

# RETAIL SPACE FOR LEASE

1008 INDUSTRIAL BLVD,  
CHULA VISTA, CA 91911



## PROPERTY HIGHLIGHTS:

- Prime retail location adjacent to the I-5 Freeway and off-ramp at L Street, offering exceptional freeway visibility, signage, and convenient access.
- New major freeway pylon sign or freeway adjacent building tower element (proposed).
- Rare opportunity for new retailers and restaurants to gain entry into a severely supply constrained market (proposed).
- Immediately surrounding retailers include Costco, Wal Mart, Target, Michael's, Food 4 Less, Petco, Ross Dress For Less, Big Lots, and Toys R Us, among others.
- High traffic counts in excess of 160,000 cars per day (on I-5 and Industrial Boulevard).
- Situated directly across the I-5 freeway from the Chula Vista Bayfront Master Plan, a fully approved, 535-acre planned development that will transform Chula Vista's industrial bayfront landscape into a thriving residential and world-class waterfront resort destination.

## SPACES AVAILABLE:

- Junior Anchor: 12,000 – 17,000 SF
- 3 Pads (w/ Drive-Thru): 2,400 - 3,000 SF (flexible sizes)
- Pads ideal for food use, service station / c-store

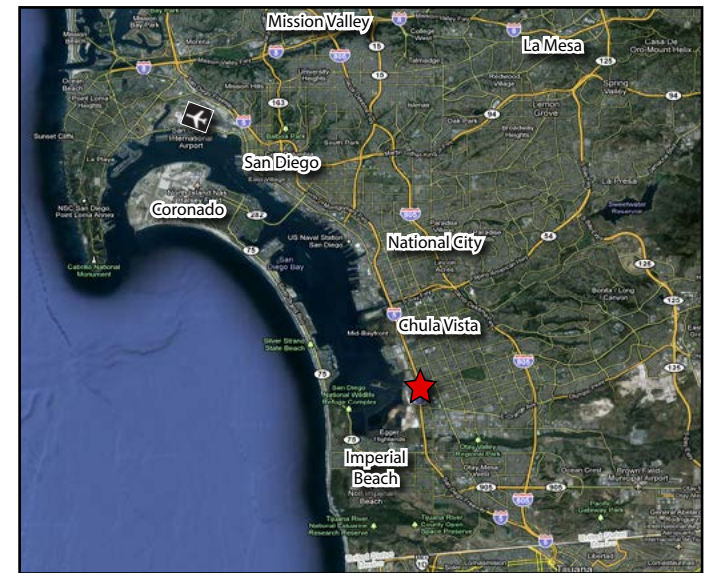
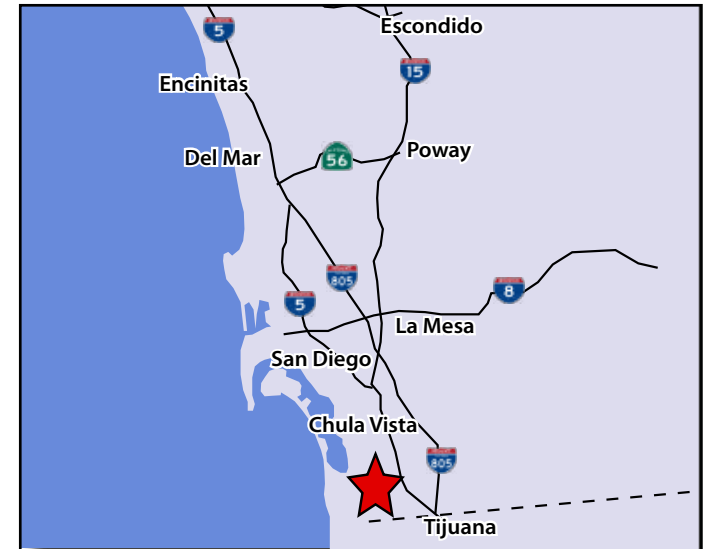


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## MAP OVERVIEW:



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SITE PLAN:

 = Available

| SPACES AVAILABLE |             |
|------------------|-------------|
| Unit             | Square Feet |
| A                | 11,844      |
| B                | 15,682      |
| C                | 2,400       |
| D                | 3,000       |
| E                | 3,000       |

*pad site sizes are flexible*





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## DEVELOPMENT OVERVIEW:



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Lat/Lon: 32.6112/-117.0895

## SUMMARY PROFILE:

2000-2010 CENSUS  
2014 ESTIMATES WITH 2019 PROJECTIONS

CALCULATED USING PROPORTIONAL BLOCK GROUPS

| 1008 Industrial Blvd<br>Chula Vista, CA 91911 |   | 1 mi radius | 3 mi radius | 5 mi radius |
|---|---|-------------|-------------|-------------|
| POPULATION                                    | 2014 Estimated Population                             | 19,306      | 175,241     | 358,058     |
|   | 2019 Projected Population                             | 20,372      | 184,890     | 377,512     |
|   | 2010 Census Population                                | 18,522      | 168,155     | 343,785     |
|   | 2000 Census Population                                | 16,922      | 161,064     | 313,581     |
|   | Projected Annual Growth 2014 to 2019                  | 1.1%        | 1.1%        | 1.1%        |
|   | Historical Annual Growth 2000 to 2014                 | 1.0%        | 0.6%        | 1.0%        |
|   | 2014 Median Age                                       | 31.7        | 34.1        | 33.8        |
| HOUSEHOLDS                                    | 2014 Estimated Households                             | 5,830       | 54,750      | 105,056     |
|   | 2019 Projected Households                             | 6,069       | 56,977      | 109,326     |
|   | 2010 Census Households                                | 5,685       | 53,379      | 102,426     |
|   | 2000 Census Households                                | 5,686       | 53,642      | 96,430      |
|   | Projected Annual Growth 2014 to 2019                  | 0.8%        | 0.8%        | 0.8%        |
|   | Historical Annual Growth 2000 to 2014                 | 0.2%        | 0.1%        | 0.6%        |
| RACE AND ETHNICITY                            | 2014 Estimated White                                  | 54.4%       | 56.7%       | 53.8%       |
|   | 2014 Estimated Black or African American              | 4.5%        | 3.9%        | 4.1%        |
|   | 2014 Estimated Asian or Pacific Islander              | 4.9%        | 7.3%        | 11.3%       |
|   | 2014 Estimated American Indian or Native Alaskan      | 0.8%        | 0.9%        | 0.9%        |
|   | 2014 Estimated Other Races                            | 35.3%       | 31.2%       | 29.9%       |
|   | 2014 Estimated Hispanic                               | 79.4%       | 70.2%       | 67.4%       |
| INCOME  | 2014 Estimated Average Household Income               | \$52,358    | \$58,083    | \$63,934    |
|   | 2014 Estimated Median Household Income                | \$43,173    | \$49,925    | \$55,383    |
|   | 2014 Estimated Per Capita Income                      | \$15,908    | \$18,281    | \$19,073    |
| EDUCATION (AGE 25+)                           | 2014 Estimated Elementary (Grade Level 0 to 8)        | 17.1%       | 13.5%       | 13.7%       |
|   | 2014 Estimated Some High School (Grade Level 9 to 11) | 15.8%       | 13.9%       | 12.9%       |
|   | 2014 Estimated High School Graduate                   | 27.3%       | 25.1%       | 23.9%       |
|   | 2014 Estimated Some College                           | 20.0%       | 23.6%       | 23.2%       |
|   | 2014 Estimated Associates Degree Only                 | 8.7%        | 8.8%        | 8.8%        |
|   | 2014 Estimated Bachelors Degree Only                  | 8.0%        | 10.3%       | 12.4%       |
|   | 2014 Estimated Graduate Degree                        | 3.1%        | 4.9%        | 5.3%        |
| BUSINESS                                      | 2014 Estimated Total Businesses                       | 903         | 5,443       | 9,612       |
|   | 2014 Estimated Total Employees                        | 8,480       | 46,295      | 84,611      |
|   | 2014 Estimated Employee Population per Business       | 9.4         | 8.5         | 8.8         |
|   | 2014 Estimated Residential Population per Business    | 21.4        | 32.2        | 37.2        |