

1099 3<sup>RD</sup> AVENUE  
CHULA VISTA, CA 91911

RETAIL SHOP SPACE FOR LEASE

919 SF suite on signalized corner next to 7-11



FOR LEASE



For more information, please contact:

KIPP GSTETTENBAUER, CCIM

Director

(858) 334-4018

kipp@cushwake.com

License #1405420

CUSHMAN & WAKEFIELD OF SAN DIEGO, INC.

Lic. #01329963

4747 Executive Drive, 9<sup>th</sup> Floor  
San Diego, CA 92121

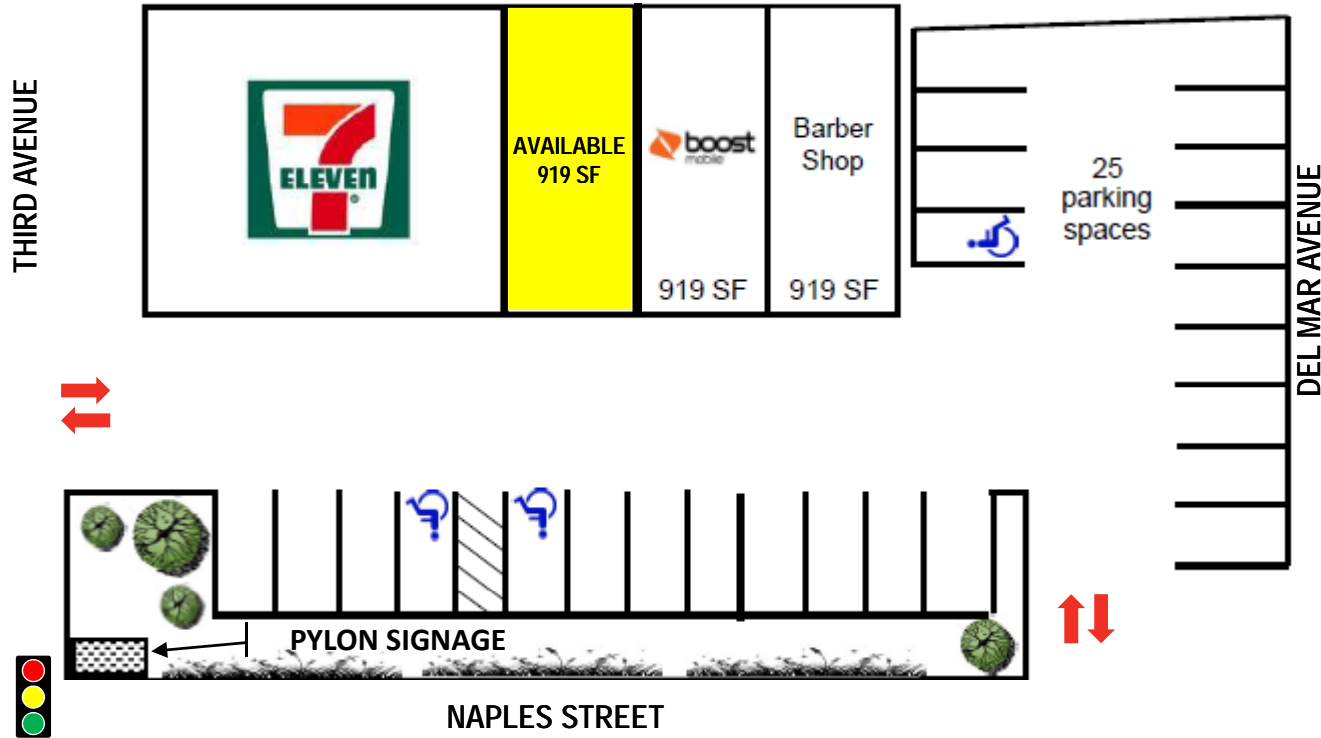
[www.cushmanwakefield.com](http://www.cushmanwakefield.com)

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## 919 SF RETAIL SHOP SPACE FOR LEASE

RETAIL SPACE  
FOR LEASE



TRAFFIC COUNT			
3 <sup>rd</sup> AVE & NAPLES ST		± 25,000 Cars/Day	
DEMOS - 2013	1 MI	3 MI	5 MI
ESTIMATED POP.	63,469	258,129	630,326
EST. HH INCOME	\$43,732	\$57,876	\$62,895

PROPERTY DETAILS	
POSSIBLE BLDG. SIZE	919 square feet available
PARKING	In Common with Center – 25 spaces
LEASE RATE	\$2.00 NNN (\$0.50 NNNs)
HIGHLIGHTS	Signalized intersection, pylon signage available, across from Northgate Market and Walgreens just south of the San Diego Country Club

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