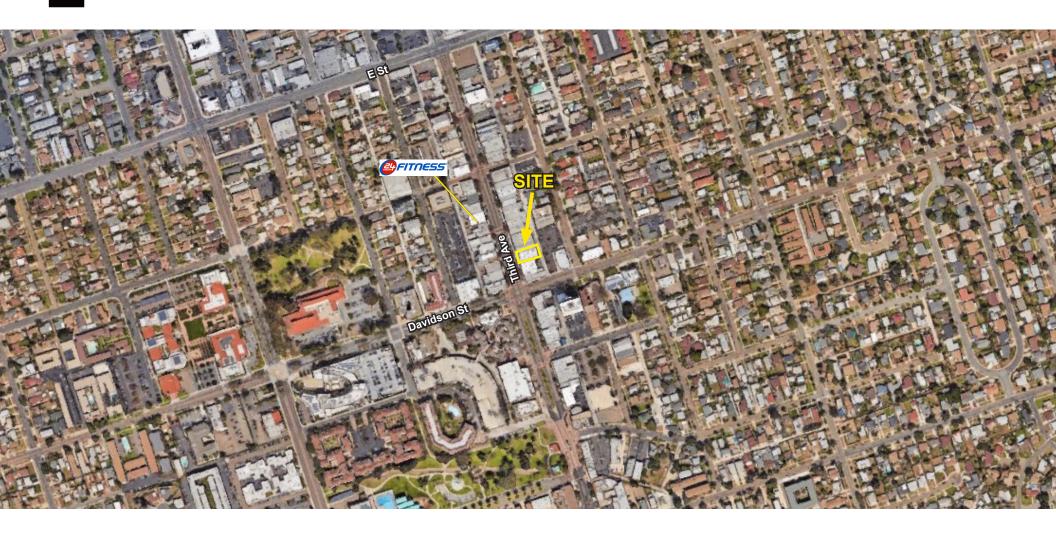


## 241 Third Ave

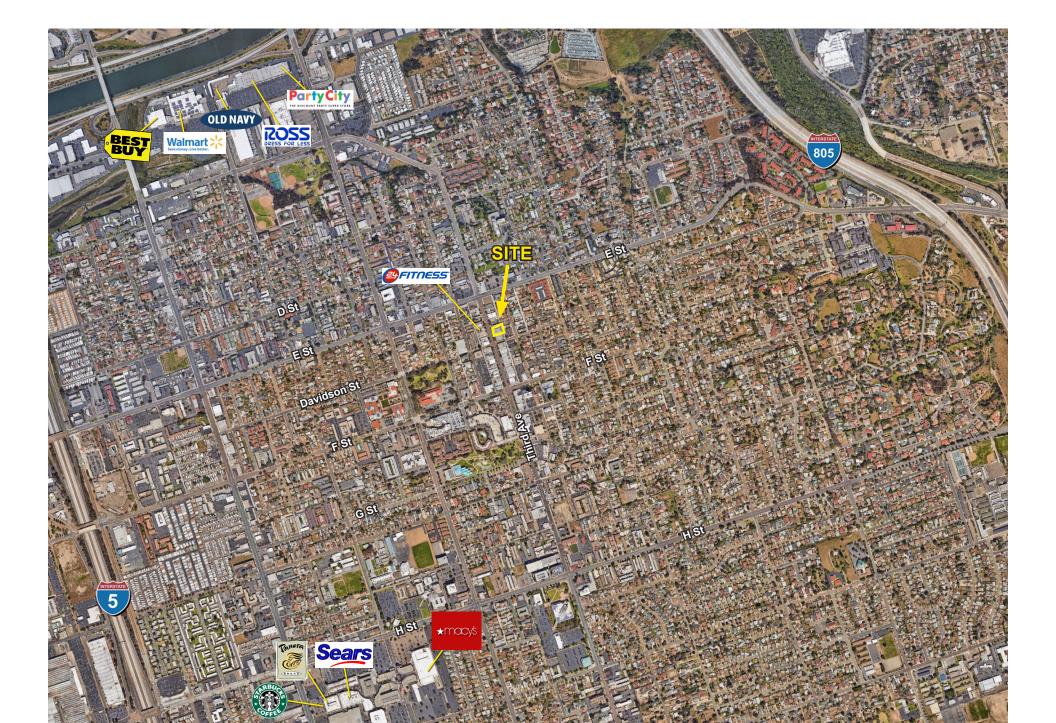
RETAIL SPACE 100% LEASED | CHULA VISTA, CA





- + 100% Lease
- + Approximately 7,000 SF Retail Building Located in Downtown Chula Vista
- + Great storefront visibility

- + Parking available in front of and behind building
- + Revitalized downtown corridor —New restaurants, breweries, boutiques, etc.



## 241 Third Ave | Chula Vista, CA

市市市 POPULATION	1 MILE	3 MILES	5 MILES
Estimated Population	34,221	189,653	472, 464
Forecasted Population (2021)	36,932	205,821	507,817
HOUSEHOLDS			
Households	12,596	58,309	134,330
(1) AVG HHD INCOME	_		
Estimated Avg Household Income	\$64,367	\$69,411	\$76,651
Avg Family Income	\$62,422	\$65,236	\$71,172
<b>☆</b> MEDIAN HH INCOME			
Estimated Median Household Income	\$47,458	\$53,133	\$59,591
Median Family Income	\$51,660	\$54,739	\$61,008
\$\$\$ PER CAPITA INCOME			
Est. Proj. Per Capita Income	\$24,565	\$24,341	\$24,586
\$\$ OTHER INCOME	_		
Est. Proj. Median Disposable Income	\$40,143	\$44,393	\$49,014
DAYTIME DEMOS			
Total Number of Businesses	1,348	5,503	9,361
Total Number of Employees	12,355	56,455	135,145

TTT RACE & ETHNICITY	1 MILE	3 MILES	5 MILES
White	18,262	91,837	204,449
	58.2%	52.7%	46.2%
Black or African American	1,573	8,305	35,907
	5.0%	4.8%	8.1%
American Indian & Alaskan Native	380	1,756	3,585
	1.2%	1.0%	0.8%
Asian	1,782	18,927	63,754
	5.7%	10.9%	14.4%
Hawaiian & Pacific Islander	155	1,199	3,290
	0.5%	0.7%	0.7%
Other Race	7,264	42,465	106,198
	23.2%	24.4%	24.0%
Two or More Races	1,952	9,881	25,395
	6.2%	5.7%	5.7%
†† AGE DISTRIBUTION			
Median Age	34.0 yrs	33.3 yrs	33.3 yrs
<b>■ HOUSING</b>			
Total Housing Units	12,436	57,018	133,866