

818

RETAIL BUILD-TO-SUIT GROUND LEASE OPPORTUNITY

THIRD AVENUE
CHULA VISTA, CA 91911



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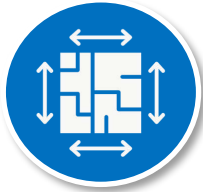
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PROPERTY SUMMARY

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



MEDIAN HOUSEHOLD INCOME

\$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.

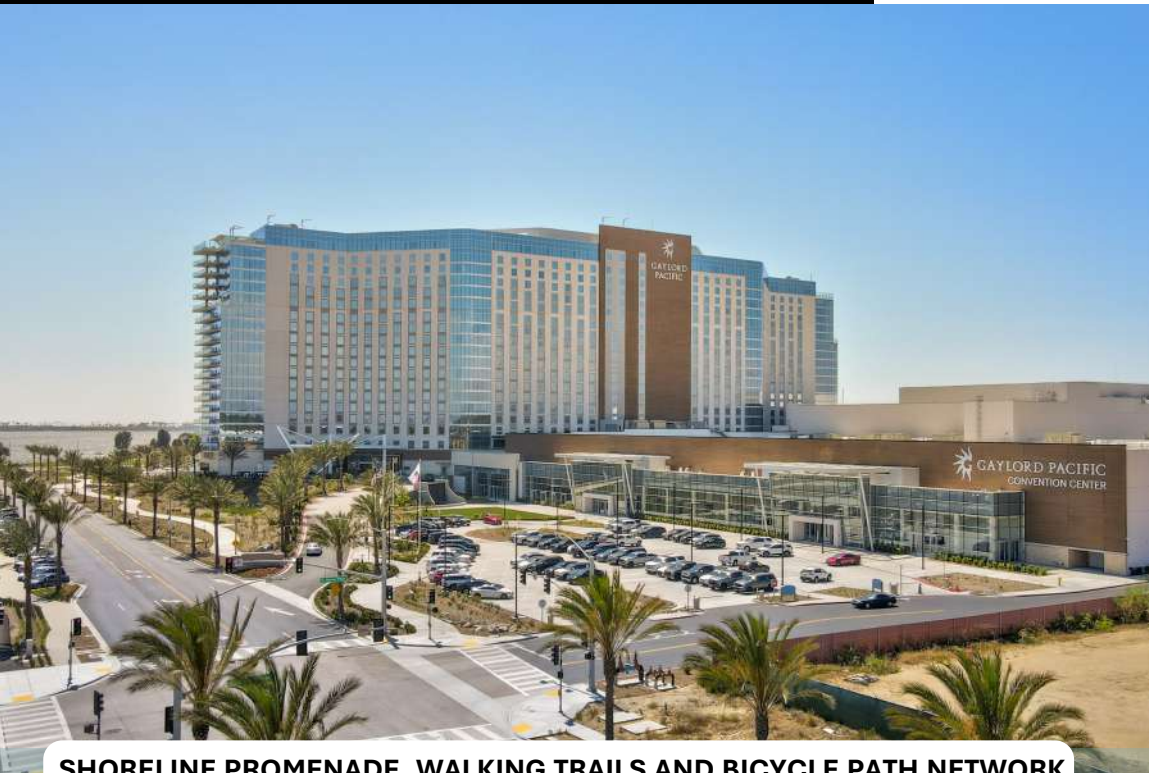
Known for its beautiful waterfront, Chula Vista is home to the Chula Vista Marina, Bayside Park, and the Living Coast Discovery Center, providing outdoor recreation and nature experiences. The city also boasts popular attractions like the North Island Credit Union Amphitheatre, the Sesame Place San Diego 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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SALES - MANAGEMENT - LEASING

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