

FOR SUBLEASE

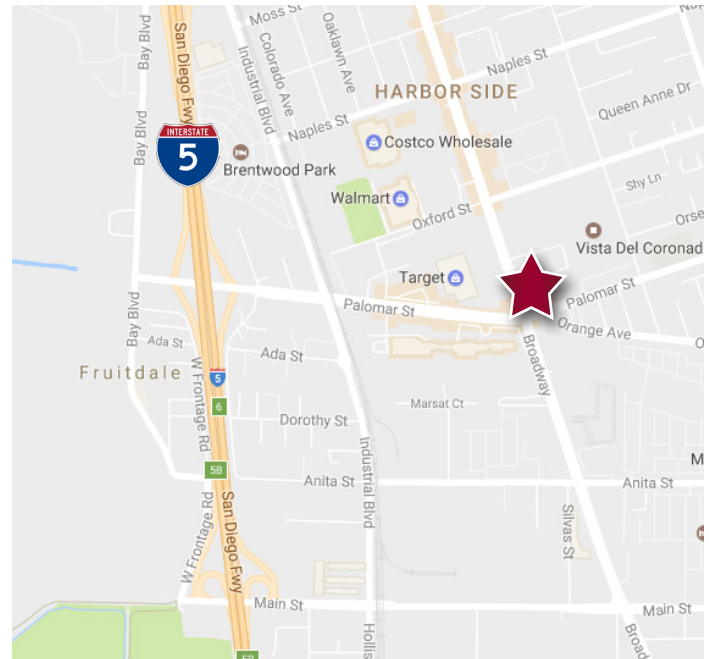
GENESIS SQUARE

1285 BROADWAY, SUITE 101, CHULA VISTA, CA



PROPERTY HIGHLIGHTS

- Available: 768 SF retail space
- \$3.00 NNN
- Join Wing Stop, Cricket Wireless, Title Max and Yoshinya
- Close to Interstate 5
- Very busy signalized intersection
- Traffic Counts:
 - Broadway - 29,000 ADT
 - Palomar Street - 25,000 ADT



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population (2016):	30,740	211,993	358,103
Avg. HH Income (2016):	\$46,729	\$62,040	\$69,151
Daytime Pop. (2016):	11,143	47,428	86,887

For more information, contact:

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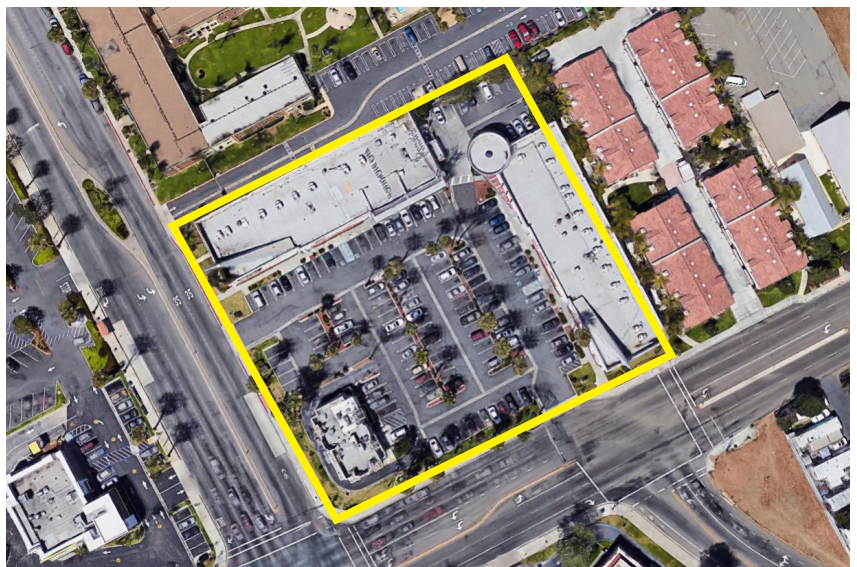
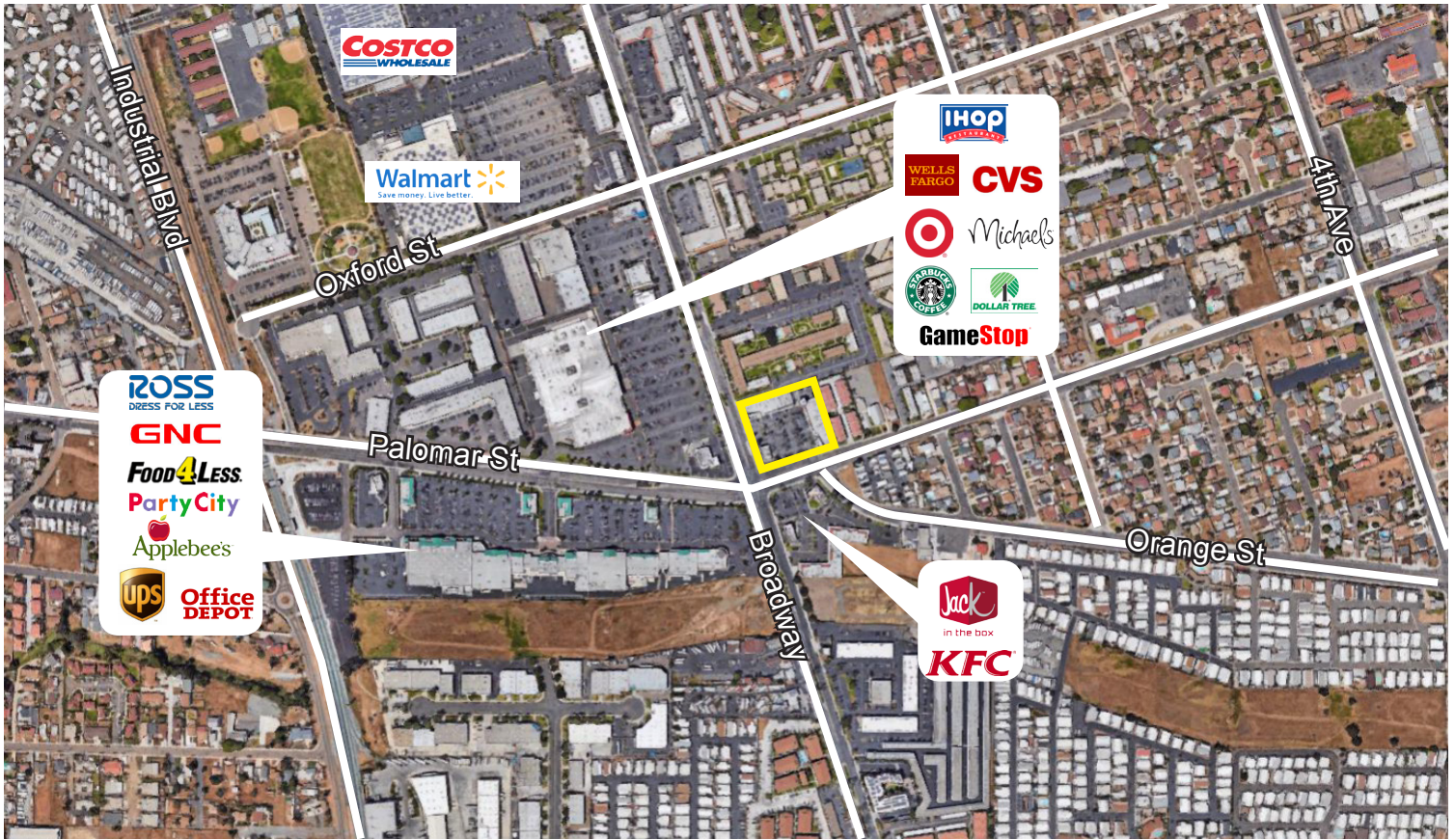
No warranty or representation is made to the accuracy of the foregoing information. Terms of sale, lease and availability are subject to change or withdrawal without notice. Any of the foregoing information will need to be separately verified by Buyer.

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AERIALS



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DEMOGRAPHICS

1285 Broadway		1 mi radius	3 mi radius	5 mi radius
Chula Vista, CA 91911-2976				
POPULATION	2016 Estimated Population	30,740	211,993	358,103
	2021 Projected Population	32,289	222,937	376,984
	2010 Census Population	28,756	197,826	334,340
	2000 Census Population	25,946	191,546	300,941
	Projected Annual Growth 2016 to 2021	1.0%	1.0%	1.1%
	Historical Annual Growth 2000 to 2016	1.2%	0.7%	1.2%
	2016 Median Age	33.5	34.7	34.5
HOUSEHOLDS	2016 Estimated Households	9,762	63,737	106,228
	2021 Projected Households	10,249	66,987	111,713
	2010 Census Households	9,283	60,428	100,690
	2000 Census Households	9,081	60,481	93,152
	Projected Annual Growth 2016 to 2021	1.0%	1.0%	1.0%
	Historical Annual Growth 2000 to 2016	0.5%	0.3%	0.9%
RACE AND ETHNICITY	2016 Estimated White	54.3%	54.2%	53.2%
	2016 Estimated Black or African American	4.3%	4.1%	4.4%
	2016 Estimated Asian or Pacific Islander	5.7%	9.1%	11.5%
	2016 Estimated American Indian or Native Alaskan	0.8%	0.8%	0.8%
	2016 Estimated Other Races	34.9%	31.8%	30.1%
	2016 Estimated Hispanic	79.2%	69.8%	66.6%
INCOME	2016 Estimated Average Household Income	\$46,729	\$62,040	\$69,151
	2016 Estimated Median Household Income	\$40,520	\$54,712	\$60,550
	2016 Estimated Per Capita Income	\$14,883	\$18,724	\$20,647
EDUCATION (AGE 25+)	2016 Estimated Elementary (Grade Level 0 to 8)	15.8%	12.2%	11.9%
	2016 Estimated Some High School (Grade Level 9 to 11)	17.5%	14.2%	12.7%
	2016 Estimated High School Graduate	26.3%	24.9%	23.1%
	2016 Estimated Some College	21.1%	23.4%	23.5%
	2016 Estimated Associates Degree Only	6.6%	8.1%	8.1%
	2016 Estimated Bachelors Degree Only	8.8%	12.2%	14.4%
	2016 Estimated Graduate Degree	4.0%	5.1%	6.2%
BUSINESS	2016 Estimated Total Businesses	1,488	5,560	9,324
	2016 Estimated Total Employees	11,143	47,428	86,887
	2016 Estimated Employee Population per Business	7.5	8.5	9.3
	2016 Estimated Residential Population per Business	20.7	38.1	38.4

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