

FOR LEASE
Up to 22,425 SF

±10,000 - 22,425 SF RETAIL BOX
970 Broadway, Chula Vista, CA 91911

Voit
REAL ESTATE SERVICES



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Property Description

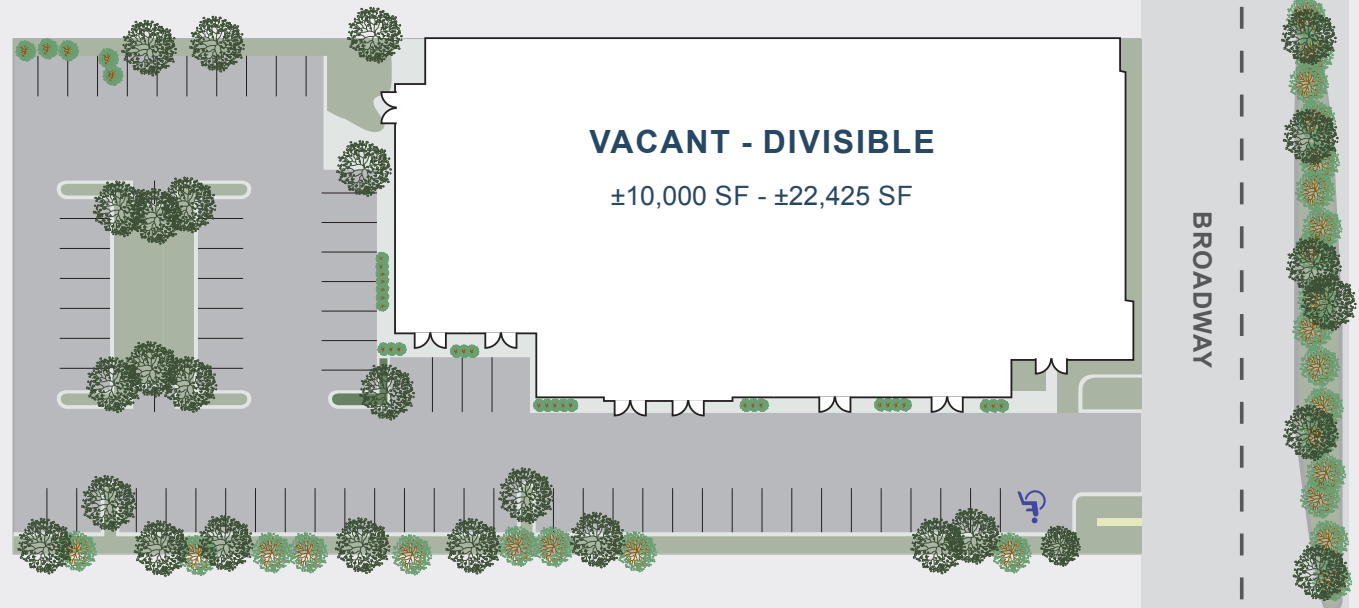
970 Broadway is a large “big box” retail shopping center located in the heart of Chula Vista totaling approximately 22,425 square feet. All entrances face the parking lot, providing excellent street visibility. Available space from approximately 10,000 to 22,425 square feet will be deliverable in March 2015.

Property Specifics

Shopping Center Size ±22,425 SF (total)
Lot Size ±1.41 acres
Parking 3.8/1,000 (±65 spaces)
Zoning C-3 Chula Vista
Signage Building fascia & large monument
Lease Rate \$1.50 NNN (NNN=\$0.25)

Traffic Counts

Broadway 28,000 ADT
Moss Street 7,700 ADT



**NOT TO SCALE, REFERENCE PURPOSES ONLY*

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Zone Demographics

Population	20,205
Households	6,213
Families	4,586
Median HH Income	\$40,900
Avg HH Income	\$54,800

Area Demographics

	1 Mile	3 Mile	5 Mile
Population	26,858	168,421	375,082
Median HH Income	\$39,706	\$44,923	\$49,081
Median Age	31.4	33.8	33
(ESRI) Households	8,492	53,170	111,278

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