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FOR LEASE - 1,267 SF, 1,600 SF, & 1,828 SF

FOR
LEASE

Las Tiendas Plaza

510-520 BROADWAY, CHULA VISTA, CA





PROPERTY HIGHLIGHTS

- **1,267 SF, 1,600 SF, 1,828 SF, and 2,900 SF available**
- Located at High Profile Intersection at H Street & Broadway
- Directly across from Chula Vista Center a 464,000 SF shopping mall
- Anchored by Dollar Tree & Verizon
- Major Retail corridor in Chula Vista
- Excellent Signage & Parking Available
- Easy Access to Interstate 5
- Walking distance to H Street Trolley Station



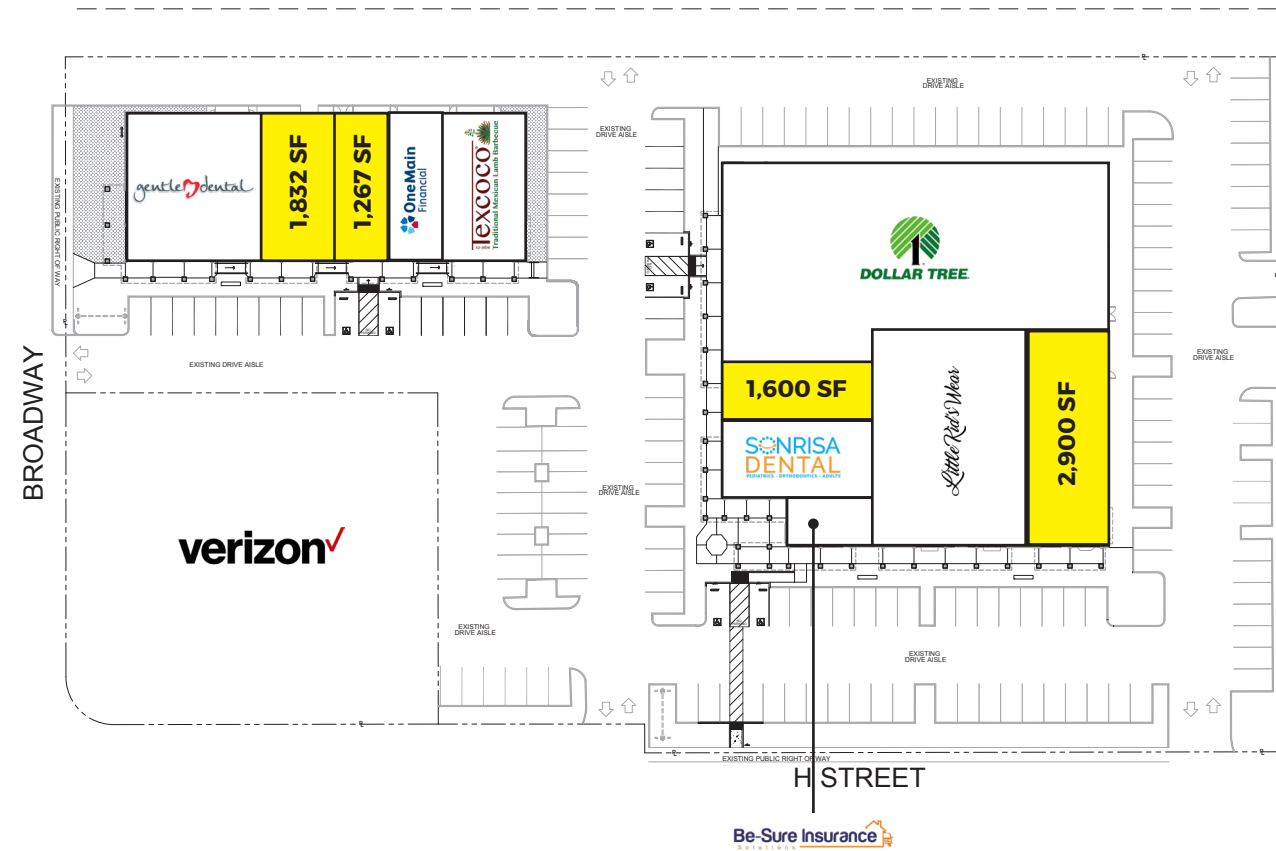
NEARBY RETAILERS



TRAFFIC COUNTS

Interstate 5 at H Street: ±1,75,000 ADT
 H Street: ±28,468 ADT
 Broadway: ±22,833 ADT





Dollar Tree	10,679	Gentle Dental	3,168
Available	1,600	Available	1,828
Sonrisa Dental	3,063	Available	1,267
Be-Sure Insurance	799	One Main Financial	1,333
Little Kids Wear	5153	Texcoco Restaurant	2,666
Available	2,900	Total	34,456





510 + 520 BROADWAY, CHULA VISTA, CA · DEMOGRAPHICS

	1 mile	3 miles	5 miles
POPULATION			
Total Population	30,306	146,871	427,518
Projected Population (2022)	31,421	151,453	439,372
HOUSING			
Total Households	10,512	47,459	123,469
Projected Total Households (2022)	10,845	48,717	126,568
INCOME			
Median Household Income	\$42,575	\$51,722	\$58,313
Average Household Income	\$55,811	\$69,779	\$76,583
Per Capita Income	\$19,186	\$22,631	\$23,028
Median Disposable Income	\$37,301	\$43,607	\$49,877
Average Disposable Income	\$46,085	\$55,554	\$60,401
DAYTIME DEMOS			
Total Daytime Population	35,872	141,001	402,074
Daytime Population Workers	19,137	58,990	170,302
Daytime Population Residents	16,735	82,011	231,772
RACE & ETHNICITY			
White	16,151 53.29%	80,196 54.60%	205,574 48.09%
Black or African American	1,430 4.72%	5,393 3.67%	25,893 6.06%
American Indian & Alaska Native Population	373 1.23%	1,380 0.94%	3,321 0.78%
Asian Population	1,753 5.78%	10,084 6.87%	58,418 13.66%
Pacific Islander Population	140 0.46%	754 0.51%	2,775 0.65%
Other Race Population	8,816 29.09%	41,589 28.32%	108,021 25.27%
Population of Two or More Races	1,642 5.42%	7,474 5.09%	23,514 5.50%
Hispanic Population	22,408 73.94%	105,114 71.57%	269,334 63.00%
Non-Hispanic Population	7,898 26.06%	41,757 28.43%	158,184 37.00%
EDUCATION			
Bachelor's Degree	2,078 10.54%	12,458 12.92%	38,969 14.21%
Graduate/Professional Degree	725 3.68%	5,149 5.34%	14,994 5.47%
AGE			
Median Age	34.0	34.8	33.4

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FOR LEASE - 1,267 - 3,099 SF

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RETAIL INSITE