

1099 THIRD Chula Vista, CA 91911 AVE

RETAIL/ MARKET
FOR LEASE



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858-874-1989

UPG
URBAN
PROPERTY
GROUP est. 1989

PROPERTY HIGHLIGHTS



Prime Location

Strategically located at a signalized intersection opposite Northgate Market and Walgreens, this property enjoys high visibility and constant foot traffic.



High Traffic Volume

Boasting a remarkable traffic flow of approximately 25,000 cars per day



Pylon Signage

Pylon signage available to maximize visibility and capture the attention of passing motorists



Synergistic Neighbors

Surrounding tenants include Starbucks, Chuze Fitness, Bakery Corner, Boost Mobile, and many more



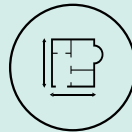
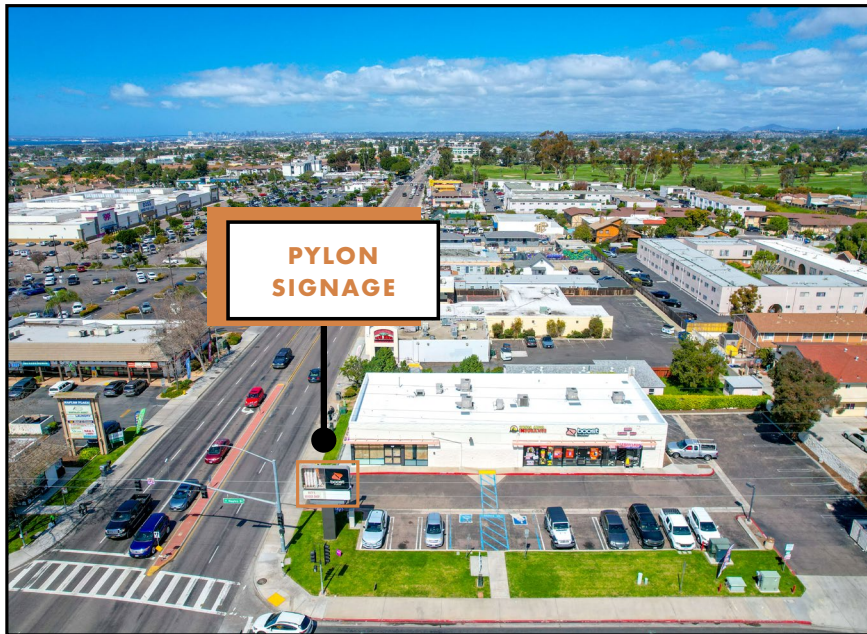
Highway Accessibility

7 minutes away from Interstate 5, the busiest freeway in the United States, connecting you to the heart of San Diego



Population Growth

Capitalize on the growing population, Chula Vista holds one of the biggest population increases in the State of California



±2,492 SF
Size



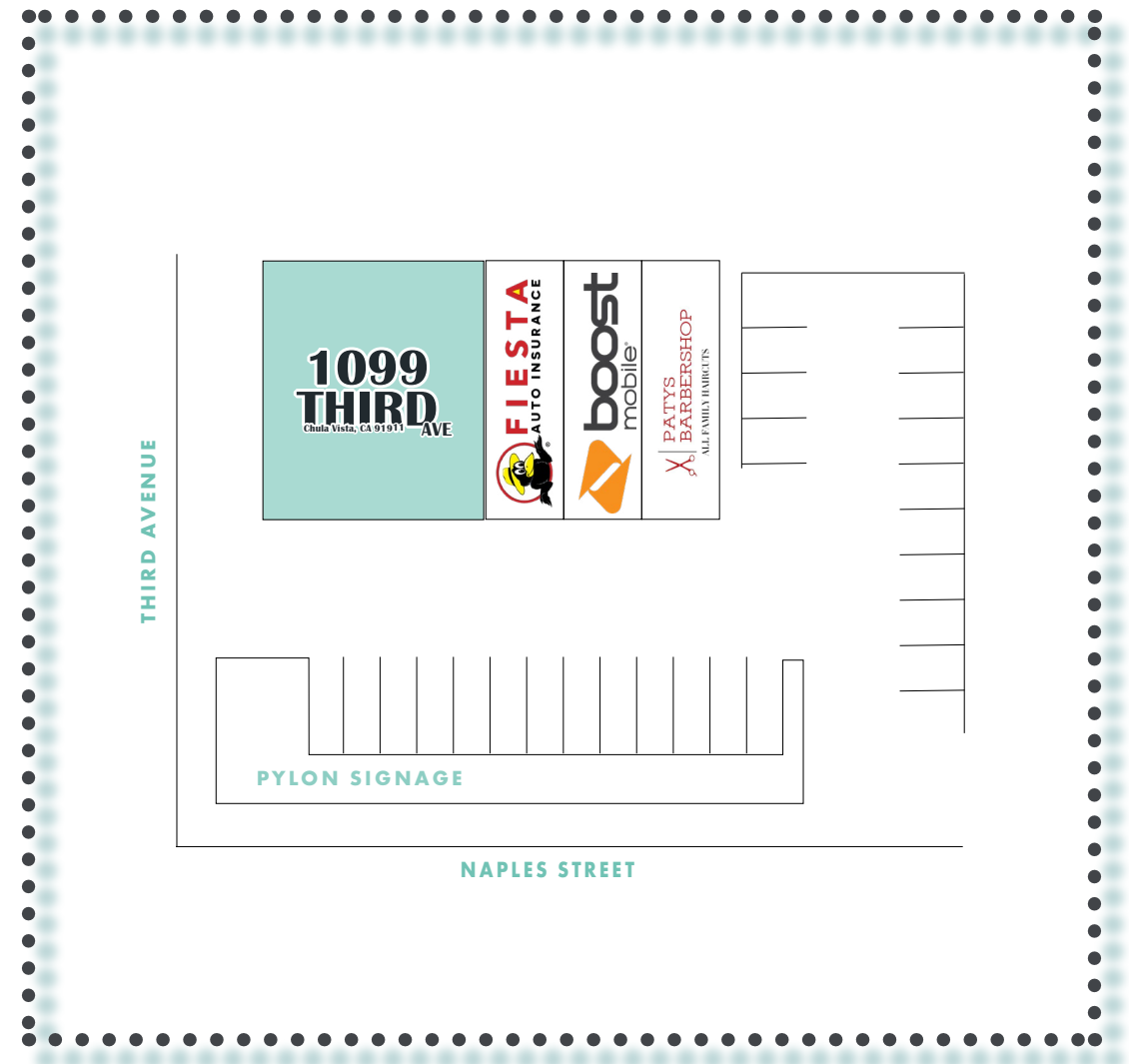
\$2.95, NNN
Lease Rate



Available Now
Delivery Timing



Existing Build-out
Second Generation Convenience Store



THE LOCATION

7
MIN TO
INTERSTATE
5

408,102
POPULATION
Within 5 miles

\$91,297
AVERAGE INCOME

79,486
HOUSEHOLDS



\$531,220
Median Home Value



3.2
Average Household Size



122,229
Total Households

Within 5 miles

DISCOVER CHULA VISTA

NAMED FOR ITS BEAUTIFUL VIEW, CHULA VISTA OFFERS AN ABUNDANCE OF ACTIVITIES AND ATTRACTIONS TO CAPTIVATE VISITORS YEAR-ROUND.

Chula Vista's vibrant shopping, dining, and entertainment scene cater to every taste. Otay Ranch Town Center boasts over 100 specialty stores, outdoor cafes, a pet-friendly environment, and family-friendly amenities like a dog park and play fountain. Meanwhile, Chula Vista Center and Third Avenue Village in the historic downtown district offer major retailers, fine specialty shops, eclectic dining options, and a cultural hub hosting seasonal events. With over 64 well-maintained parks, 60 sports fields, and four challenging golf courses, Chula Vista ensures ample opportunities for outdoor recreation and leisure.



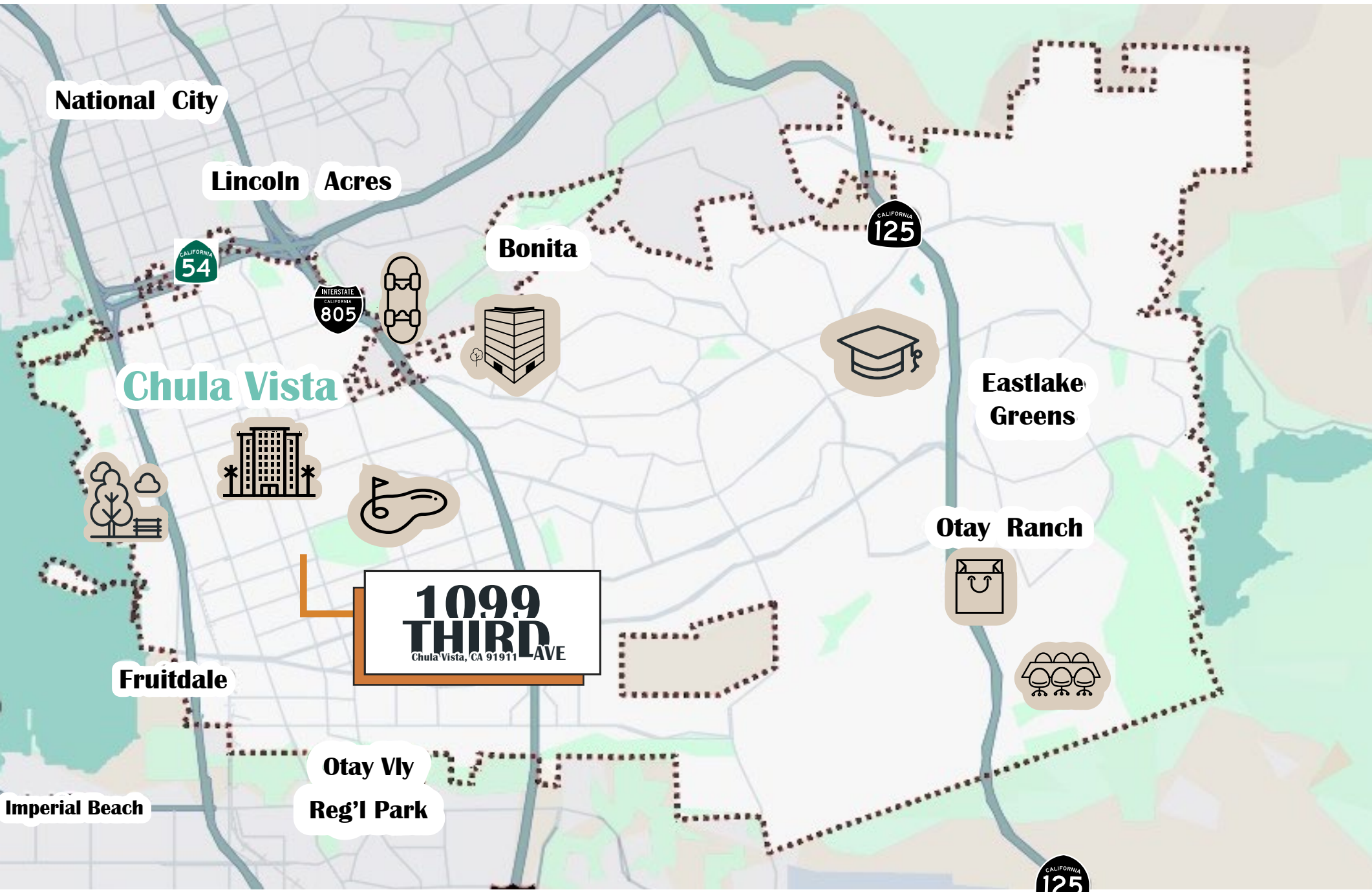
SAN DIEGO COUNTRY CLUB

The San Diego Country Club is a private golf club in Chula Vista, California. The club, which features an 18-hole golf course with a par of 72, was founded in 1897



SWEETWATER PARK

The Chula Vista waterfront on San Diego Bay is undergoing an incredible transformation, with the Port of San Diego Commissioners approving a contract for the construction of Sweetwater Park, a new public amenity.



Westfield Plaza Bonita



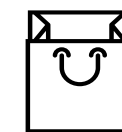
Millenia Office



Chula Vista Bayside Park



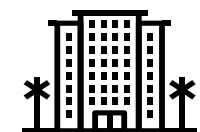
Eastlake High School



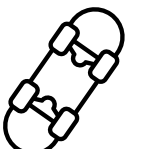
Otay Ranch Town Center



San Diego Country Club



Gaylord Pacific Resort and Convention Center

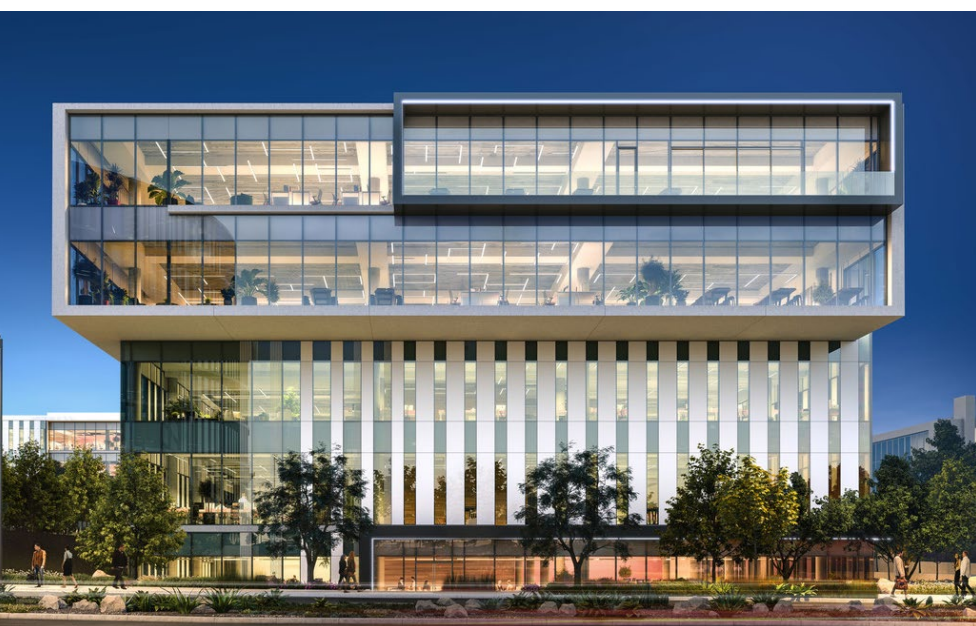


Sweetwater Park



CHULA VISTA'S PROMISING FUTURE

Chula Vista's history has been marked by significant events like the 1916 Sweetwater Dam failure, the 1929 Wall Street Crash, and the onset of World War II in 1941. Now, amidst a home-building surge in the east and plans for a half-billion-dollar bayfront resort, the city is experiencing transformative growth. From the revitalized Third Avenue Village to rapid development in the eastern region, Chula Vista is evolving into a dynamic urban hub with promising prospects for the future.



Gaylord Pacific Resort & Convention Center

The Gaylord Pacific Resort and Convention Center are expected to open in the summer of 2025. This development is expected to spur development in the surrounding area and support nearly 10,000 jobs. The large convention hotel brand will include up to 1,600 hotel rooms, retail and resort-level amenities, and approximately 275,000 net square feet of convention and meeting space.



Millenia Office

Millenia Office is designed to meet the diverse requirements of forward-thinking organizations. Leading this visionary initiative, Chula Vista aims to transform South San Diego's educational landscape.

Comprising two distinct buildings totaling 318,000 sq. ft. (with expansion potential up to 400,000 sq. ft.), Millenia Office seamlessly adapts to occupants' evolving needs, fostering connectivity and collaboration. Additionally, the office includes a 1,302-car parking garage and 71 surface stalls for added convenience.



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