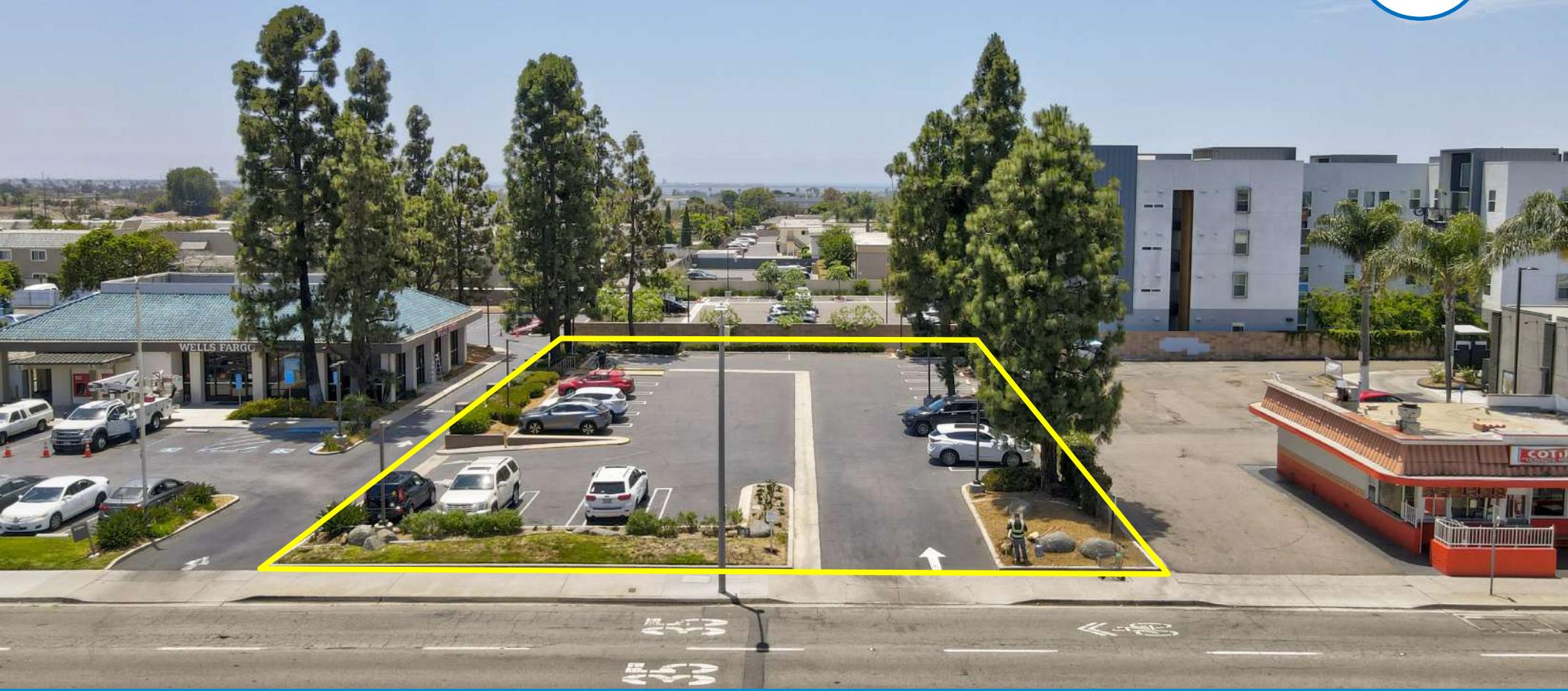


# 818

THIRD AVENUE  
CHULA VISTA, CA 91911

## RETAIL BUILD-TO-SUIT GROUND LEASE OPPORTUNITY

Click  
to Explore



### BLANCHE GOLIA

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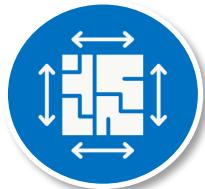


PACIFIC COAST  
COMMERCIAL  
SALES - MANAGEMENT - LEASING

## PROPERTY SUMMARY

## LOCATION!

Blocks from Northgate Market, Carnival, Albertsons, Sprouts & More!



± 14,550 SF Lot  
APN: 573-450-08-00

Zoning: C-1  
(Third Avenue South)

Retail Build-To-Suit  
Ground Lease  
Opportunity

Easy  
Ingress-Egress

Close Proximity to  
I-5, I-805 &  
Hwy 905 & 54

Heavily Trafficked  
Thoroughfare  
23,393 Cars/Day

Located  
Near Dense  
Residential Areas

Contact Broker  
For Pricing



## DEMOGRAPHICS



### POPULATION

157,896  
3 MILE

423,054  
5 MILE

1,045,819  
10 MILE



## EASY TRANSPORTATION CORRIDORS

Situated between  
I-5 and I-805



### NUMBER OF EMPLOYEES



57,204  
3 MILE

106,804  
5 MILE

386,278  
10 MILE



\$69,454  
3 MILE

\$74,772  
5 MILE

\$44,153  
10 MILE

### 2029 POPULATION PROJECTION



155,994  
3 MILE

419,118  
5 MILE

1,038,043  
10 MILE

### NUMBER OF BUSINESSES



7,652  
3 MILE

14,352  
5 MILE

45,195  
10 MILE



### TRAFFIC COUNTS (CARS / DAY)

COLLECTION ST	3rd Avenue	K Street	3rd Avenue	3rd Avenue
CROSS ST	Moss Street	4th Avenue	L Street	Kearney Street
TRAFFIC VOLUME	23,393	10,225	25,539	28,316



70  
WALK  
SCORE



39  
TRANSIT  
SCORE



52  
BIKE  
SCORE

## THE LOCATION

Chula Vista, California, is a vibrant city in San Diego County, located just seven miles from downtown San Diego and near the U.S.-Mexico border. As the second-largest city in the county, it offers a diverse mix of suburban and urban living with scenic coastal views, rolling hills, and a strong economic base.

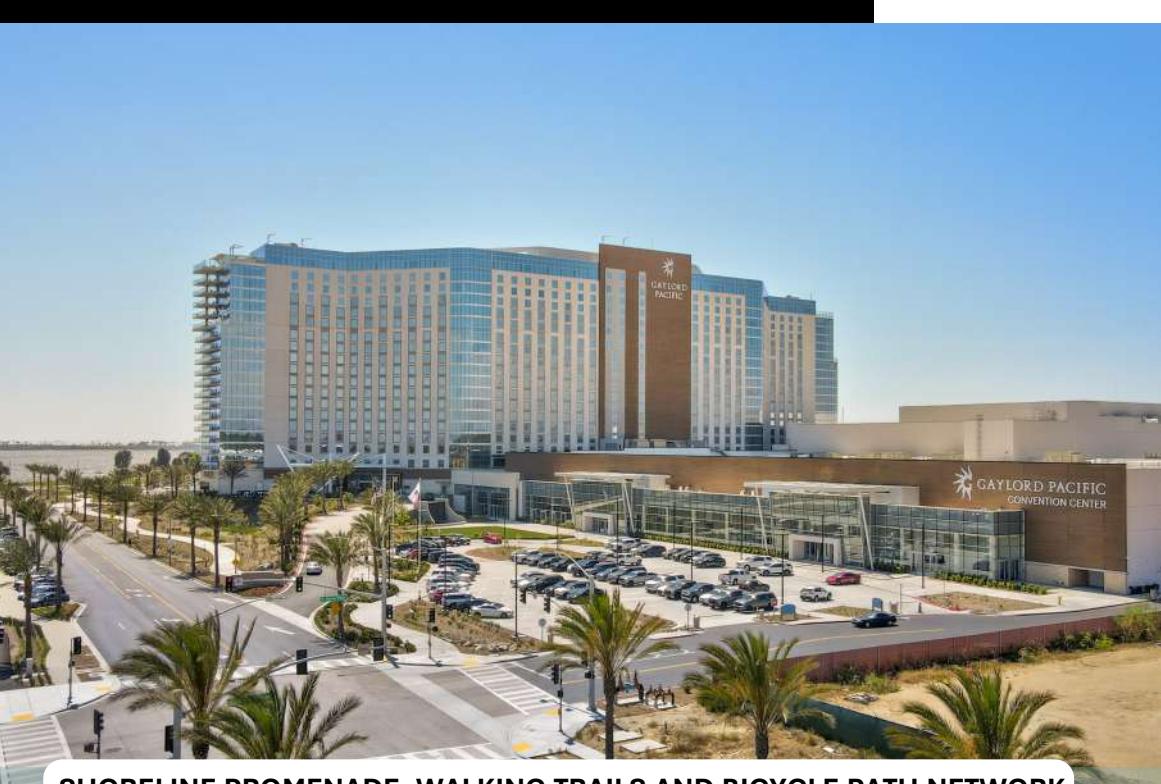
Known for its beautiful waterfront, Chula Vista is home to the Chula Vista Marina, Bayside Park, and the Living Coast Discovery Center, providing outdoor recreation and nature experiences. The city also boasts popular attractions like the North Island Credit Union Amphitheatre, the Sesame Place San Diego theme park, and numerous shopping and dining options, particularly in the thriving Eastlake and Otay Ranch communities.

With a growing population, excellent schools, and ongoing commercial and residential development, Chula Vista is an attractive destination for families, businesses, and investors. Its strategic location along major freeways, proximity to international trade hubs, and strong healthcare and biotech industries make it a key player in the Southern California economy.

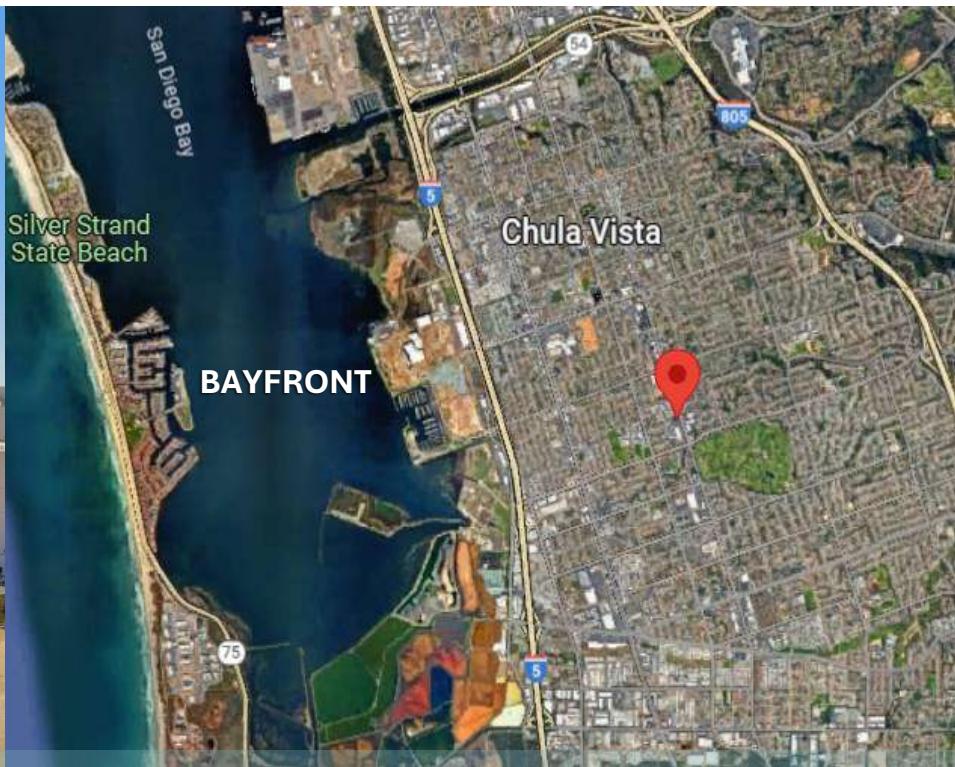


## CHULA VISTA BAYFRONT REDEVELOPMENT

[CLICK TO EXPLORE](#)



SHORELINE PROMENADE, WALKING TRAILS AND BICYCLE PATH NETWORK



**70 ACRES**

NEW PARKS

(100 AC TOTAL, INCLUDING EXISTING PARKS)

**120 ACRES**

OPEN SPACE, HABITAT REPLACEMENT,  
WETLANDS & ECOLOGICAL BUFFERS TO PROTECT  
WILDLIFE HABITAT, SPECIES & OTHER COASTAL RESOURCES

**1,100 — 3,000**

PARKING SPACE FACILITY

**2,850**

TOTAL HOTEL ROOMS

**600,000**

SQUARE FEET

RESTAURANT, RETAIL &  
MARINA-SUPPORT USES

**220,000**

SQUARE FEET

MIXED-USE COMMERCIAL RECREATION/  
MARINE-RELATED OFFICE USES

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, financials, leases, square footage, permits and use should be verified during due diligence and prior to completing a transaction.



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