

1031
3RD AVENUE
CHULA VISTA, CA 91911



± 400 SF OFFICE SPACE AVAILABLE FOR LEASE

TRACY CLARK

Senior Vice President/Partner

858.458.3339 | tclark@voitco.com

KIMBERLY CLARK, ESQ.

Vice President

858.458.3343 | kclark@voitco.com

Voit
REAL ESTATE SERVICES



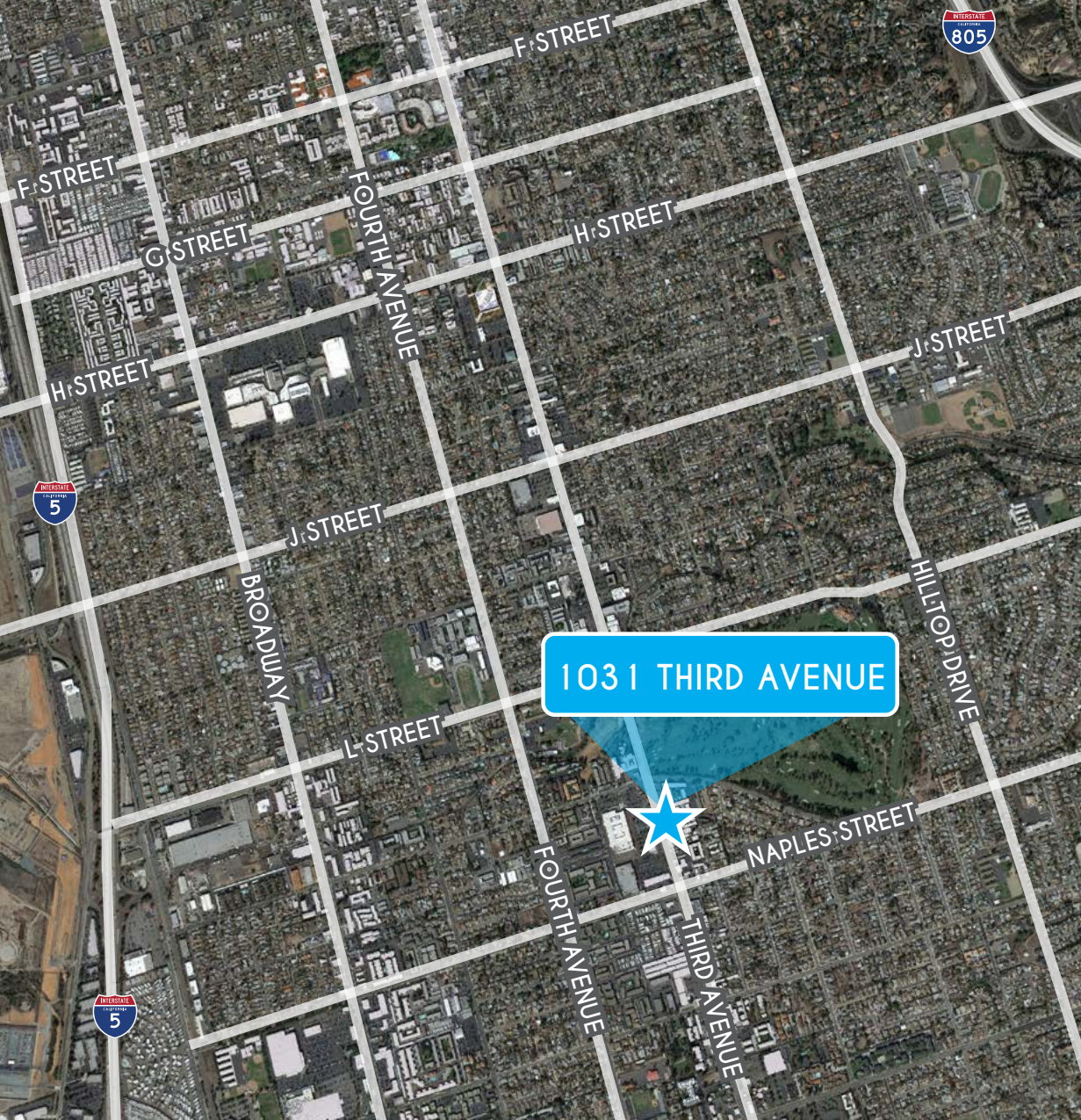


PROPERTY FEATURES

- » High visibility location
- » Convenient access to Interstate 5
- » Available immediately

LEASE TERMS

SIZE AVAILABLE	±400 SF
AVAILABLE	Immediately
LEASE RATE	\$700 Per Month



1031 THIRD AVENUE

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Senior Vice President/Partner

858.458.3339 | tclark@voitco.com | Lic #00641800

KIMBERLY CLARK, ESQ.

Vice President

858.458.3343 | kclark@voitco.com | Lic #01439305

4180 La Jolla Village Drive, Suite 100, La Jolla, CA 92037 • 858.453.0505 • 858.408.3976 Fax • www.VoitCo.com

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DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2019 Total Population:	46,239	178,547	436,836
2024 Population:	49,721	183,398	452,018
Pop Growth 2019-2024:	7.53%	2.72%	3.48%
Average Age:	36.20	37.00	36.20

Households	1 Mile	3 Mile	5 Mile
2019 Total Households:	15,219	56,491	130,202
HH Growth 2019-2024:	7.73%	2.93%	3.44%
Median Household Inc:	\$47,724	\$54,437	\$58,397
Avg Household Size:	3.10	3.10	3.30
2019 Avg HH Vehicles:	2.00	2.00	2.00

Housing	1 Mile	3 Mile	5 Mile
Median Home Value:	\$412,336	\$401,221	\$424,547
Median Year Built:	1977	1972	1977

TRAFFIC COUNTS

Collection Street	Cross Street	Traffic Volume
3rd Avenue	Moss Street	22,099
Naples Street	Del Mar Avenue	5,794
Moss Street	2nd Avenue	5,126
4th Avenue	Ashfourth Lane	17,073



REAL ESTATE SERVICES

