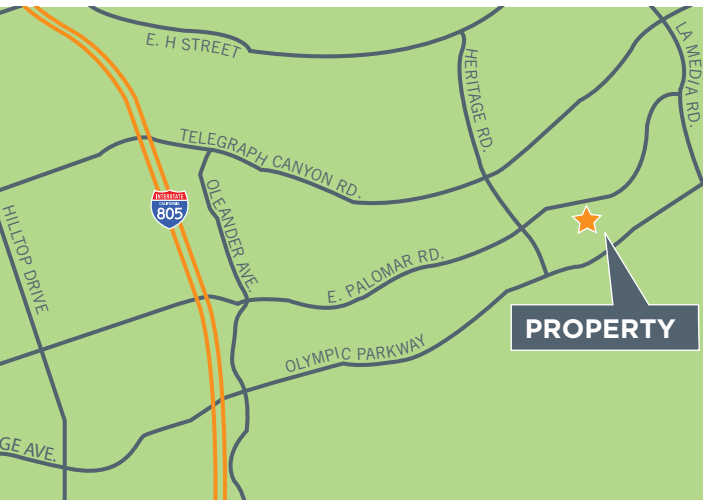


Heritage Town Center

1392 E Palomar Street / Chula Vista, CA



FOR LEASE

SUITE 202: 1,469 SF
SUITE 203: 1,836 SF
SUITE 408: 1,215 SF
SUITE 503: 1,215 SF

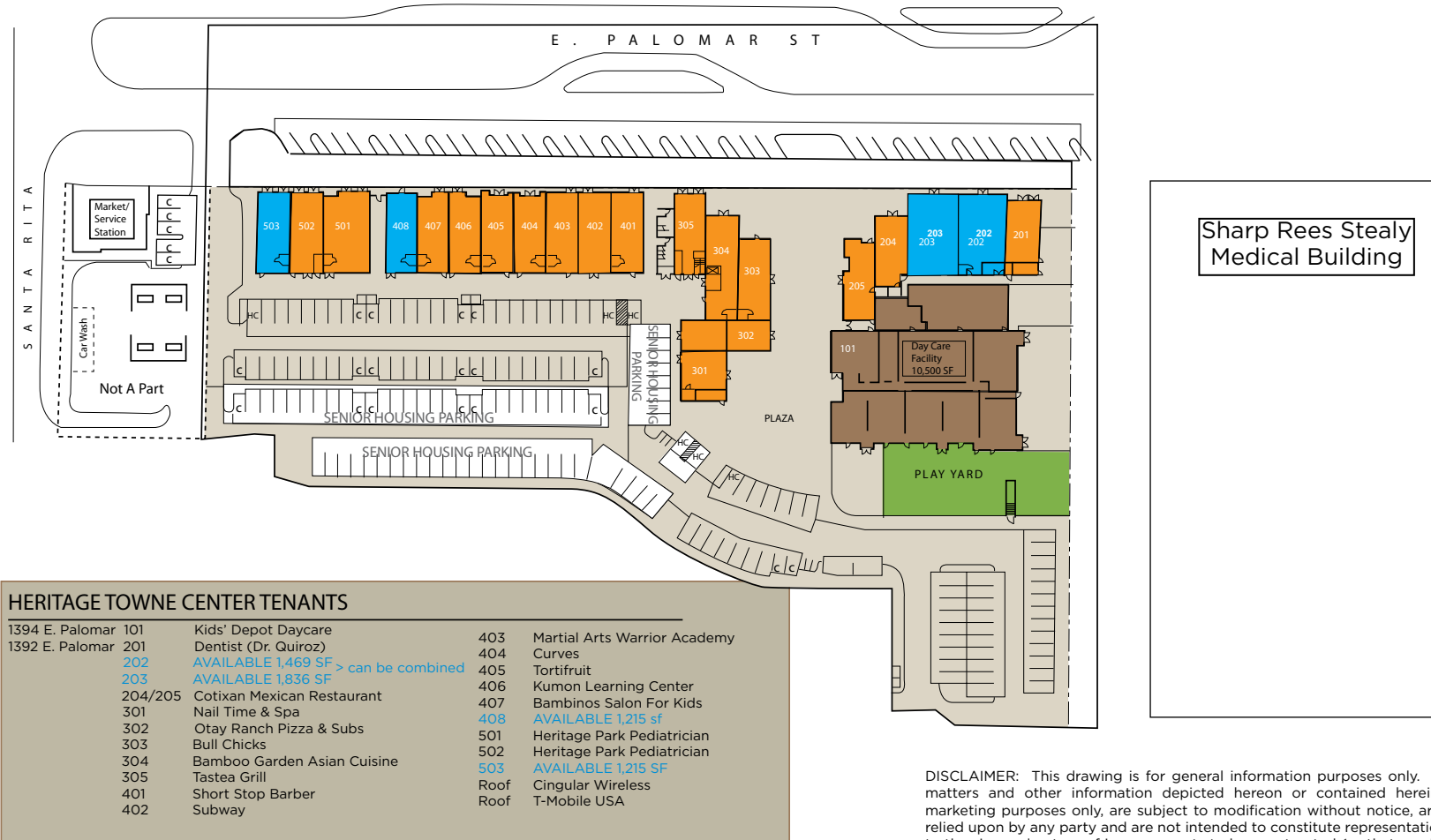
Property Highlights:

- Heritage Town Center is a mixed-use project including affordable housing, senior housing, a day care facility, gas station/car wash, retail, restaurant and service uses. The retail portion of this center is approximately 38,000 SF.
- Approximately 91 residential units built on two levels above the retail space.
- Immediately behind the retail facility is a 180-unit residential project.
- Immediately across E Palomar Street is Heritage Park, a 10 acre park with ball fields, community pool, playgrounds, community center and walking/jogging trails.
- Traffic Count: E Palomar Street - 15,784 cars/day.

Demographics:

	1 MILE	3 MILE	5 MILE
Population	21,300	124,821	306,636
AHH Income	\$106,838	\$105,685	\$90,136

Site Plan



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. K:\Heritage Town Center\Flyer\heritage_town_flyer.indd

Heritage Town Center

1392 E Palomar Street / Chula Vista, CA



Demographics

1392 E Palomar St, Chula Vista, California, 91913 Rings: 1, 3, 5 mile radii			
Prepared by Esri Latitude: 32.62355 Longitude: -116.99727			
	1 mile	3 miles	5 miles
Population			
2000 Population	5,221	69,079	211,977
2010 Population	20,628	115,742	290,418
2015 Population	21,300	124,821	306,636
2020 Population	22,452	133,569	324,589
2000-2010 Annual Rate	14.73%	5.30%	3.20%
2010-2015 Annual Rate	0.61%	1.45%	1.04%
2015-2020 Annual Rate	1.06%	1.36%	1.14%
2015 Male Population	48.7%	48.7%	49.7%
2015 Female Population	51.3%	51.3%	50.3%
2015 Median Age	33.5	34.5	34.7
In the identified area, the current year population is 306,636. In 2010, the Census count in the area was 290,418. The rate of change since 2010 was 1.04% annually. The five-year projection for the population in the area is 324,589 representing a change of 1.14% annually from 2015 to 2020. Currently, the population is 49.7% male and 50.3% female.			
Median Age			
The median age in this area is 33.5, compared to U.S. median age of 37.9.			
Race and Ethnicity			
2015 White Alone	44.3%	49.8%	50.3%
2015 Black Alone	5.6%	5.0%	5.5%
2015 American Indian/Alaska Native Alone	0.5%	0.6%	0.7%
2015 Asian Alone	27.3%	21.9%	16.7%
2015 Pacific Islander Alone	0.6%	0.6%	0.6%
2015 Other Race	15.1%	15.5%	20.2%
2015 Two or More Races	6.6%	6.7%	6.1%
2015 Hispanic Origin (Any Race)	47.0%	50.4%	56.5%
Persons of Hispanic origin represent 56.5% of the population in the identified area compared to 17.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 85.6 in the identified area, compared to 63.0 for the U.S. as a whole.			
Households			
2000 Households	1,614	21,008	63,413
2010 Households	6,081	34,270	84,369
2015 Total Households	6,191	36,612	88,546
2020 Total Households	6,489	39,052	93,593
2000-2010 Annual Rate	14.18%	5.02%	2.90%
2010-2015 Annual Rate	0.34%	1.27%	0.92%
2015-2020 Annual Rate	0.94%	1.30%	1.11%
2015 Average Household Size	3.39	3.39	3.37
The household count in this area has changed from 84,369 in 2010 to 88,546 in the current year, a change of 0.92% annually. The five-year projection of households is 93,593, a change of 1.11% annually from the current year total. Average household size is currently 3.37, compared to 3.34 in the year 2010. The number of families in the current year is 72,320 in the specified area.			
Data Note: Income is expressed in current dollars Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.			
February 16, 2016			

1392 E Palomar St, Chula Vista, California, 91913 Rings: 1, 3, 5 mile radii			
Prepared by Esri Latitude: 32.62355 Longitude: -116.99727			
	1 mile	3 miles	5 miles
Median Household Income			
2015 Median Household Income	\$91,504	\$88,167	\$70,997
2020 Median Household Income	\$106,595	\$99,920	\$80,431
2015-2020 Annual Rate	3.10%	2.53%	2.53%
Average Household Income			
2015 Average Household Income	\$106,838	\$105,685	\$90,136
2020 Average Household Income	\$127,560	\$121,471	\$103,438
2015-2020 Annual Rate	3.61%	2.82%	2.79%
Per Capita Income			
2015 Per Capita Income	\$31,549	\$31,155	\$26,713
2020 Per Capita Income	\$37,439	\$35,677	\$30,512
2015-2020 Annual Rate	3.48%	2.75%	2.70%
Households by Income			
Current median household income is \$70,997 in the area, compared to \$53,217 for all U.S. households. Median household income is projected to be \$80,431 in five years, compared to \$60,683 for all U.S. households			
Current average household income is \$90,136 in this area, compared to \$74,699 for all U.S. households. Average household income is projected to be \$103,438 in five years, compared to \$84,910 for all U.S. households			
Current per capita income is \$26,713 in the area, compared to the U.S. per capita income of \$28,597. The per capita income is projected to be \$30,512 in five years, compared to \$32,501 for all U.S. households			
Housing			
2000 Total Housing Units	1,796	21,777	65,232
2000 Owner Occupied Housing Units	1,313	16,997	42,957
2000 Renter Occupied Housing Units	301	4,011	20,456
2000 Vacant Housing Units	182	769	1,819
2010 Total Housing Units	6,342	35,856	88,509
2010 Owner Occupied Housing Units	3,930	24,684	55,122
2010 Renter Occupied Housing Units	2,151	9,586	29,247
2010 Vacant Housing Units	261	1,586	4,140
2015 Total Housing Units	6,372	38,138	92,456
2015 Owner Occupied Housing Units	3,833	25,740	56,201
2015 Renter Occupied Housing Units	2,358	10,872	32,345
2015 Vacant Housing Units	181	1,526	3,910
2020 Total Housing Units	6,604	40,307	97,103
2020 Owner Occupied Housing Units	3,987	27,383	59,262
2020 Renter Occupied Housing Units	2,502	11,669	34,332
2020 Vacant Housing Units	115	1,255	3,510
Currently, 60.8% of the 92,456 housing units in the area are owner occupied; 35.0%, renter occupied; and 4.2% are vacant. Currently, in the U.S., 55.7% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.6% are vacant. In 2010, there were 88,509 housing units in the area - 62.3% owner occupied, 33.0% renter occupied, and 4.7% vacant. The annual rate of change in housing units since 2010 is 1.96%. Median home value in the area is \$421,414, compared to a median home value of \$200,006 for the U.S. In five years, median value is projected to change by 3.92% annually to \$510,666.			
Data Note: Income is expressed in current dollars Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.			
February 16, 2016			