

**LEASE OR GROUND LEASE
OPPORTUNITY**

Walmart

Vision Center

BROADWAY PLAZA

Broadway & Naples Street, Chula Vista, CA 91911

**COSTCO
WHOLESALE**

PROPERTY HIGHLIGHTS



Broadway Plaza is a 356,335 square foot community center located in South San Diego's city of Chula Vista, located at the submarket's primary intersection of Broadway and Naples Street, just two blocks east of Interstate 5.



The Broadway corridor has become the destination retail corridor for the city of Chula Vista. Anchored by Costco (w/Costco Gasoline) and Walmart, other notable tenants include Petco, Chase, GameStop, Eyeglass World, Carl's Jr., Subway, Waba Grill, Panda Express, Subway and Baskin Robbins.



Excellent visibility and convenient access with approximately 29,300 cars daily at the intersection of Broadway and Naples Street.



Supported by a highly productive, working class customer base of over 199,000 residents within 3-mile of the project. Daytime population in a 3-mile radius is over 170,000.



SITE PLAN



TENANT ROSTER

Suite	Tenant	SF
1	Available	14,580
2	Carl's Jr.	2,600
3	Petco	13,200
4	A Wireless	1,320
5	GameStop	1,132
6	Happiness Nails	1,210
7	Costco	154,569
8	Walmart	153,578
9	Panda Express	1,860
10	Subway	1,140
11	Chase Bank	4,584
12	WaBa Grill	1,500
13	Baskin Robbins	1,125
14	Eyeglass World	3,937





Walmart

COSTCO
WHOLESALE

Oxford Street (8,000 ADT)

COSTCO
GASOLINE

BR
baskin
robbins

GameStop

WaBa

EYE
GLASS
WORLD

petco

PANDA EXPRESS

CHASE

SUBWAY

Carl's Jr.

Naples Street (7,700 ADT)

Broadway (29,300 ADT)



Chula Vista at-a-glance

199,613

TOTAL POPULATION

170,993

TOTAL DAYTIME POPULATION

34.4

MEDIAN AGE

61,501

TOTAL HOUSEHOLDS

\$70,474

AVERAGE HOUSEHOLD INCOME

7TH

LARGEST CITY IN SOUTHERN CALIFORNIA

\$422,122

AVERAGE HOME VALUE

Trade area includes population demographics for a three-mile radius surrounding the property.

Source: U.S. Census Bureau, Esri forecasts for 2020 and 2025

	1 Mile	3 Miles	5 Miles
POPULATION			
2020 Total Population	28,370	199,613	372,374
2025 Total Population	29,117	203,751	380,440
2020-2025 Annual Rate	0.52%	0.41%	0.43%
Total Businesses	1,381	5,621	10,314
Total Employees	10,765	44,843	92,454
Total Daytime Population	26,403	170,993	327,915
2020 Median Age	32.8	34.4	33.9
HOUSEHOLDS			
2020 Households	9,201	61,501	109,590
2020 Average Household Size	3.07	3.22	3.31
2020 Housing Units	9,487	64,089	114,687
Owner Occupied Housing Units	28.5%	43.1%	45.8%
Renter Occupied Housing Units	68.5%	52.9%	49.8%
Vacant Housing Units	3.0%	4.0%	4.4%
2020 Average Home Value	\$351,991	\$422,122	\$496,470
INCOME			
2020 Household Income Base	9,201	61,501	109,590
<\$15,000	12.1%	10.4%	9.3%
\$15,000-\$24,999	12.7%	9.4%	8.5%
\$25,000-\$34,999	12.4%	9.9%	9.0%
\$35,000-\$49,999	15.6%	15.3%	13.7%
\$50,000-\$74,999	20.5%	19.7%	18.2%
\$75,000-\$99,999	12.9%	13.7%	14.0%
\$100,000-\$149,999	9.7%	13.6%	16.0%
\$150,000-\$199,999	2.7%	5.3%	7.0%
\$200,000+	1.4%	2.7%	4.3%
2020 Median Household Income	\$46,471	\$54,592	\$60,617
2020 Per Capita Income	\$18,562	\$21,692	\$24,028
2020 Average Household Income	\$58,723	\$70,474	\$79,504





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FOR FURTHER INFORMATION PLEASE CONTACT:

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