

# OFFERING MEMORANDUM

## Mixed-Use Investment Opportunity Retail/Residential Property

1085-1093 3rd Avenue  
Chula Vista, CA 91911



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1089-1093 3rd Avenue  
Residential Tri-Plex



1085-1087 3rd Avenue  
Retail: Papa John's,  
Third Ave Pharmacy



Property Size  
+/- 18,598 SF (.43 AC)



Ample Onsite Parking  
19 Spaces (4.4/1,000 SF)



High Visibility Location  
Strong Traffic Counts



Located on Iconic Commercial  
Corridor  
3rd Avenue, Chula Vista



Sale Price  
**\$1,250,000**

*\*adjacent parcel (1079 3rd Ave)  
is available & can be sold together*

## The Offering

Pacific Coast Commercial is proud to present this retail/residential mixed-use property that offers a stable income opportunity in a highly desirable location. The property includes two retail units at 1085–87 3rd Ave, one of which is occupied by a national fast-food tenant that has been in place for over 27 years, providing long-term stability. The residential component at 1089–93 3rd Ave consists of a tri-plex, adding diversified income from both commercial and residential tenants.

Located directly across from Naples Square, the property benefits from significant pedestrian and vehicle traffic, enhancing visibility and long-term tenant demand. The asset is currently producing an adjusted NOI of \$76,194, reflecting a 6.10% cap rate, making it an attractive mixed-use investment in a prime coastal market.

# Nearby Amenities

**GAYLORD PACIFIC RESORT & CONVENTION CENTER**

**1085-93**  
3rd Avenue  
Chula Vista

**NAPLES SQUARE**



**CHULA VISTA CENTER**



**GENESIS SQUARE SHOPPING CENTER**



CHULA VISTA

**BROADWAY PLAZA**



**PALOMAR TROLLEY CENTER**



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**

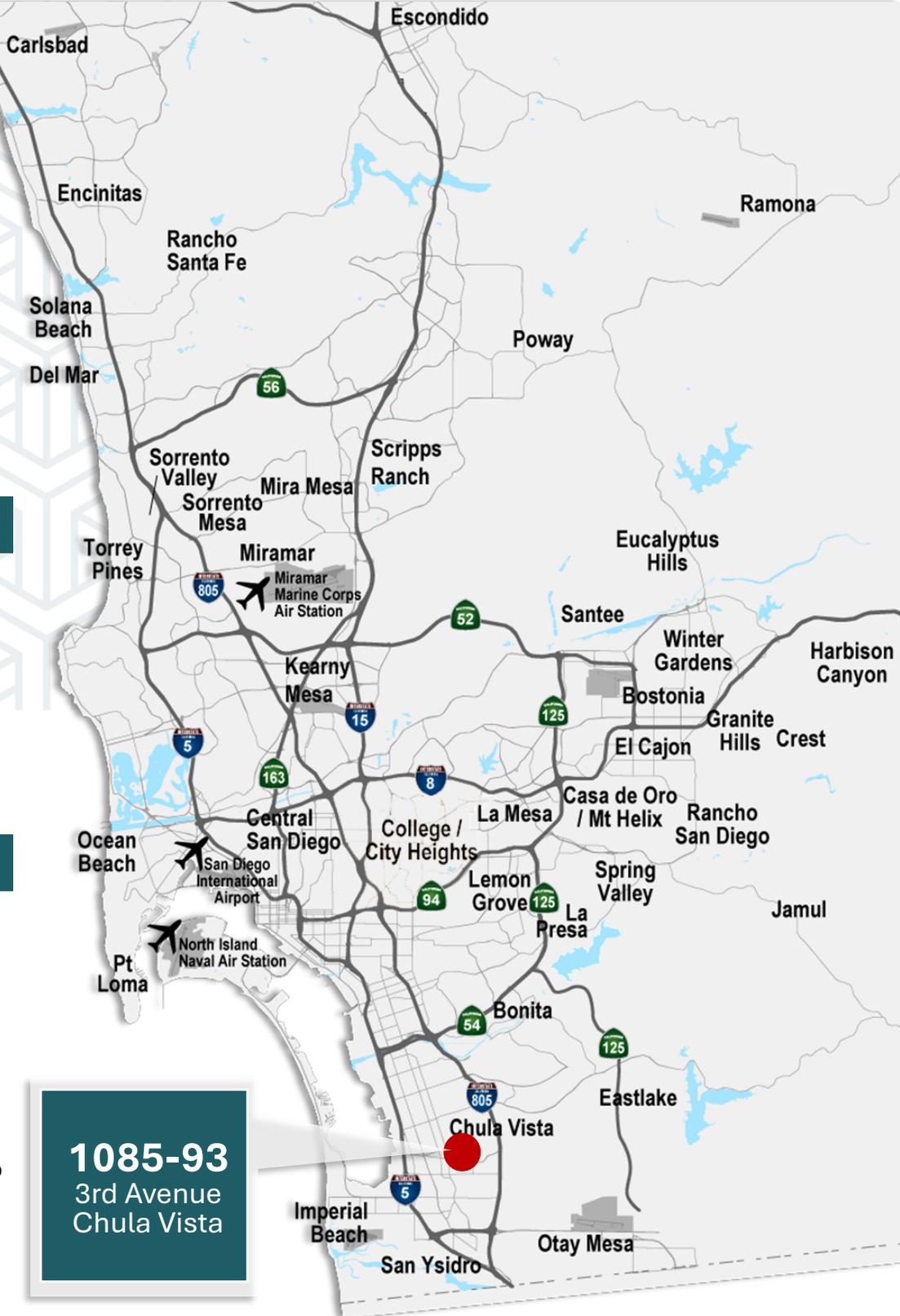
U.S.-Mexico Border



**19 MIN**

Downtown San Diego

**1085-1093** 3rd Avenue / 4



## 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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3rd Avenue  
Chula Vista

1085-1093 3rd Avenue / 6

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