

# FOR LEASE - RETAIL SPACE

241 Third Ave  
Chula Vista, California



## FEATURES

- Approximately 7,000 SF Retail Building Located in Downtown Chula Vista
- 2,300 SF Unit Available (Former Dance Studio)
- Great Storefront Visibility
- Parking Available in Front of and Behind Building
- Revitalized Downtown Corridor – New Restaurants, Breweries, Boutiques, etc



**RETAIL INSITE**

12264 EL CAMINO REAL STE. 202 SAN DIEGO, CA 92130 | LIC # 01206760 | T: 858 523 2090 | RETAILINSITE.NET

**BRIAN G. PYKE**

Lic.# 01506790

858.324.6103

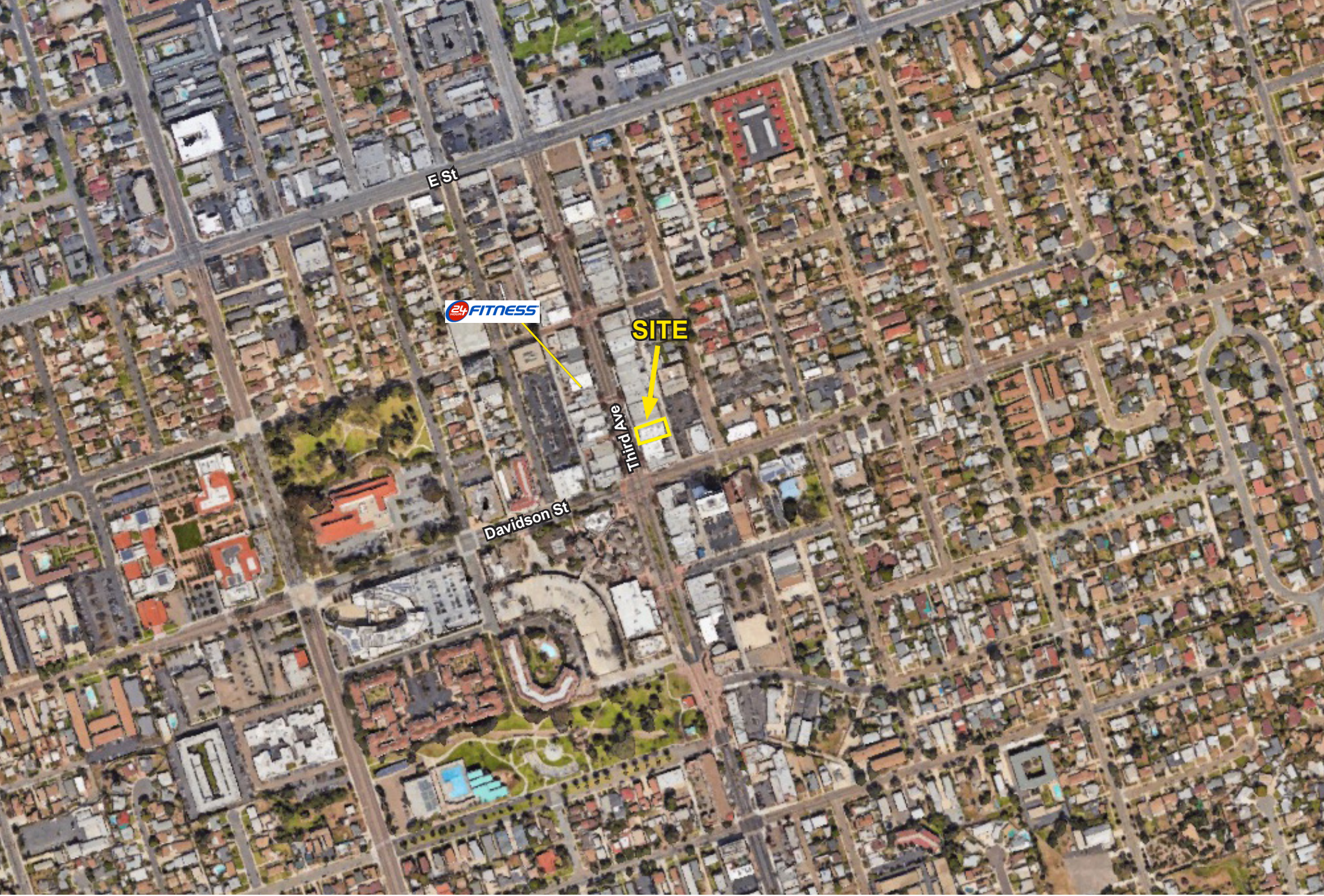
bpyke@retailinsite.net



**SITE**

# FOR LEASE - RETAIL SPACE

241 Third Ave  
Chula Vista, California



24 FITNESS

SITE

Third Ave

Davidson St

E St

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MEMBERS OF  
**CHAINLINKS**  
RETAIL ADVISORS

# EXPANDED DEMOGRAPHIC PROFILE

Estimated 2016 • Calculated Using Proportional Block Groups

241 Third Ave | Chula Vista, CA

## POPULATION

	1 MILE	3 MILES	5 MILES
Estimated Population	34,221	189,653	472,464
Forecasted Population (2021)	36,932	205,821	507,817

## HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
Households	12,596	58,309	134,330

## AVG HHD INCOME

	1 MILE	3 MILES	5 MILES
Estimated Avg Household Income	\$64,367	\$69,411	\$76,651
Avg Family Income	\$62,422	\$65,236	\$71,172

## MEDIAN HH INCOME

	1 MILE	3 MILES	5 MILES
Estimated Median Household Income	\$47,458	\$53,133	\$59,591
Median Family Income	\$51,660	\$54,739	\$61,008

## \$\$\$ PER CAPITA INCOME

	1 MILE	3 MILES	5 MILES
Est. Proj. Per Capita Income	\$24,565	\$24,341	\$24,586

## \$\$ OTHER INCOME

	1 MILE	3 MILES	5 MILES
Est. Proj. Median Disposable Income	\$40,143	\$44,393	\$49,014

## DAYTIME DEMOS

	1 MILE	3 MILES	5 MILES
Total Number of Businesses	1,348	5,503	9,361
Total Number of Employees	12,355	56,455	135,145

## RACE & ETHNICITY

	1 MILE	3 MILES	5 MILES
White	18,262 58.2%	91,837 52.7%	204,449 46.2%
Black or African American	1,573 5.0%	8,305 4.8%	35,907 8.1%
American Indian & Alaskan Native	380 1.2%	1,756 1.0%	3,585 0.8%
Asian	1,782 5.7%	18,927 10.9%	63,754 14.4%
Hawaiian & Pacific Islander	155 0.5%	1,199 0.7%	3,290 0.7%
Other Race	7,264 23.2%	42,465 24.4%	106,198 24.0%
Two or More Races	1,952 6.2%	9,881 5.7%	25,395 5.7%

## AGE DISTRIBUTION

	1 MILE	3 MILES	5 MILES
Median Age	34.0 yrs	33.3 yrs	33.3 yrs

## HOUSING

	1 MILE	3 MILES	5 MILES
Total Housing Units	12,436	57,018	133,866