



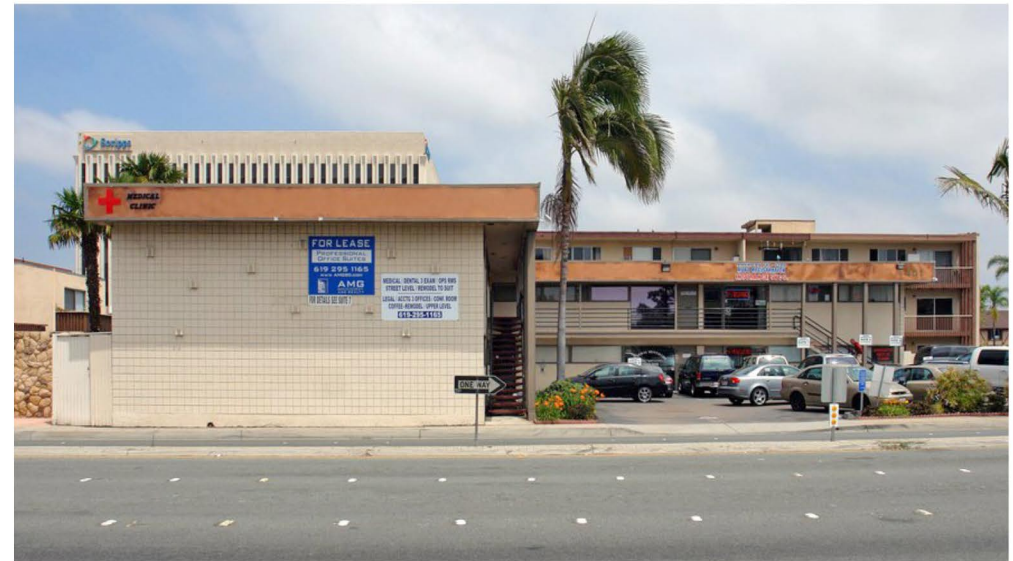
STREET PLAZA is a multi-tenant, **10 UNIT** property consisting of medical and office suites located along the busy **H STREET CORRIDOR** of Chula Vista. It is located at the signalized intersection of 4th Avenue & H Street with a **47,000** average daily traffic count.

It is located in the **HEART** of Downtown Chula Vista in a prime location for medical use, adjacent to **SCRIPPS MERCY HOSPITAL**. The property has great **BUILDING SIGNAGE** and is within close proximity to multiple **RETAIL AMENITIES** including the Chula Vista Mall offering **EXCELLENT FREEWAY ACCESS** to both Interstates 5 and 805.

**MULTI-TENANT OFFICE BUILDING
3 SUITES AVAILABLE FOR LEASE**

PROPERTY SPECIFICATIONS

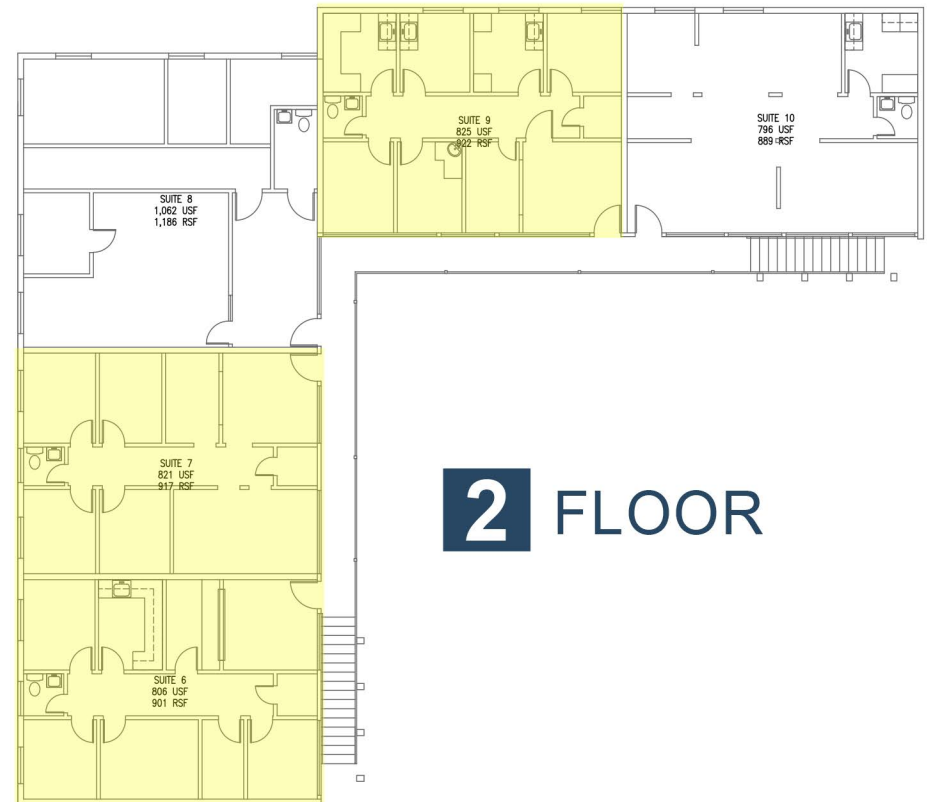
BUILDING TYPE:	Multi-Tenant Office
SQUARE FEET:	9,493 RSF
LAND:	15,176 SF (0.35 Acres)
STORIES:	Two
YEAR BUILT:	1960
PARKING:	21 Free Surface (2.30/1,000)
CONSTRUCTION:	Wood, Stucco & Block
ZONING:	Commercial, Medical & Dental
ELEVATOR:	None
SPRINKLERS:	Yes
CEILING HEIGHT:	9' - 10'
CABLE SERVICE:	High Speed Available
ENTERPRISE ZONE INCENTIVES:	Yes
Suites Available	6,7,9



FLOOR PLANS

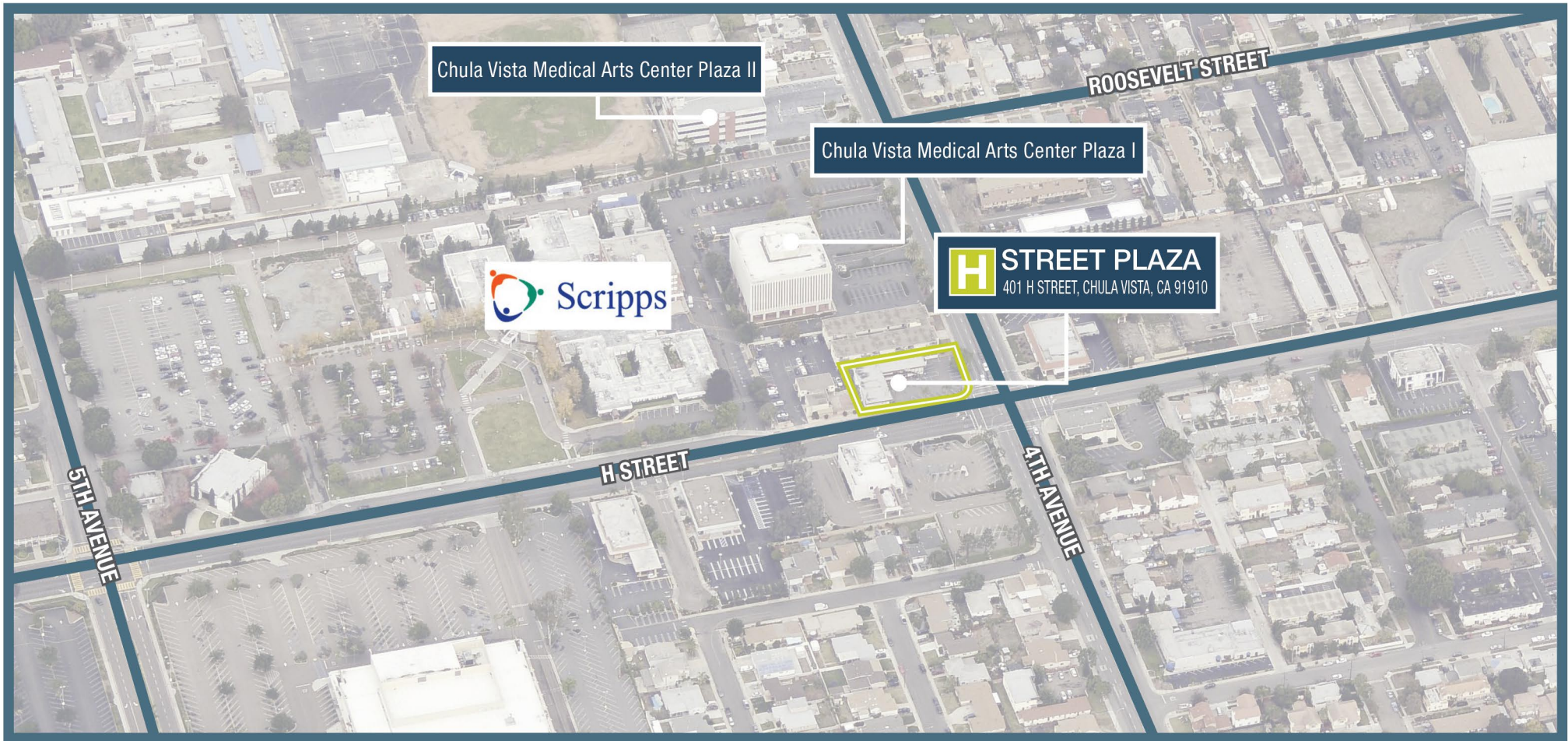


1 FLOOR



2 FLOOR

MULTI-TENANT OFFICE BUILDING
3 SUITES AVAILABLE FOR LEASE



HOSPITAL QUICK STATS



ONE MILE SCRIPPS
MERCY HOSPITAL



700
HOSPITAL BEDS



3,000
EMPLOYEES



1,300
PHYSICIANS

SURROUNDING AMENITIES



MULTIPLE BANKING
OPTIONS



NUMEROUS
RESTAURANTS

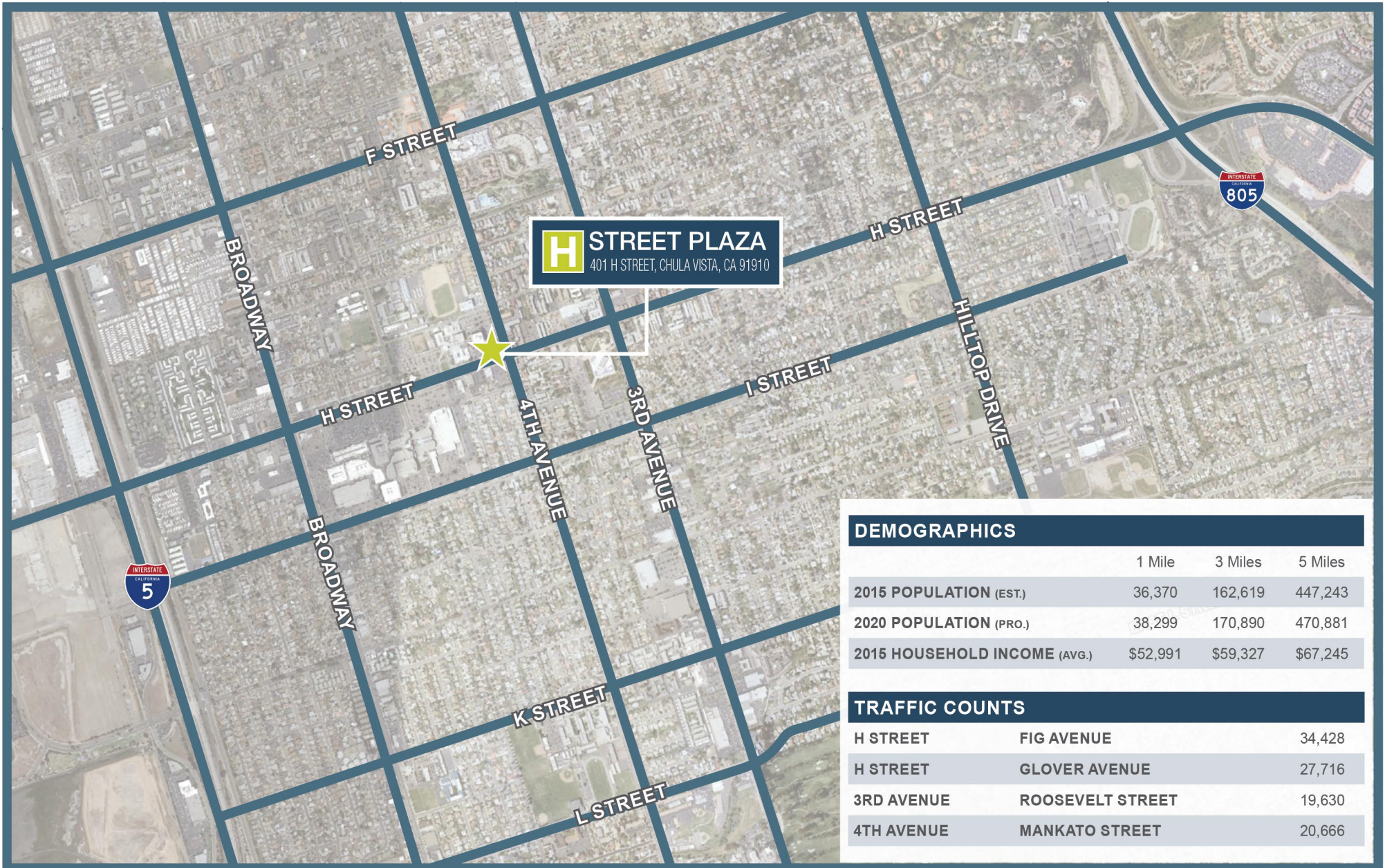


PUBLIC
TRANSPORTATION



RETAIL
AMENITIES

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3 SUITES AVAILABLE FOR LEASE**





STREET PLAZA
401 H STREET, CHULA VISTA, CA 91910

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