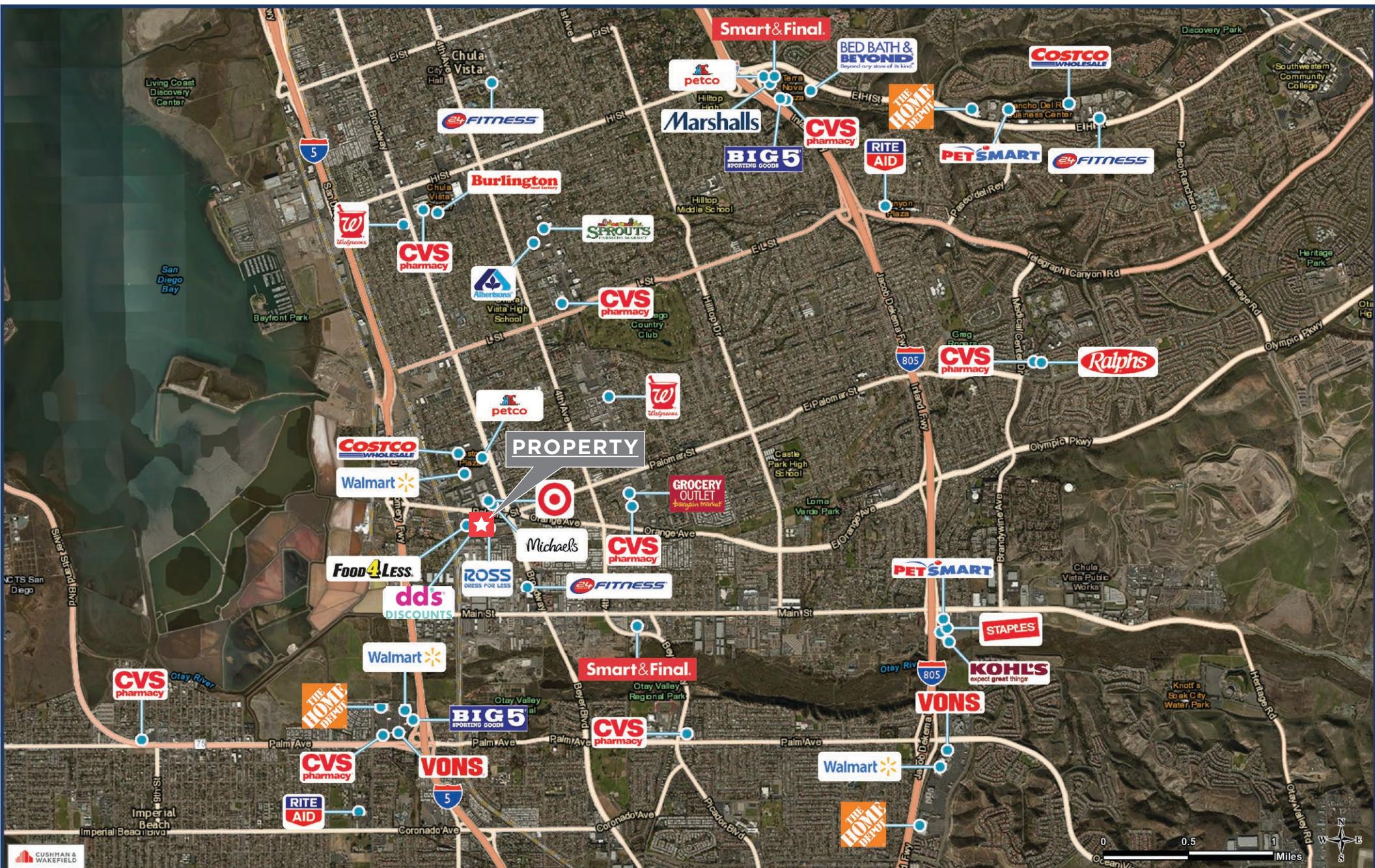


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## Demographics

660 E Palomar St, Chula Vista, California, 91911				Prepared by Esri	
Ring: 1 mile radius				Latitude: 32.61418 Longitude: -117.02515	
<b>Summary</b>		<b>Census 2010</b>		<b>2021</b>	
Population		18,959		19,325	
Households		5,360		5,383	
Families		4,553		4,571	
Average Household Size		3.49		3.54	
Owner Occupied Housing Units		3,738		3,767	
Renter Occupied Housing Units		1,622		1,616	
Median Age		33.9		35.5	
<b>Trends: 2021-2026 Annual Rate</b>		<b>Area</b>		<b>State</b>	
Population		0.23%		0.52%	
Households		0.15%		0.50%	
Families		0.18%		0.49%	
Owner HHs		0.21%		0.51%	
Median Household Income		1.71%		2.52%	
		<b>2021</b>		<b>2026</b>	
<b>Households by Income</b>		Number		Percent	
<\$15,000		282		5.2%	
\$15,000 - \$24,999		120		2.2%	
\$25,000 - \$34,999		282		5.2%	
\$35,000 - \$49,999		358		6.7%	
\$50,000 - \$74,999		764		14.2%	
\$75,000 - \$99,999		831		15.4%	
\$100,000 - \$149,999		1,496		27.8%	
\$150,000 - \$199,999		733		13.6%	
\$200,000+		516		9.6%	
Median Household Income		\$101,028		\$109,976	
Average Household Income		\$113,272		\$132,711	
Per Capita Income		\$31,926		\$37,311	
<b>Census 2010</b>		<b>2021</b>		<b>2026</b>	
<b>Population by Age</b>		Number		Percent	
0 - 4		1,301		6.9%	
5 - 9		1,512		8.0%	
10 - 14		1,679		8.9%	
15 - 19		1,548		8.2%	
20 - 24		1,254		6.6%	
25 - 34		2,476		13.1%	
35 - 44		3,101		16.4%	
45 - 54		2,659		14.0%	
55 - 64		1,678		8.9%	
65 - 74		960		5.1%	
75 - 84		575		3.0%	
85+		216		1.1%	
<b>Census 2010</b>		<b>2021</b>		<b>2026</b>	
<b>Race and Ethnicity</b>		Number		Percent	
White Alone		9,440		49.8%	
Black Alone		903		4.8%	
American Indian Alone		108		0.6%	
Asian Alone		4,021		21.2%	
Pacific Islander Alone		120		0.6%	
Some Other Race Alone		3,098		16.3%	
Two or More Races		1,269		6.7%	
Hispanic Origin (Any Race)		9,678		51.0%	
		10,340		53.5%	
		10,715		54.8%	

660 E Palomar St, Chula Vista, California, 91911				Prepared by Esri	
Ring: 3 mile radius				Latitude: 32.61418 Longitude: -117.02515	
<b>Summary</b>		<b>Census 2010</b>		<b>2021</b>	
Population		152,468		172,393	
Households		44,821		50,021	
Families		36,686		41,914	
Average Household Size		3.38		3.43	
Owner Occupied Housing Units		28,827		32,561	
Renter Occupied Housing Units		15,994		17,460	
Median Age		34.0		35.3	
<b>Trends: 2021-2026 Annual Rate</b>		<b>Area</b>		<b>State</b>	
Population		0.44%		0.52%	
Households		0.35%		0.50%	
Families		0.40%		0.49%	
Owner HHs		0.33%		0.51%	
Median Household Income		2.64%		2.52%	
		<b>2021</b>		<b>2026</b>	
<b>Households by Income</b>		Number		Percent	
<\$15,000		3,048		6.1%	
\$15,000 - \$24,999		2,284		4.6%	
\$25,000 - \$34,999		3,130		6.3%	
\$35,000 - \$49,999		4,310		8.6%	
\$50,000 - \$74,999		7,629		15.3%	
\$75,000 - \$99,999		7,922		15.8%	
\$100,000 - \$149,999		12,120		24.2%	
\$150,000 - \$199,999		5,670		11.3%	
\$200,000+		3,908		7.8%	
Median Household Income		\$87,693		\$99,887	
Average Household Income		\$102,499		\$118,584	
Per Capita Income		\$29,843		\$34,387	
<b>Census 2010</b>		<b>2021</b>		<b>2026</b>	
<b>Population by Age</b>		Number		Percent	
0 - 4		10,446		6.9%	
5 - 9		11,074		7.3%	
10 - 14		12,342		8.1%	
15 - 19		12,989		8.5%	
20 - 24		11,082		7.3%	
25 - 34		20,268		13.3%	
35 - 44		22,352		14.7%	
45 - 54		21,352		14.0%	
55 - 64		14,289		9.4%	
65 - 74		8,706		5.7%	
75 - 84		5,511		3.6%	
85+		2,058		1.3%	
<b>Census 2010</b>		<b>2021</b>		<b>2026</b>	
<b>Race and Ethnicity</b>		Number		Percent	
White Alone		79,714		52.3%	
Black Alone		6,673		4.4%	
American Indian Alone		1,068		0.7%	
Asian Alone		23,504		15.4%	
Pacific Islander Alone		941		0.6%	
Some Other Race Alone		31,767		20.8%	
Two or More Races		8,801		5.8%	
Hispanic Origin (Any Race)		89,538		58.7%	
		103,457		60.0%	
		108,039		61.3%	

## Demographics

660 E Palomar St, Chula Vista, California, 91911			Prepared by Esri Latitude: 32.61418 Longitude: -117.02515					
<b>Summary</b>								
<b>Census 2010</b>								
	<b>2021</b>	<b>2026</b>						
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					
<b>Trends: 2021-2026 Annual Rate</b>								
	<b>Area</b>	<b>State</b>	<b>National</b>					
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%					
	<b>2021</b>	<b>2026</b>						
<b>Households by Income</b>								
	Number	Percent	Number	Percent				
<\$15,000	9,210	7.6%	7,909	6.4%				
\$15,000 - \$24,999	7,507	6.2%	6,235	5.1%				
\$25,000 - \$34,999	8,586	7.1%	7,419	6.0%				
\$35,000 - \$49,999	13,600	11.3%	12,131	9.8%				
\$50,000 - \$74,999	18,619	15.4%	17,840	14.5%				
\$75,000 - \$99,999	17,178	14.2%	17,677	14.3%				
\$100,000 - \$149,999	25,694	21.3%	28,137	22.8%				
\$150,000 - \$199,999	12,032	10.0%	14,784	12.0%				
\$200,000+	8,228	6.8%	11,059	9.0%				
Median Household Income	\$78,152		\$87,457					
Average Household Income	\$94,254		\$108,642					
Per Capita Income	\$27,817		\$31,945					
<b>Population by Age</b>								
	<b>Census 2010</b>	<b>2021</b>	<b>2026</b>					
0 - 4	26,311	7.0%	27,045	6.6%	28,257			
5 - 9	27,446	7.3%	28,297	6.9%	28,148			
10 - 14	30,006	8.0%	28,770	7.0%	28,875			
15 - 19	32,053	8.6%	27,167	6.6%	26,381			
20 - 24	27,678	7.4%	27,151	6.6%	23,858			
25 - 34	50,656	13.6%	67,154	16.4%	66,472			
35 - 44	53,068	14.2%	55,968	13.7%	66,605			
45 - 54	51,072	13.7%	49,943	12.2%	48,430			
55 - 64	35,942	9.6%	44,718	10.9%	43,158			
65 - 74	21,073	5.6%	31,257	7.6%	34,002			
75 - 84	13,345	3.6%	15,821	3.9%	18,794			
85+	5,042	1.3%	6,231	1.5%	6,768			
	<b>Census 2010</b>	<b>2021</b>	<b>2026</b>					
<b>Race and Ethnicity</b>								
	Number	Percent	Number	Percent	Number			
White Alone	196,744	52.6%	205,811	50.3%	208,981			
Black Alone	17,405	4.7%	18,272	4.5%	17,917			
American Indian Alone	2,822	0.8%	2,816	0.7%	2,791			
Asian Alone	50,549	13.5%	62,001	15.1%	65,447			
Pacific Islander Alone	2,128	0.6%	2,159	0.5%	2,142			
Some Other Race Alone	83,398	22.3%	94,199	23.0%	97,269			
Two or More Races	20,645	5.5%	24,265	5.9%	25,201			
Hispanic Origin (Any Race)	232,378	62.2%	260,920	63.7%	272,407			
					64.9%			

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[View Site Specific COVID-19 Prevention Plan](#)

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