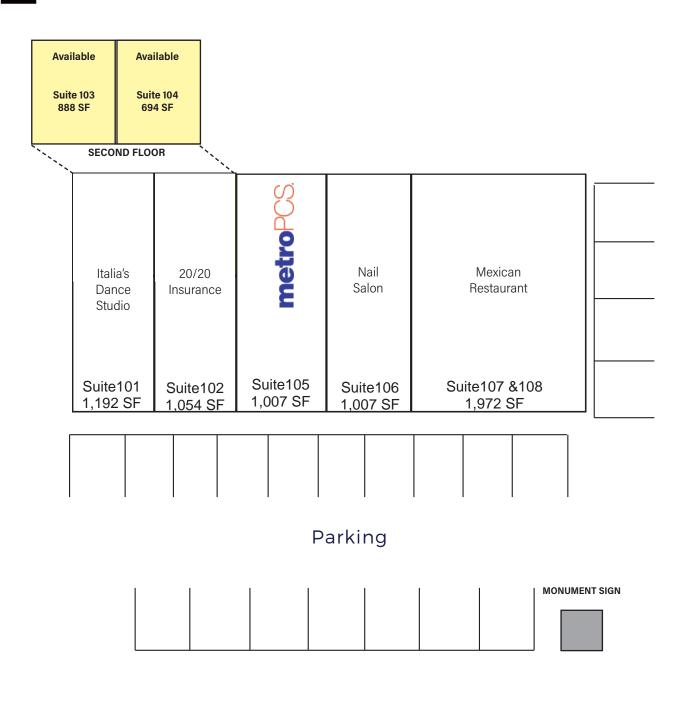
# 1043 Broadway

## FOR LEASE | CHULA VISTA, CALIFORNIA



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#### Broadway

### **FEATURES**

- 694 sf second level space available
- 888 sf second level space available
- Great visibility on Broadway

- Ample parking available
- Suitable for retail and office
- Located along a major commercial corridor

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.

#### ESTIMATED 2020 • CALCULATED USING PROPORTIONAL BLOCK GROUPS

#### 1043 Broadway, Chula Vista, California, 91911

	1 mile	3 miles	5 miles
Total Population	30,819	185,690	386,102
Projected Population (2022)	31,636	189,548	394,134
Total Households	9,644	57,839	113,967
Projected Total Households (2022)	9,837	58,789	115,910
Median Household Income	\$50,556	\$55,080	\$60,208
Average Household Income	\$62,451	\$71,593	\$78,884
Per Capita Income	\$19,439	\$22,221	\$23,906
Median Disposable Income	\$41,798	\$46,629	\$50,880
Average Disposable Income	\$50,981	\$57,401	\$62,248
XOX DAYTIME DEMOS			
Total Daytime Population	27,572	162,097	337,704
Daytime Population Workers	9,091	50,399	108,675
Daytime Population Residents	18,481	111,698	229,029
TT RACE & ETHNICITY			
White	16,305 <b>52.91%</b>	101,336 <b>54.57%</b>	199,103 <b>51.57%</b>
Black or African American	1,289 <b>4.18%</b>	6,829 <b>3.68%</b>	15,837 <b>4.10%</b>
American Indian& Alaska Native Population	257 <b>0.83%</b>	1,567 <b>0.84%</b>	3,087 <b>0.80%</b>
Asian Population	1,462 <b>4.74%</b>	13,647 <b>7.35%</b>	46,311 <b>11.99%</b>
Pacific Islander Population	173 <b>0.56%</b>	975 <b>0.53%</b>	2,163 <b>0.56%</b>
Other Race Population Population of Two or More Races	9,767 <b>31.69%</b> 1,566 <b>5.08%</b>	51,138 <b>27.54%</b> 10,198 <b>5.49%</b>	98,268 <b>25.45%</b> 21,333 <b>5.53%</b>
Hispanic Population	24,161 <b>78.40%</b>	133,035 <b>71.64%</b>	258,237 <b>66.88%</b>
Non-Hispanic Population	6,659 <b>21.61%</b>	52,655 <b>28.36%</b>	127,866 <b>33.12%</b>
Bachelor's Degree	1,962 <b>10.03%</b>	15,015 <b>12.26%</b>	37,239 <b>14.81%</b>
Graduate/Professional Degree	585 <b>2.99%</b>	5,944 <b>4.85%</b>	14,220 <b>5.66%</b>
AGE			
Median Age	32.9	34.7	34.0

The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.