

SOUTHBAY MARKETPLACE

57-75 NORTH BROADWAY, CHULA VISTA, CA 91910

2,000 SF RETAIL SPACE FOR LEASE
(ADJACENT TO WALMART)



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PROJECT HIGHLIGHTS

2,000 SF available for lease

220,519 SF anchored shopping center located at the southeast corner of Highway 54 and North Broadway

High-profile Southbay location with national brand co-tenancy

Located between the highly-dense communities of Chula Vista and National City

Anchor tenants include Walmart and Best Buy

Lease Rate: \$3.00/SF NNN

JOIN TENANTS:



AVAILABILITY

SUITE	TENANT	SF
57	Pacific Dental (Proposed)	3,032
59	Best Buy	
63	La Michoacano Ice Cream	3,000
67C	UPS	2,000
67A	AVAILABLE	2,000
67B	Sally's Beauty	1,600
75	Walmart	
45A	North Island Credit Union	
45C	Subway	
45E	Golden Mandarin	
45F	C&L Nails & Spa	



**This site plan is not a representation, warranty or guarantee as to size, location, or identity of any tenant, and the improvements are subject to such changes, additions, and deletions as the architect, landlord, or any governmental agency may direct.*



OUTSTANDING FREEWAY VISIBILITY



NATIONAL CITY BOULEVARD



5TH AVENUE

HOUSEHOLD INCOME

\$44,717

1 MILE

\$55,579

3 MILE

\$59,769

5 MILE

OF HOUSES

7,814

1 MILE

49,032

3 MILE

121,389

5 MILE

TRAFFIC COUNTS

COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME
SOUTH BAY FREEWAY	NATIONAL CITY BOULEVARD	62,726
SOUTH BAY FREEWAY	HIGHLAND AVENUE	121,835
NATIONAL CITY BOULEVARD	35TH STREET	18,764
C STREET	DATE AVENUE	6,013
32ND STREET	NATIONAL CITY BOULEVARD	7,828

15%

BACHELOR'S
DEGREE OR HIGHER

1968

MEDIAN
YEAR HOME BUILT

3.0

AVERAGE
HOUSEHOLD SIZE

33.9

MEDIAN
AGE

HOME VALUE

\$869,832

1 MILE

\$845,596

3 MILE

\$798,443

5 MILE

POPULATION

22,276

1 MILE

164,591

3 MILE

419,791

5 MILE



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