

South Bay marketplace

3400 - 3470 Highland Avenue
Chula Vista, CA 91910



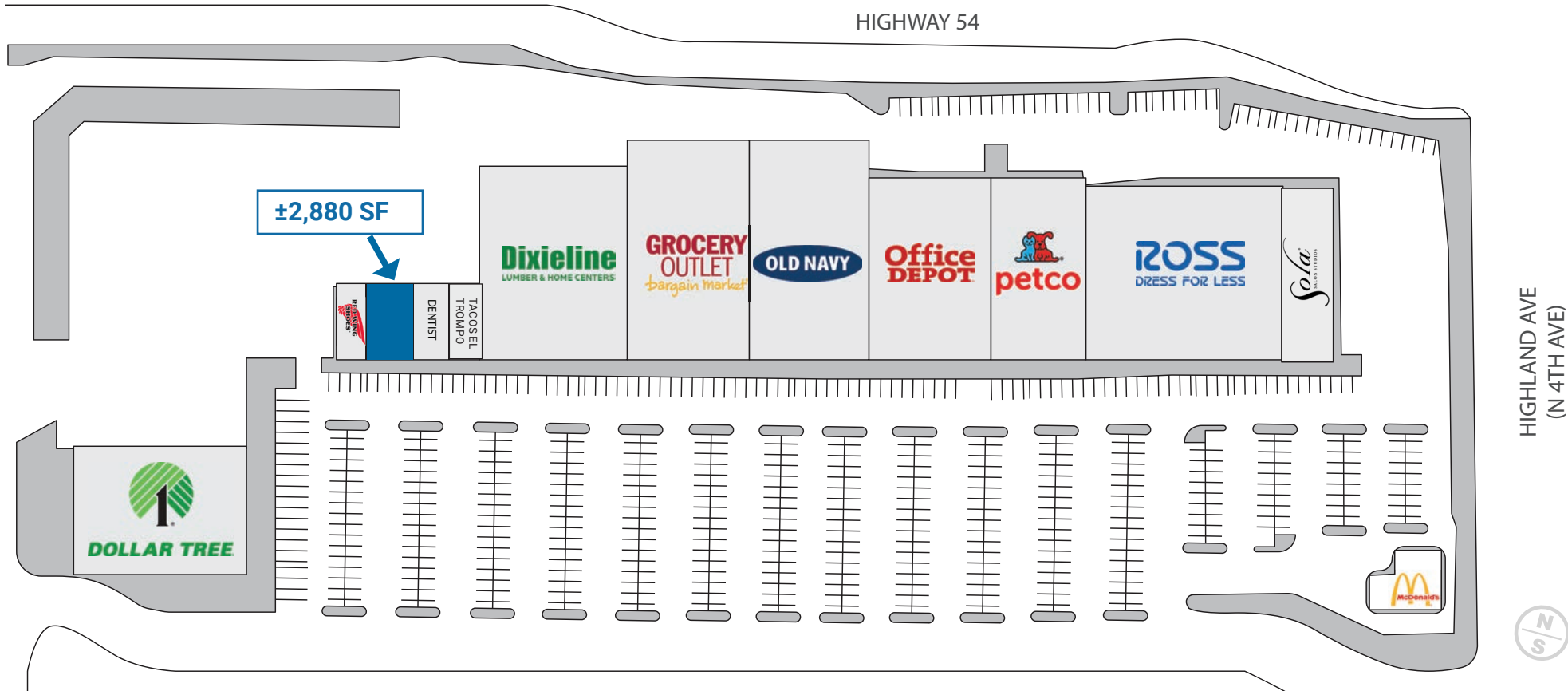
southbay
marketplace



Southbay Marketplace is a **±155,000 SF anchored shopping center** located at the SWC of Highway 54 and Highland Avenue.

The project is well suited for a tenant interested in being positioned in a **high profile South Bay location** Southbay Marketplace draws from **both the highly dense Chula Vista and National City communities.**





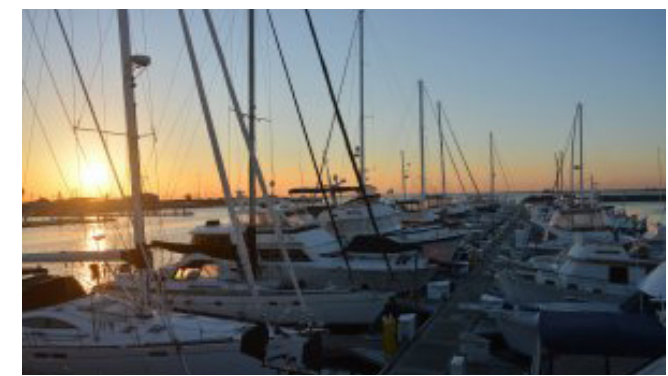
TENANT	SF
MCDONALDS	2,824
DOLLAR TREE	15,024
RED WING SHOES	1,394
AVAILABLE	2,880
DENTIST	1,440
TACOS EL TROMPO	1,440
DIXIELINE	21,795

TENANT	SF
GROCERY OUTLET	22,580
OLD NAVY	20,000
OFFICE DEPOT	16,822
PETCO	13,868
ROSS DRESS FOR LESS	27,125
SOLA SALONS	7,500 SF



*Disclaimer on Page. 7





DEMOGRAPHICS



TRAFFIC COUNTS

Highway 54: ±114,608 ADT

Highland Ave: ±33,664 ADT



AVERAGE HOUSEHOLD INCOME

1 Mile: \$54,932

3 Miles: \$66,997

5 Miles: \$74,394

POPULATION

25,080 176,401 445,403



DAYTIME POPULATION

1 Mile 3 Miles 5 Miles
19,879 110,155 294,938

**Disclaimer on Page 7*



*All information regarding this property is deemed to be reliable, however, no representation, guarantee or warranty is made to the accuracy thereof and is submitted subject to errors, omissions, change of price or withdrawal without notice.

*Figures and statements appearing on this form represent our best knowledge and belief based on information gathered regarding the above property. This analysis is to be taken, therefore, as an estimate and not as a guarantee or warranty. Information contained herein is subject to independent verification and no liability for errors or omissions is assumed. You should rely on your own independent analysis and investigation regarding the above property and on the advice of your legal counsel and tax consultant.

*Any site plans and maps contained herein is not a representation, warranty or guarantee as to size, location, or identity of any tenant, and the improvements are subject to such changes, additions, and deletions as the architect, landlord, or any governmental agency may direct.

*Demographics contained herein are produced using private and government sources deemed to be reliable. The information herein is provided without representation or warranty. Additional information available upon request.

*Any geofencing data herein is provided by Placer Labs, Inc. (www.placer.ai) and is provided without representation or warranty.

*Photos contained herein are property of their respective owners. Use of these photos without the express written consent of the owner is prohibited. Photos do not guarantee the current condition of the property.

BRAD WILLIAMS

858.875.4668
bwilliams@flockeavoyer.com
CA DRE NO. 01802468

STEVE AVOYER

619.280.2600
savoyer@flockeavoyer.com
CA DRE NO. 00407899

