

FOR LEASE

Office & Automotive
Availability



353-355 BROADWAY

Chula Vista, CA 91910

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The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt it's accuracy, but we do not guarantee it. All information including zoning, financials, leases, square footage, permits and use should be verified during due diligence and prior to completing a lease.


**PACIFIC COAST
COMMERCIAL**
SALES • MANAGEMENT • LEASING

TCN
WORLDWIDE
REAL ESTATE SERVICES

property features



PROPERTY ADDRESS

353-355 Broadway, Chula Vista, CA 91910



AVAILABILITY

353 Broadway: ± 1,105 SF Two-Story Office Suite
355-A Broadway: ± 1,081 SF Automotive Space - Smog Shop
355-B Broadway: ± 1,104 SF Automotive Space - Repair Shop



LEASE RATE

See Suite Details For Pricing



SIGNAGE

Highly Visible Pylon Signage - Available at Tenants Cost



PARKING

2 Unassigned Parking Spaces Per Suite



ACCESSIBILITY

Fast and easy access to I-5, I-805, and Hwy 54



LOCATION

Strong Retail Corridor Surrounded by a Wide Variety of Amenities, Business Service Providers, Healthcare Facilities, and Schools



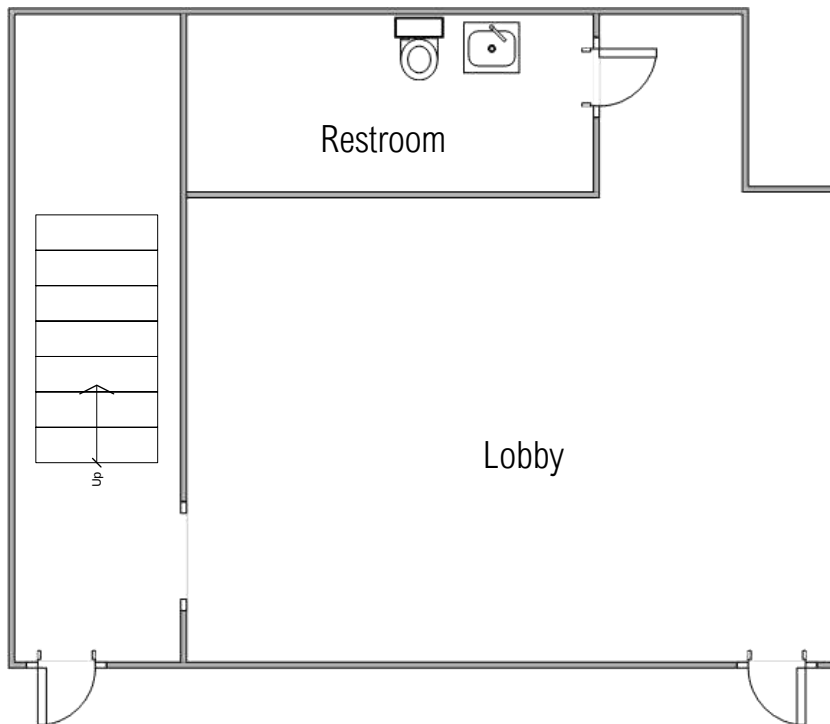
floor plan

353 Broadway

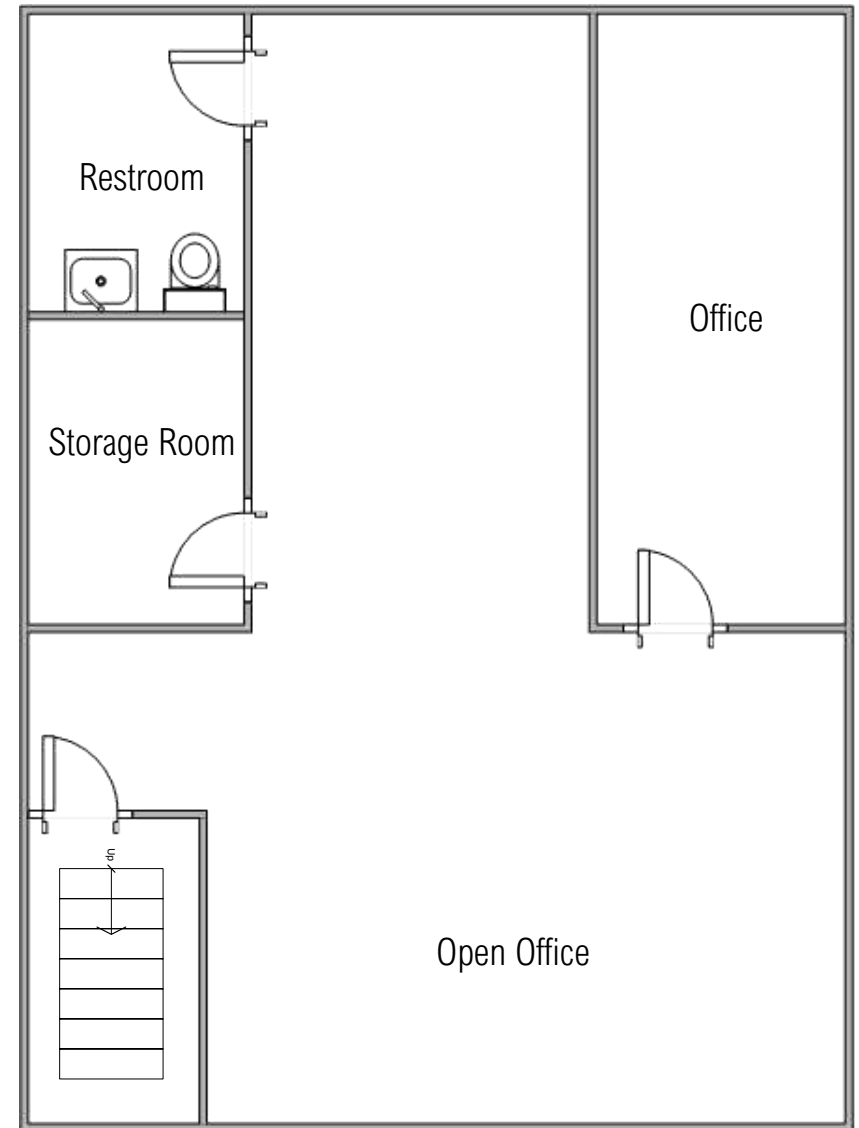
± 1,105 SF Two-Story Office Suite

- ⇒ Lobby
- ⇒ Private Office
- ⇒ Open Office Area
- ⇒ 2 Private Restrooms
- ⇒ Storage Room
- ⇒ Lease Rate: \$1,500/Month - Modified Gross

1ST FLOOR



2ND FLOOR



floor plan

355-A Broadway

± 1,081 SF Smog Shop

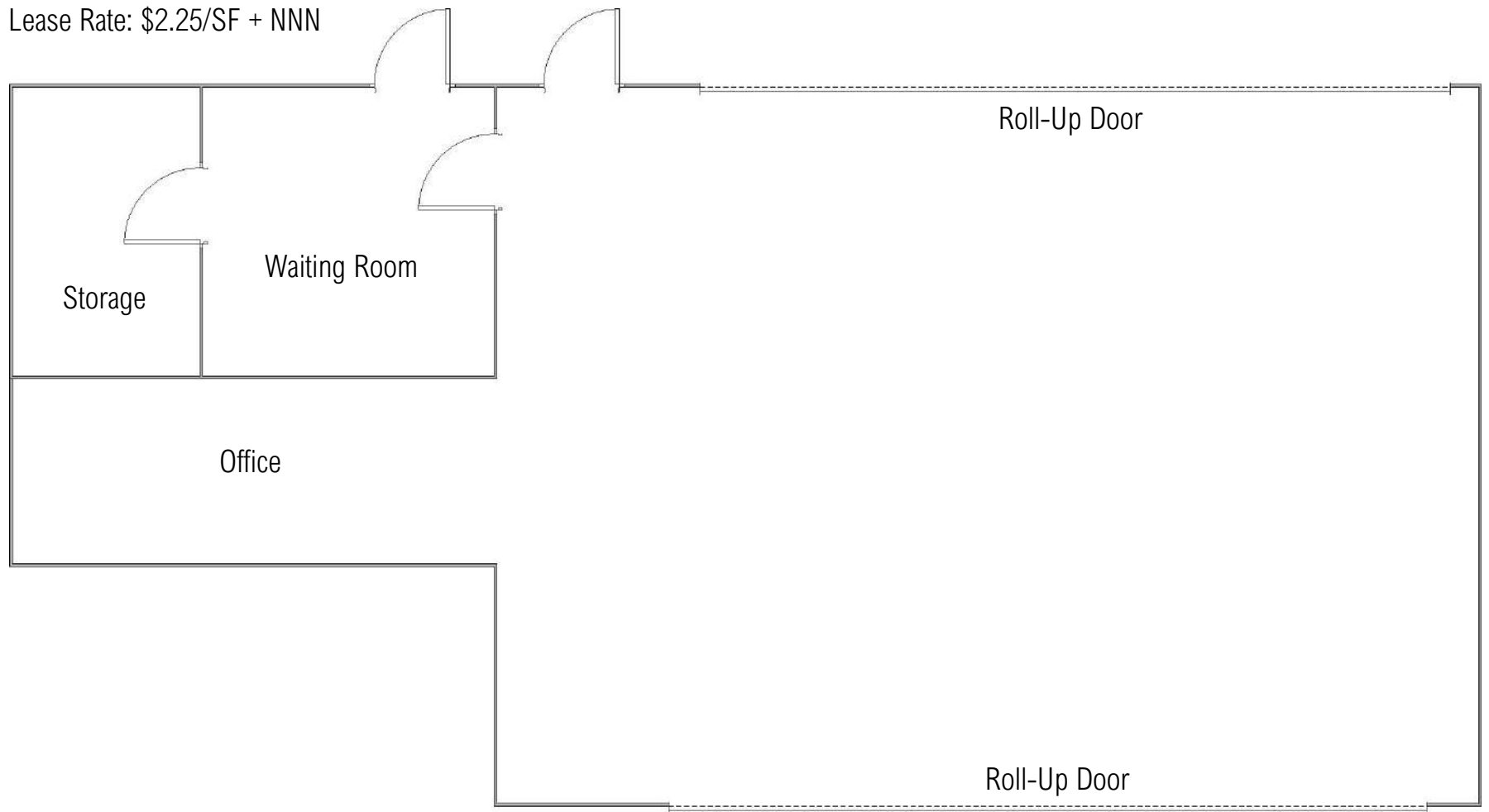
⇒ Waiting Room

⇒ Office

⇒ Storage

⇒ 2 Roll-Up Doors

⇒ Lease Rate: \$2.25/SF + NNN



floor plan

355-B Broadway

± 1,104 SF Stand-Alone Auto Repair Building

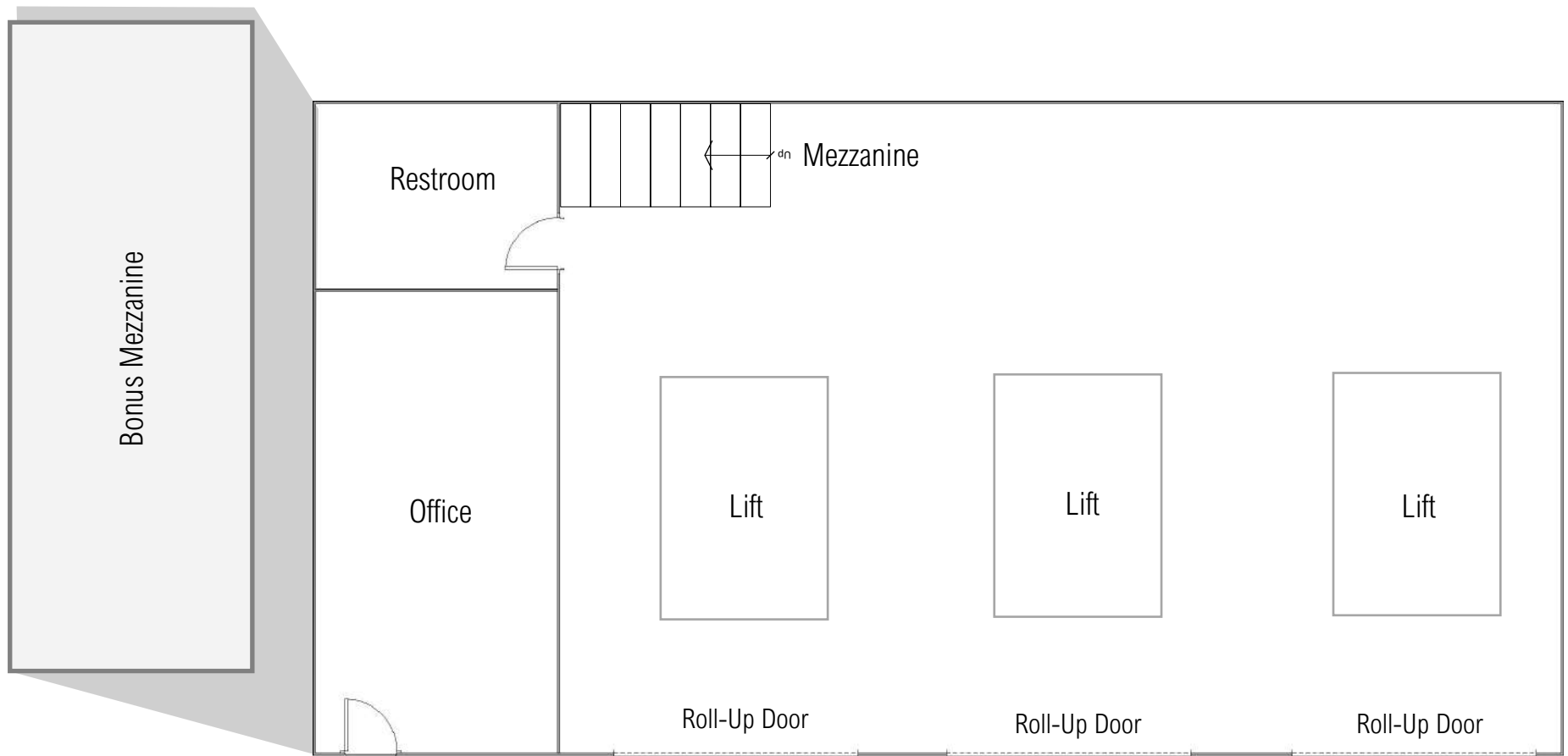
⇒ Office

⇒ Restroom

⇒ 3 Roll-Up Doors & 3 Vehicle Lifts

⇒ Bonus Mezzanine

⇒ Lease Rate: \$2.75/SF + NNN



surrounding area



CHULA VISTA CENTER

Walgreens ★ macy's
JCPenney Burlington
sears Olive Garden BJs RESTAURANT BREWHOUSE

BROADWAY PLAZA

COSTCO WHOLESALE Walmart
Carl's Jr. CHASE
petco GameStop POWER TO THE PLAYERS™

GENESIS SQUARE SHOPPING CENTER

TARGET Michaels STARBUCKS COFFEE
BIG LOTS! CVS pharmacy Sprint
WELLS FARGO planet fitness DOLLAR TREE IHOP RESTAURANT

SUBJECT PROPERTY



SHARP REES-STEALY

CHULA VISTA MEDICAL PLAZA

CHULA VISTA HIGH SCHOOL

SAN DIEGO COUNTRY CLUB

CHULA VISTA

CVS pharmacy SPROUTS FARMERS MARKET UNITED STATES POSTAL SERVICE® Albertsons®

PALOMAR TROLLEY CENTER

MTS Food4Less ups
ROSS DRESS FOR LESS! STARBUCKS COFFEE Office DEPOT Taking Care of Business
PartyCity Applebee's AT&T
Payless SHOESOURCE SUBWAY DQ

market snapshot



413,293
full time population



151,272
employees



0.3%
population growth (2025)



11,853
businesses



21,556
vehicles per day



18 minute
drive to
mission valley



\$3.3B
consumer spending



15 minute
drive to us-mexico
border crossing



15 minute
drive to downtown

353-355 BROADWAY | 07

Chula Vista is located just 7.5 miles from downtown San Diego and 7.5 miles from the Mexican border. The city is at the center of one of the richest economic and culturally diverse zones in the United States. Chula Vista maintains a business atmosphere that encourages growth and development. In the city, the small business sector amounts for the majority of Chula Vista's business populous. This small business community is attributed to the city's growth and serves as a stable base for its economic engine. Tourism serves as an economic engine for Chula Vista. The city has numerous dining, shopping, and cinema experiences.

* demographics source: costar, based upon a 5 mile radius