

1210 BROADWAY, CHULA VISTA, CA

Oxford Plaza

SHOPPING
CENTER



3,500 SF - 7,000 SF RETAIL SPACE AVAILABLE FOR LEASE IN CHULA VISTA

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REAL ESTATE SERVICES

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PROJECT OVERVIEW

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

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

PROPERTY HIGHLIGHTS

- 3,500 SF Available (Former Payless Shoes)
- 3,500 SF Available (Sunny Fashion) as Month to Month
 - » Contiguous for a total of 7,000 SF
- 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



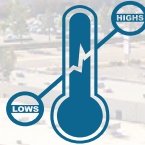
AVERAGE HH INCOME
\$70,258



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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