For Lease

20,000 - 29,975 SF BUILDING AREA
SECOND QUARTER 2019 OCCUPANCY
CHULA VISTA, CA

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DEVELOPER HOME DEPOT U.S.A., INC.

Location Third and Moss, Chula Vista, CA
Available 20,000 - 29,975 SF Building Area.
Site Approximately 11.5 Acres. 118,000SF of building area, 684 parking stalls.

Anchors ROSS DRESS FOR LESS, 99¢ only stores, CHUZE FITNESS

Demographics

	2 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
2025 Population	101,597	181,306	448,537
2020 Population	99,751	177,071	431,919
2025 Median Household Income	$62,766	$67,631	$72,554
2025 Average Household Income	$82,361	$88,023	$97,058

Source: Gadberry Group - Magnify Demographics

Traffic
Third Avenue ..... 23,032 ADT*
Moss Avenue ..... 6,456 ADT*

Source: Gadberry Group - Magnify Traffic Points CY Estimates
*ADT is an abbreviation for Average Daily Traffic

Contact
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Morris and Campbell is the exclusive agent for this project.

Morris and Campbell is a dba of Callie Corporation,
a California Licensed Real Estate Broker
License # 01163562

CLOSE UP TRADE SITE PLAN PHOTOS FLOOR PLAN AERIAL GRAPHS DEMOS GOOGLE MAP

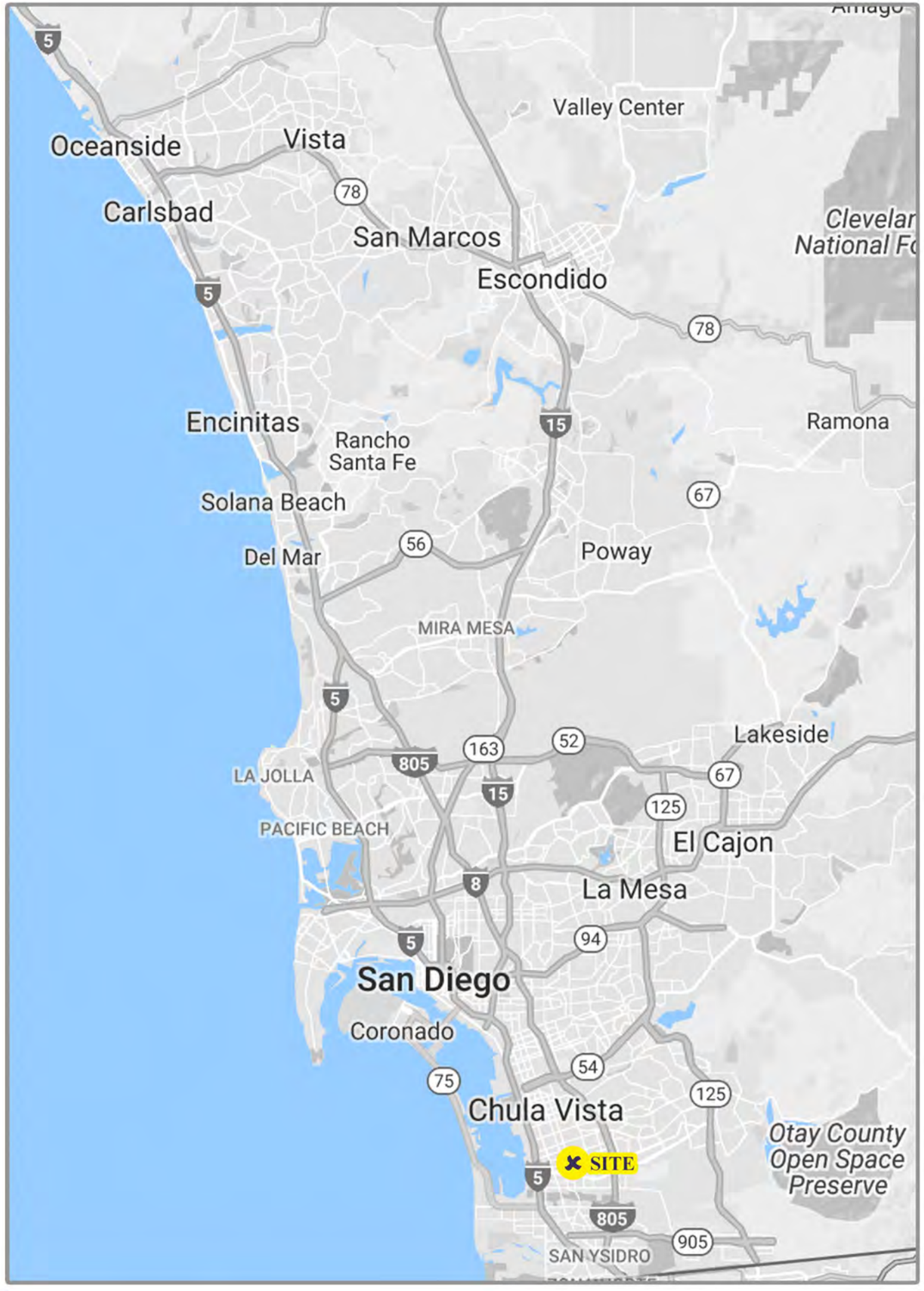
Morris and Campbell

Morris and Campbell, 1111 Ninth St. Suite 201, Coronado CA 92118

The information in this Brochure, while not guaranteed, has been secured from sources we believe to be reliable.

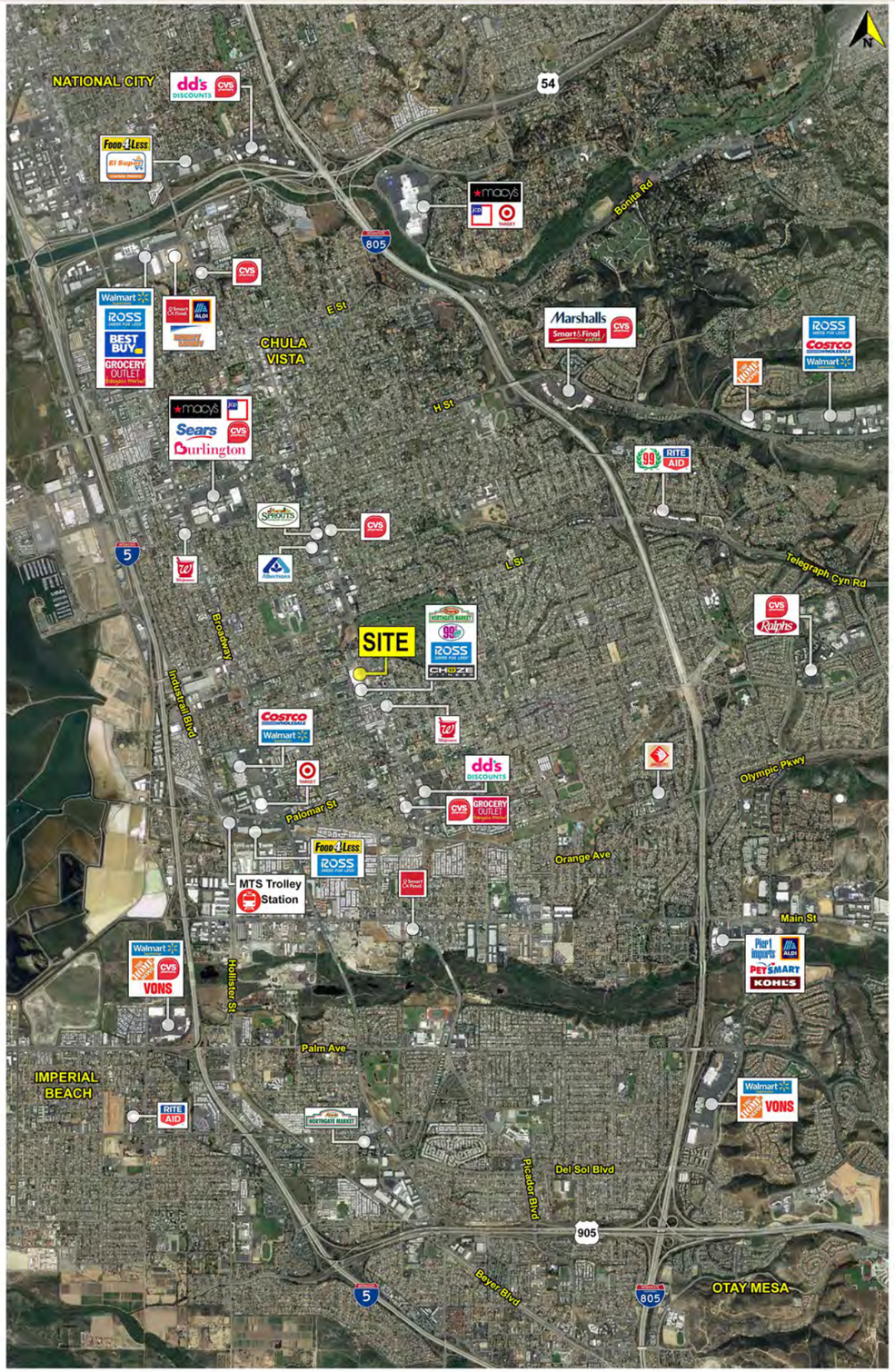
Close-up Aerial

County Map

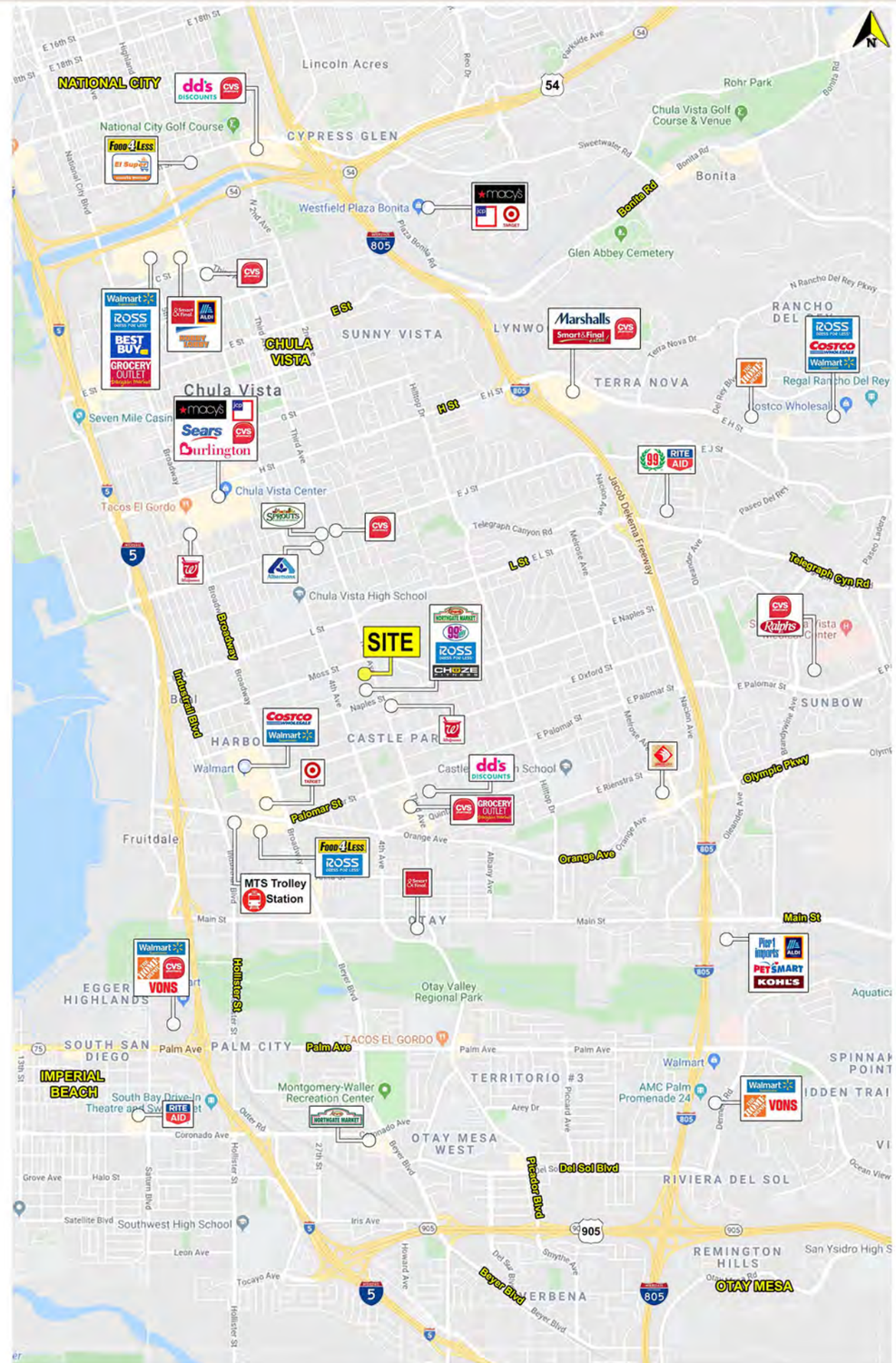


HOME

Retailers Trade Aerial



Retailers Trade Map



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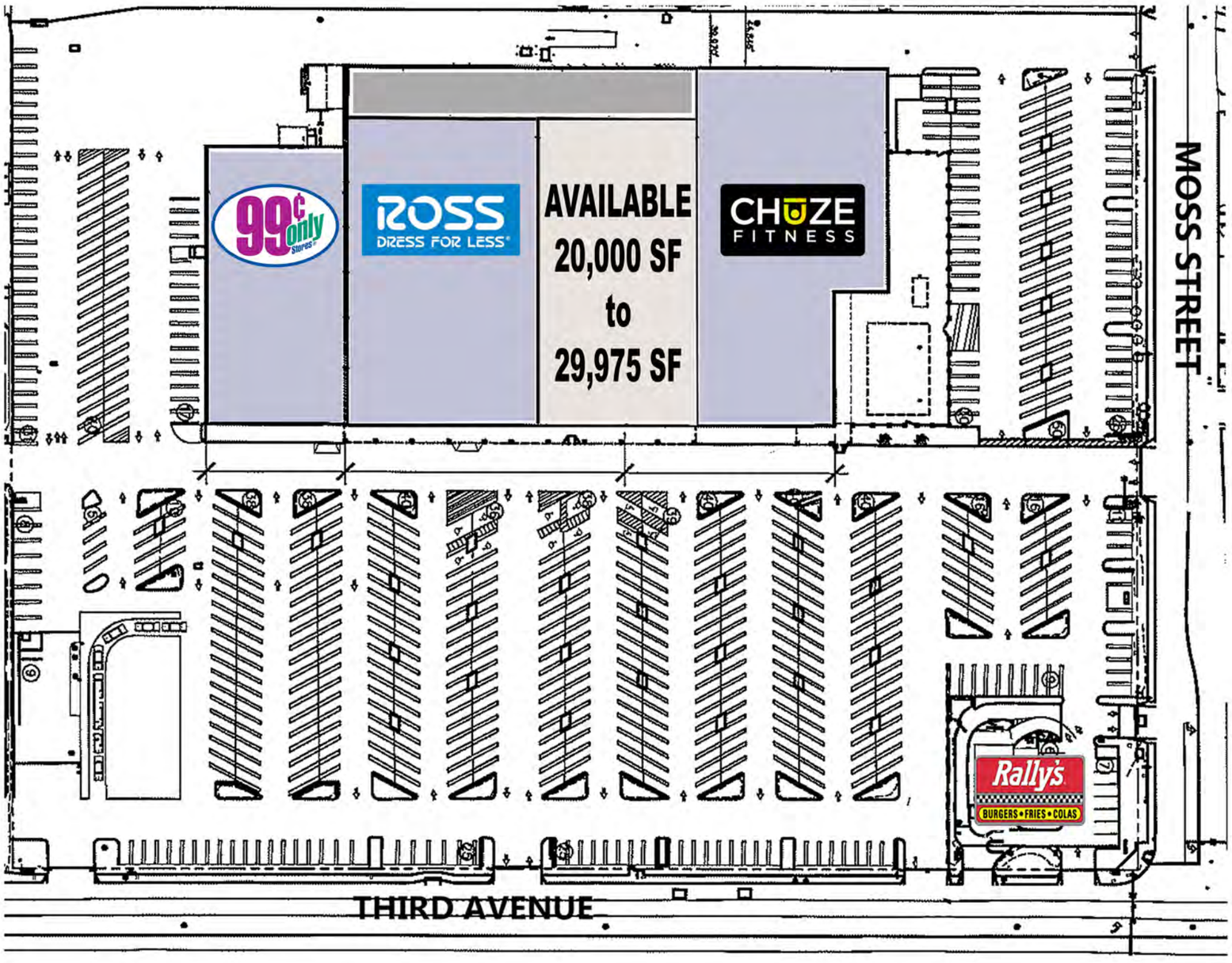
Site Plan



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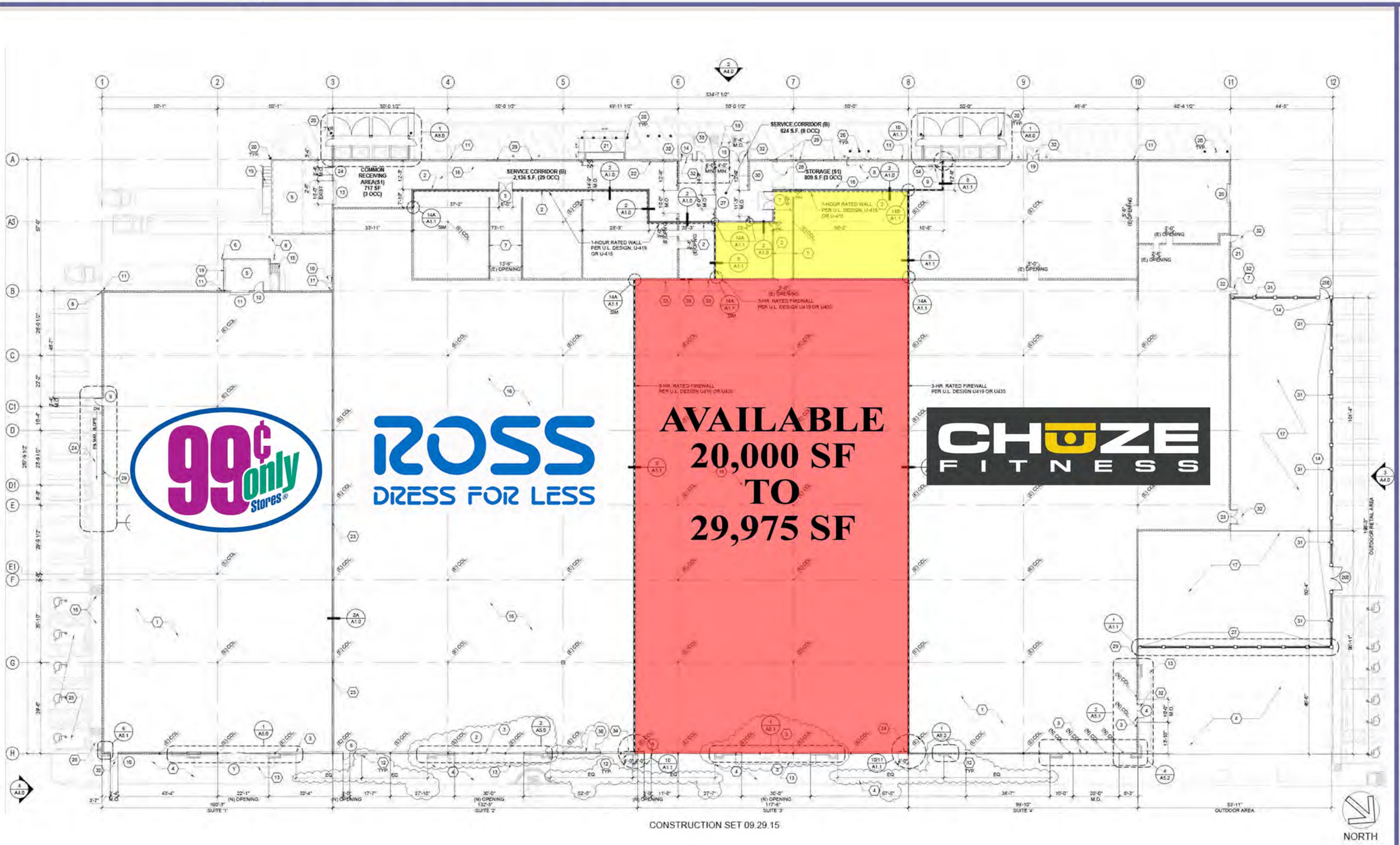
Photographs

HOME

Building Floor Plan



CONSTRUCTION SET 09.29.15

LITTLE

www.littleonline.com

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LICENSED ARCHITECT
DOUGLAS S. HONDOUP
No. C-30757
01.31.2017
RENEWAL DATE
STATE OF CALIFORNIA

CLIENT

THE HOME DEPOT

ISSUED FOR:

ISSUE DATE
07.08.15

REVISIONS

NO.	REASON	DATE
1	1ST CITY SUBMITTAL	05.01.15
2	ADDENDUM 'A'	06.09.15
3	2ND CITY SUBMITTAL ADDENDUM 'B'	07.08.15
4	3RD CITY SUBMITTAL	08.12.15
5	BULLETIN #2B	09.12.15
6	4TH CITY SUBMITTAL	09.21.15
7	BULLETIN #3B-CLARIFICATION	11.02.15
8	BULLETIN #6B-	12.17.15

PROJECT TEAM

PRINCIPAL IN CHARGE
H. Kwon

PROJECT MANAGER
R. V. Olaes

DRAWN BY
L. Dimaano

PROJECT NAME

BLDG. SHELL IMPROVEMENT AND FACADE UPGRADE
1030 THIRD AVE. & MOSS STREET
CHULA VISTA, CA

PROJECT NUMBER
622.2872.00

SHEET TITLE
FLOOR PLAN

SHEET NUMBER
A1.0

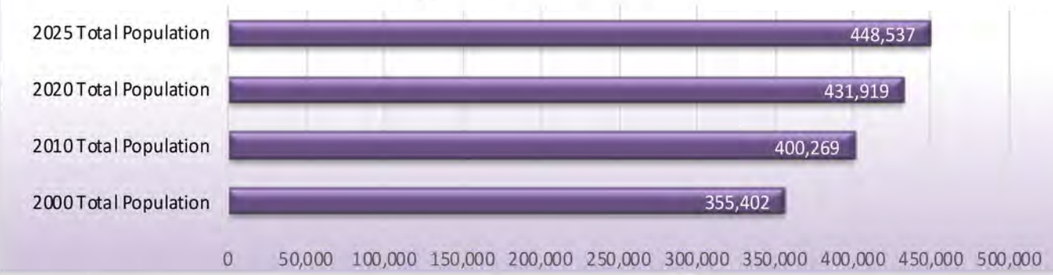
HOME

Demographic Aerial - 5 Mile Radius

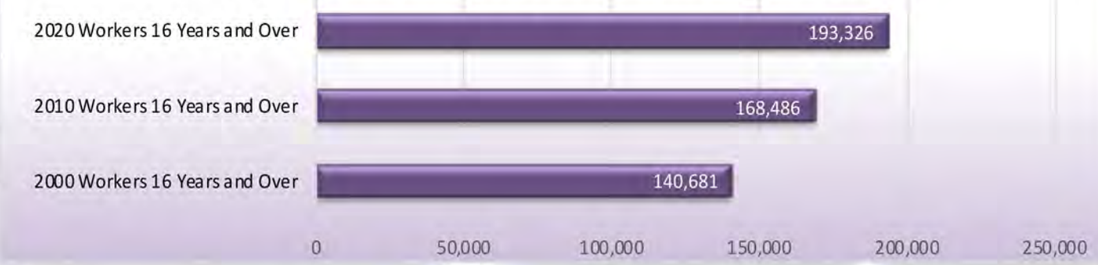
HOME

Demographic - 5 Mile Radius

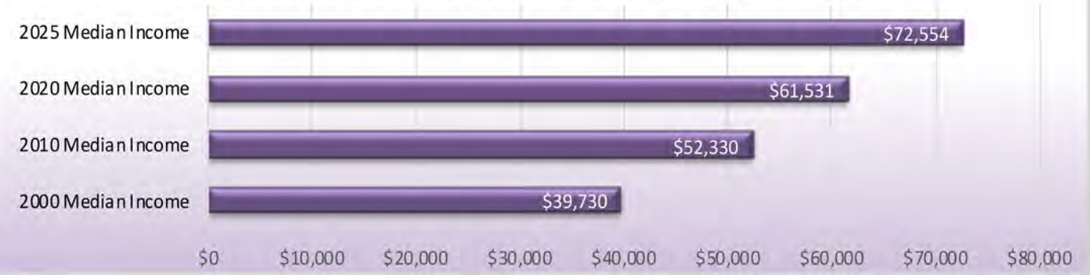
Population Trend



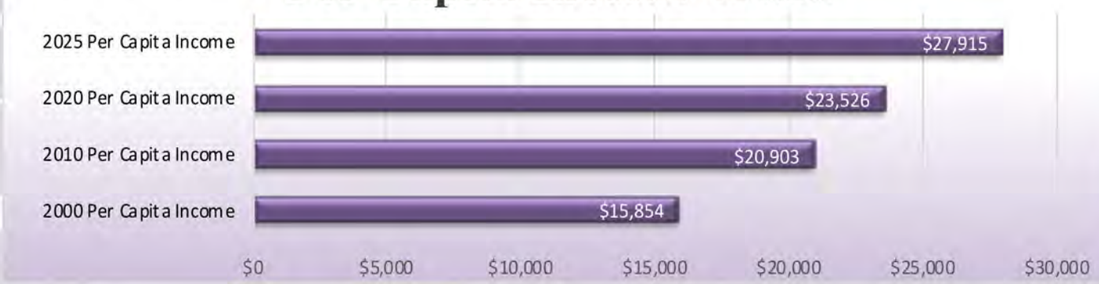
Daytime Employment Population



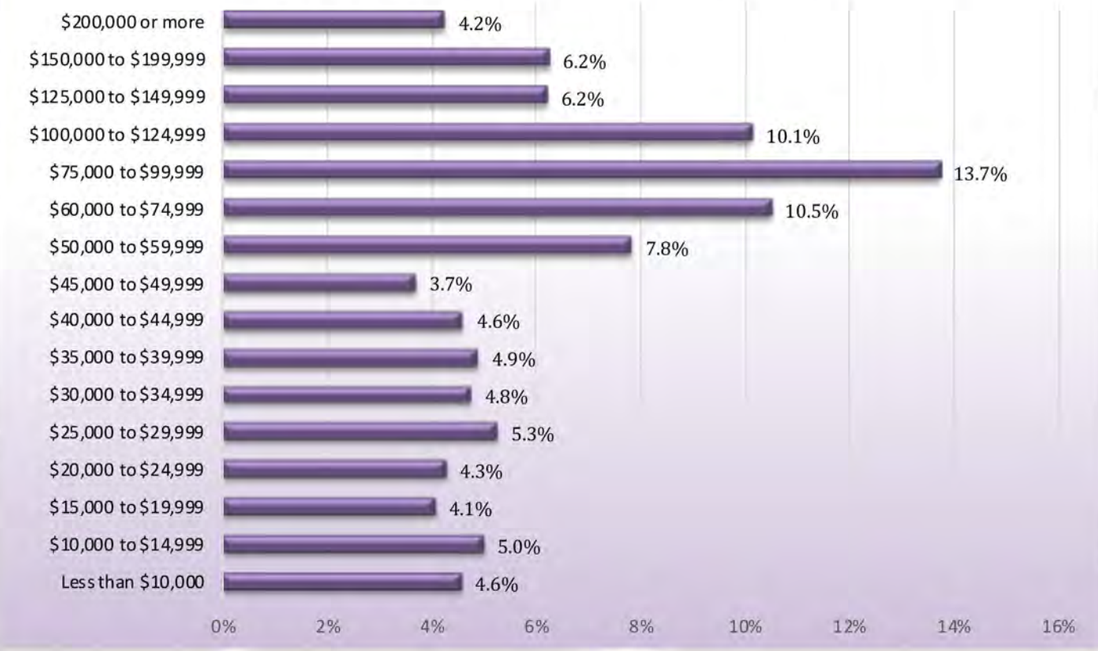
Median Household Income Trend



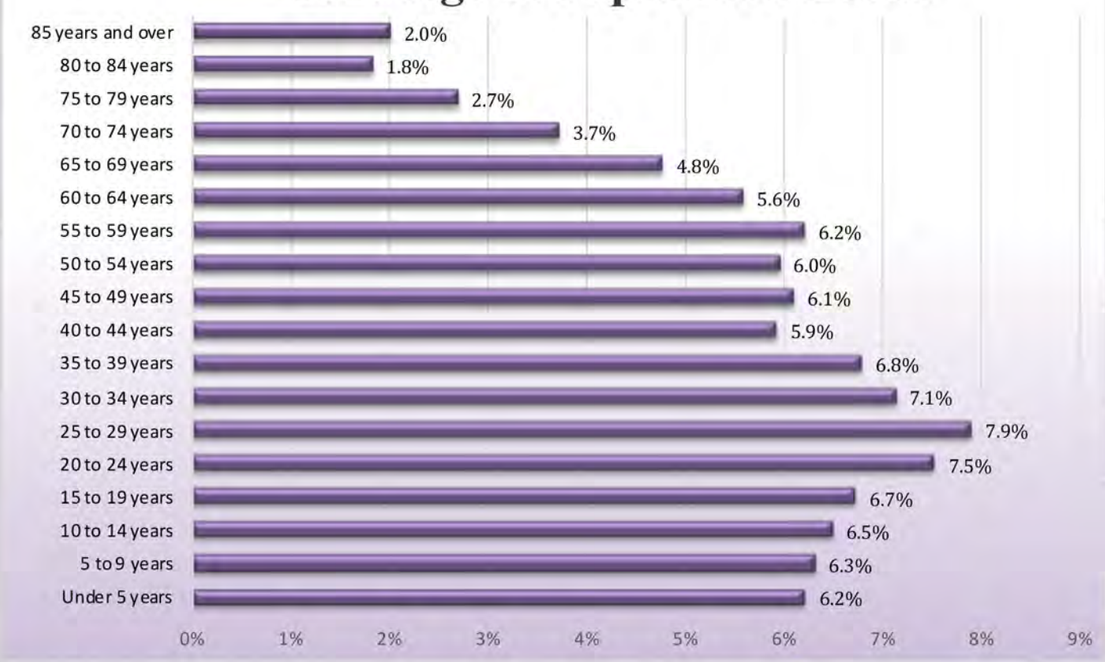
Per Capita Income Trend



2020 Household Income Detail



2020 Age of Population Detail



HOME

Demographic Overview

Third and Moss Chula Vista, CA	2 mi Ring	3 mi Ring	5 mi Ring
POPULATION OVERVIEW			
Population Trend			
2000 Total Population	89,232	156,807	355,402
2010 Total Population	95,170	168,403	400,269
2020 Total Population	99,751	177,071	431,919
2025 Total Population	101,597	181,306	448,537
Population Change 2000 to 2010	6.7%	7.4%	12.6%
Population Change 2000 to 2020	11.8%	12.9%	21.5%
Population Change 2010 to 2025	6.8%	7.7%	12.1%
Population Change 2020 to 2025	1.9%	2.4%	3.8%
2020 Race and Ethnicity			
White alone	58.1%	56.2%	52.2%
Black or African American alone	3.1%	3.6%	4.5%
Asian alone	5.1%	8.0%	13.1%
Other Race	33.6%	32.2%	30.2%
Hispanic or Latino			
Hispanic	74.3%	71.0%	65.2%
Not Hispanic	25.7%	29.0%	34.8%
2020 Age			
Median Age	36.9	37.3	36.2
19 and Under	25.4%	25.3%	25.8%
20 to 29	15.2%	14.8%	15.4%
30 to 39	13.3%	13.4%	13.9%
40 to 49	11.7%	11.9%	12.0%
50 to 64	17.2%	17.9%	17.8%
65 and Over	17.3%	16.7%	15.1%
2020 Occupation			
Civilian employed population 16 years and over	44,311	78,729	187,866
White collar	48.5%	50.5%	52.2%
Blue collar	51.5%	49.5%	47.8%
2020 Educational Attainment			
Population 25 years and over	67,610	119,898	288,049
No High School Diploma	28.5%	26.1%	23.5%
High school graduate, GED, or alternative	25.8%	24.4%	23.4%
College No Degree	23.5%	23.8%	24.4%
College or Advanced Degree	22.2%	25.7%	28.7%
2020 Marital Status			
Population 15 years and over	80,656	143,753	349,681
Married	47.8%	48.4%	48.3%
Not Married	52.2%	51.6%	51.7%

	2 mi Ring	3 mi Ring	5 mi Ring
HOUSEHOLD OVERVIEW			
Household Trend			
2000 Households	30,665	51,904	109,493
2010 Households	30,572	53,067	119,495
2020 Households	30,723	53,650	123,975
2025 Households	30,692	53,878	126,286
Household Change 2000 to 2010	-.3%	2.2%	9.1%
Household Change 2000 to 2020	.2%	3.4%	13.2%
Household Change 2010 to 2025	.4%	1.5%	5.7%
Household Change 2020 to 2025	-.1%	.4%	1.9%
2020 Household Size			
Average Household Size	3.2	3.3	3.4
Household Income Trend			
2000 Median Income	$35,458	$38,743	$39,730
2010 Median Income	$42,969	$48,954	$52,330
2020 Median Income	$53,317	$57,643	$61,531
2025 Median Income	$62,766	$67,631	$72,554
Median Income Change 2000 to 2010	21.2%	26.4%	31.7%
Median Income Change 2000 to 2020	50.4%	48.8%	54.9%
Median Income Change 2010 to 2025	46.1%	38.2%	38.6%
Median Income Change 2020 to 2025	17.7%	17.3%	17.9%
2020 Household Income			
up to $24,999	21.6%	19.2%	17.9%
$25,000 to $49,999	25.5%	24.3%	23.2%
$50,000 to $74,999	18.8%	18.5%	18.3%
$75,000 to $124,999	21.9%	23.5%	23.9%
$125,000 to $199,999	10.1%	11.6%	12.5%
$200,000 or more	2.2%	2.9%	4.2%
HOUSING UNITS OVERVIEW			
2020 Home Value			
Median Home Value	$403,962.30	$402,695.90	$420,188.80
Average Home Value	$374,634.90	$387,215.20	$441,787.10
2020 Occupancy			
Households	30,723	53,650	123,975
Owner Occupied	45.0%	49.6%	49.9%
Renter Occupied	55.0%	50.4%	50.1%
Occupancy by Number of Units			
1 Unit, Detached	44.7%	46.5%	49.8%
1 Unit, Attached	8.6%	9.7%	11.5%
2 to 9	10.8%	11.5%	13.7%
10 to 49	14.4%	13.1%	12.1%
50 or more Units	13.0%	10.4%	7.9%
Mobile Home	8.3%	8.5%	4.7%
Boat, RV, Van, etc.	.2%	.3%	.3%

HOME