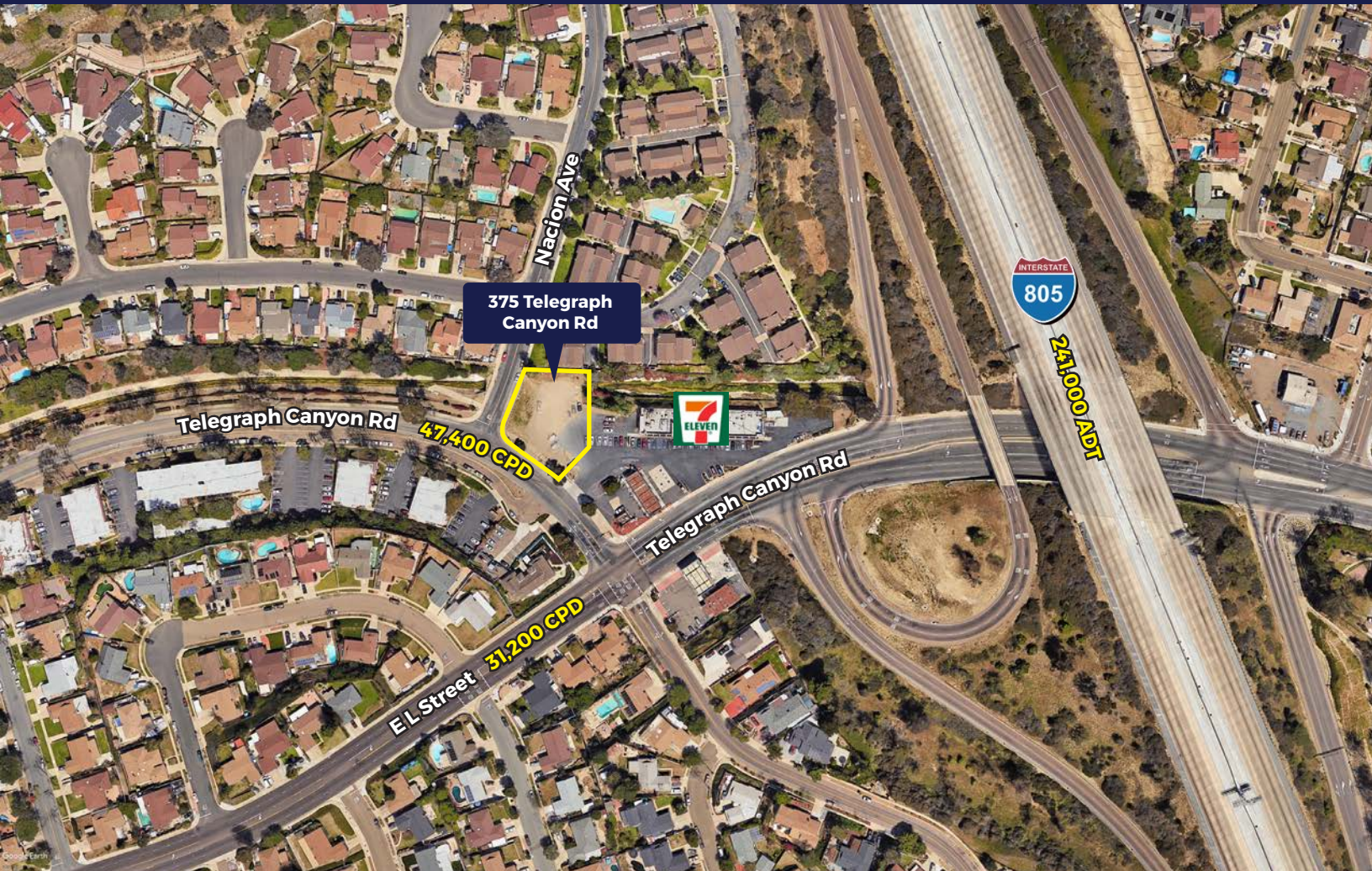


For Lease · 375 Telegraph Canyon Rd

GROUND LEASE OPPORTUNITY | CHULA VISTA, CA



FEATURES

- 27,878 SF lot available for ground lease
- Ample on-site parking
- Potential carwash, drive-thru restaurant, or multi-tenant building
- Over 189,000 people reside within 3 miles
- Average daily traffic counts of 47,400 at the Telegraph Canyon Rd + Nacion Ave intersection



RETAIL INSITE

A MEMBER OF
CHAIN.LINKS
RETAIL ADVISORS

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For Lease · 375 Telegraph Canyon Rd

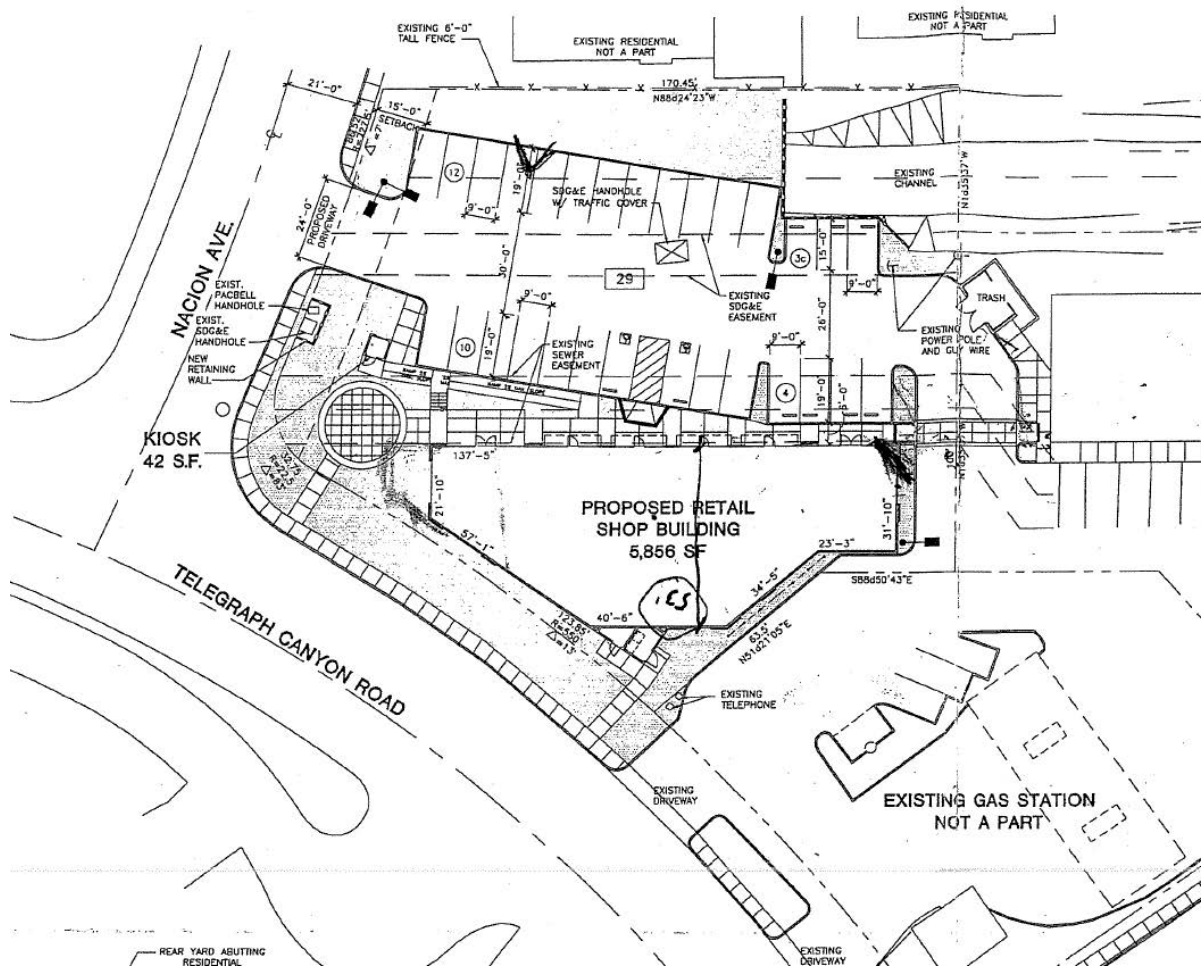
GROUND LEASE OPPORTUNITY | CHULA VISTA, CA



For Lease · 375 Telegraph Canyon Rd

GROUND LEASE OPPORTUNITY | CHULA VISTA, CA

POTENTIAL SITE PLAN 1



CONCEPT
SITE AREA
ZONING
PARKING

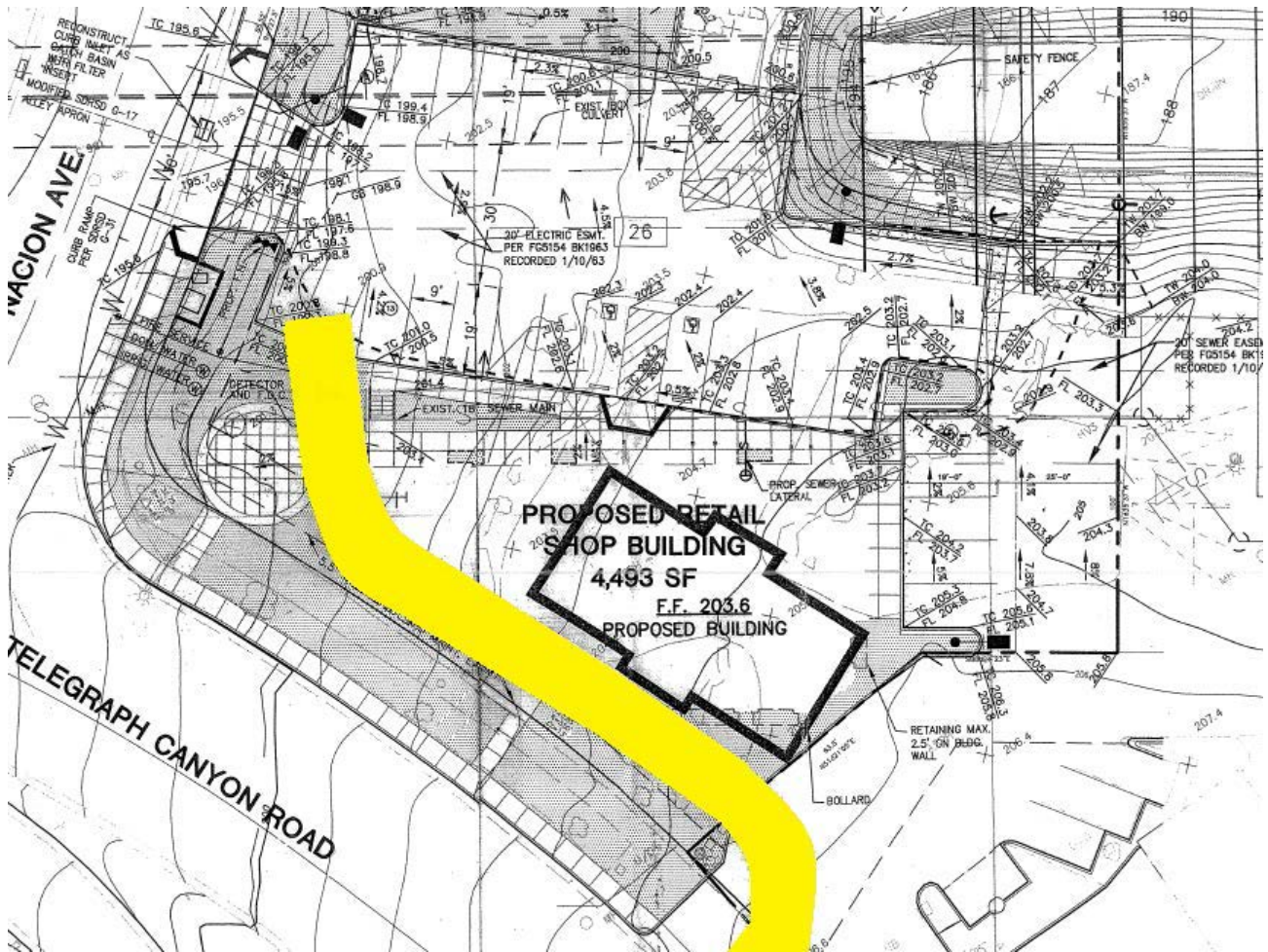
RETAIL
UP TO 5,856
CN (NEIGHBORHOOD COMMERCIAL ZONE)
+/- 28 STALLS

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For Lease · 375 Telegraph Canyon Rd

GROUND LEASE OPPORTUNITY | CHULA VISTA, CA

POTENTIAL SITE PLAN 2



CONCEPT
SITE AREA
ZONING
PARKING

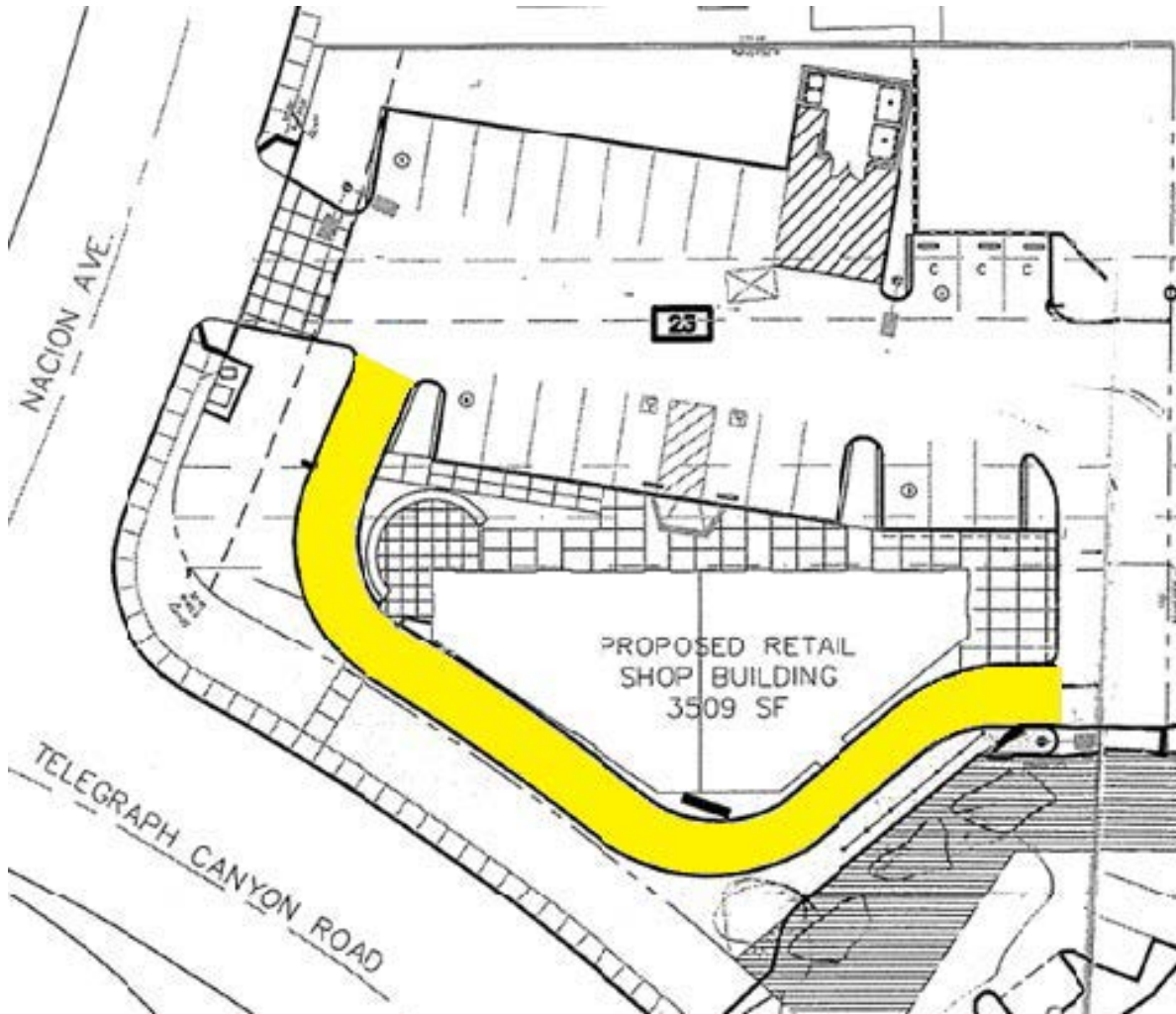
DRIVE-THRU
UP TO 4,493
CN (NEIGHBORHOOD COMMERCIAL ZONE)
+/- 28 STALLS

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For Lease · 375 Telegraph Canyon Rd

GROUND LEASE OPPORTUNITY | CHULA VISTA, CA

POTENTIAL SITE PLAN 3



CONCEPT
SITE AREA
ZONING
PARKING

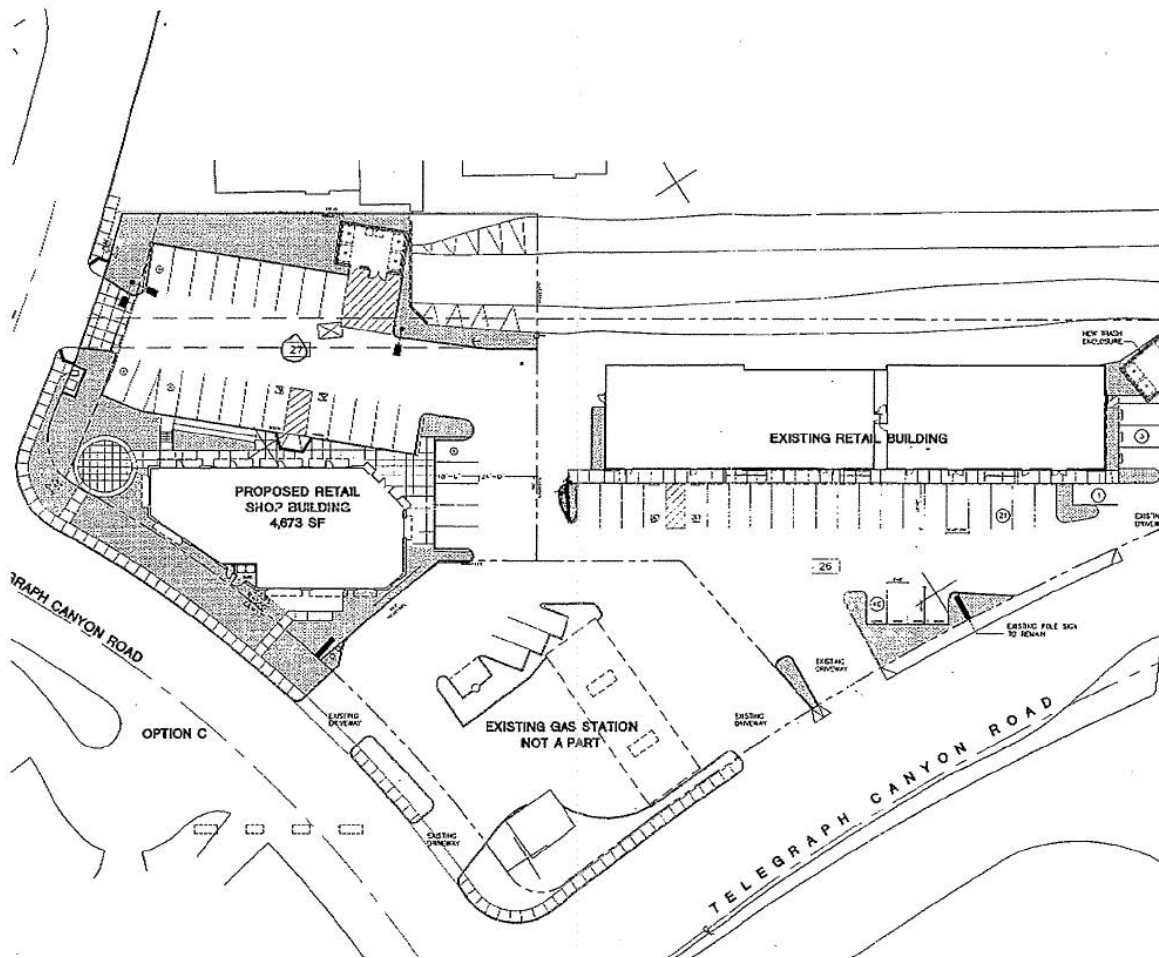
DRIVE-THRU
UP TO 3,509
CN (NEIGHBORHOOD COMMERCIAL ZONE)
+/- 23 STALLS

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For Lease · 375 Telegraph Canyon Rd

GROUND LEASE OPPORTUNITY | CHULA VISTA, CA

POTENTIAL SITE PLAN 4

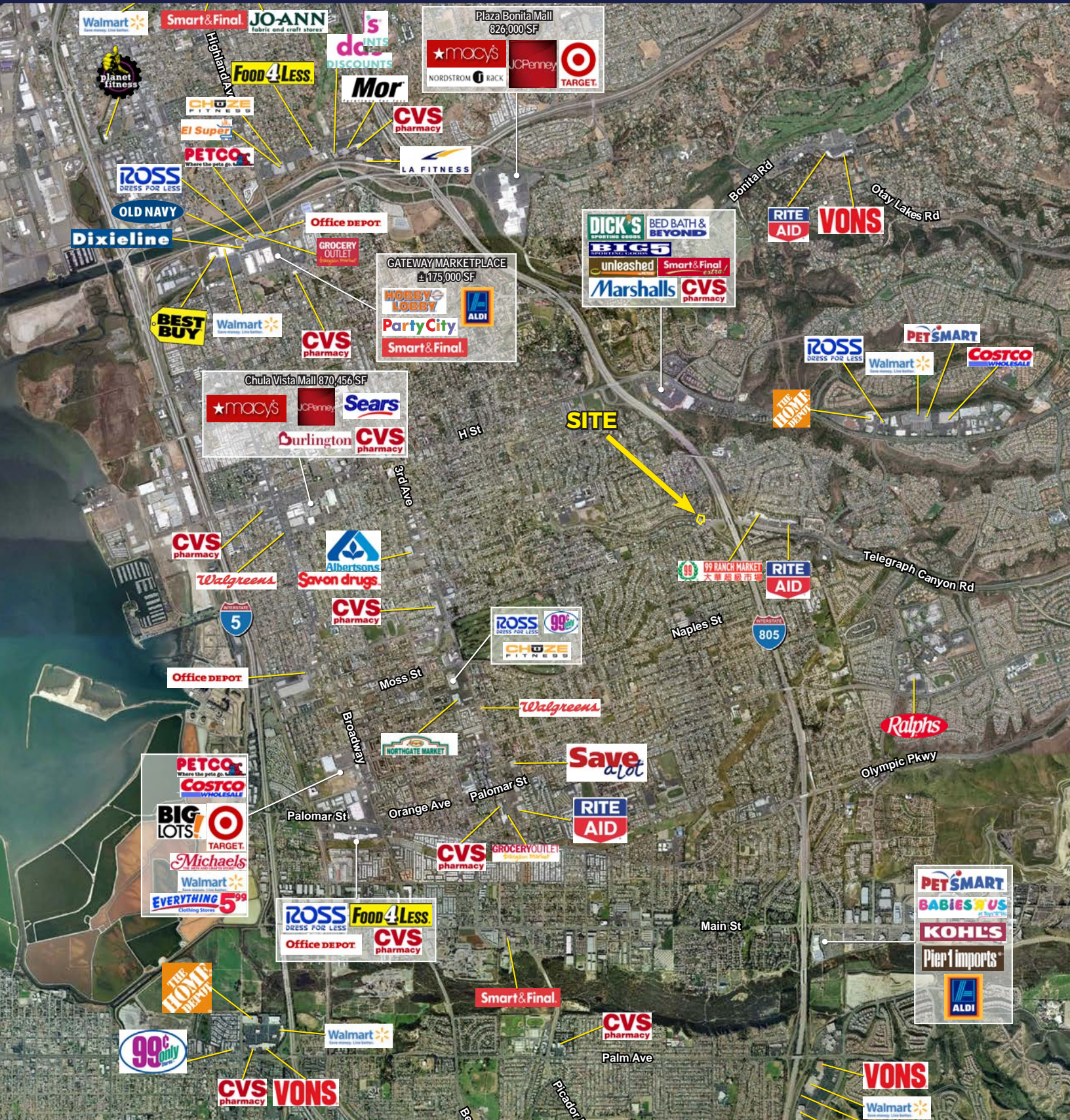


| | |
|------------------|-----------------------------------|
| CONCEPT | RETAIL |
| SITE AREA | UP TO 4,673 |
| ZONING | CN (NEIGHBORHOOD COMMERCIAL ZONE) |
| PARKING | +/- 27 STALLS |

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For Lease · 375 Telegraph Canyon Rd

GROUND LEASE OPPORTUNITY | CHULA VISTA, CA



Expanded Demographic Profile

ESTIMATED 2020 · CALCULATED USING PROPORTIONAL BLOCK GROUPS

375 TELEGRAPH CANYON RD | CHULA VISTA, CA



POPULATION

| | 1 MILE | 3 MILES | 5 MILES |
|------------------------------|--------|---------|---------|
| Estimated Population | 20,592 | 189,724 | 466,397 |
| Forecasted Population (2025) | 20,730 | 193,105 | 475,359 |



HOUSEHOLDS

| | | | |
|------------|-------|--------|---------|
| Households | 6,393 | 58,893 | 136,413 |
|------------|-------|--------|---------|



AVG HHD INCOME

| | | | |
|--------------------------------|-----------|----------|----------|
| Estimated Avg Household Income | \$101,407 | \$86,902 | \$88,165 |
| Avg Family Income | \$87,748 | \$80,465 | \$77,252 |



MEDIAN HH INCOME

| | | | |
|-----------------------------------|----------|----------|----------|
| Estimated Median Household Income | \$86,507 | \$69,935 | \$71,859 |
| Median Family Income | \$79,396 | \$68,637 | \$67,223 |

\$\$\$ PER CAPITA INCOME

| | | | |
|------------------------------|----------|----------|----------|
| Est. Proj. Per Capita Income | \$31,075 | \$27,147 | \$26,172 |
|------------------------------|----------|----------|----------|

\$\$ OTHER INCOME

| | | | |
|-------------------------------------|----------|----------|----------|
| Est. Proj. Median Disposable Income | \$69,283 | \$56,464 | \$57,367 |
|-------------------------------------|----------|----------|----------|



DAYTIME DEMOS

| | | | |
|----------------------------|-------|--------|---------|
| Total Number of Businesses | 471 | 5,660 | 11,169 |
| Total Number of Employees | 5,985 | 59,509 | 140,075 |



RACE & ETHNICITY

| | 1 MILE | 3 MILES | 5 MILES |
|----------------------------------|---------------|----------------|----------------|
| White | 12,263 59.55% | 100,929 53.20% | 218,156 46.77% |
| Black or African American | 553 2.69% | 7,906 4.17% | 24,716 5.30% |
| American Indian & Alaskan Native | 162 0.79% | 1,534 0.81% | 3,262 0.70% |
| Asian | 1,685 8.18% | 21,162 11.15% | 82,499 17.69% |
| Hawaiian & Pacific Islander | 127 0.62% | 1,078 0.57% | 2,921 0.63% |
| Other Race | 4,521 21.96% | 46,204 24.35% | 107,642 23.08% |
| Two or More Races | 1,281 6.22% | 10,910 5.75% | 27,200 5.83% |



AGE DISTRIBUTION

| | | | |
|------------|----------|--------|----------|
| Median Age | 39.1 yrs | 36 yrs | 34.6 yrs |
|------------|----------|--------|----------|



HOUSING

| | | | |
|---------------------|-------|--------|---------|
| Total Housing Units | 6,392 | 58,893 | 136,412 |
|---------------------|-------|--------|---------|