

FOR LEASE

# 1208 BROADWAY

Chula Vista, CA 91911

*OUTPARCEL TO GENESIS CENTER*







## PROPERTY HIGHLIGHTS

### AVAILABLE FOR LEASE

Sutie 101 - 1,600 SF

Suite 103 - 1,500 SF

### TRAFFIC COUNT

Broadway ± 23,013 ADT

Oxford St ± 8,900 ADT

### IRREPLACEABLE CHULA VISTA RETAIL CENTER

- The center is located within Genesis Center on the NEC of Broadway & Oxford St in the Chula Vista trade area.
- High Quality Neighborhood Center - The building is an approximately 6,600 SF freestanding multi-tenant neighborhood center.
- Excellent Frontage and Visibility - Situated fronting Broadway, featuring significant street frontage, visibility and access from one of the trade area's primary arterials
- Complementary National and Regional Tenant Mix - The property features high credit national tenants and regional co-tenants catering to the property's high profile location, including Gamestop, Sprint, Los Taquitos, and (NAP): Target, Michael's, CVS, Planet Fitness, Dollar Tree, iHop and Wells Fargo.



## TENANT ROSTER

SUITE	TENANT	SF
101	VACANT	1,600
102	SPRINT	2,000
103	AVAILABLE 2/1/2021	1,500
104	LA MEXICAN FIESTA	1,500
TOTAL SF		6,600



Los Taquitos is an authentic Mexican quick serve restaurant. Offering fresh ingredients and convenience from sit down to take out.

Locations: 1

Headquarters: San Diego



Sprint Corporation is an American telecommunications company that provides wireless services and is an internet service provider. It is the fourth-largest mobile network operator in the United States and serves 54.3 million customers as of June 30, 2019

Locations: ±4,500

Headquarters: Overland Park, Kansas



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Subject



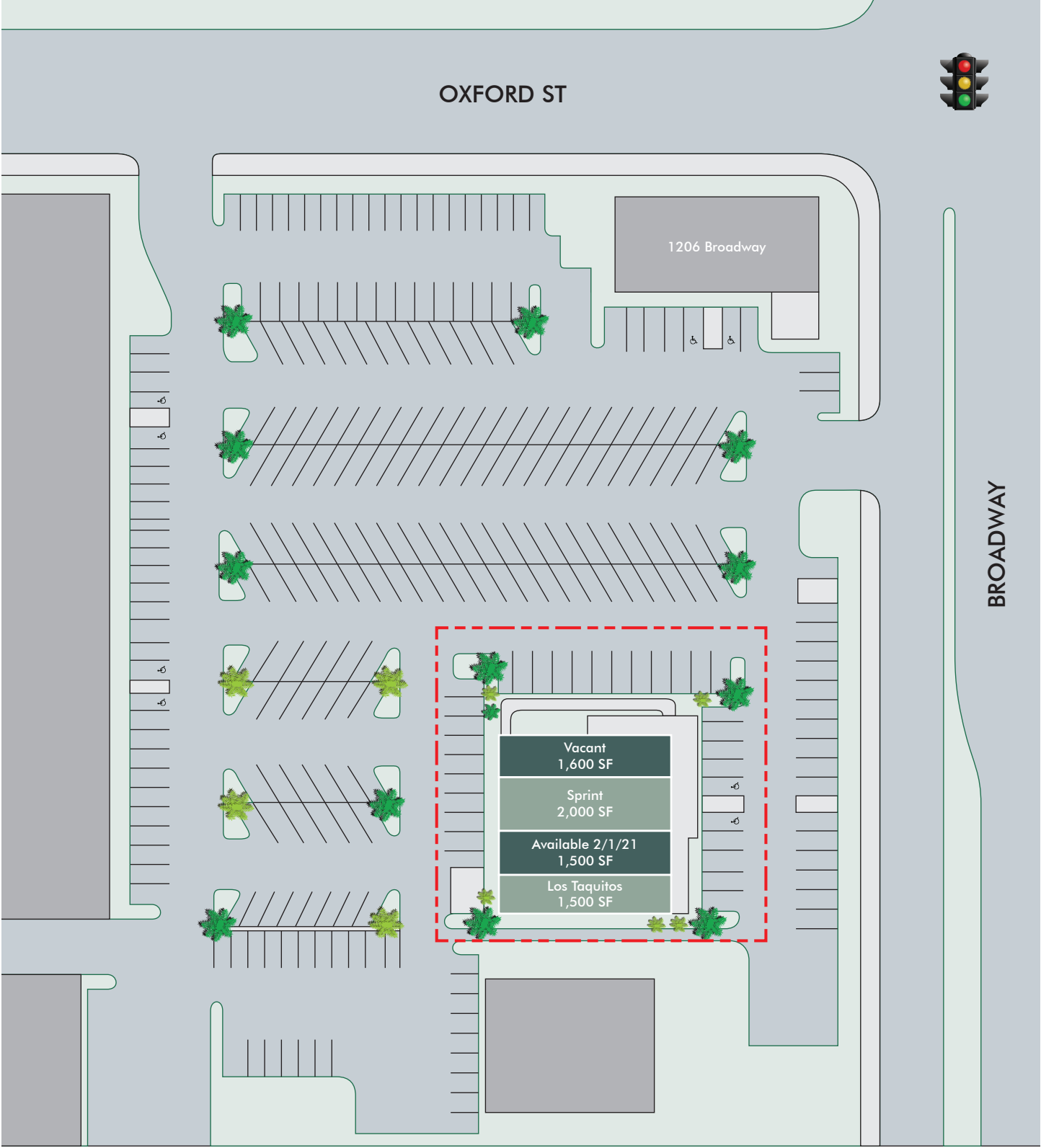


1208 BROADWAY

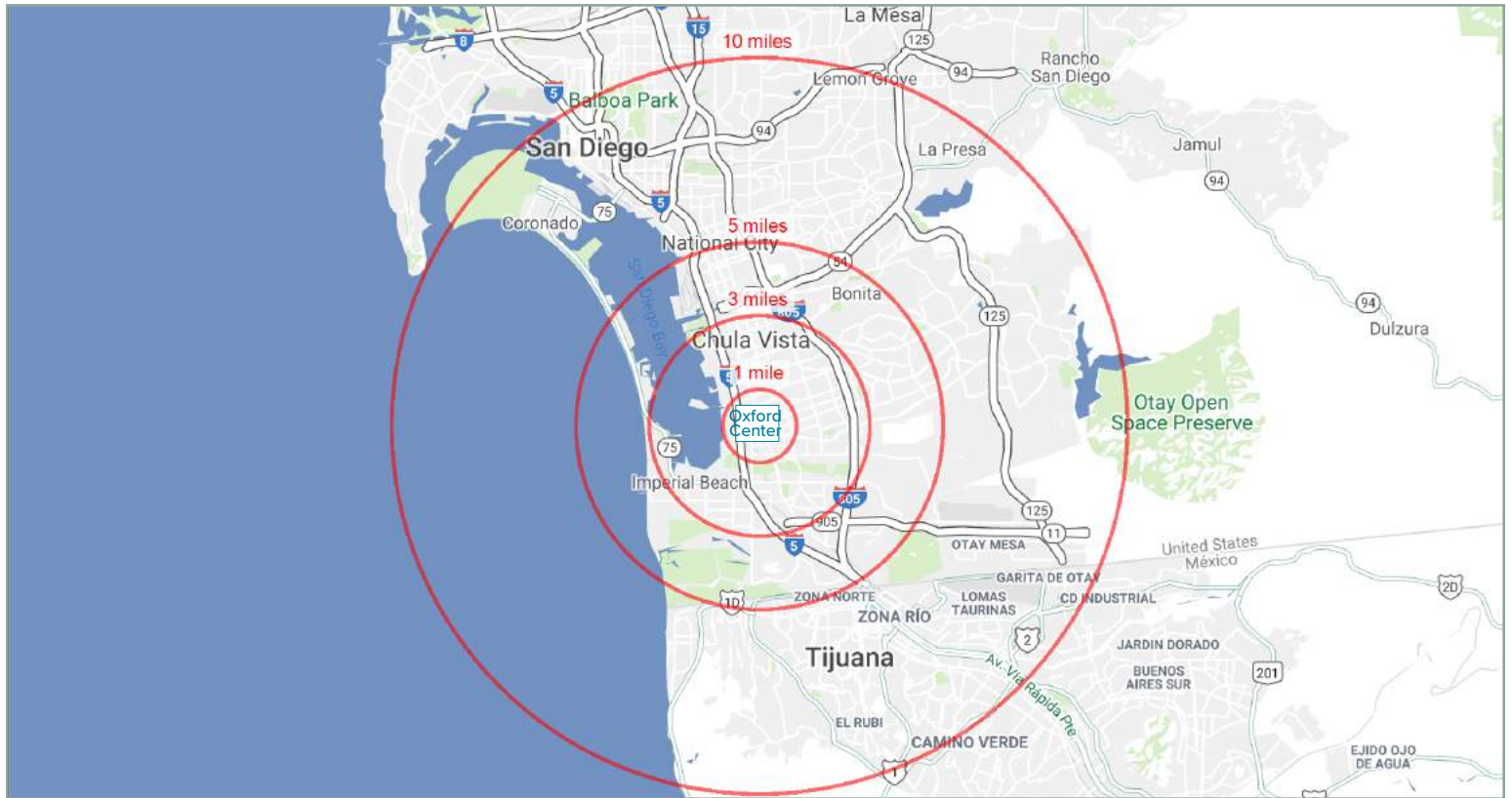
*Outparcel to Genesis Center*



SITE PLAN



## REGIONAL MAP | DEMOGRAPHICS



### POPULATION

	1 MILE	3 MILES	5 MILES
2019	29,103	206,067	365,874
2024 ESTIMATE	30,161	212,292	377,312



### HOUSING UNITS

	1 MILE	3 MILES	5 MILES
2019	9,434	62,796	107,706
2024 ESTIMATE	9,728	64,451	110,689



### AVERAGE HOUSE HOLD INCOME

	1 MILE	3 MILES	5 MILES
2019	\$54,627	\$69,270	\$77,746
2024 ESTIMATE	\$64,598	\$82,203	\$91,681



## LOCAL MAP





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