

1210 BROADWAY, CHULA VISTA, CA

# Oxford Plaza

SHOPPING  
CENTER



**3,500 SQUARE FEET RETAIL SPACE AVAILABLE FOR LEASE IN CHULA VISTA**

**KIPP GSTETTENBAUER, CCIM**

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**Voit**

REAL ESTATE SERVICES

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## PROJECT OVERVIEW

<b>ADDRESS</b>	1208-1218 Broadway, Chula Vista, CA 91911
<b>PROJECT SIZE</b>	±36,342 SF
<b>LOT SIZE</b>	4.00 AC (±174,240 SF)
<b>YEAR BUILT</b>	1977
<b>ZONING</b>	C36, Chula Vista

LEASE RATE **\$2.75 /SF** (NNN: \$0.50 PSF)

## PROPERTY HIGHLIGHTS

- 3,500 SF Available (Former Payless Shoes)
- Ample Parking
- Neighboring Tenants: Dollar Tree & Planet Fitness
- High Traffic Center Along Major Thoroughfare (Broadway)
- Prominent Signage and Access to Broadway and Palomar
- **Across the Street are: Costco, Target, Big Lots, Walmart, Ralph's, Petco, Starbucks and many more**



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# DEMOGRAPHICS



POPULATION  
**371,017**



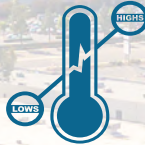
AVERAGE HH INCOME  
**\$70,258**



AVG RAINFALL (YR)  
**9.81 in**



NO OF HOUSEHOLDS  
**109,186**



AVG TEMPERATURE  
HI **72/55°** Low



MEDIAN AGE  
**33.5**



BACHELOR DEGREE & UP  
**19.0%**



TRAFFIC COUNT

BROADWAY & OXFORD STREET  
**25,250**

BROADWAY & NAPLES STREET  
**25,250**

PALOMAR STREET & INDUSTRIAL BOULEVARD  
**38,057**



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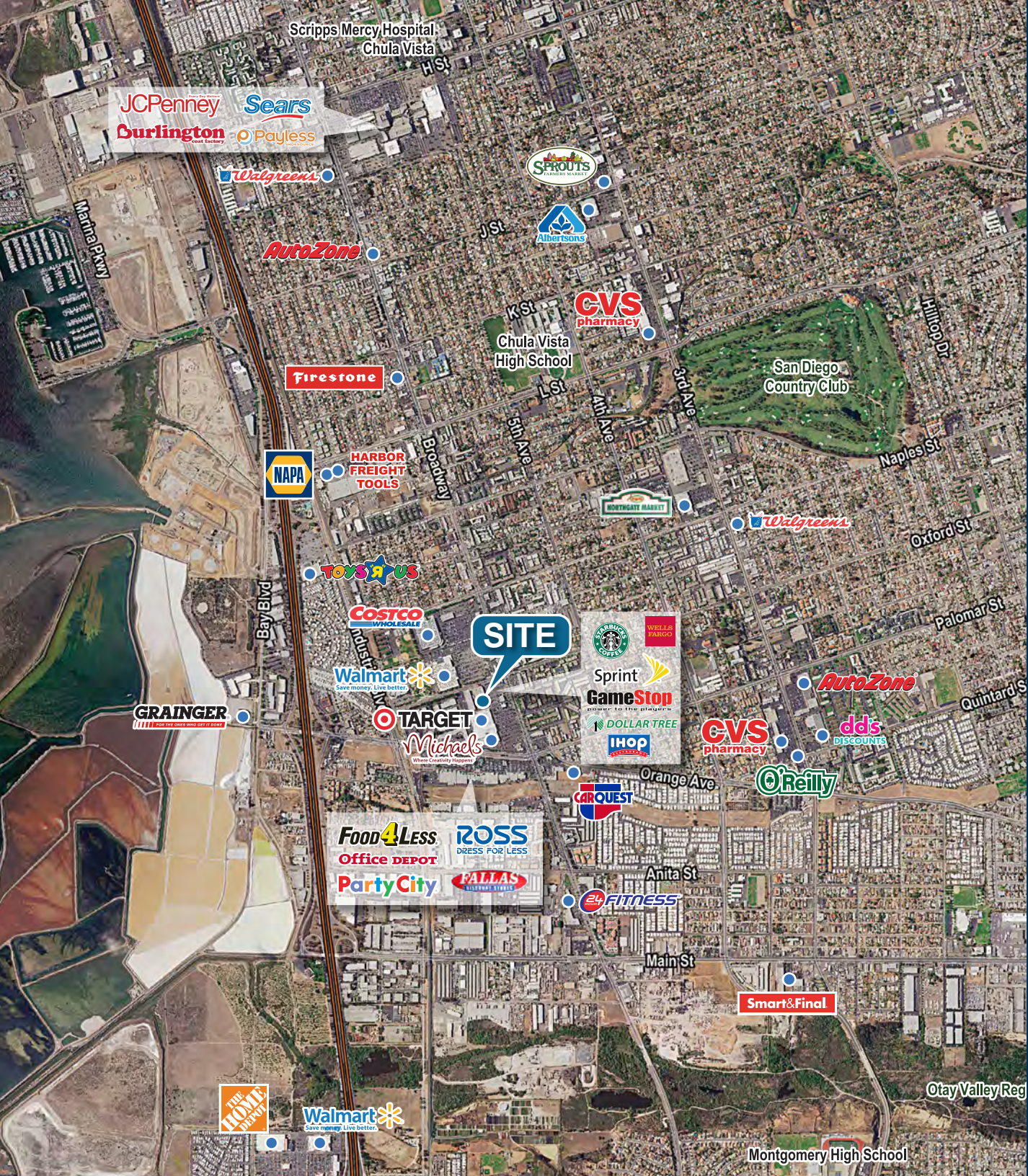
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