

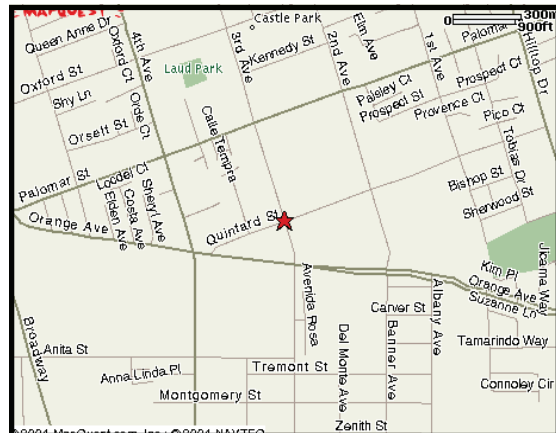
For Lease



NWC of Third Ave & Quintard St., Chula Vista, CA 91911

FEATURES:

- Anchored by Seafood City and CVS in the heart of the 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 & egress.
- Anchor Space Available 25,503 SF



DEMOGRAPHICS:

	<u>1 Mile</u>	<u>2 Miles</u>	<u>3 Miles</u>	<u>5 Miles</u>
Population:	31,637	91,372	192,277	326,693
Average HH Income:	\$36,836	\$45,849	\$45,766	\$48,373

TRAFFIC COUNT:

(SANDAG, 2006)	Third Avenue:	26,200 ADT
	Palomar:	<u>17,000</u> ADT
	Total:	43,200

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