

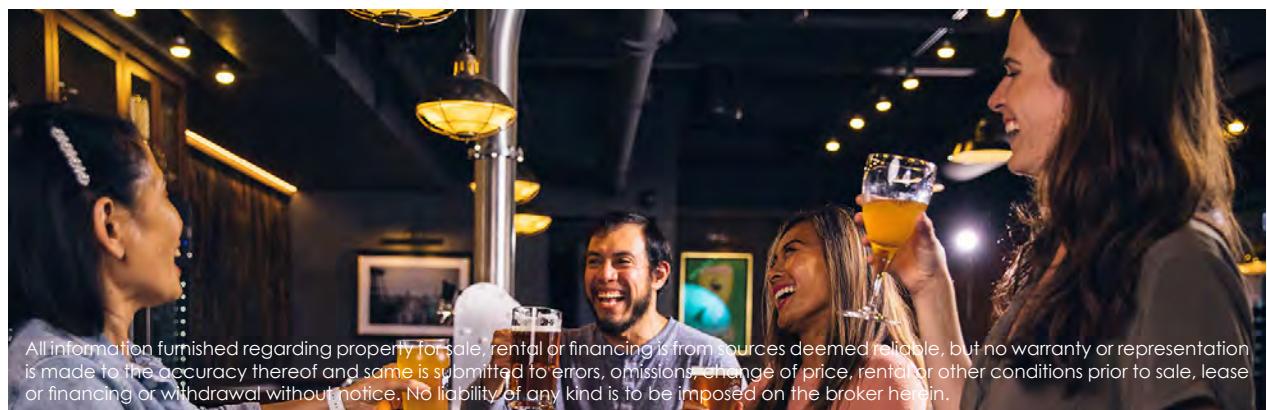
RESTAURANT FOR LEASE // GATEWAY CHULA VISTA



303 H STREET
CHULA VISTA, CA 91910

RESTAURANT HIGHLIGHTS:

3,470 SF, COMBINABLE TO 4,310 SF
\$3/SF + NNN
\$1,000,000+ IN BUILDOUTS



JAMES PIERI, JR.
jpieri@lee-associates.com
619.972.2214
CalDRE Lic. #01411347

1902 Wright Place, Suite 180, Carlsbad, CA 92008 | P. 760.929.9700 | lee-associates.com



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



RESTAURANT SPACE HIGHLIGHTS

- » Shake & Muddle is an established and available for lease Cocktail Bar & Kitchen
- » Courtyard Retail Space Available Next to Shake & Muddle, and can be combined with Shake & Muddle
- » 3rd Avenue Street Level Storefront Retail Space
- » Street Level Building Façade Signage Facing 3rd Avenue Next to SDCCU
- » Monument Signage facing H Street Available Next to Agave Coffee & Cafe



RESTAURANT SPACE

Address	Suite #	Square Feet	Lease Rate
303 H St	107	Approx. 2,772 RSF	\$2.75/SF + NNN
303 H St	109	Approx. 3,470 RSF	\$2.75/SF + NNN
303 H St	115	840 RSF + patio	\$3/SF + NNN

Notes:

- + **Over \$1,000,000 in buildouts**
- + Suite 107 is currently an operating coffee & cafe shop
- + Suite 109 is currently an operating restaurant and can be converted to Office, Medical Office or Retail/Restaurant Space
- + Suite 109 is 2,720 SF Retail/Office space + 750 SF patio area
- + Patio can be enclosed for alternative uses for the right Tenant
- + Suite 115 – 840 sq. ft. plus patio can be combined to Suite 109 for a combined total of 4,310 SF

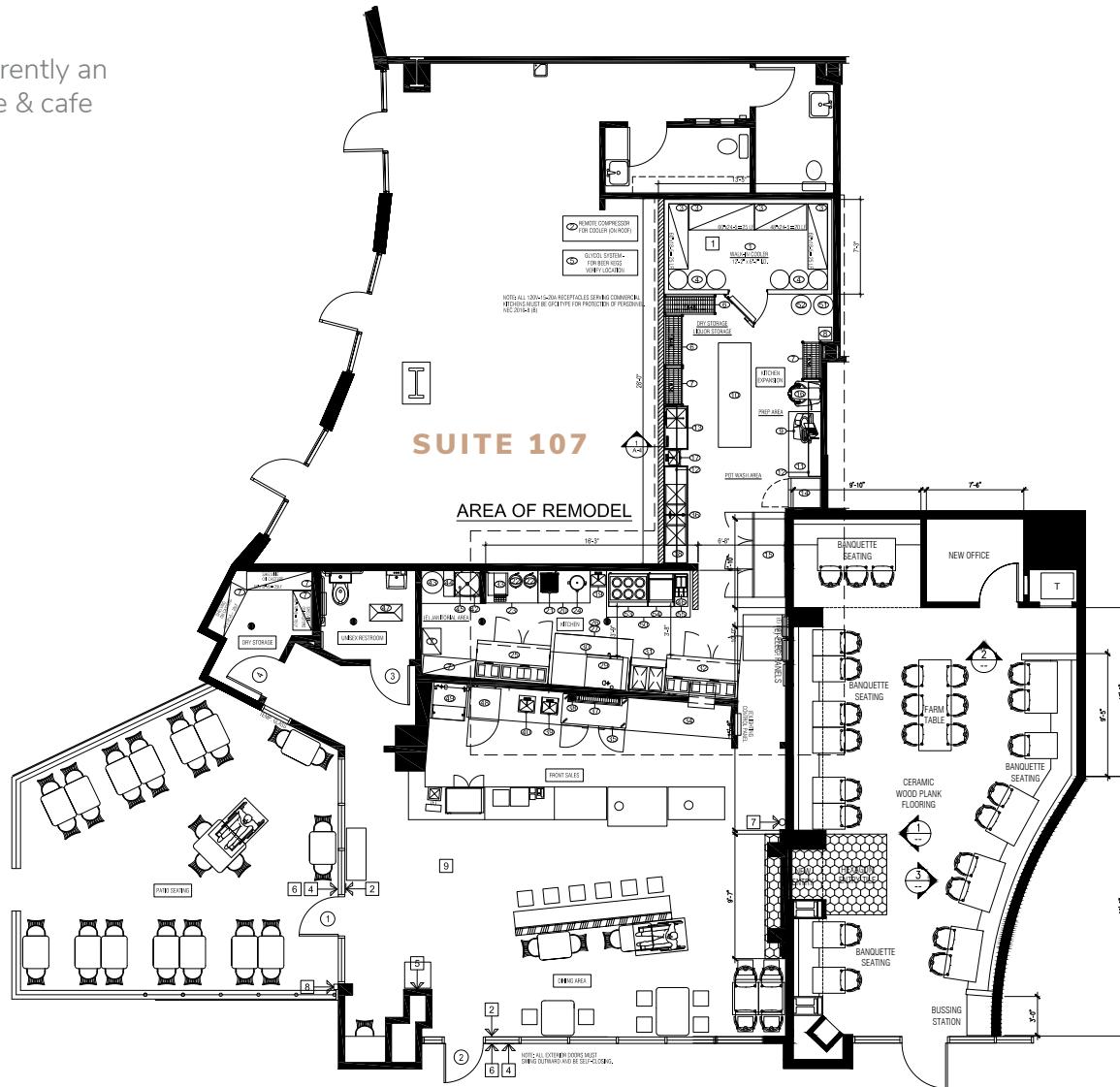


FLOOR PLANS

SUITE 107
2,772 RSF

Notes:

- + Suite 107 is currently an operating coffee & cafe shop



FLOOR PLANS

SUITE 109

APPROX. 3,470 SF

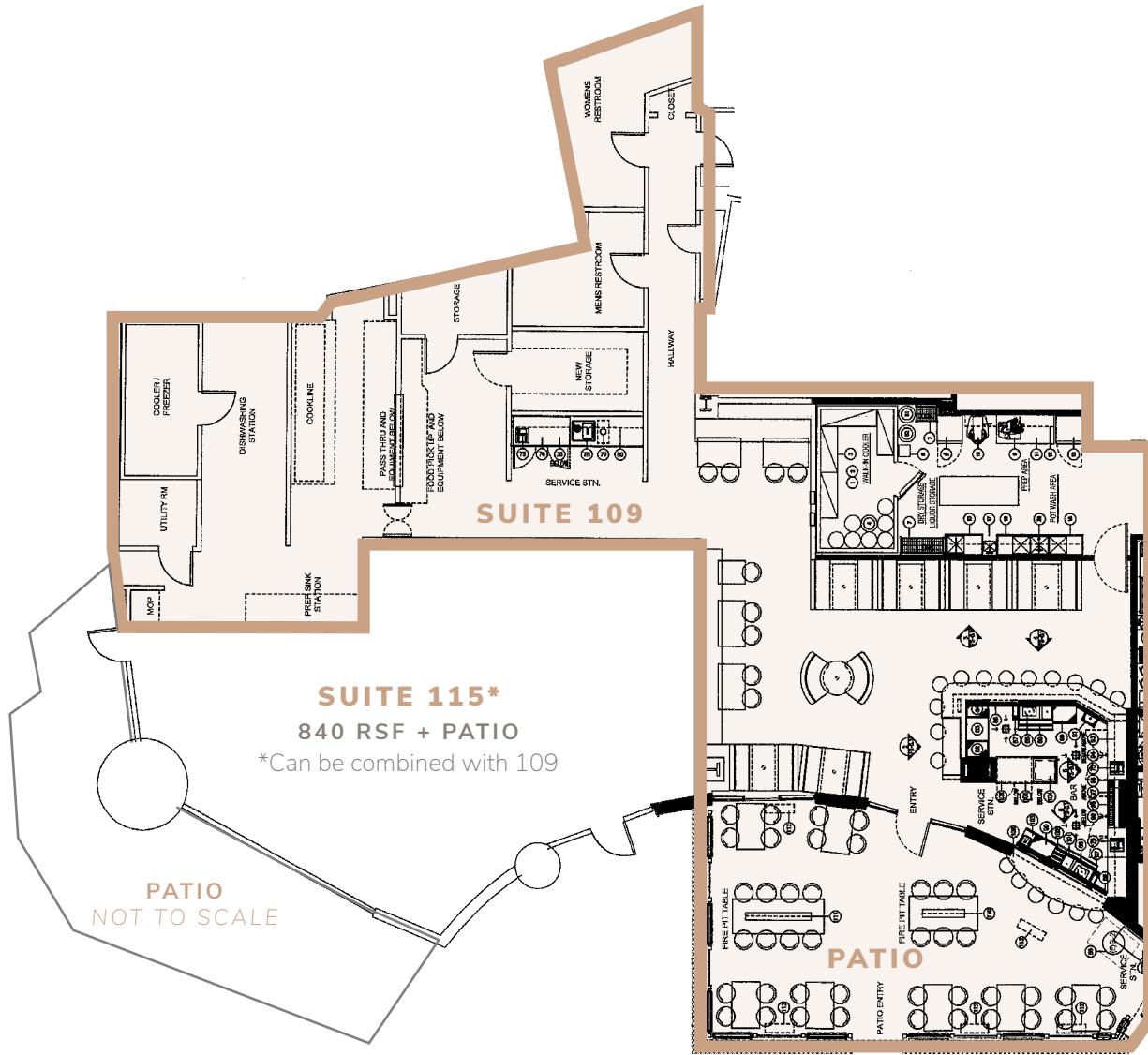
(2,720 SF RETAIL/OFFICE SPACE PLUS 750 SF PATIO AREA).

RESTAURANT HIGHLIGHTS:

3,470 SF, COMBINABLE TO 4,310 SF

\$2.75/SF TO \$3/SF + NNN

\$1,000,000+ IN BUILDOUTS

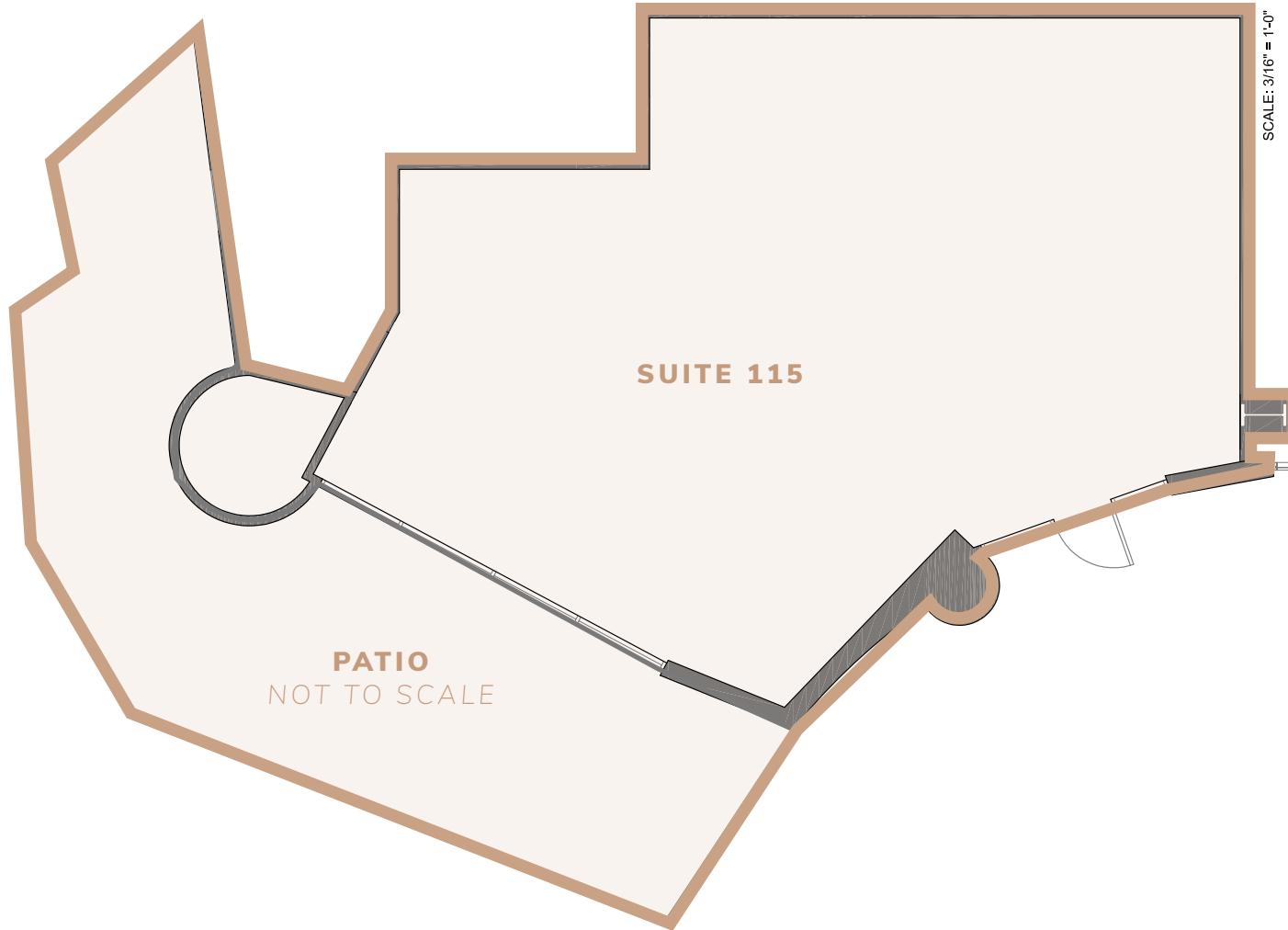


Notes:

- + Over \$1,000,000 in buildouts
- + Suite 109 is currently an operating restaurant and can be converted to Office, Medical Office or Retail/Restaurant Space
- + Suite 109 is 2,720 SF Retail/Office space + 750 SF patio area
- + Patio can be enclosed for alternative uses for the right Tenant
- + Suite 115 – 840 sq. ft. plus patio can be combined to Suite 109 for a combined total of 4,310 SF

FLOOR PLANS

SUITE 115
840 RSF + PATIO

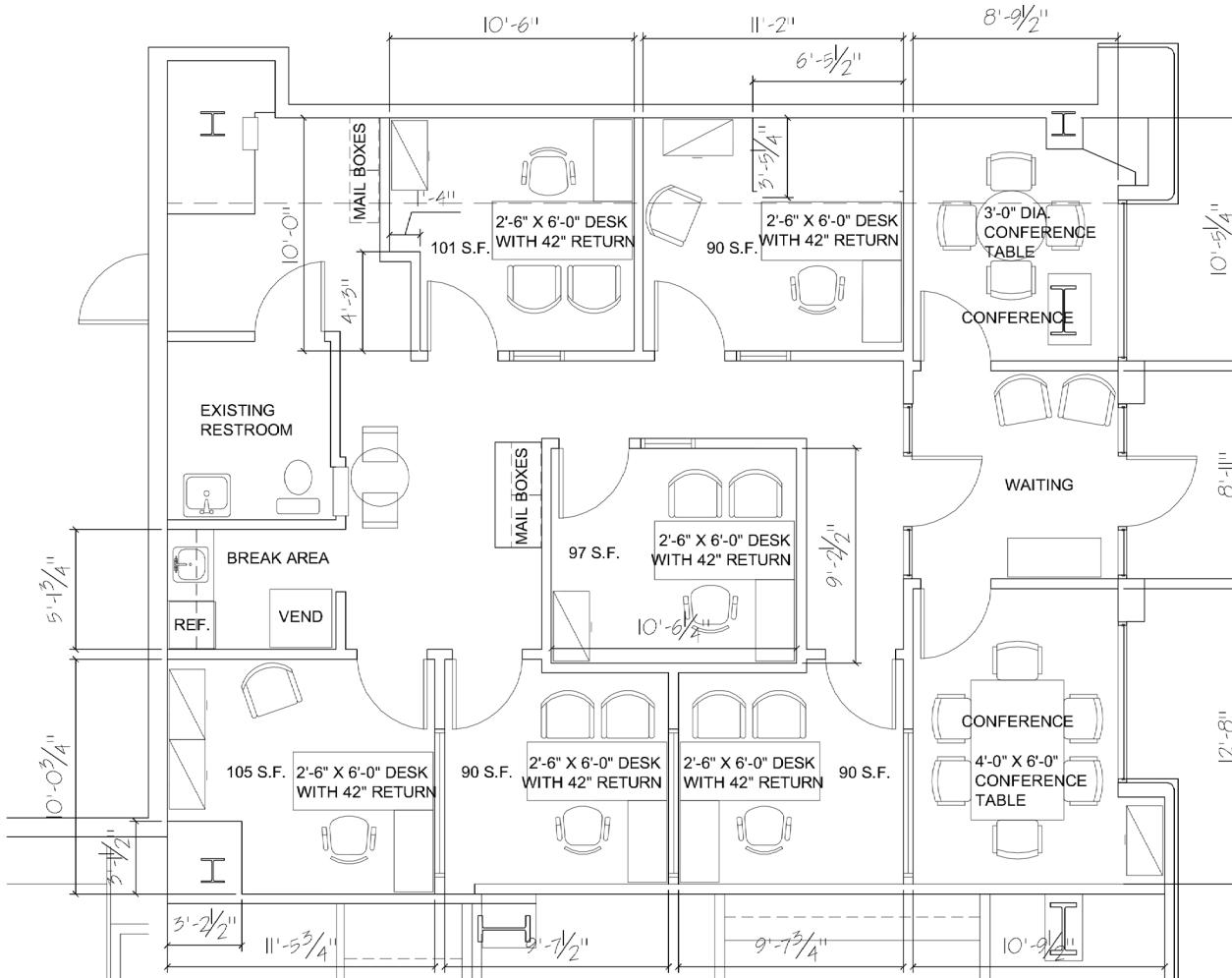


RETAIL/OFFICE SPACE

Address	Square Feet	Lease Rate
492 Third Ave	1,676 SF - 3,316 SF Max Contiguous Available	\$2.75/SF + NNN

Notes:

- + 1,676 SF - 3,316 SF of retail space that can be available for retail, office, or medical office
- + 6 Private Offices



DEMOGRAPHICS (2023)

WITHIN 5 MILES



Population

448,854



Households

134,754



Average
household income

\$111,543



Total Employees

95,424



LOCATION, LOCATION, LOCATION!



GATEWAY CHULA VISTA

303 H STREET
CHULA VISTA, CA 91910



THE PREMIER MIXED USE, OFFICE AND RETAIL CENTER FOR THE ENTIRE SOUTH BAY

- » Gateway Chula Vista offers incredible value with an amenity-rich work-thrive professional environment in the heart of South Bay, less than 10 minutes to downtown San Diego.
- » Free ample parking onsite in five tier parking structure with Reserved Gated parking available
- » Easy access to and within the project with public transportation onsite
- » Class "A" building and one of the first buildings in the region to utilize the JD-2 truss system that has proven to withstand up to an 8.1 seismic reading earthquake.
- » Property boasts the largest commercial solar panel array in the South Bay producing 314 KW of electricity
- » Building is AT&T Fiber Ready.

THE NEIGHBORHOOD

THE BAYFRONT

project is underway. The Chula Vista Bayfront is a master planned waterfront development on San Diego Bay within Chula Vista, California, United States. The bayfront is undergoing major development under the project title Chula Vista Bayfront Master Plan, one of the largest waterfront planning efforts in the United States.



Source: <https://www.portofsandiego.org/projects/chula-vista-bayfront>



The Brookfield Properties Chula Vista mall is nearby offering retail one of the most recognized regional shopping centers in San Diego County, Chula Vista Center serves an area that is home to one million plus residents within a ten-mile radius. The center houses the closest department stores to the Mexican border as well as a host of other shopping, dining, recreation, and entertainment options that are extremely popular with both local and Mexican national shoppers.

THE NEIGHBORHOOD

Signature location is in the heart of the Central Business Corridor of Chula Vista

Sitting on the edge of Chula Vista's Third Avenue District, this revitalizing downtown corridor location offers a constant flow of traffic to the complex.



Ideal location next to Veterans Affairs building and Urbana Multifamily Apartments.

TENANT CONVENIENCE

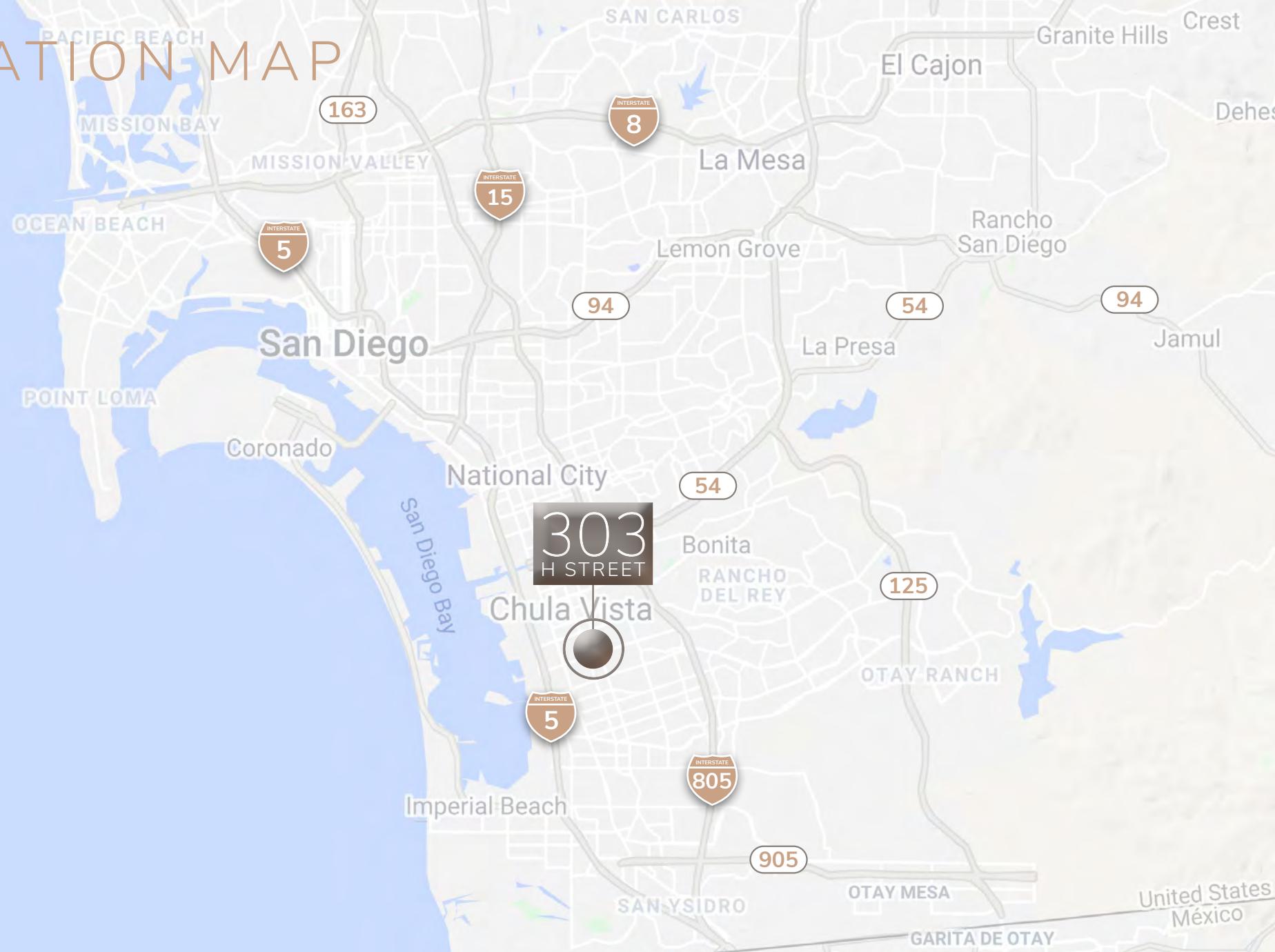
Agave Coffee and Café, a full-service cafe and Shake & Muddle a full-service cocktail bar and kitchen is located onsite. In addition, SDCCU is onsite for your quick and easy banking needs.



PROPERTY PHOTOS



LOCATION MAP



LOCATED

approximately twelve minutes to downtown San Diego, Tijuana border to the South, and less than a mile to either the I-5 or I-805 freeways.

GATEWAY CHULA VISTA

PLEASE CONTACT US FOR MORE INFORMATION

JAMES PIERI, JR.
jpieri@lee-associates.com
619.972.2214
CalDRE Lic. #01411347



1902 Wright Place, Suite 180, Carlsbad, CA 92008 | P. 760.929.9700 | Corporate ID 01096996 | lee-associates.com [f](#) [t](#) [in](#)

303 H STREET
CHULA VISTA, CA 91910

RESTAURANT HIGHLIGHTS:

3,470 SF, COMBINABLE TO 4,310 SF
\$3/SF + NNN
\$1,000,000+ IN BUILDOUTS