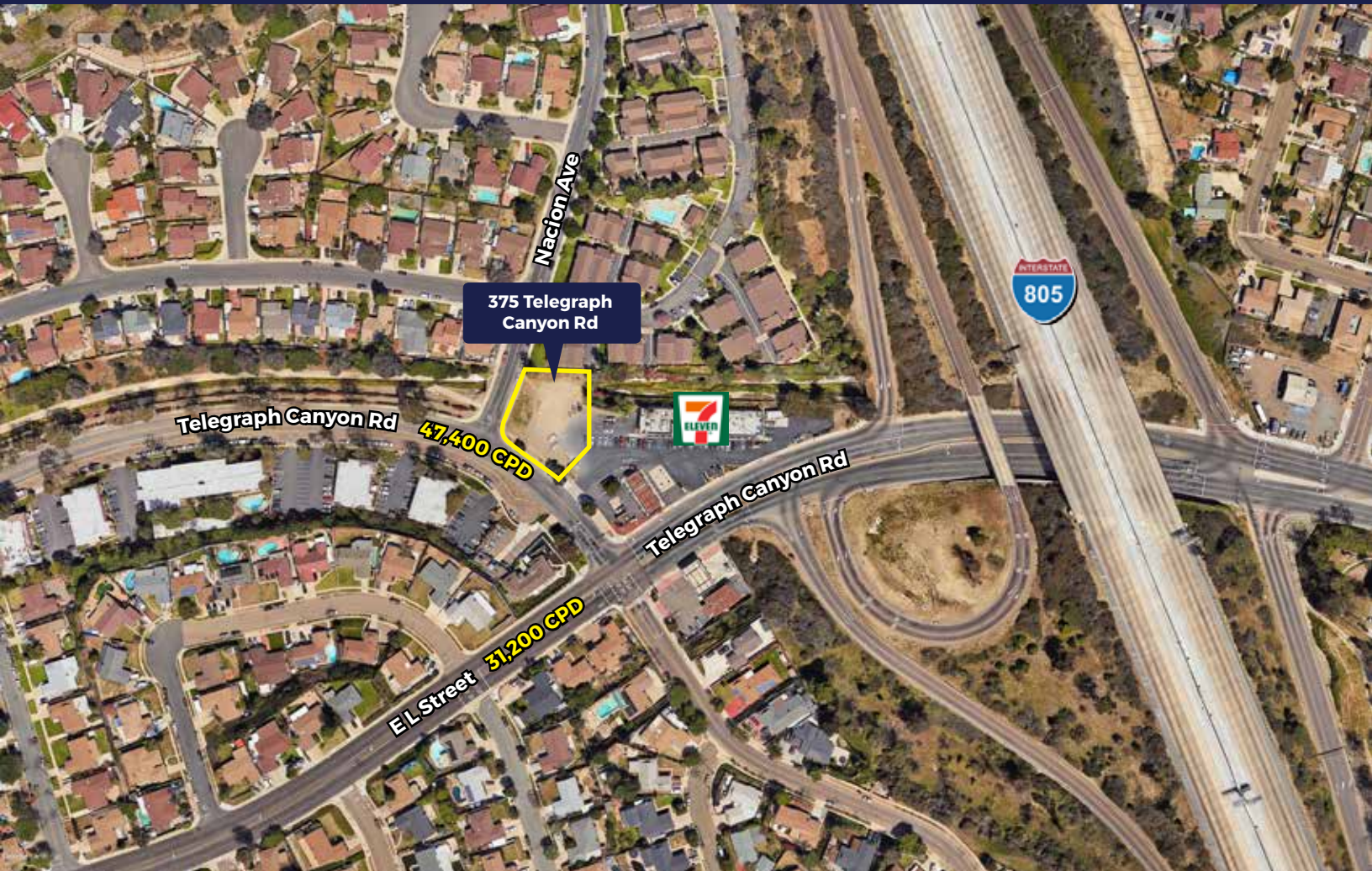


For Lease • 375 Telegraph Canyon Rd

GROUND LEASE OR BUILD-TO-SUIT OPPORTUNITY | CHULA VISTA, CA



FEATURES

- 27,878 SF lot with up to 5,856 SF of retail space
- Ground lease or build-to-suit opportunity
- Ample on-site parking
- Drive-thru restaurant or multi-tenant building
- Over 189,000 people reside within 3 miles
- Average daily traffic counts of 47,400 at the Telegraph Canyon Rd + Nacion Ave intersection



RETAIL INSITE

A MEMBER OF
CHAIN LINKS
RETAIL ADVISORS

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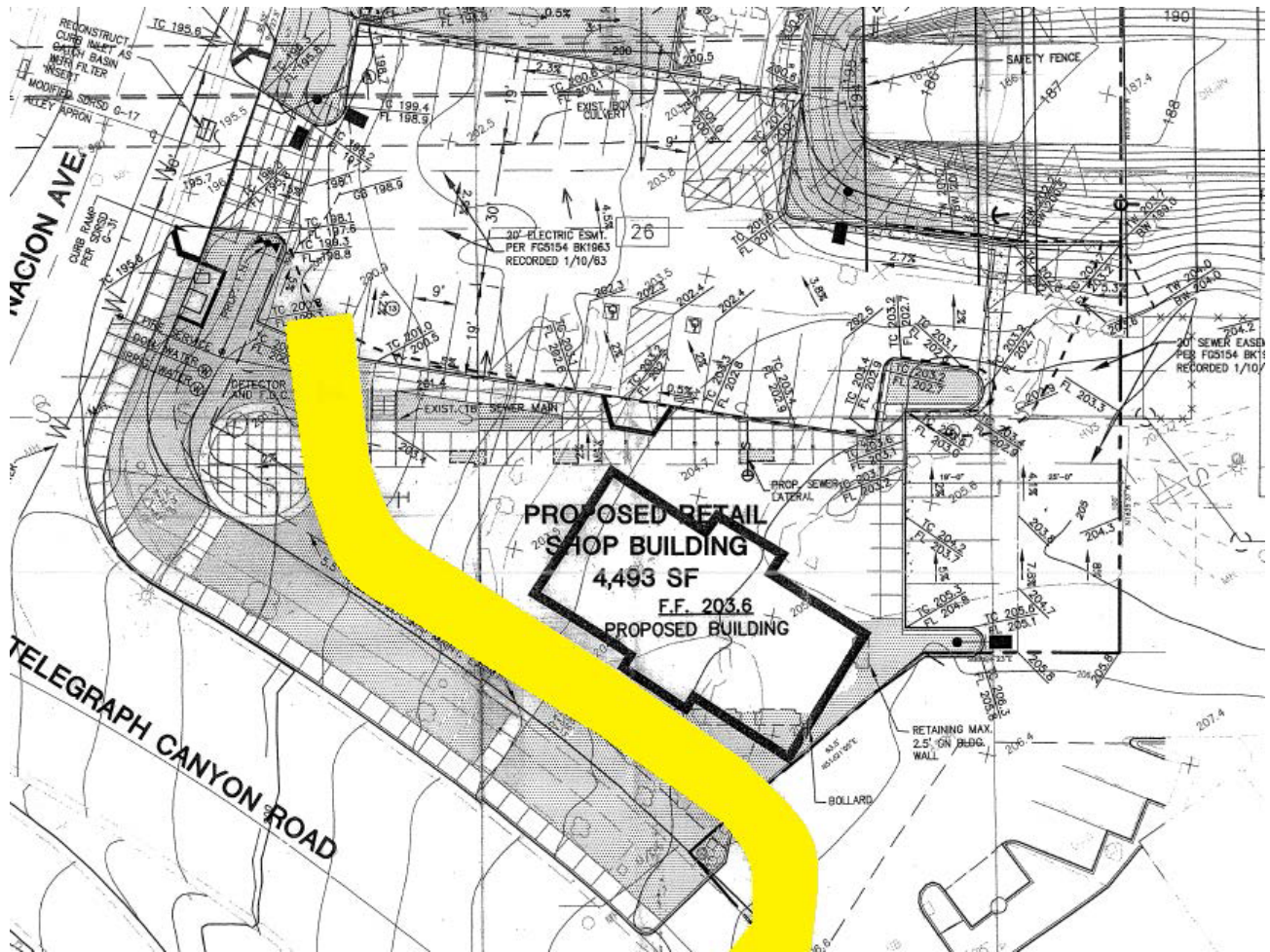
GROUND LEASE OR BUILD-TO-SUIT OPPORTUNITY | CHULA VISTA, CA



For Lease · 375 Telegraph Canyon Rd

GROUND LEASE OR BUILD-TO-SUIT OPPORTUNITY | CHULA VISTA, CA

POTENTIAL SITE PLAN 1



CONCEPT
SITE AREA
ZONING
PARKING

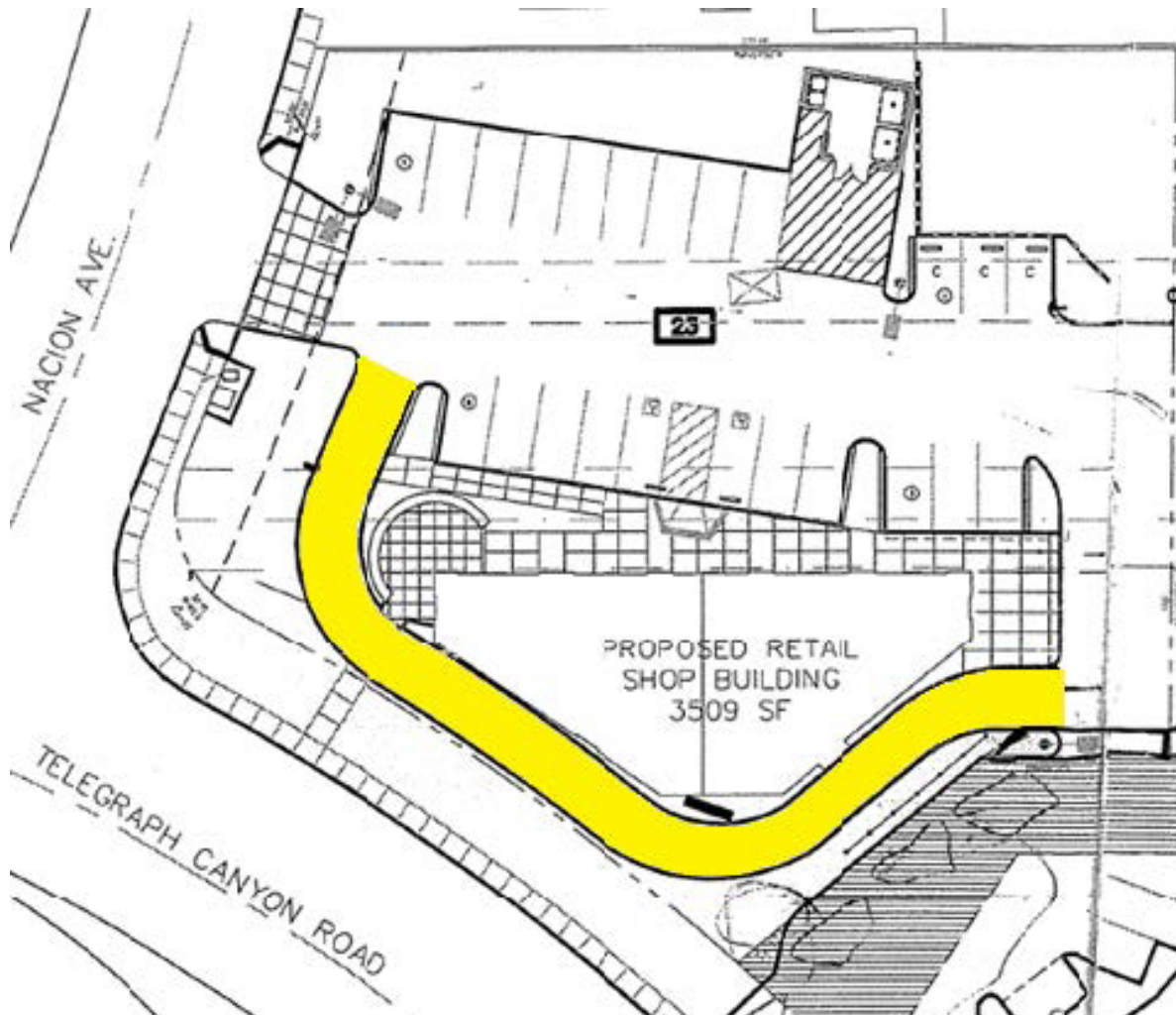
DRIVE-THRU
UP TO 4,493
CN (NEIGHBORHOOD COMMERCIAL ZONE)
+/- 28 STALLS

The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

For Lease · 375 Telegraph Canyon Rd

GROUND LEASE OR BUILD-TO-SUIT OPPORTUNITY | CHULA VISTA, CA

POTENTIAL SITE PLAN 2



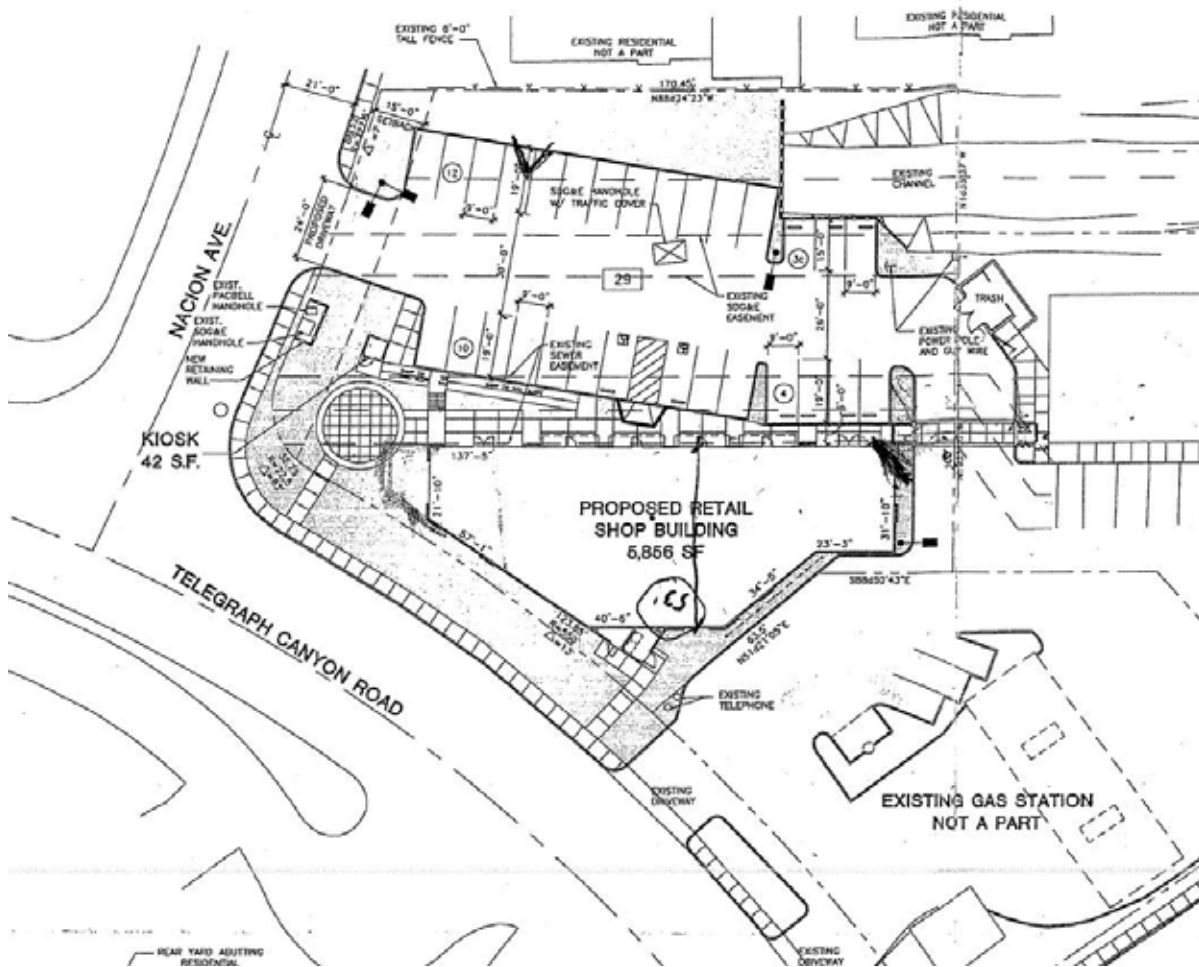
CONCEPT	DRIVE-THRU
SITE AREA	UP TO 3,509
ZONING	CN (NEIGHBORHOOD COMMERCIAL ZONE)
PARKING	+/- 23 STALLS

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GROUND LEASE OR BUILD-TO-SUIT OPPORTUNITY | CHULA VISTA, CA

POTENTIAL SITE PLAN 3



CONCEPT
SITE AREA
ZONING
PARKING

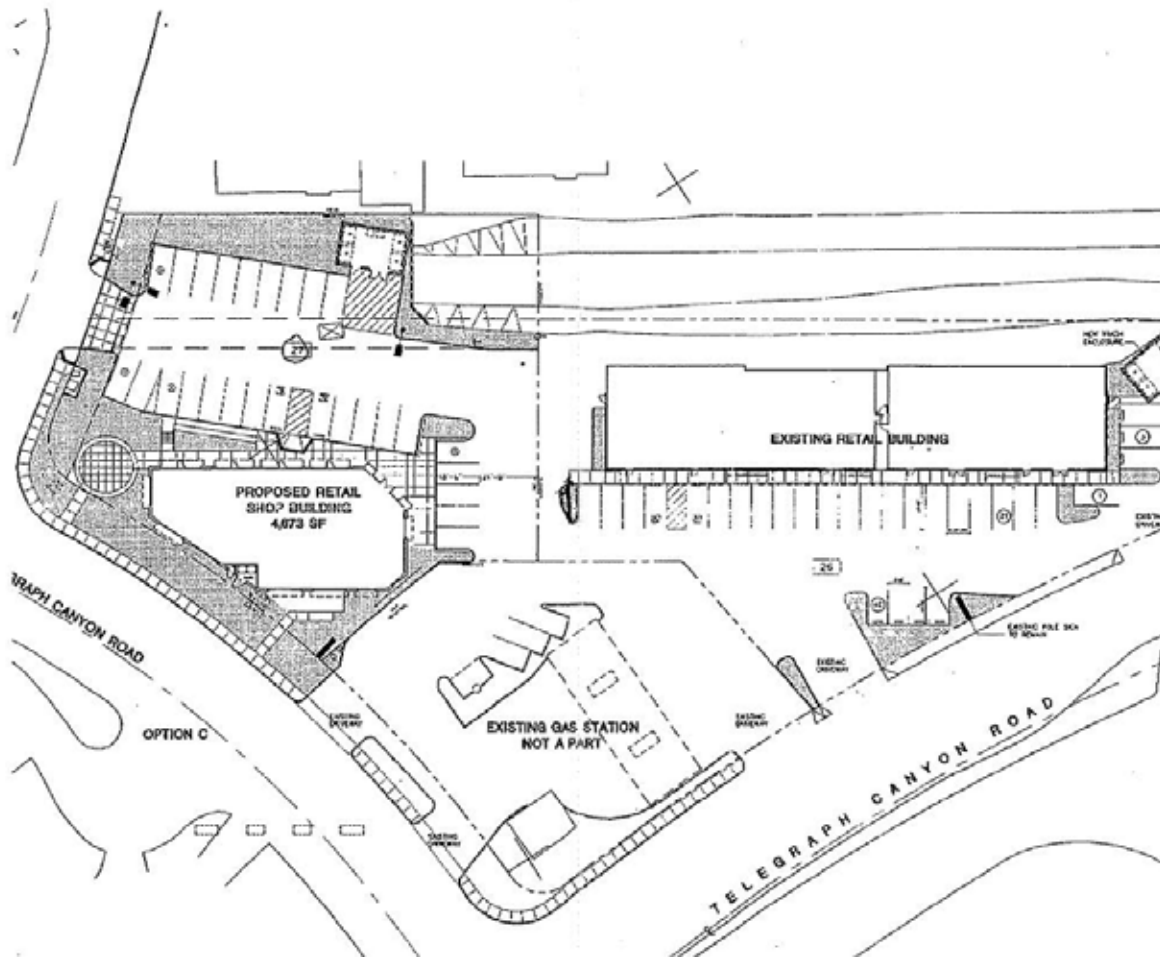
RETAIL
UP TO 5,856
CN (NEIGHBORHOOD COMMERCIAL ZONE)
+/- 28 STALLS

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GROUND LEASE OR BUILD-TO-SUIT OPPORTUNITY | CHULA VISTA, CA

POTENTIAL SITE PLAN 4



CONCEPT	RETAIL
SITE AREA	UP TO 4,673
ZONING	CN (NEIGHBORHOOD COMMERCIAL ZONE)
PARKING	+/- 27 STALLS

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For Lease · 375 Telegraph Canyon Rd

GROUND LEASE OR BUILD-TO-SUIT OPPORTUNITY | CHULA VISTA, CA



Expanded Demographic Profile

ESTIMATED 2017 · CALCULATED USING PROPORTIONAL BLOCK GROUPS

375 TELEGRAPH CANYON RD | CHULA VISTA, CA



POPULATION

	1 MILE	3 MILES	5 MILES
Estimated Population	21,198	199,076	471,466
Forecasted Population (2021)	22,523	222,497	523,684



HOUSEHOLDS

Households	6,442	61,942	136,498
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AVG HHD INCOME

Estimated Avg Household Income	\$96,264	\$84,127	\$82,385
Avg Family Income	\$87,748	\$80,465	\$77,252



MEDIAN HH INCOME

Estimated Median Household Income	\$79,592	\$65,849	\$65,458
Median Family Income	\$79,396	\$68,637	\$67,223

\$\$\$ PER CAPITA INCOME

Est. Proj. Per Capita Income	\$29,496	\$26,584	\$25,430
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\$\$ OTHER INCOME

Est. Proj. Median Disposable Income	\$63,703	\$53,462	\$53,186
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DAYTIME DEMOS

Total Number of Businesses	282	4,708	9,291
Total Number of Employees	2,794	45,458	91,538



RACE & ETHNICITY

	1 MILE	3 MILES	5 MILES
White	12,483 61.7%	102,199 55.3%	215,213 48.8%
Black or African American	574 2.8%	8,094 4.4%	25,722 5.8%
American Indian & Alaskan Native	169 0.8%	1,595 0.9%	3,411 0.8%
Asian	1,571 7.8%	19,827 10.7%	71,442 16.2%
Hawaiian & Pacific Islander	133 0.7%	1,130 0.6%	2,971 0.7%
Other Race	4,118 20.3%	40,979 22.2%	96,908 22.0%
Two or More Races	1,196 5.9%	11,043 6.0%	25,272 5.7%



AGE DISTRIBUTION

Median Age	33.3 yrs	33.6 yrs	33.4 yrs
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HOUSING

Total Housing Units	6,430	60,798	135,378
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