

# Palomar Square

SEC BROADWAY & PALOMAR STREET  
CHULA VISTA, CA 91911  
± 1,000 SF AVAILABLE



**FLOCKE &  
AVOYER**  
Commercial Real Estate



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## PROPERTY HIGHLIGHTS

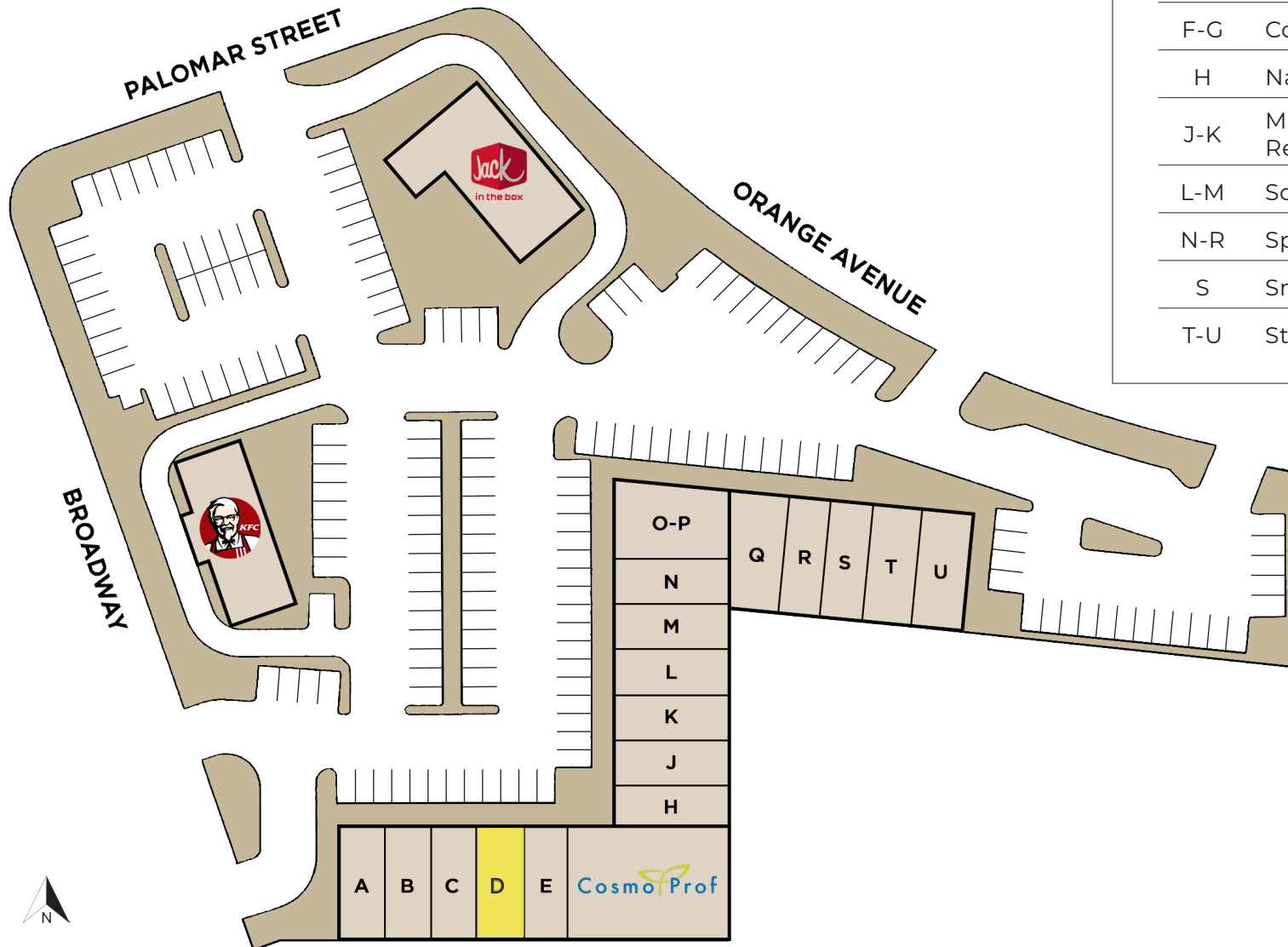
- This attractive convenience center is strategically located on the “going home” side of an extremely busy intersection.
- Located in what has become one of the strongest retail corridors in San Diego County.
- Tenants include:







# SITE PLAN



SUITE	TENANT	SF
A	Jack's Donuts	1,000
B	Taqueria El Korita	1,000
C	Ding Tea	1,000
D	Superior Cuts (Available)	1,000
E	Progreso Financiero	1,000
F-G	CosmoProf	3,500
H	Nailcessity	700
J-K	Mrs. Rice's Oriental Restaurant	2,000
L-M	South Bay Liquor	2,000
N-R	Spin Cycle Coin Laundry	4,500
S	Smoke Shop	1,300
T-U	Star Massage	2,000







# DEMOGRAPHICS



## TRAFFIC COUNTS (CARS PER DAY)

BROADWAY:  $\pm 29,300$  CPD

PALOMAR STREET:  $\pm 39,230$  ADT



## AVERAGE HOUSEHOLD INCOME

1 MILE: \$60,705

3 MILES: \$77,641

5 MILES: \$87,219



## POPULATION

1 MILE: 28,957

3 MILES: 206,125

5 MILES: 348,782



## DAYTIME POPULATION

1 MILE: 20,297

3 MILES: 114,844

5 MILES: 207,433





# AREA RETAIL

Blossom  
Valley

Harbison  
Canyon

Dehesa

Jamul

UNITED STATES  
MEXICO

Sancho  
Andez



petco

Walmart

COSTCO  
WHOLESALE



CHULA VISTA



SITE

ORANGE AVENUE

Food4Less

ROSS  
DRESS FOR LESS

Office  
DEPOT

BROADWAY

MAIN STREET

HOLLISTER STREET



Walmart

VONS CVS

OTAY MESA WEST

PALM AVENUE



## FOR LEASING INFORMATION

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