



THAI BISTRO

1067 BROADWAY, #102
CHULA VISTA, CA 91911



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RARE TURNKEY RESTAURANT OPPORTUNITY IN THE HEART OF CHULA VISTA

PROPERTY OVERVIEW

1067 BROADWAY, #102, CHULA VISTA, CA 91911

Size:	Rent:	Lease:
±500 SF	\$3,400/mo all in	Negotiable

SEE FULL EQUIPMENT LIST

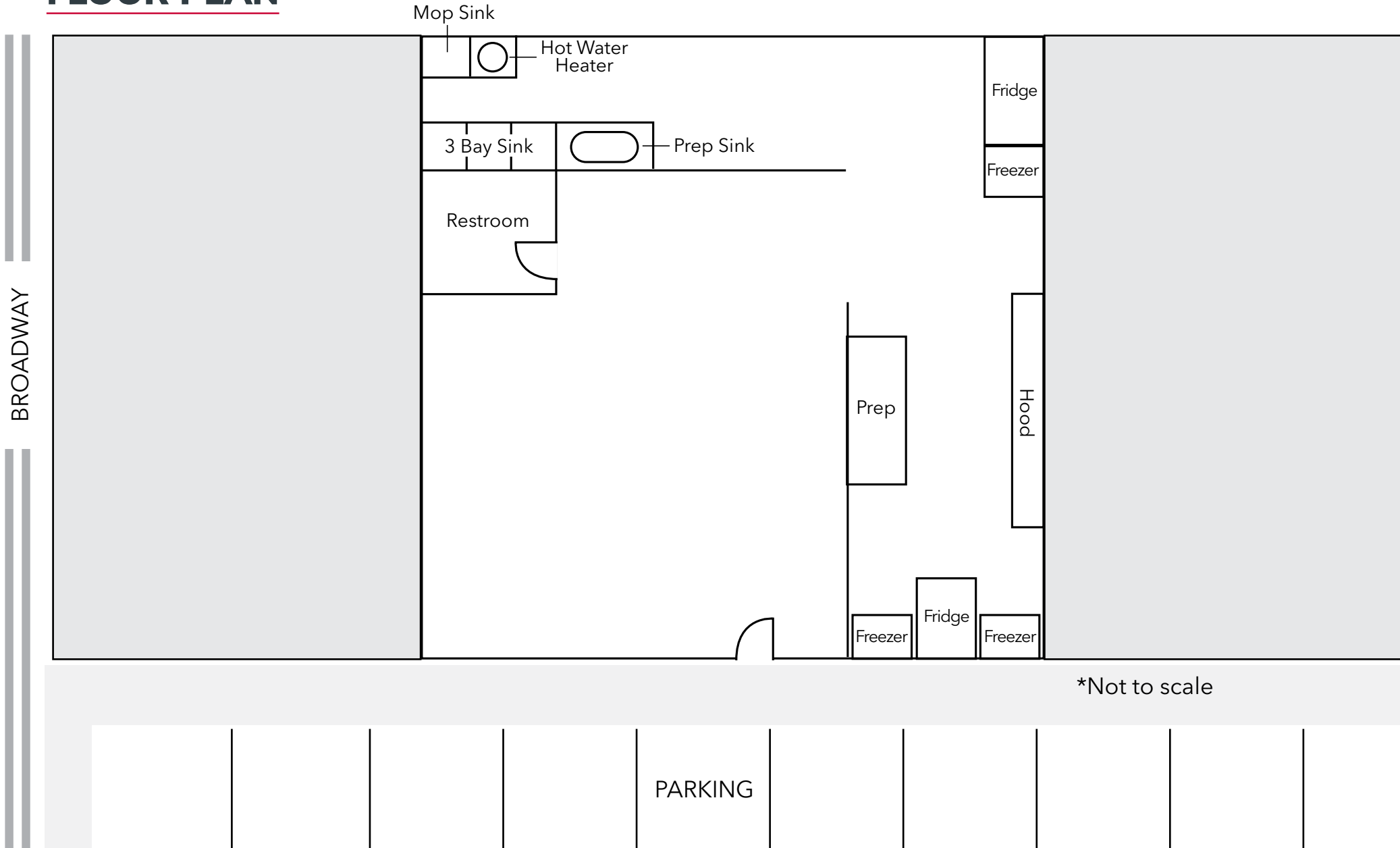
- 12 FT HOOD SYSTEM
- GREASE INTERCEPTOR
- 20 PLUS UNRESERVED PARKING SPOTS
- SECURITY SYSTEM
- BUSY COMMERCIAL AREA WITH STRONG NATIONAL TENANTS

Asking Price: Contact Broker

PLEASE DO NOT DISTURB TENANT, OWNER, EMPLOYEES, OR PATRONS

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FLOOR PLAN



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INTERIOR



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KITCHEN



RARE TURNKEY RESTAURANT OPPORTUNITY IN THE HEART OF CHULA VISTA

NEARBY AMENITIES



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CHULA VISTA - NEARBY DEVELOPMENTS



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CHULA VISTA

Chula Vista, California, is a vibrant and diverse city of roughly 275,000 residents. Hispanics or Latinos constitute the largest ethnic group at nearly 60%, followed by significant Asian (15%) and non-Hispanic White (16%) populations. Median household incomes hover just over \$100,000, while home values average in the \$800,000 range—costs notably higher than national levels.

Alongside strong anchors in education, healthcare, and aerospace, the **restaurant industry plays a growing role in the local economy**. The city’s dining scene reflects its cultural diversity, with a wide mix of family-owned eateries, regional Mexican cuisine, Asian fusion spots, and nationally recognized chains. Food service and hospitality not only provide thousands of jobs but also help position Chula Vista as a culinary hub within the broader San Diego metro. The region continues to see modest employment growth, reinforcing Chula Vista’s role within a dynamic and evolving economy.

Demographics	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population:	29,573	185,991	371,179
Households:	9,561	59,058	114,769
Avg HH Income:	\$88,945	\$104,220	\$117,251

Traffic Counts (Vehicles Per Day)	
Broadway	16,056
Naples St	7,372
I-5	160,173



Mountain Hawk Park Amphitheater



Living Coast Discovery Center



Gaylord Pacific Resort & Convention Center



State Beaches

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