

For Lease

1043 BROADWAY, CHULA VISTA, CA



FEATURES

- Great visibility on Broadway
- Ample parking available
- Suitable for retail and office
- Located along a major commercial corridor

The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



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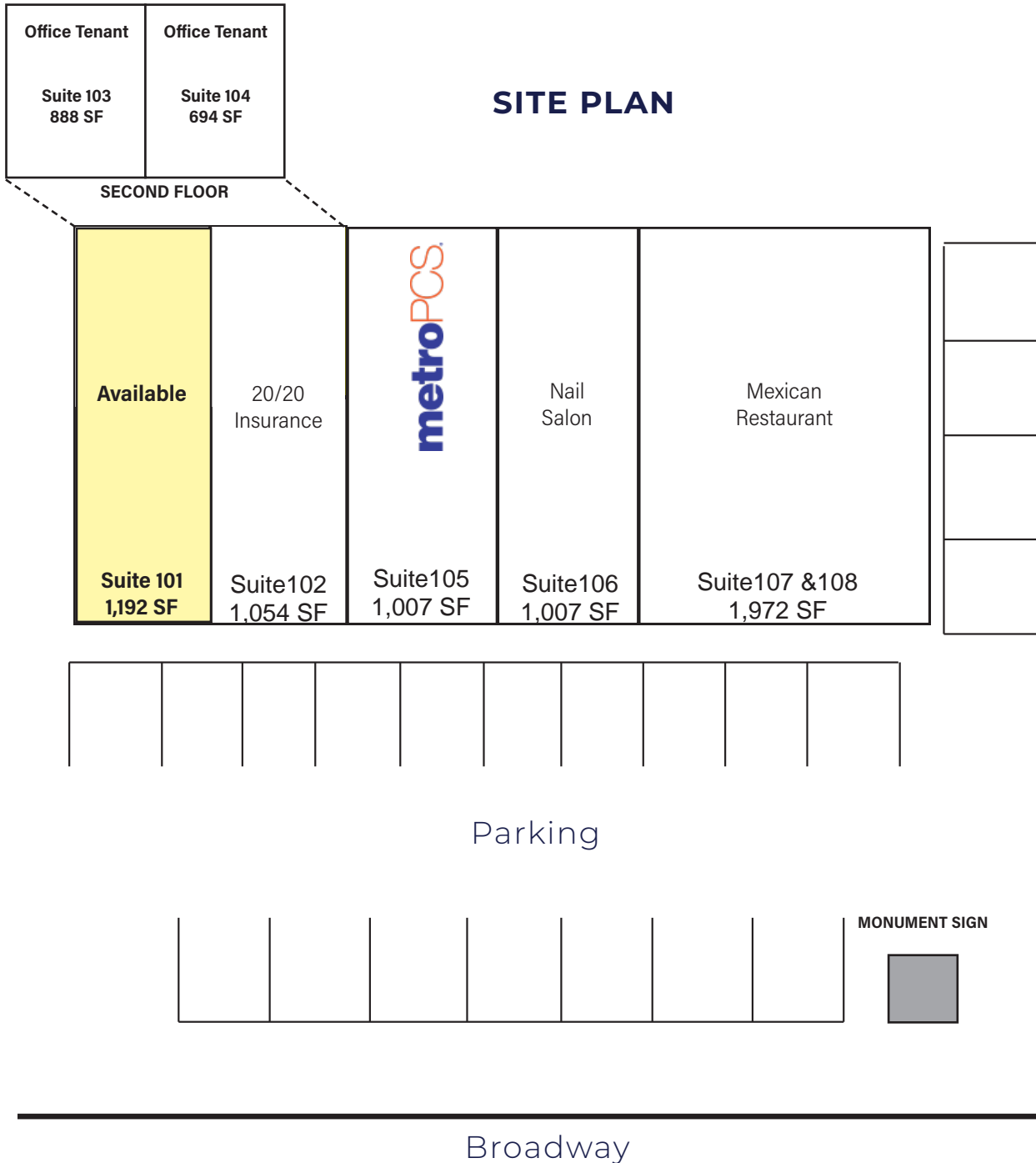
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This site plan is not a representation, warranty or guarantee as to size, location, or identity of any tenant, and the improvements are subject to such changes, additions, and deletions as the architect, landlord, or any governmental agency may direct.

Expanded Demographic Profile

ESTIMATED 2017 • CALCULATED USING PROPORTIONAL BLOCK GROUPS

1043 Broadway | Chula Vista

Rings: 1, 3, 5 mile radii

POPULATION

	1 mile	3 miles	5 miles
Total Population	30,645	187,611	389,608
Projected Population (2022)	32,204	195,948	407,525

HOUSING

Total Households	9,634	58,428	114,900
Projected Total Households (2022)	10,057	60,765	119,785

INCOME

Median Household Income	\$39,454	\$47,979	\$52,078
Average Household Income	\$53,244	\$62,960	\$69,782
Per Capita Income	\$16,759	\$19,865	\$21,276
Median Disposable Income	\$35,582	\$40,990	\$44,187
Average Disposable Income	\$43,662	\$50,604	\$55,032

DAYTIME DEMOS

Total Daytime Population	27,454	157,856	321,089
Daytime Population Workers	9,045	48,365	98,370
Daytime Population Residents	18,409	109,491	222,719

RACE & ETHNICITY

White	16,321 53.26%	103,118 54.96%	202,839 52.06%
Black or African American	1,302 4.25%	7,006 3.73%	16,162 4.15%
American Indian & Alaska Native Population	263 0.86%	1,619 0.86%	3,180 0.82%
Asian Population	1,421 4.64%	13,571 7.23%	45,419 11.66%
Pacific Islander Population	170 0.55%	995 0.53%	2,206 0.57%
Other Race Population	9,640 31.46%	51,187 27.28%	98,671 25.33%
Population of Two or More Races	1,527 4.98%	10,115 5.39%	21,131 5.42%
Hispanic Population	23,943 78.13%	133,670 71.25%	260,345 66.82%
Non-Hispanic Population	6,701 21.87%	53,941 28.75%	129,263 33.18%

EDUCATION

Bachelor's Degree	1,664 8.71%	13,574 11.16%	33,173 13.32%
Graduate/Professional Degree	400 2.09%	5,719 4.70%	13,653 5.48%

AGE

Median Age	32.5	34.4	33.7
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