

FOR LEASE

GATEWAY MARKETPLACE

Hwy 54 & 4th Avenue, Chula Vista, California

AMERICAN
ASSETS
TRUST 



LAST SHOP SPACE AVAILABLE - 1,700 SF

FEATURES

- Rare opportunity in a densely developed market.
- High visibility end cap space available with outdoor seating
- Easy access to HWY 54 and Interstate 805.
- Approximately 1.5 miles from Chula Vista Bay Front Master Plan.
- Ideal location to service the entire South County Community
- 430,991 people in trade area
- Center anchored by Smart & Final, Hobby Lobby & Party City
- Adjacent to Grocery Outlet, Dixieline anchored shopping center
- Minutes way from Plaza Bonita Mall
- 120,300+ cars/day on Highway 54
- Off of 45th Avenue with over 32,000 cars/day

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FOR LEASE- GATEWAY MARKETPLACE

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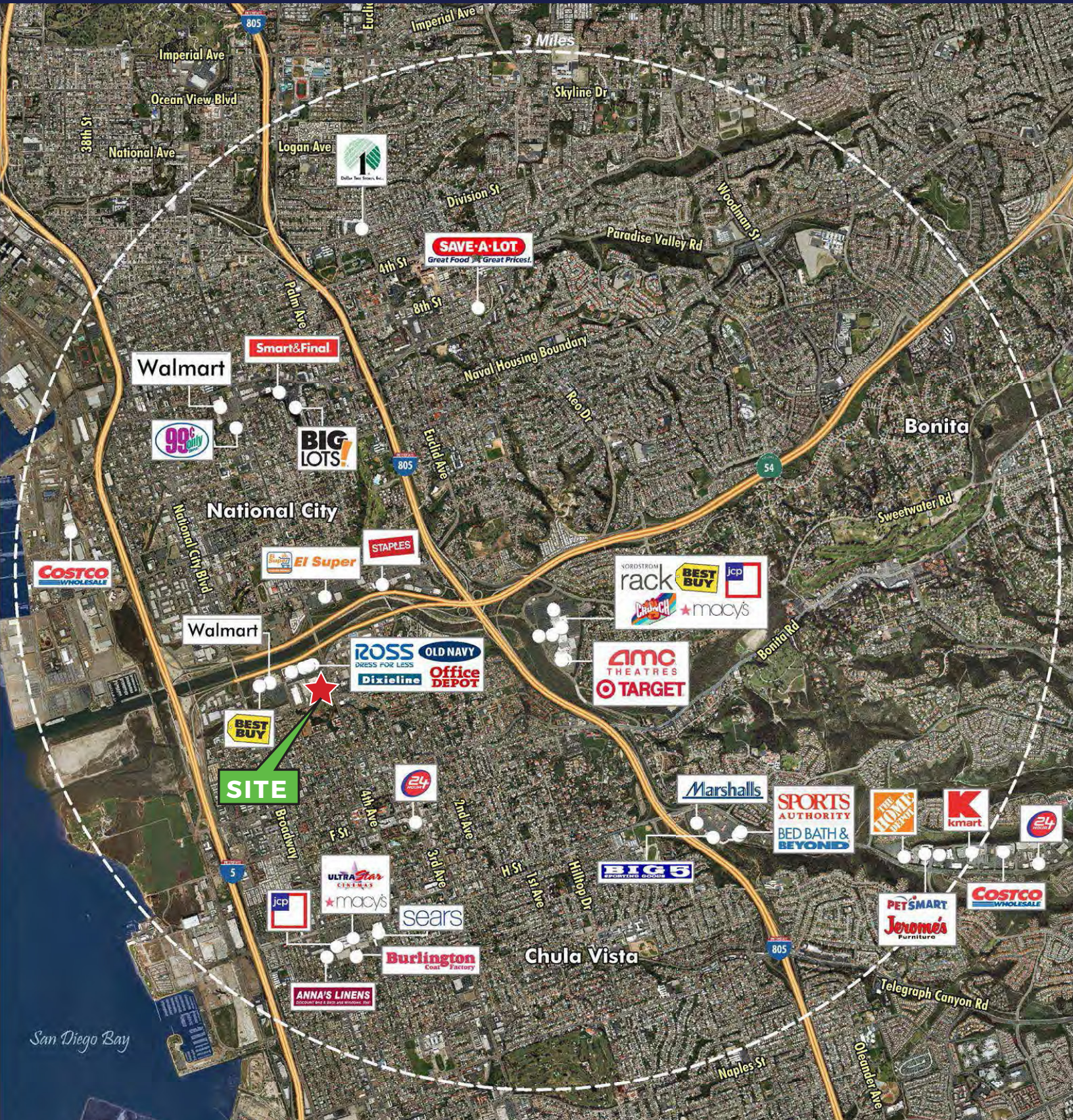


SUITE	TENANT	SF
A	ALDI	18,821 SF
B	Party City	14,900 SF
C	Hobby Lobby	50,000 SF
D	Smart & Final	32,400 SF
E1	Pho Hung Cali	1,251 SF

SUITE	TENANT	SF
E2	Little Caesars Pizza	1,263 SF
E3	iNails	1,244 SF
E4	AVAILABLE	1,700 SF
F1	AT&T	1,400 SF
F2	Sleep Train	4,180 SF

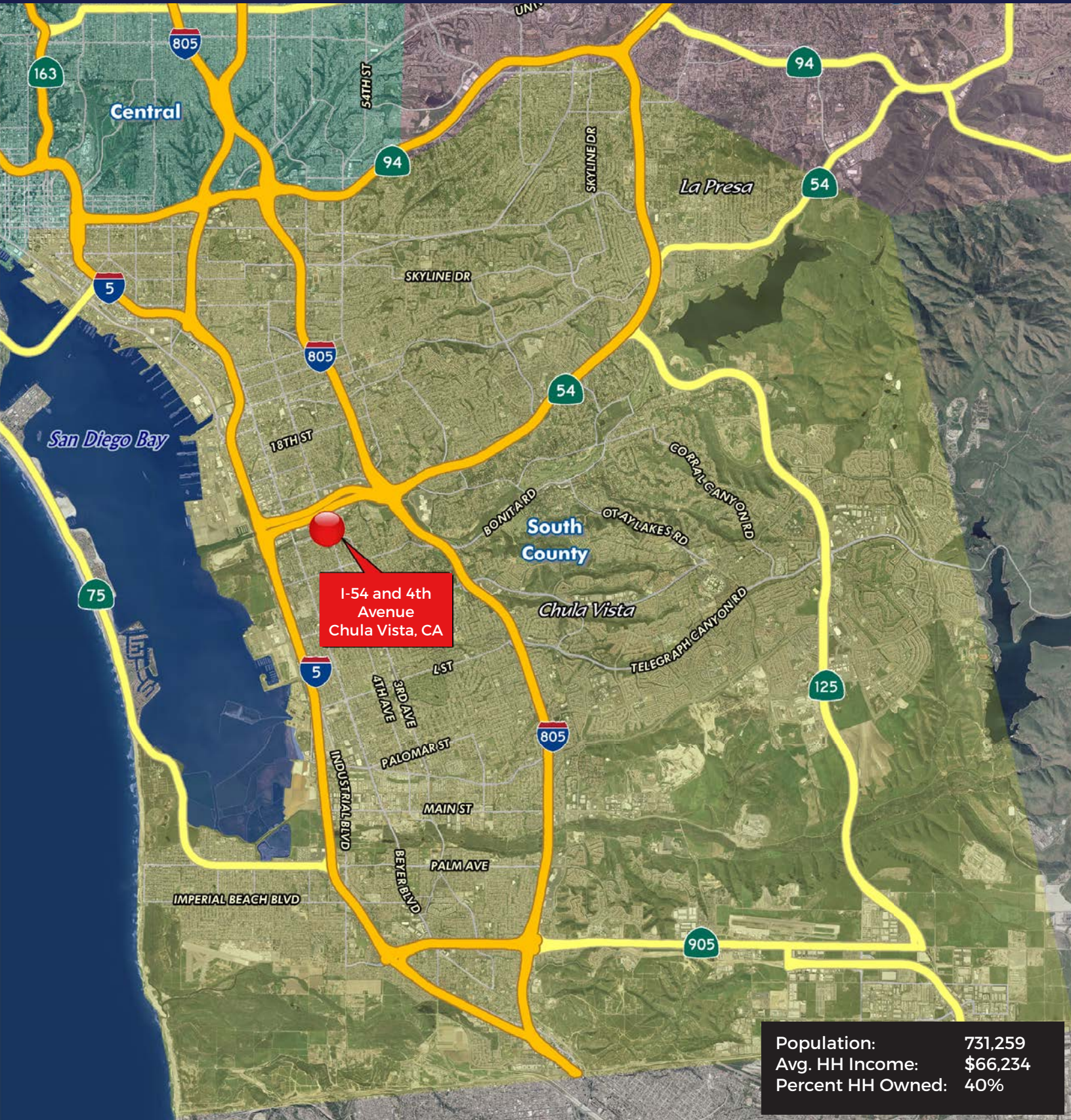
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Population:	731,259
Avg. HH Income:	\$66,234
Percent HH Owned:	40%

Expanded Demographic Profile

ESTIMATED 2018 • CALCULATED USING PROPORTIONAL BLOCK GROUPS

40 N 4th Ave, Chula Vista, California, 91910

POPULATION

	1 mile	3 miles	5 miles
Total Population	25,890	174,138	442,460
Projected Population (2022)	26,812	180,572	458,331

HOUSING

Total Households	9,194	52,272	124,924
Projected Total Households (2022)	9,493	54,064	129,110

INCOME

Median Household Income	\$42,763	\$48,349	\$52,619
Average Household Income	\$58,323	\$65,059	\$70,892
Per Capita Income	\$21,716	\$20,670	\$21,260
Median Disposable Income	\$37,286	\$40,810	\$44,190
Average Disposable Income	\$47,734	\$52,684	\$56,604

DAYTIME DEMOS

Total Daytime Population	26,772	160,446	425,458
Daytime Population Workers	11,464	62,150	176,308
Daytime Population Residents	15,308	98,296	249,150

RACE & ETHNICITY

White	13,323 51.46%	83,145 47.75%	193,132 43.65%
Black or African American	1,253 4.84%	9,699 5.57%	38,513 8.70%
American Indian & Alaska Native Population	251 0.97%	1,617 0.93%	3,529 0.80%
Asian Population	1,639 6.33%	21,816 12.53%	61,254 13.84%
Pacific Islander Population	120 0.46%	1,268 0.73%	3,109 0.70%
Other Race Population	7,906 30.54%	47,373 27.20%	119,145 26.93%
Population of Two or More Races	1,397 5.40%	9,220 5.29%	23,777 5.37%
Hispanic Population	18,412 71.12%	113,750 65.32%	274,008 61.93%
Non-Hispanic Population	7,478 28.88%	60,388 34.68%	168,452 38.07%

EDUCATION

Bachelor's Degree	1,769 10.55%	13,865 12.57%	37,303 13.44%
Graduate/Professional Degree	682 4.07%	5,116 4.64%	14,135 5.09%

AGE

Median Age	33.7	33.0	32.6
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