

# FOR LEASE

## *Chula Vista Office Center*

637 3RD AVENUE, CHULA VISTA, CA 91910



LEASE RATE: \$2.00/SF + UTILITIES & JANITORIAL

### PROPERTY DETAILS

- ±200 - ±1,082 SF of Office Space Available
- Fantastic location in the 3rd Avenue Corridor with easy access to I-5 and I-805
- Blocks from Scripps Mercy Hospital-Chula Vista and Chula Vista Regional Shopping Center
- Ample paved parking and overflow on-site
- Extensive window line and building signage available
- Well maintained building with lush landscaping
- Walking distance to numerous amenities, including restaurants and shops



#### KIPP GSTETTENBAUER, CCIM

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#### JESSICA FLORIN

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**Voit**  
REAL ESTATE SERVICES

4180 La Jolla Village Drive, Suite 100, La Jolla, CA 92037 | 858.453.0505 | 858.408.3976 Fax | Lic #01991785 | [www.voitco.com](http://www.voitco.com)

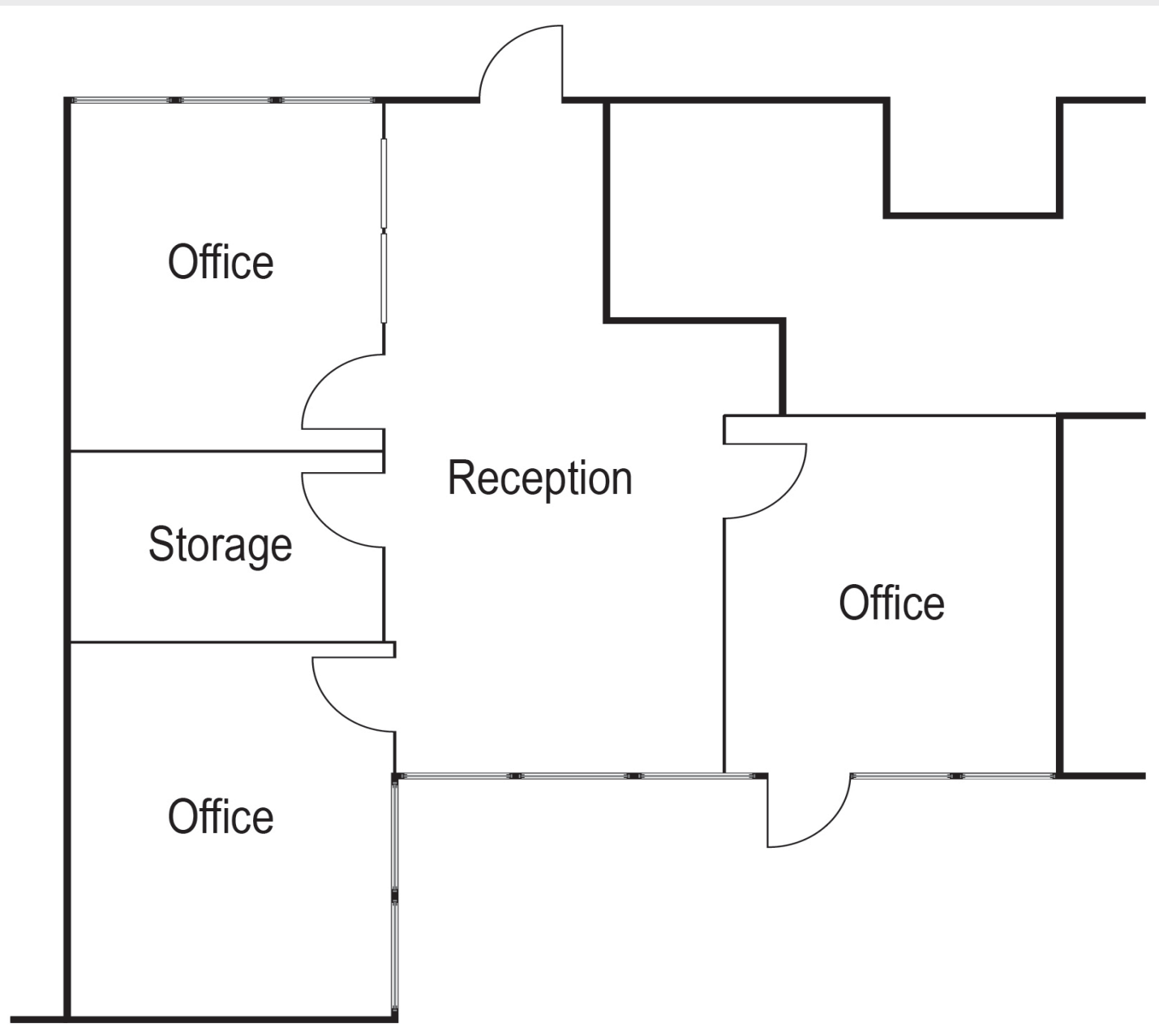
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SUITE	SIZE	LEASE RATE	AVAILABILITY
D	±1,082 SF	\$2.00/SF Gross + Utilities & Janitorial	Now

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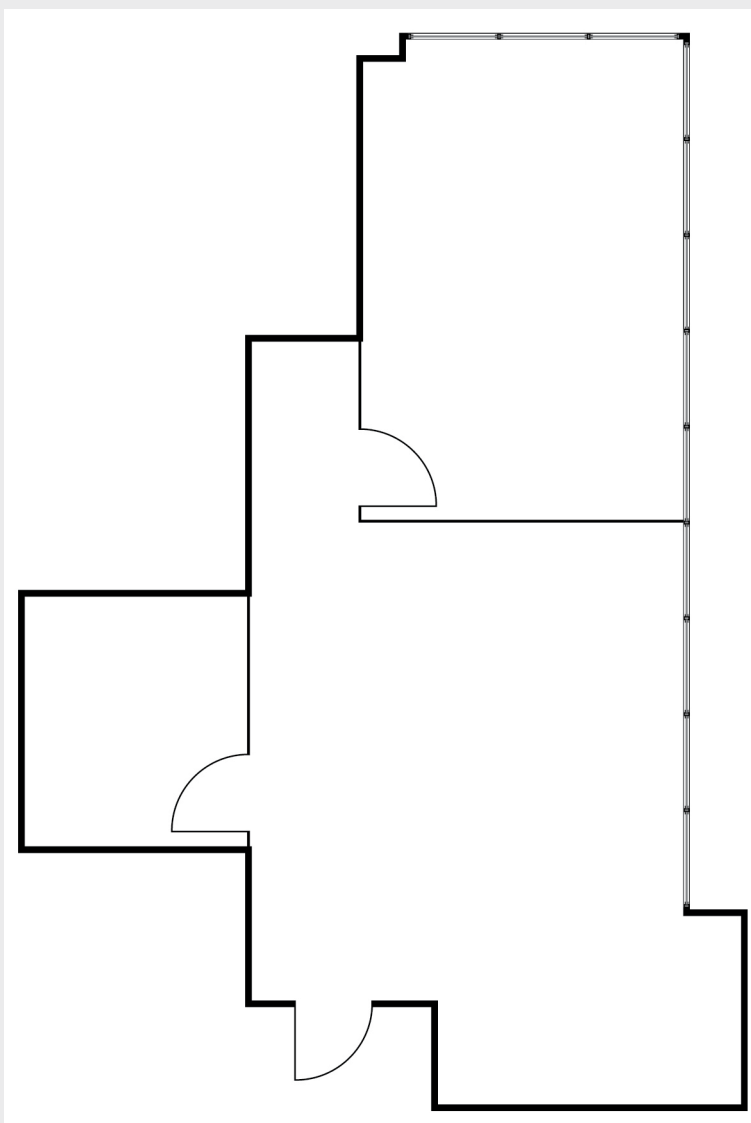
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SUITE	SIZE	LEASE RATE	AVAILABILITY
E-1	±866 SF	\$2.00/SF Gross + Utilities & Janitorial	Now

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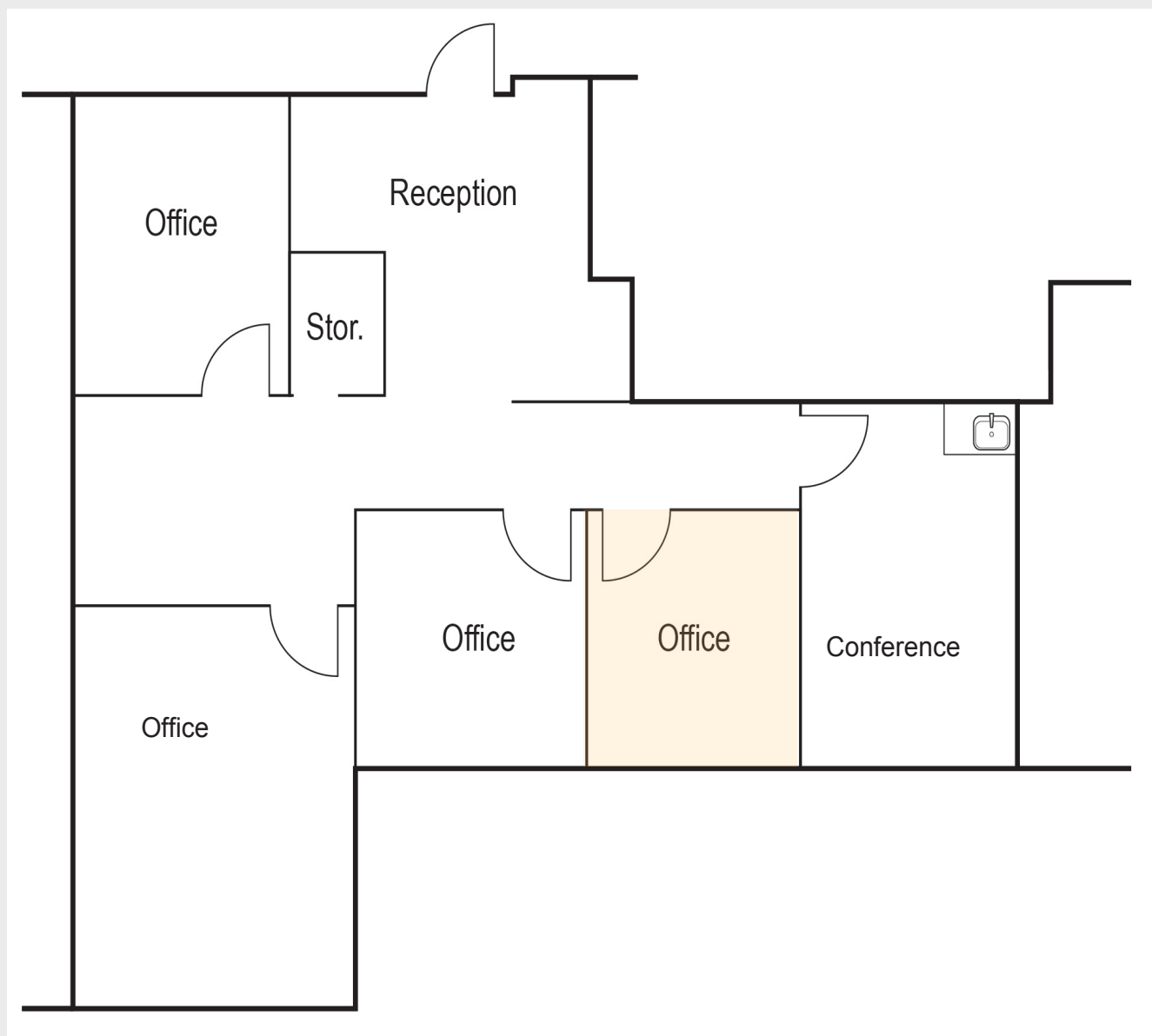
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## Chula Vista Office Center

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SUITE	SIZE	SUB-LEASE RATE	AVAILABILITY
G	±200 SF	Call Broker for Details	Now



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### DEMOGRAPHICS

#### 1 MILE

#### 3 MILES

#### 5 MILES

EST. POPULATION	27,776	158,009	444,294
EST. DAYTIME POPULATION	12,544	45,947	112,555
EST. AVG. HOUSEHOLD INCOME	\$54,684	\$57,307	\$62,833
EST. TOTAL HOUSHOLDS	9,305	49,402	126,657
EST. HOUSEHOLD SIZE	2.86	3.11	3.31

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