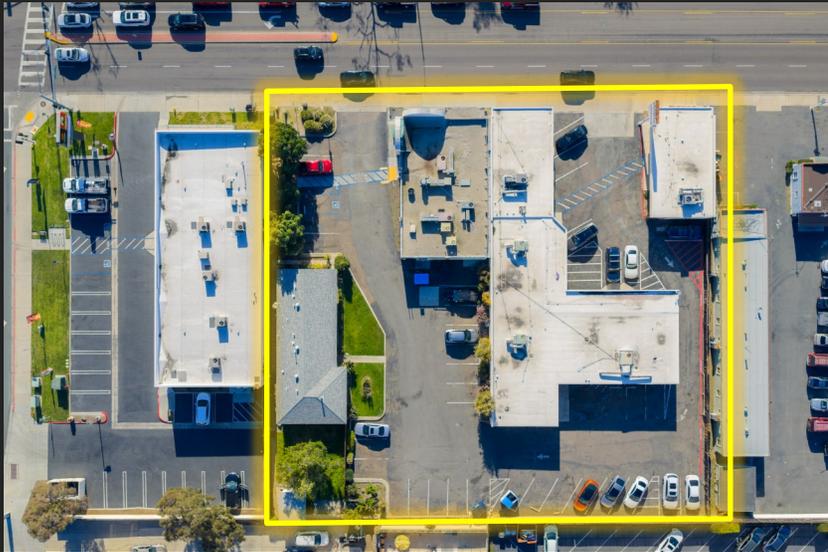


Mixed-Use Investment & Owner-User Opportunity (with Income)

Freestanding Retail Strip Center
Retail/Residential Property

1079 & 1085-1093 3rd Avenue
Chula Vista, CA 91911



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The Offering

Pacific Coast Commercial is pleased to present the rare opportunity to acquire two adjacent commercial assets—1079 3rd Ave and 1085–1093 3rd Ave—available for sale individually or together as a combined portfolio offering at **\$2,700,000**. Together, these properties provide a diverse blend of retail, mixed-use, and owner-user potential in a highly desirable coastal market directly across from Naples Square, benefiting from exceptional pedestrian and vehicle traffic.

1079 3rd Ave features a multi-tenant retail strip center with two well-positioned buildings, offering an owner-user the ability to occupy approximately ±3,880 SF (57%) while generating income from existing tenants. With several tenants on short-term leases, the property presents value-add potential through renewals and rental rate adjustments. Zoned C-T (Thoroughfare Commercial), the site supports a wide range of uses including retail, office, restaurant, professional services, and veterinary clinics.

1085–1093 3rd Ave is a stable mixed-use investment consisting of two retail units—one occupied by a national fast-food tenant in place for over 27 years—and a residential tri-plex providing diversified income. The asset currently produces an adjusted NOI of \$76,194, reflecting a 6.10% cap rate, making it an attractive long-term hold.

Offered separately or together, these properties provide a compelling opportunity for investors or owner-users seeking flexibility, income stability, and future upside in a prime location.



Multi-Tenant Strip Center Residential Tri-Plex



1079 3rd Ave Building Size:

+/- 6,754 SF

Up to 3,880 SF Can be Made
Available for Owner/User

1085-1087 3rd Ave:

Retail: Papa John's,
Third Ave Pharmacy

1089-1093 3rd Avenue
Residential Tri-Plex



Property Size

+/- 36,772 SF (.84 AC)



Ample Onsite Parking

40 Spaces



High Visibility Location

Strong Traffic Counts



Sale Price

\$2,700,000

**can also be sold separate*

Nearby Amenities

GAYLORD PACIFIC RESORT & CONVENTION CENTER

3rd Avenue Chula Vista

NAPLES SQUARE



CHULA VISTA CENTER



GENESIS SQUARE SHOPPING CENTER



CHULA VISTA

BROADWAY PLAZA



PALOMAR TROLLEY CENTER



OTAY MESA

Demographics

	1 MILE	3 MILE	5 MILE
Population	33,274	181,271	406,400
Median Age	36.5	37.7	36.9
Employment	10,319	58,767	107,750
Businesses	1,380	8,034	14,456
Consumer Spending	\$319.5M	\$1.9B	\$4.4B
College Graduates	12%	17%	20%

Households	10,605	55,748	122,449
Med HH Income	\$60,348	\$70,805	\$75,082
Avg HH Income	\$77,805	\$89,452	\$96,390
Med Home Value	\$557,873	\$588,717	\$638,599
Med Year Built	1967	1970	1975

Traffic Count 3rd Ave 22,331 Cars Per Day

Drive Times



14 MIN

National City



18 MIN

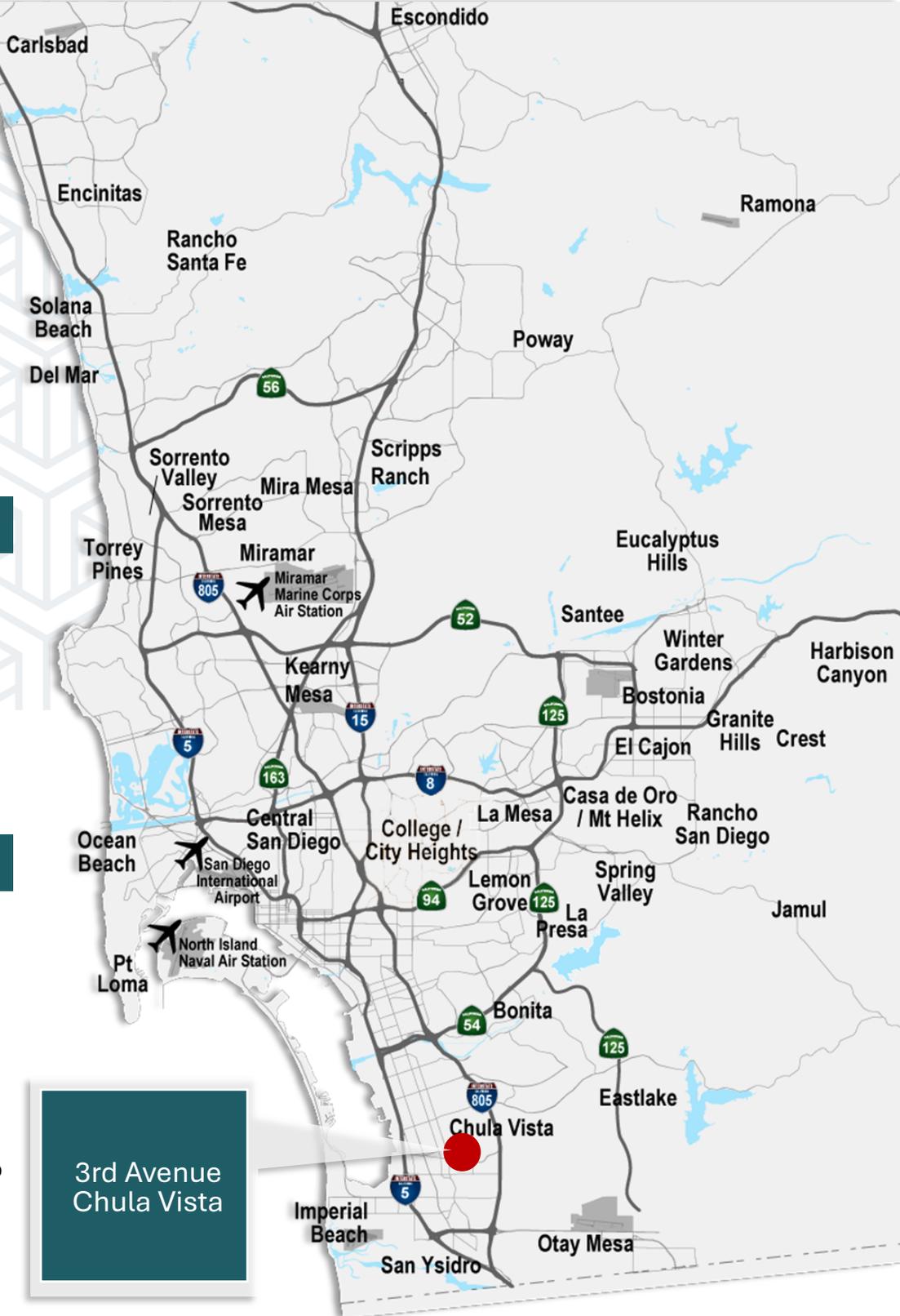
U.S.-Mexico Border



19 MIN

Downtown San Diego

1079 & 1085-1093 3rd Avenue / 4



City Attractions



Gaylord Pacific Resort & Convention Center

The luxury Gaylord Chula Vista Resort & Convention Center is the centerpiece of the Chula Vista Bayfront Master Plan, a decade-long joint planning effort by the Port of San Diego, the City of Chula Vista, and a coalition of stakeholders. The project will create a premier meeting, convention, and luxury resort with a 22-story hotel tower showcasing 1,600 hotel rooms, including 89 suites with views of San Diego Bay.



North Island Credit Union Amphitheatre

One of the larger concert venues in the San Diego Area. The venue features 9,468 chair-back seats and 10,024 lawn seats. During the spring, summer and fall months it is used mostly for first-tier concert tours, due primarily to its capacity.



Sesame Place San Diego

Sesame Place San Diego is a children's theme park and water park. It is the first theme park in the world to open as a certified autism center by the International Board of Credentialing and Continuing Education Standards (IBCCES). In addition to the rides, a replica of Sesame Street called "Sesame Street Neighborhood" is also featured, alongside photo ops with many Sesame Street characters.



Chula Vista Elite Athlete Training Center

The Chula Vista Elite Athlete Training Center rests on a 155-acre complex adjacent to Lower Otay Reservoir. The Chula Vista Elite Athlete Training Center has sport venues and support facilities for more than a dozen summer Olympic and Paralympic sports, and cross-training abilities for various winter sports. The CVEATC offers support to athletes including housing, dining, training facilities, local transportation, recreational facilities, athlete services and professional development programs. Typically, elite athletes are selected to train here by their respective sport federation or National Governing Body.



Millenia Masterplan Community

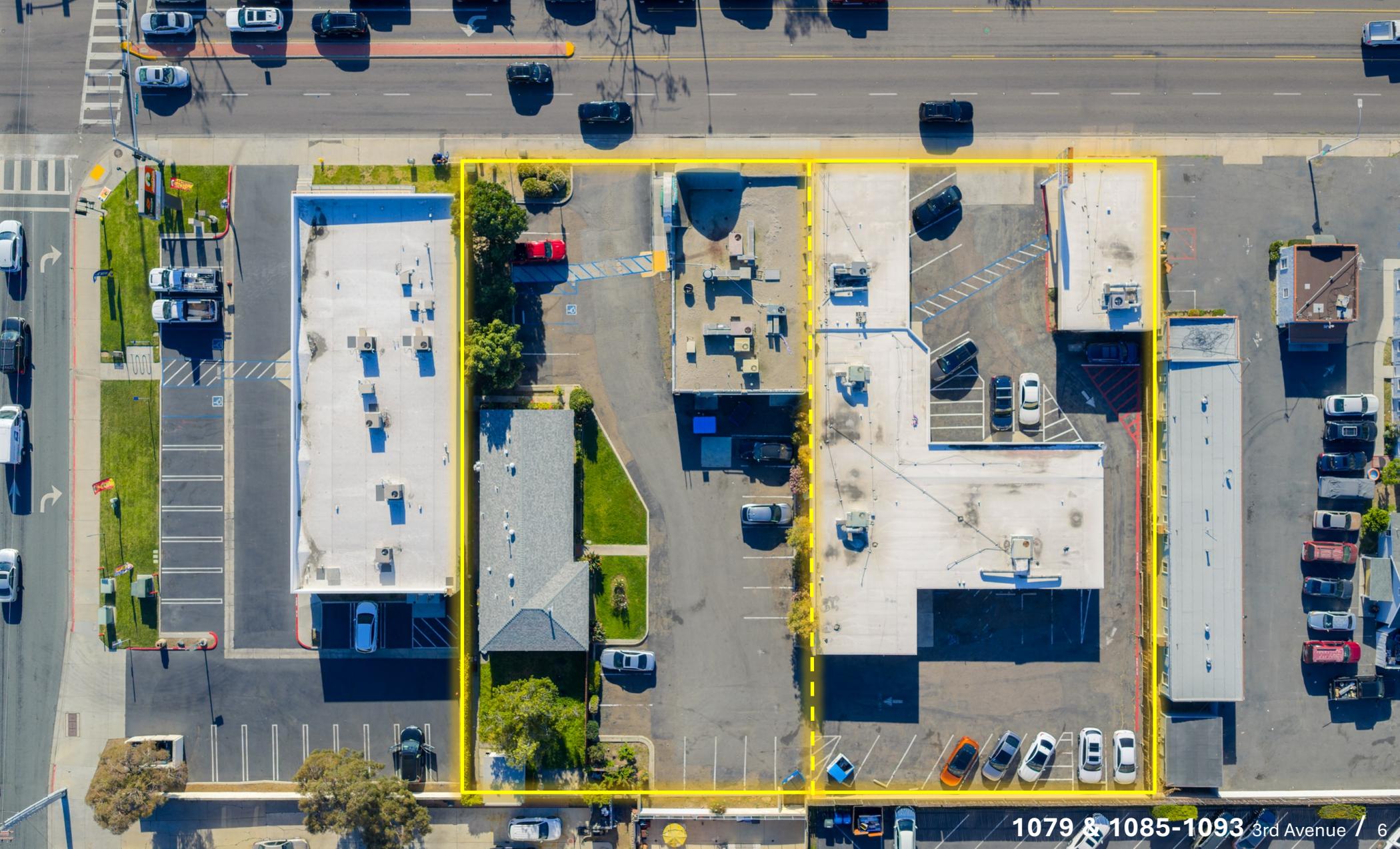
Masterplan new urban city center, "Millenia", consisting of 210-acres, offers a fusion of cultures and styles representing a new heartbeat and downtown for South County, San Diego.

Community features Stylus Park and Millenia Metro Park, both completed. Highlighted by an interactive fountain, bocce courts, community gardens, dog parks and play grounds.



The Chula Vista Marina

In a lot of ways, Chula Vista Marina runs more like a yacht club than some of the other marinas in San Diego, but without the exclusivity. Chula Vista Marina is located in San Diego's South Bay. The Chula Vista Marina is less crowded and provides boaters a peaceful, quiet atmosphere away from downtown. The Chula Vista Marina boasts tall swaying palm trees and a pristine park-like setting. The Chula Vista Yacht Harbor presents a tropical paradise with uncrowded waters, no boat surges, and spectacular sunsets.



1079 & 1085-1093 3rd Avenue / 6

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