

± 1,450 - 3,000 SQ. FT. RETAIL SUITES FOR LEASE

453-461

BROADWAY, CHULA VISTA, CA 91910



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PROPERTY DESCRIPTION



PROPERTY

453-461 Broadway, Chula Vista, CA 91910
• ± 8,388 Sq. Ft. Retail Strip Center



AVAILABILITY

± 1,450 SF - 3,000 SF Retail Suites
(Could be combined for 4,450 SF)



LOCATION

- Located on the Southeast Corner of Broadway & Roosevelt Street
- Excellent Location with High Exposure (25,399 VPD)
- Chula Vista's Busiest Commercial Thoroughfare
- Directly Across the Street from Pep Boys and One Block from the Chula Vista Center



SIGNAGE

Building & Monument Signage



ZONING

UC-13 (Mid Broadway)



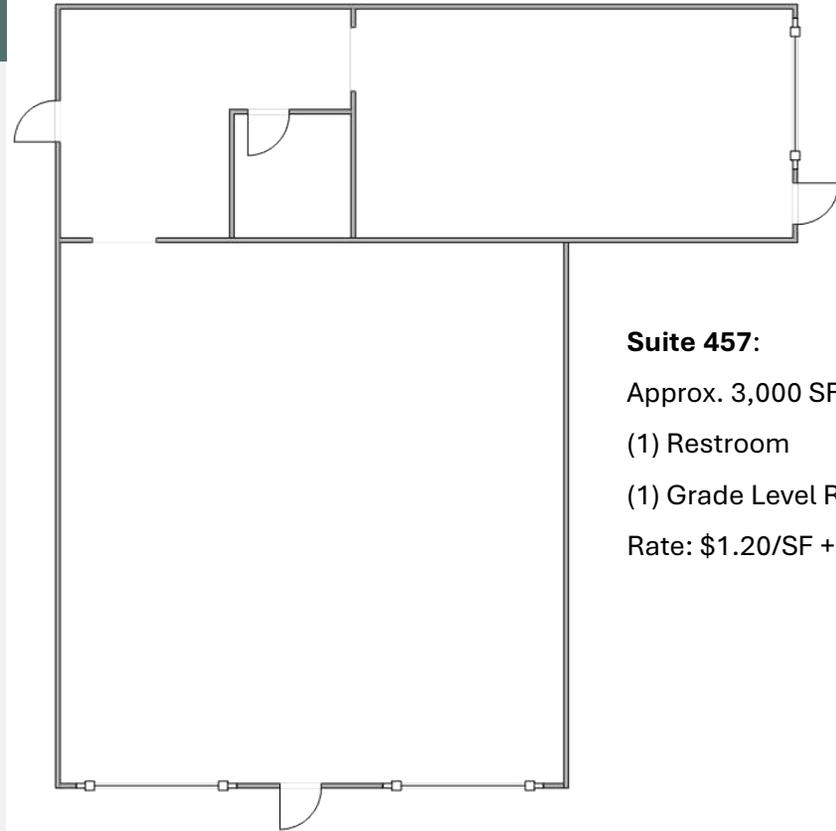
ACCESSIBILITY

Easy Freeway Access to I-5 & H Street



LEASE RATE

\$1.20/SF - \$1.30/SF + NNN



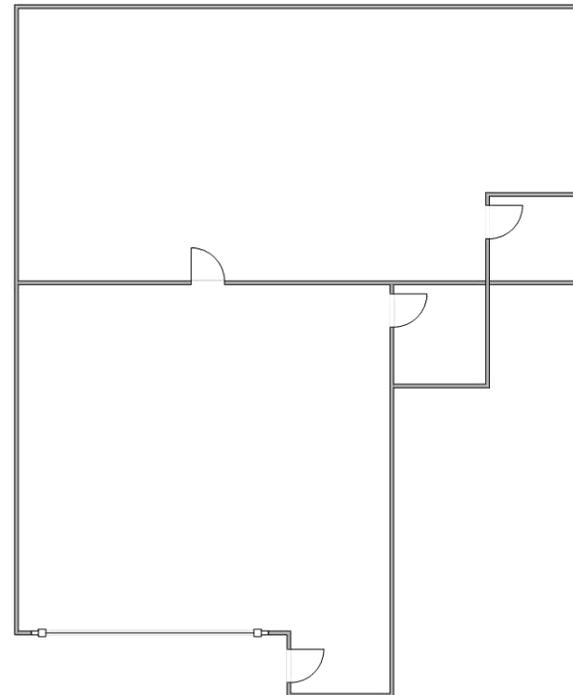
Suite 457:

Approx. 3,000 SF

(1) Restroom

(1) Grade Level Roll-Up Door

Rate: \$1.20/SF + NNN



Suite 459:

Approx. 1,450 SF

(2) Restrooms

(1) Grade Level Roll-Up Door

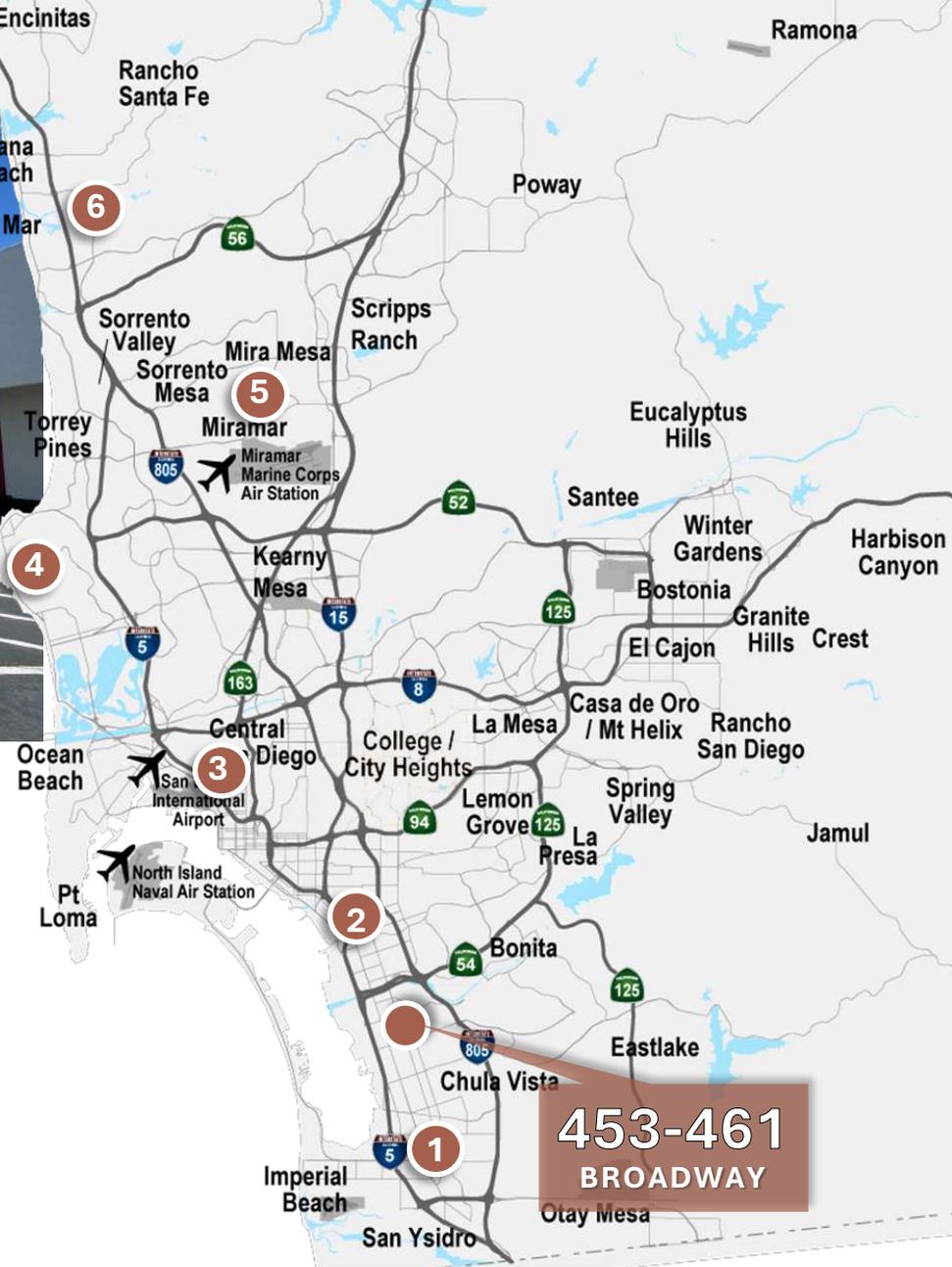
Rate: \$1.30/SF + NNN

SITE PLAN



Site Plan Not Fit to Scale; for Reference Purposes Only.

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1

7 MIN
 IMPERIAL BEACH

2

9 MIN
 NATIONAL CITY

3

14 MIN
 DOWNTOWN
 SAN DIEGO

4

20 MIN
 PACIFIC BEACH

5

25 MIN
 MIRA MESA

6

32 MIN
 DEL MAR