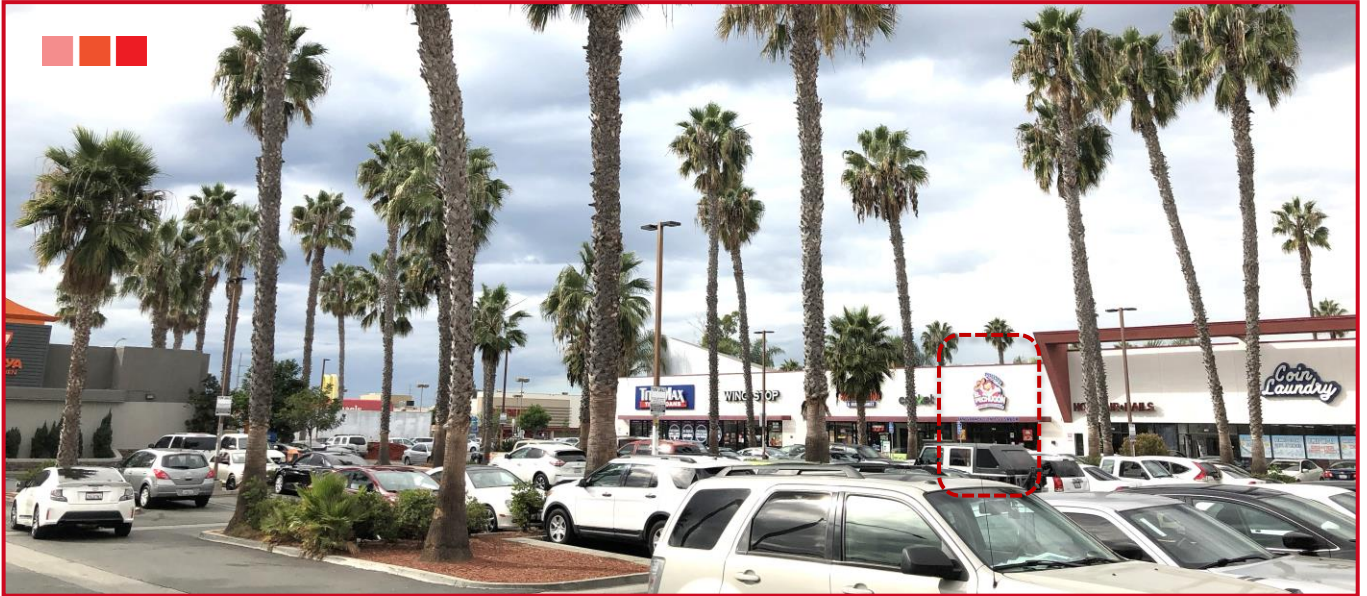


RESTAURANT SPACE **FOR LEASE**

1285 BROADWAY, CHULA VISTA, CA 91911



Neighboring



Property Information

Location: 1285 Broadway, #104
Chula Vista, CA 91911

Size: Approx. 1,600 sq.ft.

Rent: \$2.75 / sq.ft. / month, NNN

Available: Immediately

Property Highlights

- Convenient access to both Fwy 5 and 805
- Located at busy corner with tremendous auto traffic
- Ideal for any type of restaurant and cafe
- In the hear of clustered major retail area such as Costco, Walmart, Michael's, Target, Ross, Petco and more!

For More Information, Contact:

CNC properties
2560 W. Olympic Blvd.
Suite 204
Los Angeles, CA 90006
www.cnccre.com

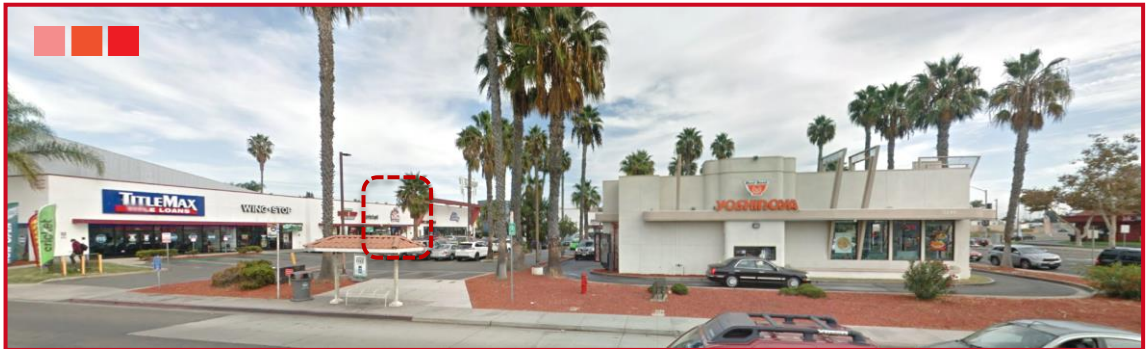
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213.788.3357
hchang@cnccre.com
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213.788.3357
mcho@cnccre.com
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Storefront Pictures



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Aerial Plan



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Site Plan



- 100: TitleMax
- 101: Wing Stop
- 102: Smoke Shop
- 103: Cricket Wireless
- 104: **VACANT (Restaurant Space)**
- 105: Hair & Nail Salon
- 106: Coin Laundry

- 201 & 203: Planned Parenthood
- 204: Dental Office
- 205: Barber Shop
- 206: Mexican Restaurant
- 207: Siempre Tax
- 208: Premier Insurance
- 209: Stanton Optical

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Demographic Summary Report

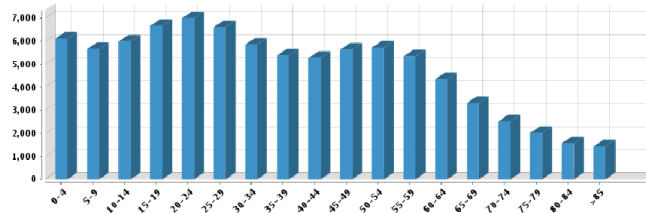
Population

Summary

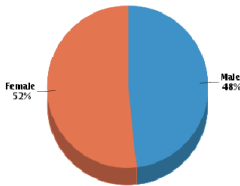
Estimated Population:	86,488	Number of Households:	25,663
Population Growth (since 2010):	5%	Household Size (ppt):	3
Population Density (ppt / mile):	7,385	Households w/ Children:	10,298
Median Age:	34.43		

Household

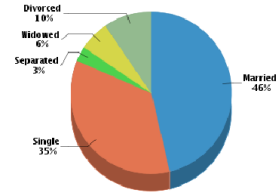
Age



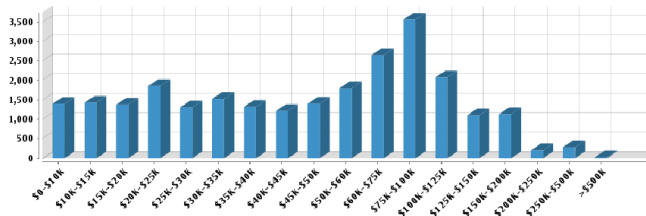
Gender



Marital Status



Household Income



Average Household Income:	\$64,548	Average Per Capita Income:	\$19,264
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Aerial Map



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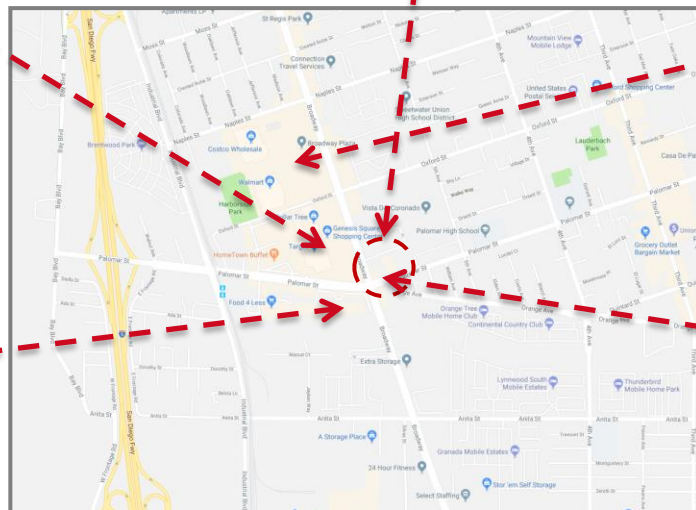
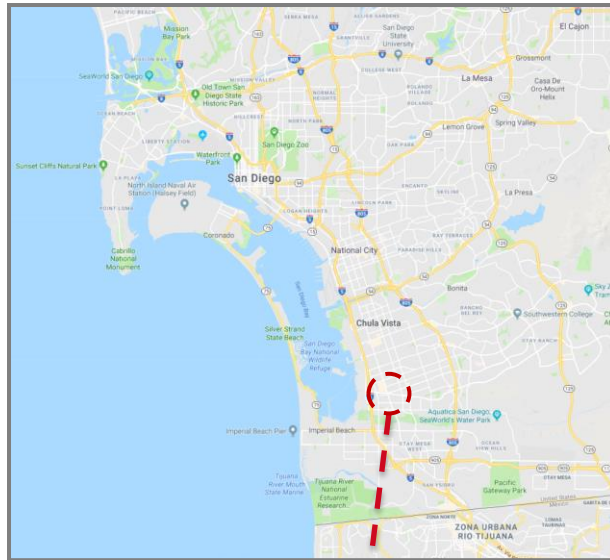
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