

ANCHOR SPACE AVAILABLE: 17,895 SF

646 E STREET CHULA VISTA, CA 91910



FOR LEASE | ±17,985 SF GROCERY STORE:
ACCOMMODATES RETAIL, OFFICE, MEDICAL OR GOVERNMENT

TRACY CLARK, PARTNER
Senior Vice President | License #00641800
858.458.3339 | tclark@voitco.com

KIMBERLY CLARK ESQ.
Vice President | License #01439305
858.458.3343 | kclark@voitco.com

Voit
REAL ESTATE SERVICES





PROJECT SUMMARY

USES INCLUDE RETAIL, OFFICE, MEDICAL OR GOVERNMENT

- ±17,985 SF available for lease
- Currently a FOODLAND (grocery store)
- One block to transit center (trolley and buses)
- Close to the Bayfront Development Project

AVAILABLE: 30 DAYS NOTICE

LEASE RATE: CALL LEASING AGENT



PART OF A 36,833 SF
RETAIL SHOPPING
CENTER



EASY ACCESS TO
I-5 FREEWAY



WALKING DISTANCE
TO BAYFRONT/E ST
TRANSIT CENTER



5/1,000 PARKING
RATIO



WALKABLE TO
NUMEROUS
AMENITIES



2.3 MILES TO CHULA
VISTA BAYFRONT
DEVELOPMENT

DRIVE TIMES

DOWNTOWN
SAN DIEGO
12 MINUTES

NATIONAL CITY
NAVAL SHIP
REPAIR BERTH
11 MINUTES

CHULA VISTA
WATERFRONT
DEVELOPMENT
6 MINUTES

SAN YSIDRO
BORDER CROSS
11 MINUTES

EAST
CHULA VISTA
12 MINUTES

OTAY MESA
BORDER
CROSSING
24 MINUTES

SITE

MILLENNIA
PROJECT

CROSS BORDER
TERMINAL
RODRIGUEZ
AIRPORT

TRACY CLARK, PARTNER
Senior Vice President | License #00641800
858.458.3339 | tclark@voitco.com

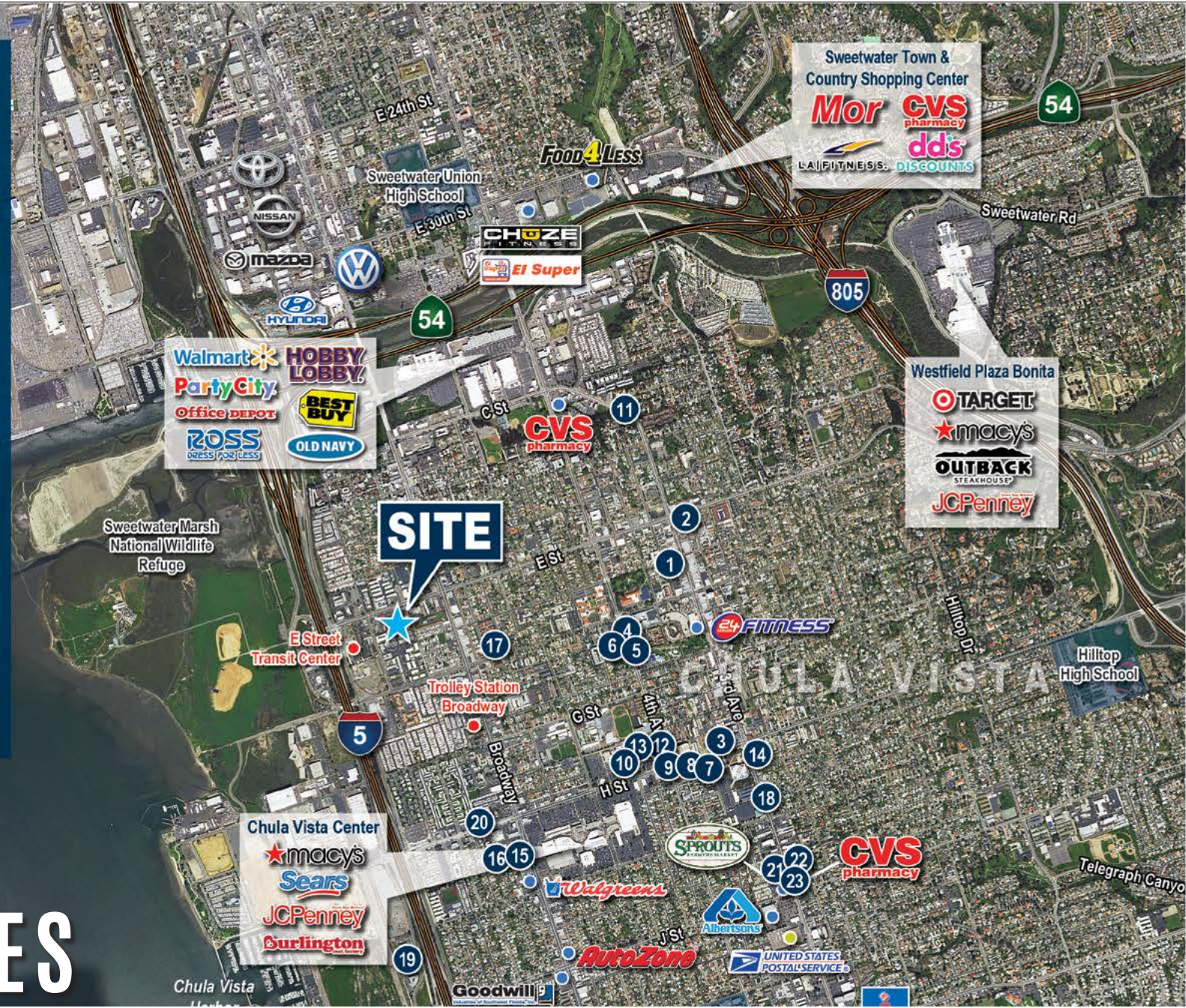
KIMBERLY CLARK ESQ.
Vice President | License #01439305
858.458.3343 | kclark@voitco.com

Voit
REAL ESTATE SERVICES

THE CLARK TEAM

Medical Clinics

- | # | Business Name |
|----|--|
| 1 | Chula Vista Family Health Center |
| 2 | Childrens Medical Group of South Bay |
| 3 | Imaging Healthcare Specialists |
| 4 | Stein Dermatology and Skin Institute |
| 5 | Fresenius Medical Care |
| 6 | Synovation Medical Group - Chula Vista |
| 7 | Southbay Neurological Medical Group Inc |
| 8 | Clinica De Cardiologia De Chula Vista |
| 9 | San Diego Pediatrics Family Medical Clinic |
| 10 | Scripps Hospital |
| 11 | Medical Physician Service |
| 12 | Scripps Mercy Chula Vista Outpatient Imaging |
| 13 | Girard Orthopedic Surgeons Medical Group |
| 14 | Sharp Rees-Stealy Medical Centers |
| 15 | Concentra Urgent Care |
| 16 | US Healthworks: Cabico Robert MD |
| 17 | South Bay Post Acute Care |
| 18 | Associated Head & Neck Specialists |
| 19 | Fresenius Kidney Care |
| 20 | Ergonomic Programs Physical Therapy |
| 21 | Chula Vista Medical Plaza |
| 22 | Eye Physicians Medical Surgical Center |
| 23 | Children's Primary Care |



AREA AMENITIES

TRACY CLARK, PARTNER
 Senior Vice President | License #00641800
 858.458.3339 | tclark@voitco.com

KIMBERLY CLARK ESQ.
 Vice President | License #01439305
 858.458.3343 | kclark@voitco.com



DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2019 Total Population:	20,874	154,175	417,530
2024 Population:	20,998	160,128	428,331
Pop Growth 2019-2024:	0.59%	3.86%	2.59%

HOUSEHOLDS

2019 Total Households:	7,752	48,992	121,213
HH Growth 2019-2024:	0.80%	4.07%	2.69%
Median Household Inc:	\$38,434	\$47,664	\$52,667

HOUSING

Median Home Value:	\$294,407	\$418,752	\$399,876
Median Year Built:	1968	1970	1973

TRAFFIC COUNTS

STREET	CROSS STREET	CPD
E Street	Broadway	21,633
Interstate 5	E Sreet	133,383
E Street	N Trolley-Station	38,671
Broadway	Flower Street	21,087

TRACY CHARLES CLARK, 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 | Lic #01991785 | www.voitco.com

Voit

REAL ESTATE SERVICES



Licensed as a Real Estate Broker and a Salesperson by the DRE. The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. ©2020 Voit Real Estate Services, Inc. All Rights Reserved.

COVID-19 PROPERTY TOURING PLAN

Voit Real Estate Services is committed to following the guidelines and protocols issued by Department of Real Estate, the Centers for Disease Control and Prevention (CDC), Federal, State, County and/or City Governments. The following guidelines will be adhered to when interacting with our clients and conducting tours.

Safety Protocols

MONITORING AND REPORTING

Brokers and Clients will be responsible to closely monitor their health, which will include daily temperature checks.



Brokers and Clients are required to avoid tours if:

- ✓ You have tested positive for COVID-19 and/or have been told by a medical professional to self-quarantine, due to illness or exposure to COVID-19
- ✓ You have recently traveled to any high-risk countries
- ✓ You are currently experiencing any flu-like signs or symptoms of COVID-19 including:
 - Cough
 - Shortness of breath or difficulty breathing
 - Fever (temperature of 100° F or higher)
 - Chills
 - Repeated shaking
 - Muscle pain
 - Headache
 - Sore throat
 - Loss of taste or smell

CLEANING PROTOCOLS

- Each space will be cleaned prior to a showing, with commonly used surfaces and high-touch items disinfected before and after
- All people entering the space must wash hands with soap and water, or use hand sanitizer immediately upon entry, before touring or inspecting the property
- Each site will be equipped with necessary products, including hand sanitizer and disinfecting wipes
- All parties involved in the tour will avoid touching surfaces whenever possible
- Fresh air will be introduced, by opening doors and windows, weather permitting

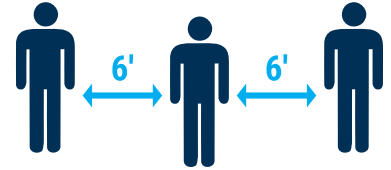


SOCIAL DISTANCING

Voit Real Estate Services will respect fellow Brokers and Clients by maintaining social distancing guidelines.

Voit will promote social distancing as follows:

- Utilize virtual tours when possible
- Maintain a distance of at least 6 feet or more between people
- Use appointment times to limit the number of people on a tour
- Avoid handshakes and similar greetings that break social distancing
- Avoid passing transaction materials such as pens, paper and keys
- Complete all transactions digitally when feasible
- Refrain from and discourage shared vehicle trips



FACE COVERINGS

The use of face coverings is required under the following circumstances:

- When touring in close proximity with others, especially in hallways, stairways, elevators and parking facilities
- In any room or enclosed area where other people are unable to socially distance
- Wherever required by the DRE, Federal, State, County and/or City guideline



Voit asks that you follow standard protocols to use your face covering effectively:

- Do not share face coverings
- Face covering should cover both the nose and the mouth
- Replace or wash your face covering daily

Enforcement

Voit will be doing everything possible to follow the guidelines and protocols issued by The Centers for Disease Control and Prevention (CDC), Federal, State, County and City Governments. While we understand that not all will agree with these new guidelines, they must be adhered to for the safety of all involved and for legal compliance.

**If you have questions or concerns about these guidelines,
please contact your Broker immediately, or feel free to contact
Human Resources at (714) 935-2316.**