



**AVAILABLE FOR LEASE**

**1351 3<sup>rd</sup> Avenue**

Chula Vista, CA 91911

**±1,900 SF FAST FOOD RESTAURANT BUILDING  
WITH DRIVE-THRU AND PATIO**



**PROPERTY DESCRIPTION:**

- Located on 3<sup>rd</sup> Avenue, one of Chula Vista's busiest arterials
- Fully fixtured former professional catering kitchen
- Ample parking adjacent to the MAAC Project with some dedicated spaces
- Possible ground lease or redevelopment opportunity
- High visibility with good demographics and traffic
- Tenant Improvements Available
- **ASKING RATE: \$1.75 - \$2.25 + NNN**

**TRAFFIC COUNT**

**3<sup>rd</sup> Avenue & Quintard Street**      Approx. 26,200 Cars/Day

**DEMOGRAPHICS**

	2012 Est. Population	2012 Est. Avg. HH Income
<b>1 Mile</b>	33,155	\$45,648
<b>3 Miles</b>	198,559	\$59,609
<b>5 Miles</b>	349,677	\$65,269

**FOR MORE INFORMATION, PLEASE CONTACT:**

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Director

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**Kyle Clark**

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**CUSHMAN & WAKEFIELD OF SAN DIEGO, INC.**

4747 Executive Drive, 9<sup>th</sup> Floor

San Diego, CA 92121

(858) 452-6500

[cushmanwakefield.com](http://cushmanwakefield.com)

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# 1351 3<sup>rd</sup> Avenue

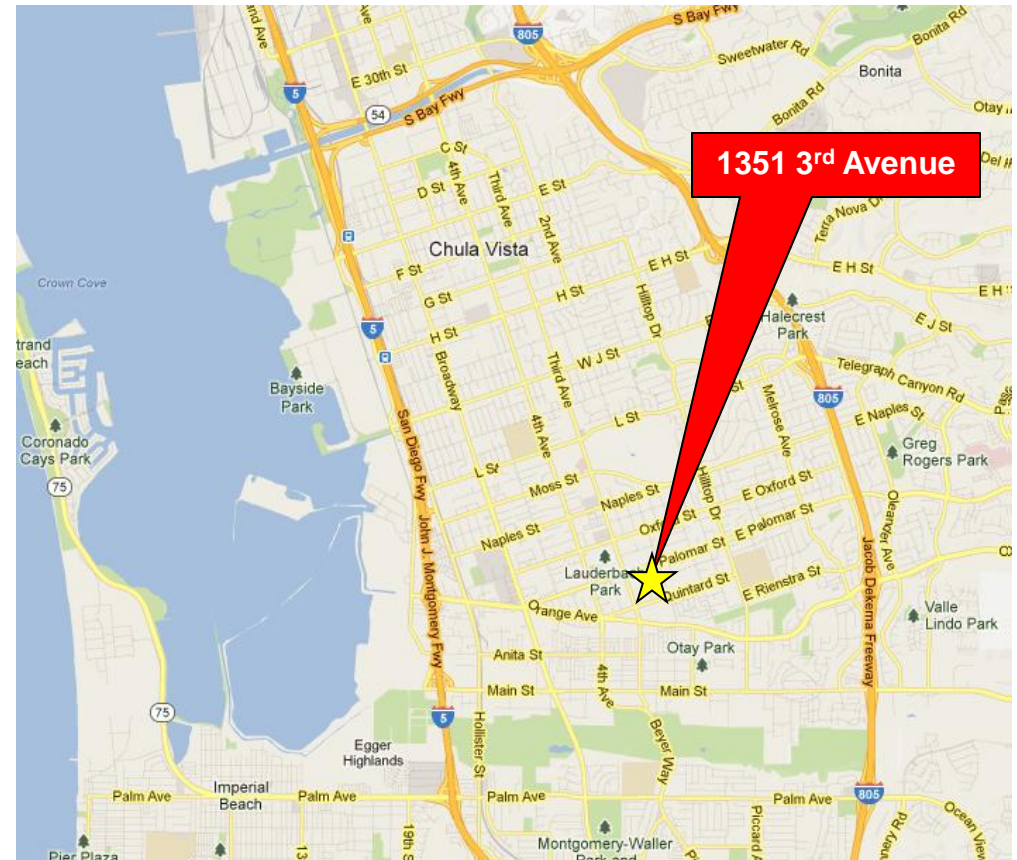
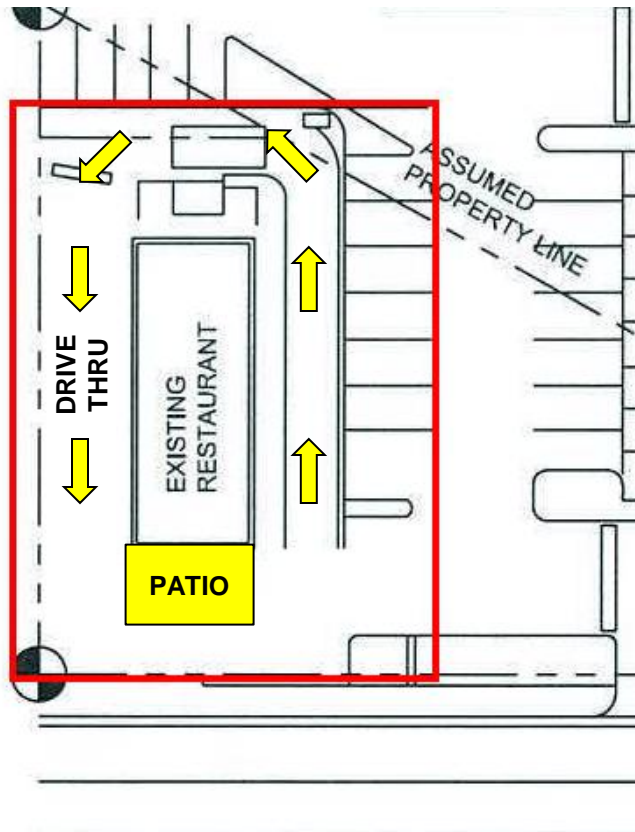
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#### FLOOR PLAN

#### LOCATION MAP



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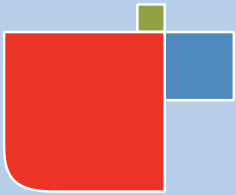
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LOCATION AERIAL



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