

394 H STREET

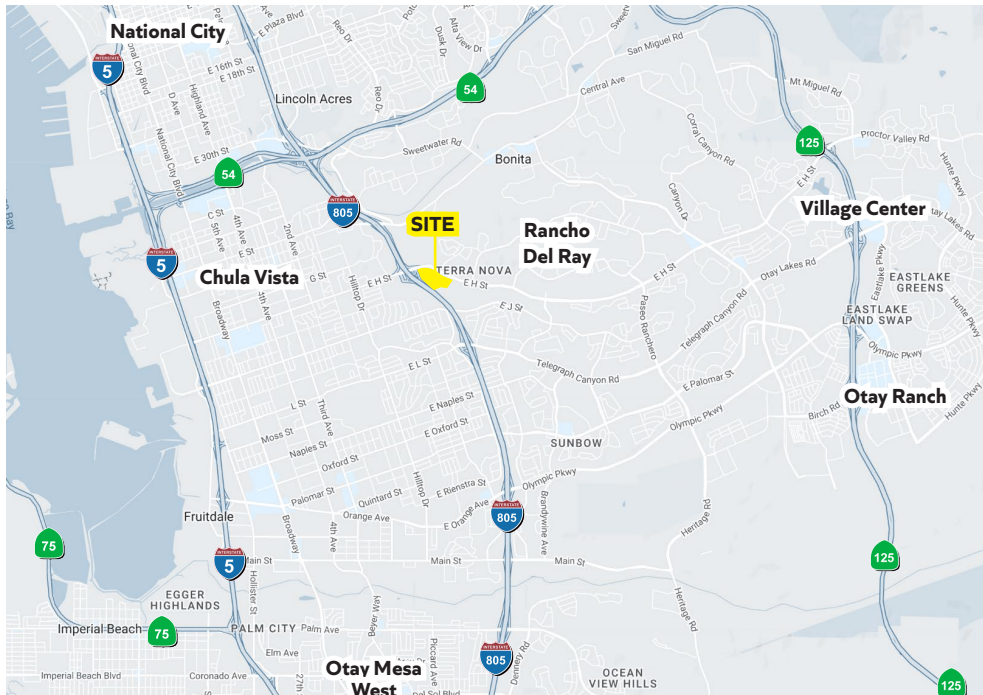
CHULA VISTA, CA | AVAILABLE FOR LEASE | 51,637 SF



PROPERTY HIGHLIGHTS.



- Premier retail location serving affluent portion of Chula Vista
- Direct access to Interstate 805 with strong traffic counts on East H Street
- Located in Terranova Plaza with co-tenants such as Smart & Final, CVS, Dick's Sporting Goods, and Marshalls
- Central location with direct freeway access and ability to service entire south county trade area



TERRA NOVA PLAZA SITE PLAN.



TERRA NOVA PLAZA AERIAL.



CHULA VISTA TRADE AREA AERIAL.





DEMOGRAPHICS.

ESTIMATED 2022 • CALCULATED USING PROPORTIONAL BLOCK GROUPS

394 H St, Chula Vista, California, 91910

POPULATION

	1 mile	3 miles	5 miles
Total Population	36,649	161,233	435,004
Projected Population (2027)	36,934	161,177	433,339

HOUSING

Total Households	12,711	51,479	130,076
Projected Total Households (2027)	12,811	51,478	129,593

INCOME

Median Household Income	\$57,634	\$62,751	\$71,152
Average Household Income	\$76,099	\$84,558	\$93,624
Per Capita Income	\$26,474	\$27,099	\$28,370
Median Disposable Income	\$49,781	\$52,818	\$57,276
Average Disposable Income	\$60,364	\$65,911	\$71,881

DAYTIME DEMOS

Total Daytime Population	32,723	145,919	397,990
Daytime Population Workers	12,559	55,962	159,779
Daytime Population Residents	20,164	89,957	238,211

RACE & ETHNICITY

White	9,837 26.84%	40,487 25.11%	105,110 24.16%
Black or African American	1,476 4.03%	5,959 3.70%	24,945 5.73%
American Indian & Alaska Native Population	695 1.90%	2,895 1.80%	6,721 1.55%
Asian Population	1,915 5.23%	13,205 8.19%	62,155 14.29%
Pacific Islander Population	215 0.59%	879 0.55%	2,654 0.61%
Other Race Population	12,868 35.11%	54,673 33.91%	131,288 30.18%
Population of Two or More Races	9,644 26.31%	43,135 26.75%	102,130 23.48%
Hispanic Population	26,714 72.89%	116,452 72.23%	273,330 62.83%
Non-Hispanic Population	9,935 27.11%	44,781 27.77%	161,674 37.17%

EDUCATION

Bachelor's Degree	3,655 14.81%	16,234 15.11%	48,286 17.01%
Graduate/Professional Degree	1,204 4.88%	5,906 5.50%	17,754 6.26%

AGE

Median Age	36.2	35.4	34.1
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