

OFFERING MEMORANDUM

Owner-User Opportunity (with Income) Freestanding Retail Strip Center

1079 3rd Avenue
Chula Vista, CA 91911



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1079
3rd Avenue
Chula Vista



Across Two Buildings
Multi-Tenant Strip Center



Building Size
+/- 6,754 SF
Up to 3,880 SF Can be Made Available for Owner/User



Property Size
+/- 18,174 SF (.42 AC)



Ample Onsite Parking
21 Spaces (3.1/1,000 SF)



High Visibility Location
Strong Traffic Counts



Located on 3rd Avenue Corridor
Iconic Chula Vista Location



Sale Price
\$1,745,000 (\$258/SF)

**adjacent parcel (1085-1093 3rd Ave) is available & can be sold together*

The Offering

Pacific Coast Commercial is proud to present this multi-tenant retail strip center, featuring two well-positioned buildings that offer a compelling opportunity for an owner-user or investor. A buyer can occupy approximately $\pm 3,880$ SF (57%) of the property while generating rental income from the existing tenants. With several tenants currently operating on short-term leases, the property also offers value-add potential through lease renewals and rental rate adjustments.

The property is zoned C-T (Thoroughfare Commercial), allowing for a wide range of uses including retail, office, restaurant, professional services, and veterinary clinics, providing strong flexibility for future occupants or investors. Located directly across from Naples Square, the site benefits from significant pedestrian and vehicle traffic, enhancing visibility and long-term demand for tenants.

Nearby Amenities

GAYLORD PACIFIC RESORT & CONVENTION CENTER

1079
3rd Avenue
Chula Vista

NAPLES SQUARE



CHULA VISTA CENTER



GENESIS SQUARE SHOPPING CENTER



BROADWAY PLAZA



PALOMAR TROLLEY CENTER



CHULA VISTA

OTAY MESA

Demographics

| | 1 MILE | 3 MILE | 5 MILE |
|-------------------|----------|---------|---------|
| Population | 33,274 | 181,271 | 406,400 |
| Median Age | 36.5 | 37.7 | 36.9 |
| Employment | 10,319 | 58,767 | 107,750 |
| Businesses | 1,380 | 8,034 | 14,456 |
| Consumer Spending | \$319.5M | \$1.9B | \$4.4B |
| College Graduates | 12% | 17% | 20% |

| | | | |
|----------------|-----------|-----------|-----------|
| Households | 10,605 | 55,748 | 122,449 |
| Med HH Income | \$60,348 | \$70,805 | \$75,082 |
| Avg HH Income | \$77,805 | \$89,452 | \$96,390 |
| Med Home Value | \$557,873 | \$588,717 | \$638,599 |
| Med Year Built | 1967 | 1970 | 1975 |

Traffic Count 3rd Ave 22,331 Cars Per Day

Drive Times



14 MIN

National City



18 MIN

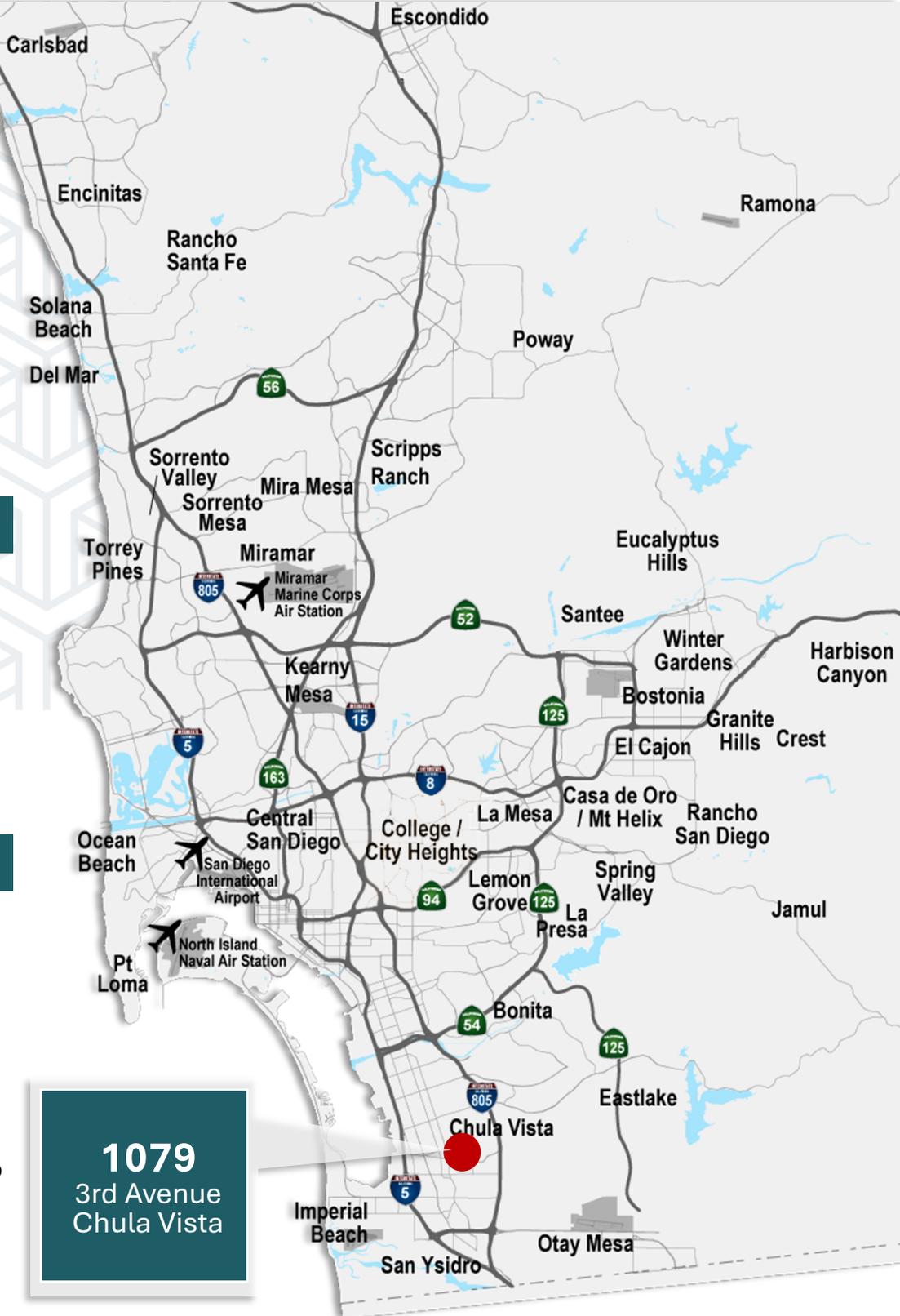
U.S.-Mexico Border



19 MIN

Downtown San Diego

1079 3rd Avenue / 4



1079
3rd Avenue
Chula Vista

City Attractions



Gaylord Pacific Resort & Convention Center

The luxury Gaylord Chula Vista Resort & Convention Center is the centerpiece of the Chula Vista Bayfront Master Plan, a decade-long joint planning effort by the Port of San Diego, the City of Chula Vista, and a coalition of stakeholders. The project will create a premier meeting, convention, and luxury resort with a 22-story hotel tower showcasing 1,600 hotel rooms, including 89 suites with views of San Diego Bay.



North Island Credit Union Amphitheatre

One of the larger concert venues in the San Diego Area. The venue features 9,468 chair-back seats and 10,024 lawn seats. During the spring, summer and fall months it is used mostly for first-tier concert tours, due primarily to its capacity.



Sesame Place San Diego

Sesame Place San Diego is a children's theme park and water park. It is the first theme park in the world to open as a certified autism center by the International Board of Credentialing and Continuing Education Standards (IBCCES). In addition to the rides, a replica of Sesame Street called "Sesame Street Neighborhood" is also featured, alongside photo ops with many Sesame Street characters.



Chula Vista Elite Athlete Training Center

The Chula Vista Elite Athlete Training Center rests on a 155-acre complex adjacent to Lower Otay Reservoir. The Chula Vista Elite Athlete Training Center has sport venues and support facilities for more than a dozen summer Olympic and Paralympic sports, and cross-training abilities for various winter sports. The CVEATC offers support to athletes including housing, dining, training facilities, local transportation, recreational facilities, athlete services and professional development programs. Typically, elite athletes are selected to train here by their respective sport federation or National Governing Body.



Millenia Masterplan Community

Masterplan new urban city center, "Millenia", consisting of 210-acres, offers a fusion of cultures and styles representing a new heartbeat and downtown for South County, San Diego.

Community features Stylus Park and Millenia Metro Park, both completed. Highlighted by an interactive fountain, bocce courts, community gardens, dog parks and play grounds.



The Chula Vista Marina

In a lot of ways, Chula Vista Marina runs more like a yacht club than some of the other marinas in San Diego, but without the exclusivity. Chula Vista Marina is located in San Diego's South Bay. The Chula Vista Marina is less crowded and provides boaters a peaceful, quiet atmosphere away from downtown. The Chula Vista Marina boasts tall swaying palm trees and a pristine park-like setting. The Chula Vista Yacht Harbor presents a tropical paradise with uncrowded waters, no boat surges, and spectacular sunsets.



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