

FOR LEASE

3rd at Palomar



**1315-1343 3rd Ave
Chula Vista, CA 91911**

FEATURES:

- Anchored by Sav-A-Lot and Rite Aid in the heart of Chula Vista Commercial/Retail thoroughfare.
- Project is centrally located in a densely populated and well established neighborhood.
- Abundant on-site parking.
- Located on busy signalized intersection with excellent ingress and egress.

TRAFFIC COUNT:



Third Ave.:	26,300 (2006)
Palomar :	17,000 (2006)
Total:	43,300

DEMOGRAPHICS:

	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Total 2008 Population:	34,480	193,906	355,980
Average 2008 HH Income:	\$59,085	\$64,591	\$69,049



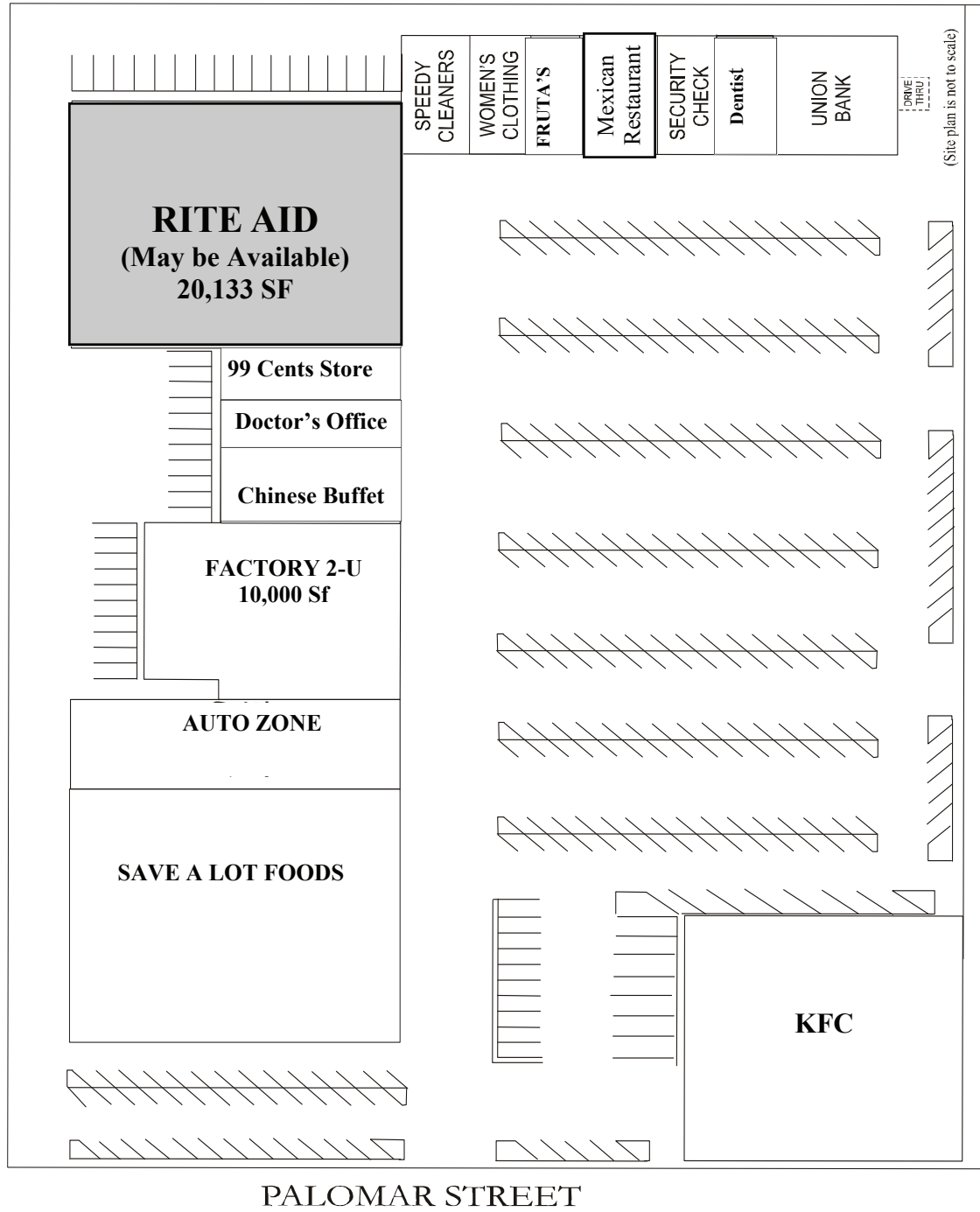
For Further Information Contact:

Scott Duhs
Direct-619-491-0614
Email-Scott@DuhsCommercial.com
Ca License: 01048874

3026 University Ave, Suite B
San Diego, CA 92104

www.DuhsCommercial.com
Fax-619-491-0696

Site Plan



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