

299
3RD AVE
Chula Vista, CA, 91910



±2,224 SF CORNER LOCATION AVAILABLE

Street Front Retail For Lease on 3rd Avenue

VALLEY COLEMAN | Lic. 02065336
(619) 944-1979
Valley@PacificCoastCommercial.com

BLANCHE GOLIA | Lic. 01956233
(619) 458-8025
Blanche@PacificCoastCommercial.com

CHASE PELTON | Lic. 01918260
(562) 822-5741
Chase@PacificCoastCommercial.com


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FLOOR PLANS

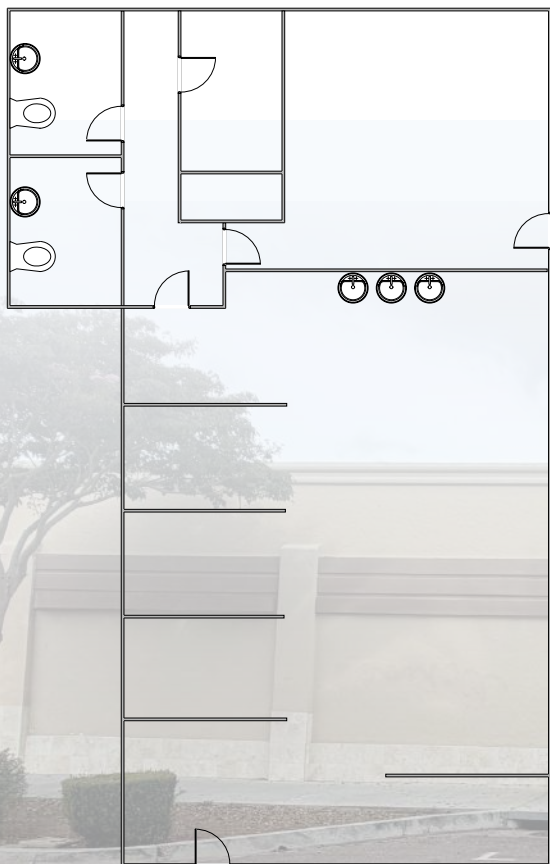
FLOORPLANS ARE NOT TO SCALE; FOR REFERENCE PURPOSES ONLY.

SUITE 299 3RD AVE

- ±2,224 SF Retail Space
- Two (2) Restrooms
- Kitchenette
- Signage Visible on 3rd Avenue
- Previous Tenant - Hair & Beauty Salon
- Lease Rate: \$6,000/mo. Gross

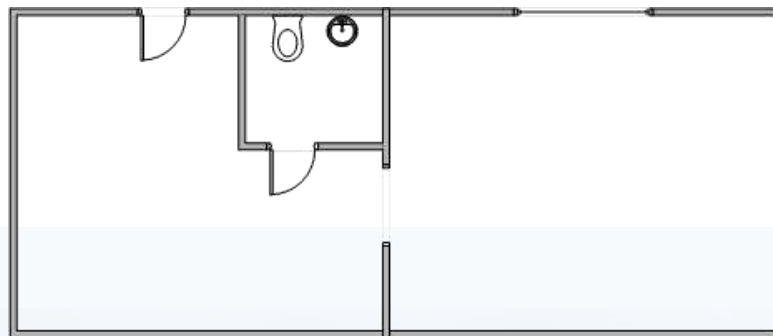
Highest & Best Uses:

Restaurant, Retail Store, Fitness,
Coffee Shop, Nail Salon *and More!*

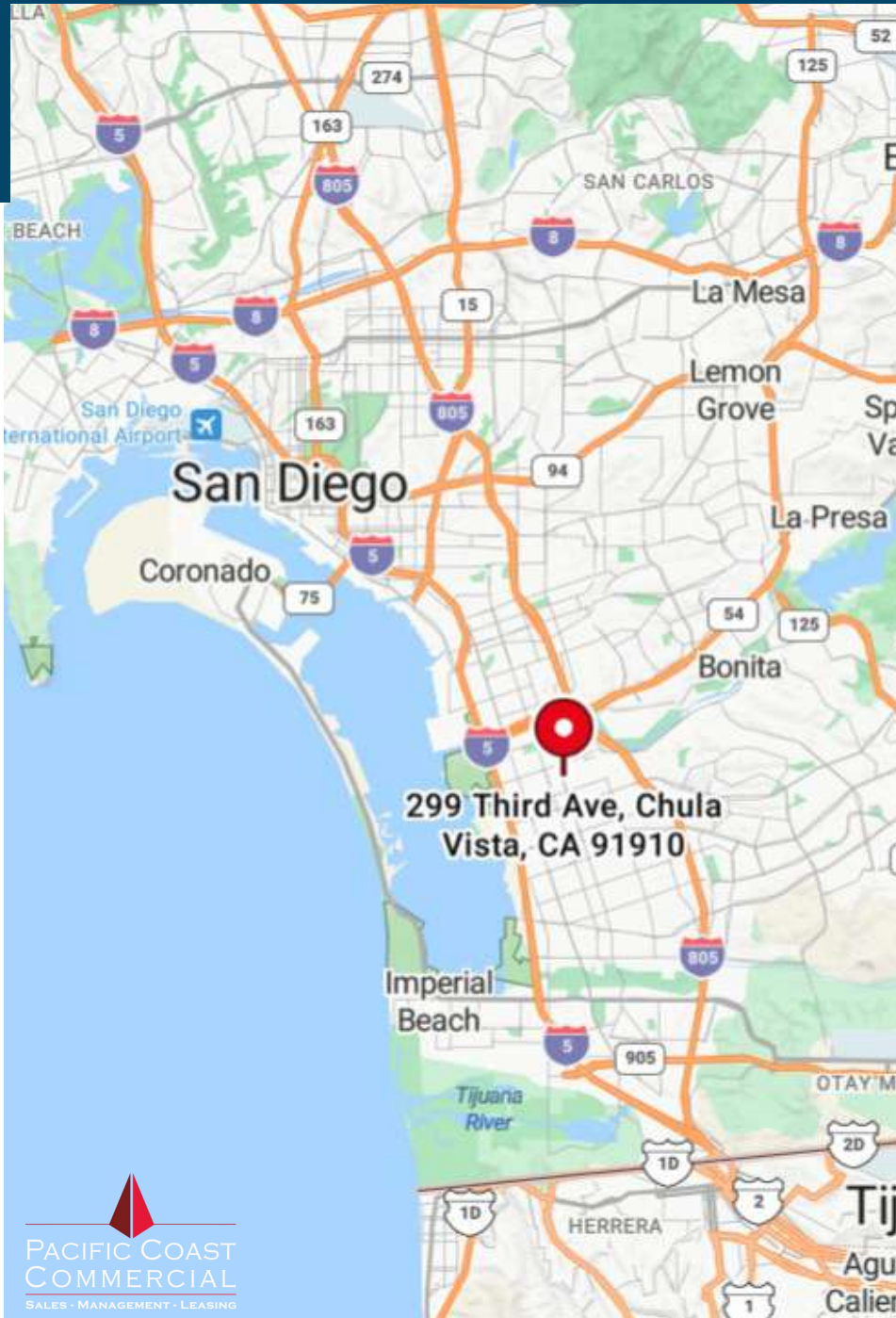


SUITE 287-B F STREET

- ±390 SF Office Space
- Two (2) Offices
- One (1) Restroom
- Lease Rate: \$1,200/mo. Gross



299 3RD AVENUE | PROPERTY FEATURES



The Property
299 3rd Avenue
Chula Vista, CA 91910



Availability
± 2,224 SF Retail
± 390 SF Office



Parking
Public Parking Structure
Across the Street
(650 Spaces)



Zoning
V-2 (Village)



Lease Rate
Retail: \$6,000/mo. Gross
Office: \$1,200/mo. Gross



Signage
Visible on 3rd Avenue

Located on the west side of Chula Vista, the Third Avenue Village is a historical architectural district that features a newly renovated and picturesque business area, an emerging cultural arts and craft brew scene, and a unique collection of boutiques, eateries and services.

The City of Chula Vista itself is located at the center of one of the richest cultural, economic and environmentally diverse zones in the United States. It is the second-largest City in San Diego County and there have been exceptional advances made in preparing the City for business expansion and attraction, collaborating with Baja California officials, and creating an environment for economic growth and prosperity. The City has established economic development initiatives that have created quality infrastructure, a strong consumer base and a well-educated and experienced workforce.

[Click to Learn More](#)

MEET YOUR THIRD AVENUE NEIGHBORS!

10



Groundswell Brewing Co: Local brewery with a beer philosophy of high-quality and flavor-filled beers that enhance the San Diego lifestyle and pair with food.

9



El Cruce+241: The first and only wholly devoted Baja tap-room, wine bar and kitchen committed to sourcing auténtico Baja specialties in San Diego's South County. Come savor south-of-the-border "coastal cuisine at its best" in the heart of Chula Vista's Third Avenue Village!

8



TG The Gym: Our team is here to deliver high-quality personal training and the best fitness experience possible to men and women across Chula Vista. We have years of experience helping people from all around the San Diego area work hard, build muscle, and become the best they can possibly be. When you train with us, no obstacle is too great, no goal is too big, and no aspiration is too challenging.

7



The Balboa South: Burgers, Beer & Good Cheer

1



La Nacional: The second project from the founders of Machete Beer House in National City, a modern take on a Mexican cantina, centered around curated cocktails.



6



Suzette: A French restaurant that brings authentic flavors and European style to Downtown Chula Vista.

Dark Horse Coffee Roasters: Local San Diego roasters and coffee shops.

2



La Pesca Cevicheria Baja: Serving up fresh seafood, bright flavors, and seriously delicious plates in Downtown Chula Vista!

3



Bar Sin Nombre: Beer & Wine bar with an extensive drink menu. This location offers a Hispanic/chicano theme. You will certainly appreciate the lovely relaxed atmosphere and beautiful décor. Perfect spot to watch a Padres game on the multiple TVs set up throughout.

4



Galu Café & Delicatessen: Your culinary haven for all things delicious! Our passion for quality shines through in every sip and bite, as we proudly serve organic, locally sourced products from trusted farms. We craft everything from scratch and invite you to savor the difference in our homemade recipes and our fresh, daily-made coffee, sandwiches, and pastries

5



Farmer's Table: An Italian country-style restaurant, has opened its fourth location in the Village at 330 F St. The new location is the company's largest, at 10,000 square feet including a large patio. Themed with farmhouse décor, the restaurants are known for a large variety of breakfast and brunch items.

STREET FRONT RETAIL ON 3RD AVE

±2,224 SF RETAIL | ±390 SF OFFICE | FOR LEASE

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Chase@PacificCoastCommercial.com
Lic. 01918260


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Office (619) 469-3600 | 10721 Trenea Street, Suite 200, San Diego, CA 92131
www.PacificCoastCommercial.com | Lic. 01209930

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