

AVAILABLE - GROUND LEASE ONLY

CHULA VISTA CROSSINGS 1870 MAIN ST, CHULA VISTA, CA 91911



SHOPPING CENTER
ANCHORS:



KOHL'S



**BOB'S
DISCOUNT
FURNITURE**



- Kohl's anchored center - Co Tenants include Petsmart, ALDI, and Bob's Furniture
- All are top performing locations with very strong sales volumes
- Potential Freeway pylon signage and Main Street signage
- Direct access to I-805 freeway with freeway visibility to north bound traffic
- Strong growth area - rare pad opportunity
- Other tenant in the sub market include Vons, Walmart, Burlington and AMC

| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|-------------------|-----------|-----------|-----------|
| POPULATION | 18,975 | 184,861 | 361,771 |
| AVG. HH INCOME | \$116,489 | \$113,911 | \$117,868 |
| HOUSEHOLDS | 5,257 | 53,441 | 110,390 |
| CONSUMER SPENDING | \$198.5M | \$2.002B | \$4.265B |

FOR MORE INFORMATION, CONTACT EXCLUSIVE AGENTS:

RON PEPPER

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LIC #00865929

MAYA GRIM

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RI RETAIL INSITE

CHAINLINKS
RETAIL ADVISORS

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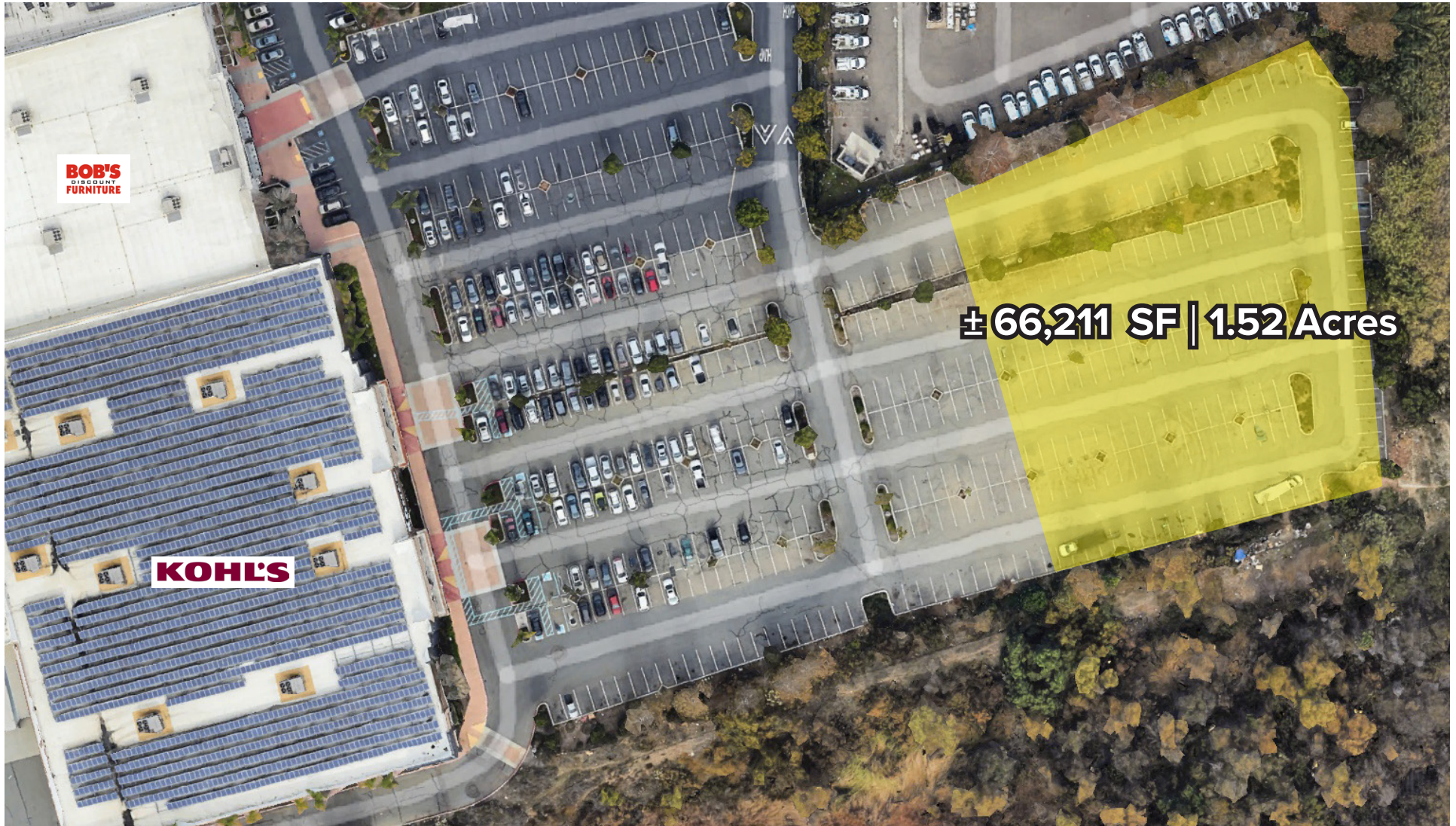
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