

± 1,450 - 3,000 SQ. FT. RETAIL SUITES FOR LEASE

453-461

BROADWAY, CHULA VISTA, CA 91910



CHASE PELTON

Sales & Leasing Associate
(562) 822-5741
Chase@PacificCoastCommercial.com
Lic. 01918260

VALLEY COLEMAN

Sales & Leasing Associate
(619) 944-1979
Valley@PacificCoastCommercial.com
Lic. 02065336

PACIFIC COAST COMMERCIAL

10721 Treena Street, Suite 200
San Diego, CA 92131
www.PacificCoastCommercial.com
Lic. 01209930

The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information, including zoning and use, should be verified prior to transaction.



PROPERTY DESCRIPTION



PROPERTY

453-461 Broadway, Chula Vista, CA 91910

- ± 8,388 Sq. Ft. Retail Strip Center



AVAILABILITY

± 1,450 SF - 3,000 SF Retail Suites
(Could be combined for 4,450 SF)



LOCATION

- Located on the Southeast Corner of Broadway & Roosevelt Street
- Excellent Location with High Exposure (25,399 VPD)
- Chula Vista's Busiest Commercial Thoroughfare
- Directly Across the Street from Pep Boys and One Block from the Chula Vista Center



SIGNAGE

Building & Monument Signage



ZONING

UC-13 (Mid Broadway)



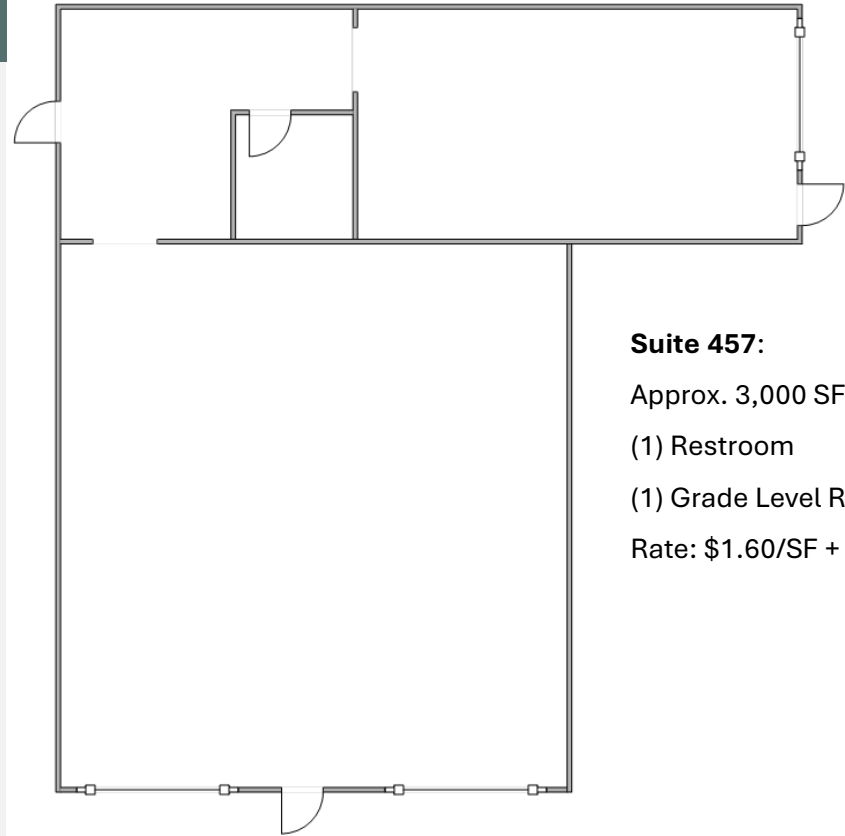
ACCESSIBILITY

Easy Freeway Access to I-5 & H Street



LEASE RATE

\$1.60/SF - \$1.65/SF + NNN



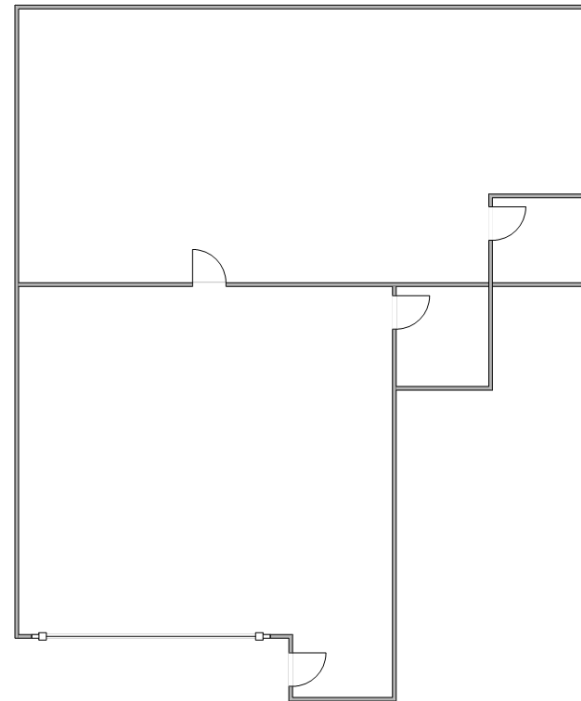
Suite 457:

Approx. 3,000 SF

(1) Restroom

(1) Grade Level Roll-Up Door

Rate: \$1.60/SF + NNN



Suite 459:

Approx. 1,450 SF

(2) Restrooms

(1) Grade Level Roll-Up Door

Rate: \$1.65/SF + NNN

SITE PLAN



Site Plan Not Fit to Scale; for Reference Purposes Only.

LOCATION

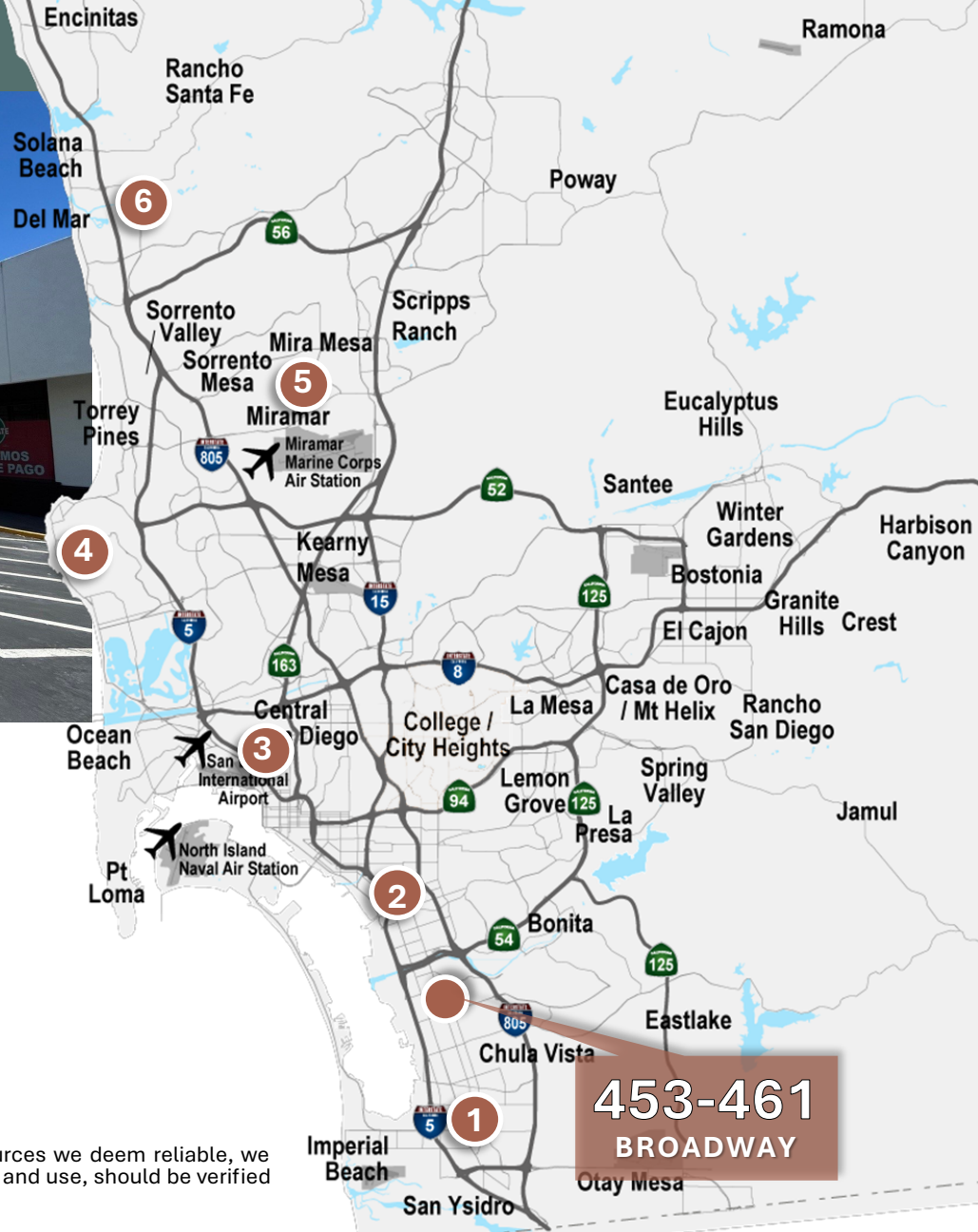


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7 MIN SERIAL BEACH

9 MIN
NATIONAL CITY

14 MIN
DOWNTOWN
SAN DIEGO

20 MIN
PACIFIC BEACH

25 MIN
MIRA MESA

32 MIN
DEL MAR