

# Gateway Marketplace

**100% LEASED**

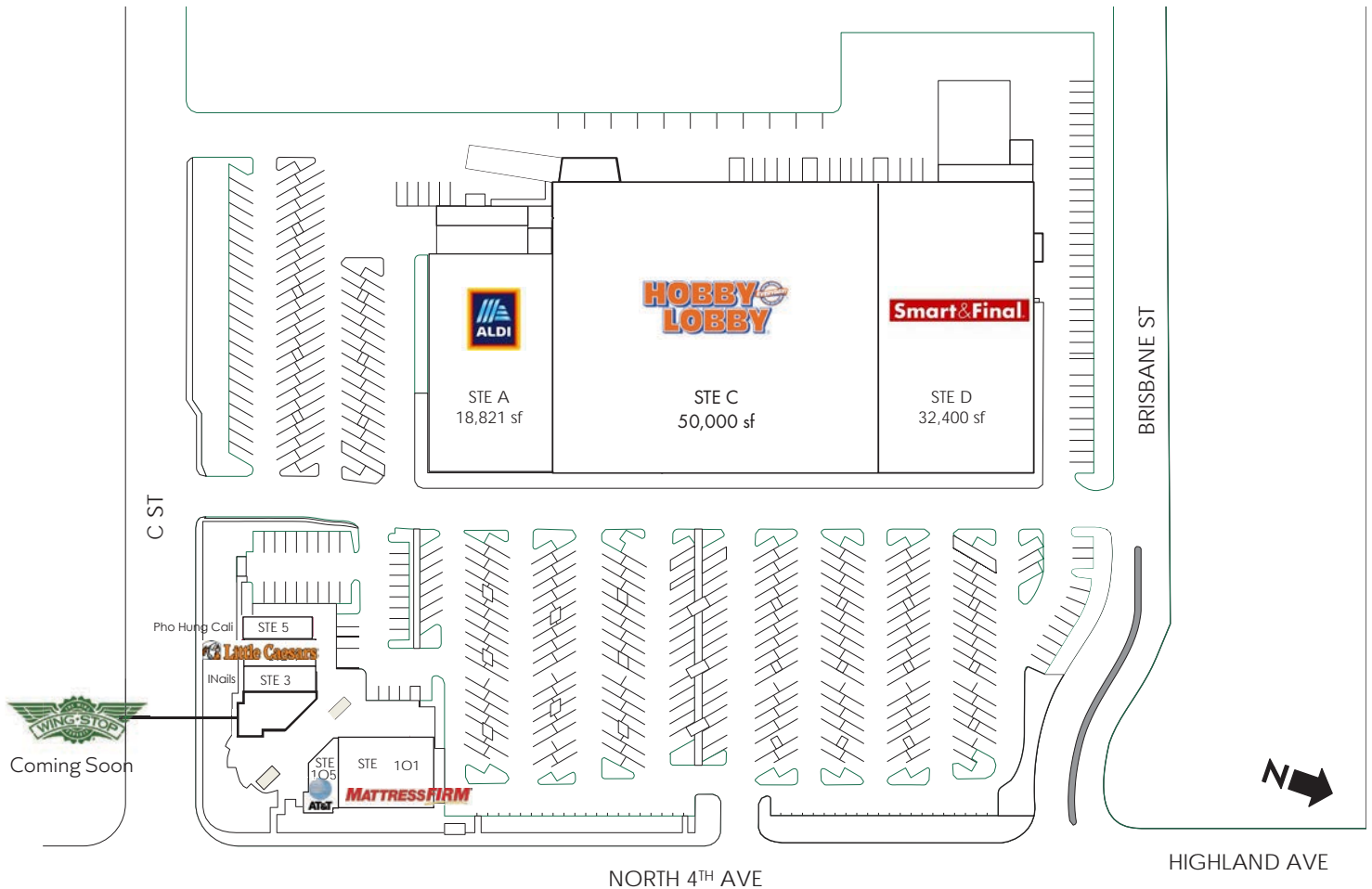
HIGHWAY 54 & 4TH AVENUE, CHULA VISTA, CA



**MIKE MOSER** • 858.523.2089 • [mikemoser@retailinsite.net](mailto:mikemoser@retailinsite.net)

**MAYA GRIM** • 858.523.2094 • [mgrim@retailinsite.net](mailto:mgrim@retailinsite.net)

405 S. HIGHWAY 101, SUITE 150, SOLANA BEACH, CA 92075 • LIC # 01206760 T: 858 523 2090 • [retailinsite.net](http://retailinsite.net)



\*This site plan is not a representation, warranty or guarantee as the size or location of the Shopping Center or the Premises or the 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.

## Property Highlights

- 100% leased location with high visibility and outside seating
- Easy freeway access directly off Hwy 54
- Strong co-tenancy with Hobby Lobby, Smart & Final, and Aldi
- Regional retail area adjacent to Walmart, Best Buy, Ross, and Grocery Outlet
- Strong traffic counts:  $\pm 120,300$  CPD on Hwy 54 and  $\pm 32,000$  CPD on 4th Ave
- Heavy density of population within trade area





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



Plaza Bonita Mall  
826,000 SF

- macy's
- JCPenney
- TARGET
- NORDSTROM
- RACK

**SITE**  
GATEWAY MARKETPLACE  
±175,000 SF

- HOBBY LOBBY
- Smart & Final
- ALDI

Chula Vista Mall 870,456 SF

- macy's
- JCPenney
- Burlington
- CVS pharmacy

- BIG 5
- DICK'S SPORTING GOODS
- unleashed
- Smart & Final
- Marshalls
- CVS pharmacy

- PET SMART
- KOHL'S
- BOB'S DISCOUNT FURNITURE
- ALDI

- DOLLAR TREE
- TARGET
- Michaels

- ROSS DRESS FOR LESS
- Food 4 Less
- dds DISCOUNTS

- COSTCO WHOLESALE
- Walmart
- petco

- ROSS DRESS FOR LESS
- CH2ZE FITNESS

- ROSS DRESS FOR LESS
- GROCERY OUTLET
- DOLLAR TREE
- Office DEPOT
- petco
- Dixieline
- OLD NAVY

- CVS pharmacy
- Walmart
- Smart & Final
- JOANN

- Food 4 Less
- Burlington
- CH2ZE FITNESS
- El Super

- SEAFOOD CITY
- dds DISCOUNTS
- Mor
- CVS pharmacy
- LA FITNESS

- BEST BUY
- Walmart
- CVS pharmacy

- CVS pharmacy
- Walgreens
- SPROUTS
- Albert Heijn

- 99 RANCH MARKET
- RITE AID

- Walgreens
- ROSS DRESS FOR LESS
- CH2ZE FITNESS

- COSTCO WHOLESALE
- Walmart
- petco

- Walgreens
- Save a Lot
- SEAFOOD CITY

- DOLLAR TREE
- TARGET
- Michaels

- NORTHGATE MARKET
- GROCERY OUTLET
- Save a Lot
- dds DISCOUNTS

- THE HOME DEPOT

- ROSS DRESS FOR LESS
- Walmart
- BIG 5

- Smart & Final
- CVS pharmacy








- CVS pharmacy
- VONS

- VONS
- Walmart

## ESTIMATED 2024 • CALCULATED USING PROPORTIONAL BLOCK GROUPS

40 N 4th Ave, Chula Vista, California, 91910

## Rings: 1, 3, 5 mile radii

 POPULATION	1 mile	3 miles	5 miles
Total Population	23,888	169,121	412,746
Projected Population (2029)	23,904	168,782	409,176
 HOUSING			
Total Households	8,447	52,241	124,164
Projected Total Households (2029)	8,620	53,198	125,608
 INCOME			
Median Household Income	\$62,884	\$72,053	\$77,638
Average Household Income	\$82,391	\$94,543	\$101,583
Per Capita Income	\$29,569	\$30,253	\$31,271
Median Disposable Income	\$52,410	\$57,674	\$62,296
Average Disposable Income	\$65,170	\$72,641	\$77,346
 DAYTIME DEMOS			
Total Daytime Population	24,208	146,559	382,257
Daytime Population Workers	11,735	59,380	166,998
Daytime Population Residents	12,473	87,179	215,259
 RACE & ETHNICITY			
White	5,823 <b>24.38%</b>	40,825 <b>24.14%</b>	91,717 <b>22.22%</b>
Black or African American	1,033 <b>4.32%</b>	8,869 <b>5.24%</b>	30,196 <b>7.32%</b>
American Indian & Alaska Native Population	421 <b>1.76%</b>	2,897 <b>1.71%</b>	6,761 <b>1.64%</b>
Asian Population	1,547 <b>6.48%</b>	20,905 <b>12.36%</b>	56,420 <b>13.67%</b>
Pacific Islander Population	108 <b>0.45%</b>	1,094 <b>0.65%</b>	2,561 <b>0.62%</b>
Other Race Population	8,470 <b>35.46%</b>	55,037 <b>32.54%</b>	135,388 <b>32.80%</b>
Population of Two or More Races	6,486 <b>27.15%</b>	39,493 <b>23.35%</b>	89,703 <b>21.73%</b>
Hispanic Population	17,697 <b>74.08%</b>	113,309 <b>67.00%</b>	264,212 <b>64.01%</b>
Non-Hispanic Population	6,191 <b>25.92%</b>	55,812 <b>33.00%</b>	148,534 <b>35.99%</b>
 EDUCATION			
Bachelor's Degree	2,368 <b>14.37%</b>	17,443 <b>15.30%</b>	44,419 <b>16.01%</b>
Graduate/Professional Degree	813 <b>4.93%</b>	6,206 <b>5.45%</b>	17,477 <b>6.30%</b>
 AGE			
Median Age	36.5	36.0	36.2

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



## **Gateway Marketplace** CHULA VISTA, CA

**MIKE MOSER**

858.523.2089 • [mikemoser@retailinsite.net](mailto:mikemoser@retailinsite.net)

**MAYA GRIM**

858.523.2094 • [mgrim@retailinsite.net](mailto:mgrim@retailinsite.net)

405 S HIGHWAY, SUITE 150, SOLANA BEACH, CA 92075  
LIC # 01206760 • T: 858 523 2090 • [RETAILINSITE.NET](http://RETAILINSITE.NET)

