

FOR LEASE - ±3,000 SF AVAILABLE

Southbay Marketplace

63 N BROADWAY, CHULA VISTA, CA



FEATURES

- 3,000 SF Former Payless Shoes in busy 220,000+ SF Walmart/ Best Buy Anchored Center
- High Visibility center along 54 FWY (115,000 CPD)
- Shadow anchored by ROSS, Dixieline, Grocery Outlet, Old Navy, and others
- Well located project with regional draw from Chula Vista and National City neighborhoods
- Dense demographics and heavy daytime population with surrounding industrial/office space
- Monument signage available

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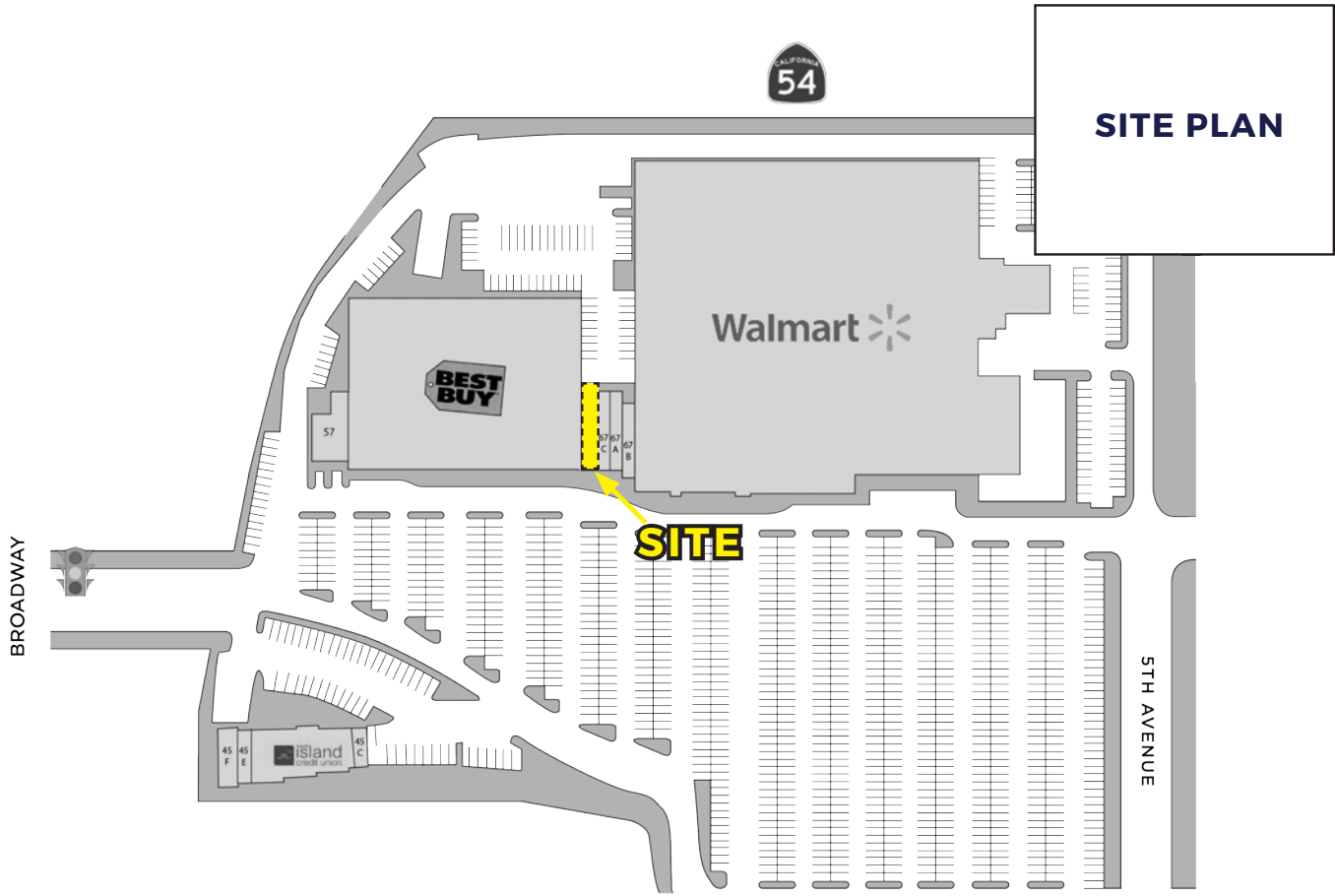
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| Suite | Tenant | SF |
|-------|---------------------------|-------|
| 57 | Sunny's Fashion | 3,032 |
| 59 | Best Buy | |
| 63 | AVAILABLE | 3,000 |
| 67A | Verizon Wireless | 2,000 |
| 67B | Sally's Beauty | 1,600 |
| 67C | Action Footwear | 2,000 |
| 75 | Walmart | |
| 45A | North Island Credit Union | |
| 45C | Subway | |
| 45E | Golden Mandarin | |
| 45F | C&L Nails | |

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.

Expanded Demographic Profile

ESTIMATED 2017 • CALCULATED USING PROPORTIONAL BLOCK GROUPS

63 N BROADWAY | CHULA VISTA, CA



POPULATION

| | 1 MILE | 3 MILES | 5 MILES |
|------------------------------|--------|---------|---------|
| Estimated Population | 26,720 | 182,443 | 445,556 |
| Forecasted Population (2021) | 28,045 | 189,535 | 463,414 |



HOUSEHOLDS

| | | | |
|------------|-------|--------|---------|
| Households | 8,863 | 52,930 | 126,231 |
|------------|-------|--------|---------|



AVG HHD INCOME

| | | | |
|--------------------------------|----------|----------|----------|
| Estimated Avg Household Income | \$55,932 | \$61,657 | \$67,290 |
|--------------------------------|----------|----------|----------|



MEDIAN HH INCOME

| | | | |
|-----------------------------------|----------|----------|----------|
| Estimated Median Household Income | \$40,108 | \$44,757 | \$49,705 |
|-----------------------------------|----------|----------|----------|



PER CAPITA INCOME

| | | | |
|------------------------------|----------|----------|----------|
| Est. Proj. Per Capita Income | \$19,498 | \$19,719 | \$20,456 |
|------------------------------|----------|----------|----------|



OTHER INCOME

| | | | |
|-------------------------------------|----------|----------|----------|
| Est. Proj. Median Disposable Income | \$36,149 | \$39,140 | \$42,169 |
|-------------------------------------|----------|----------|----------|



DAYTIME DEMOS

| | | | |
|--------------------------|--------|---------|---------|
| Total Daytime Population | 26,909 | 165,606 | 427,297 |
|--------------------------|--------|---------|---------|



RACE & ETHNICITY

| | 1 MILE | | 3 MILES | | 5 MILES | |
|----------------------------------|--------|--------|---------|--------|---------|--------|
| White | 13,333 | 49.90% | 84,957 | 46.57% | 193,234 | 43.37% |
| Black or African American | 1,124 | 4.21% | 12,539 | 6.87% | 41,237 | 9.26% |
| American Indian & Alaskan Native | 262 | 0.98% | 1,667 | 0.91% | 3,599 | 0.81% |
| Asian | 1,860 | 6.96% | 23,537 | 12.90% | 60,928 | 13.67% |
| Hawaiian & Pacific Islander | 121 | 0.45% | 1,335 | 0.73% | 3,140 | 0.70% |
| Other Race | 8,690 | 32.52% | 48,917 | 26.81% | 119,726 | 26.87% |
| Two or More Races | 1,330 | 4.98% | 9,491 | 5.20% | 23,691 | 5.32% |



AGE DISTRIBUTION

| | | | |
|------------|----------|----------|----------|
| Median Age | 32.8 yrs | 32.1 yrs | 32.5 yrs |
|------------|----------|----------|----------|