



new listing

SHOPPING CENTER IN CHULA VISTA-FOR LEASE

Located On the corner of Broadway and L St.

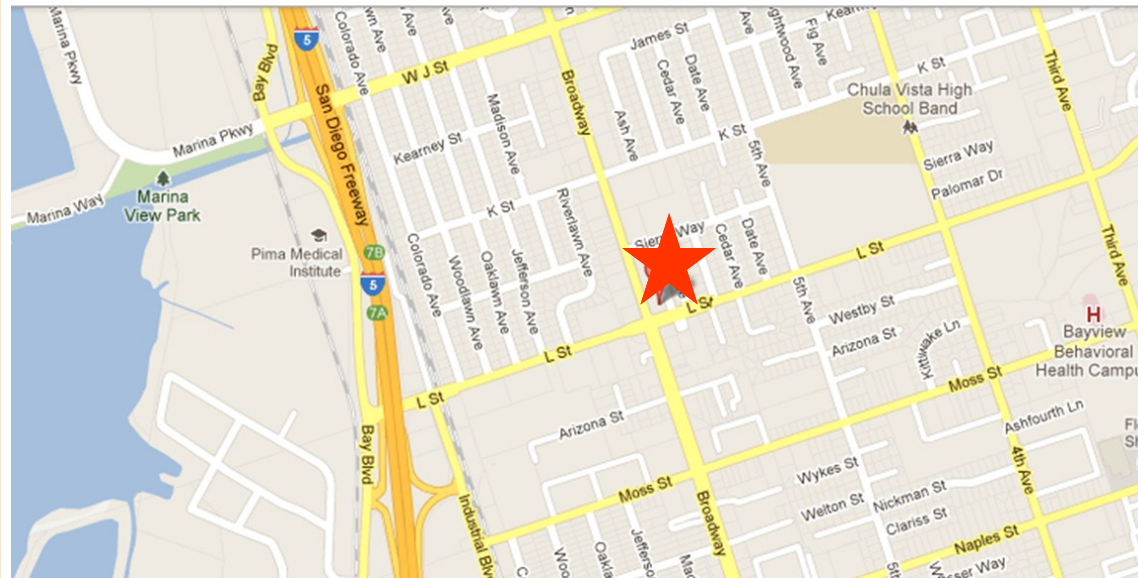
FEATURES

- 3794 SQST Available. May be divisible
- Signalized Intersection
- Excellent signage
- Ideal Location for many uses
- Ample Parking On-Site
- Former Auto Zone

AREA AMENITIES

- Outstanding Chula Vista Location On Major North/South Thoroughfare
- High Traffic Counts
- Strong Demographics.
- 3-Mile Avg HH Income: \$58,319
- 3-Mile Population: 158,944
- 3-Mile Employees: 49,904

897 Broadway, Chula Vista Ca.



CONTACT...

Barry Bussiere
CA Real Estate Lic # 00353750

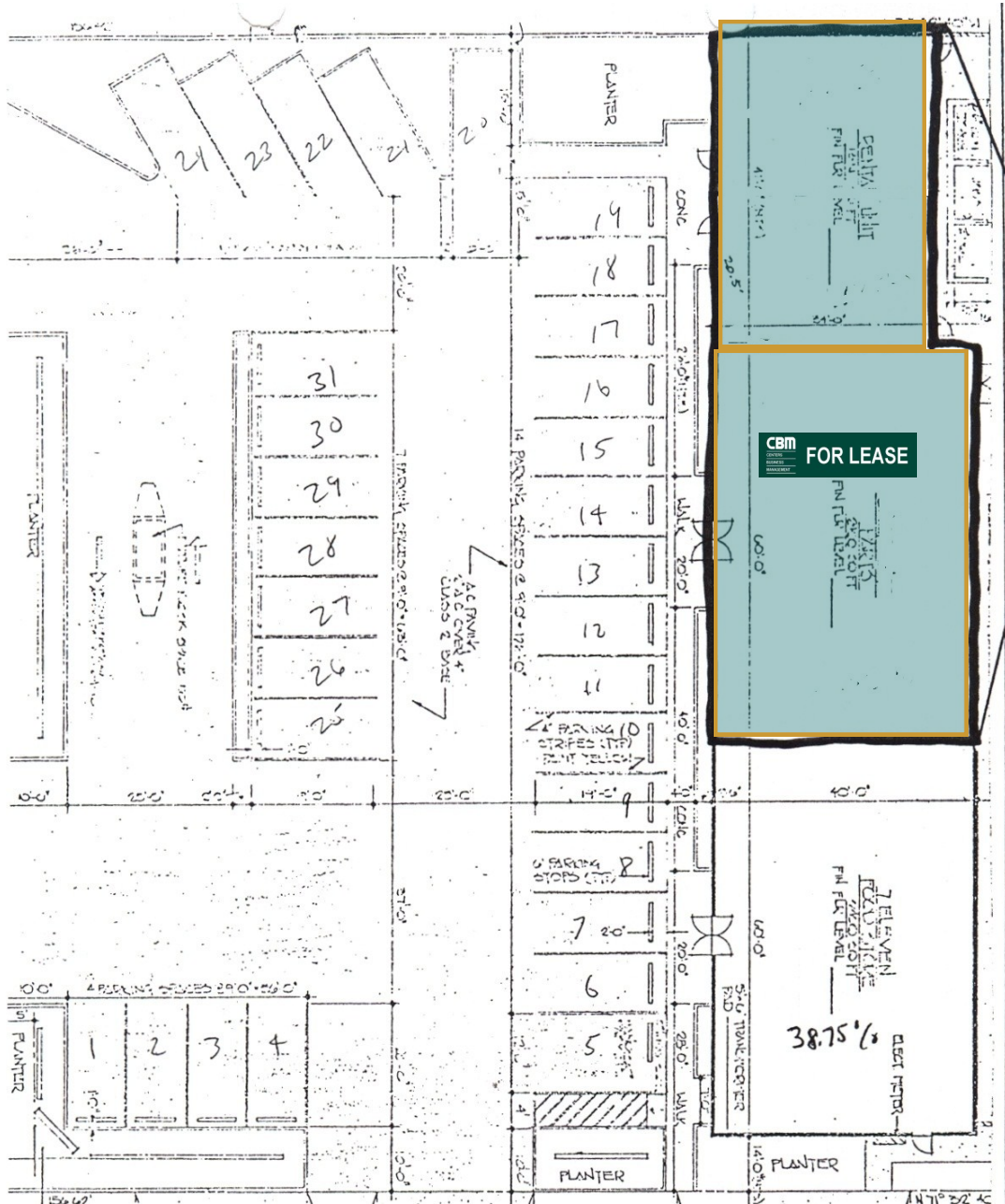
Leasing Agent
(714) 712-4700
(714) 876-1093 Fax

Barry@cbm1.com

1517 S. Sepulveda Blvd.
Los Angeles, CA 90025
17030 Ventura Blvd, #200
Encino, CA 91316
1590 N. Batavia Street #4
Orange, CA 92867

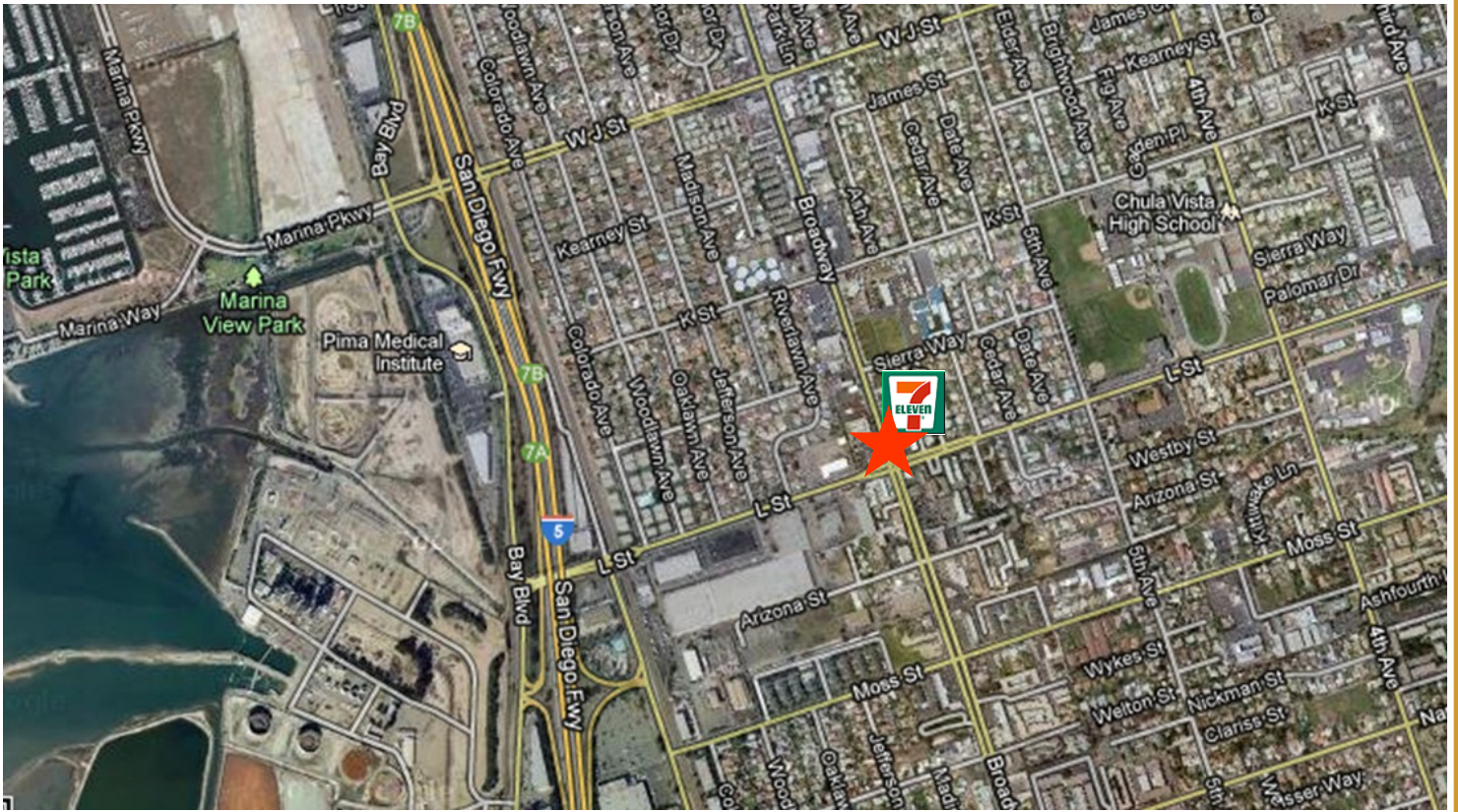
Site Plan

B
R
O
A
D
W
A
Y



L Street

Satellite View



NEC Broadway and L St

Demographics

Demographic Snapshot Comparison 897 BROADWAY CHULA VISTA, CA 91911

Geography:	1 Mile:	3 Miles:	5 Miles:
<u>Population: 2011A</u>			
Total Population	28,236	158,944	380,677
Female Population	52.1%	51.6%	50.6%
Male Population	48.0%	48.4%	49.4%
Population Density	8,982	5,618	4,844
Population Median Age	35.1	34.5	34.4
Total Employees	12,451	49,904	86,137
Total Establishments	975	5,095	8,853
Population Growth 2000-2010	8.3%	4.9%	8.2%
Population Growth 2011A-2016	13.9%	8.6%	7.4%
<u>Income: 2011A</u>			
Average Household Income	\$52,133	\$58,319	\$64,136
Median Household Income	\$42,267	\$47,206	\$51,218
Per Capita Income	\$16,802	\$18,920	\$20,923
Avg Income Growth 2011A-2016	17.9%	17.1%	17.0%
<u>Households: 2011A</u>			
Households	9,019	50,561	114,215
Average Household Size	3.1	3.1	3.2
Hhld Growth 2000-2010	-1.0%	-0.3%	6.7%
Hhld Growth 2011A-2016	13.9%	8.6%	7.4%
<u>Housing Units: 2011A</u>			
Owner Occupied Units	9,019	50,561	114,215
% Owner Occupied Units	34.0%	46.0%	48.4%
% Renter Occupied Units	61.5%	48.7%	46.2%
% Vacant Housing Units	4.5%	5.4%	5.4%
Owner Occ Housing Growth 2000-2010	179.5%	112.1%	114.1%
Owner Occ Housing Growth 2000-2016	18.7%	13.5%	19.0%
Owner Occ Housing Growth 2011A-2016	14.6%	8.1%	6.8%
Occ Housing Growth 2000-2010	-1.0%	-0.3%	6.7%
Occ Housing Growth 2010-2016	17.9%	9.9%	8.3%
Occ Housing Growth 2011A-2016	13.1%	7.8%	6.6%

Race and Ethnicity: 2011A

	1 Miles:	3 Miles:	5 Miles:
% Black Population	4.3%	3.3%	2.7%
% Hawaiian or Pacific Islander Population	0.8%	0.7%	0.5%
% Multirace Population	6.5%	5.8%	5.1%
% Other Race Population	18.7%	21.4%	18.5%
% White Population	46.3%	47.2%	46.6%
% Hispanic Population	43.7%	48.6%	43.1%
% Non Hispanic Population	56.3%	51.5%	56.9%

*Census 2010 income data has not yet been released

Current year data is for the year **2011**, 5 year projected data is for the year **2016**. More About Our Data.
Demographic data © 2011 by Experian/Applied Geographic Solutions.