

For Lease

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



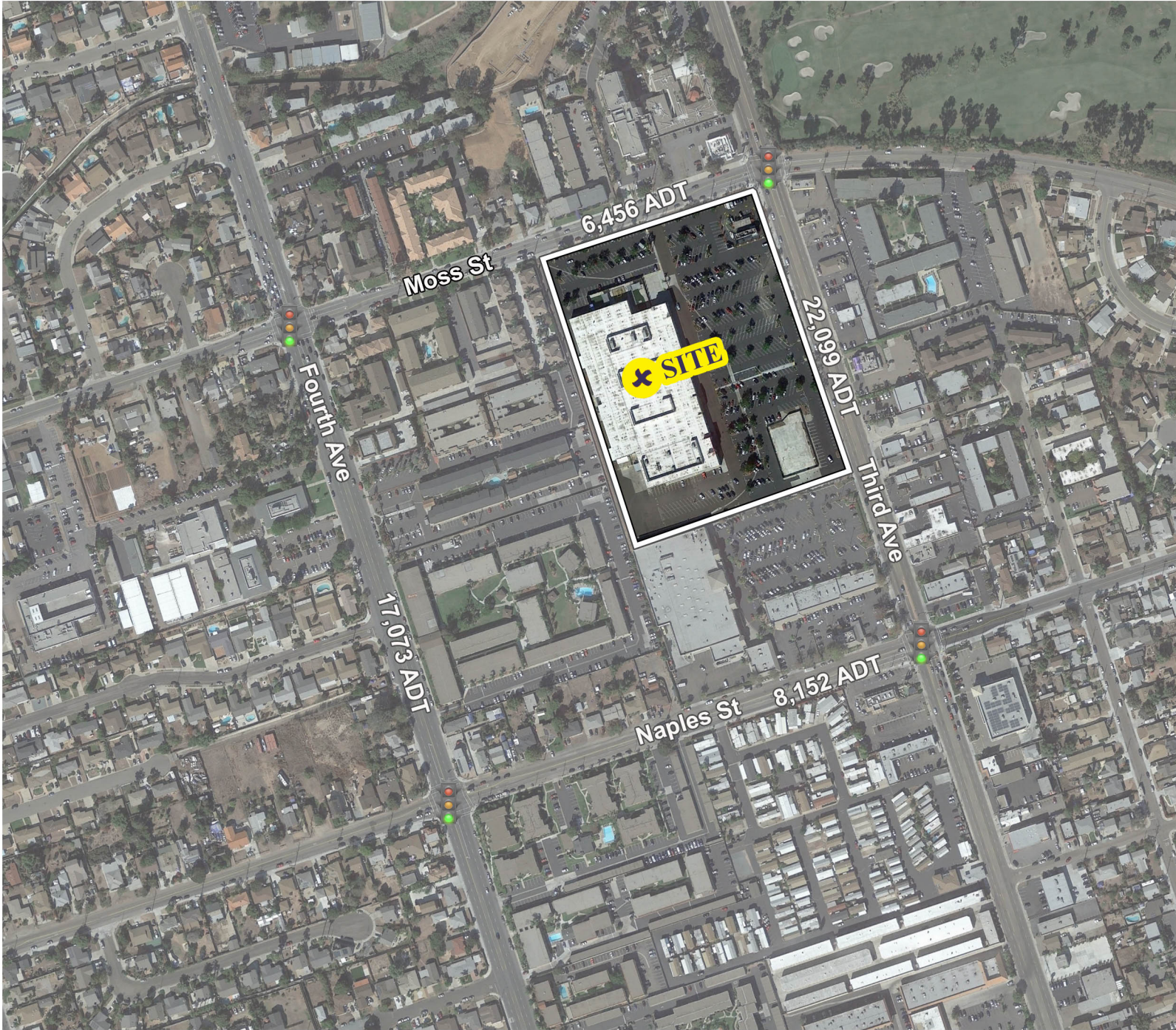
Mike Morris
mike.morris@mac-sd.com
858-775-7117 Mobile
858-452-7733 Direct

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	<div><div>ROSS DRESS FOR LESS</div><div>99c only STORES</div><div>CH2ZE FITNESS</div></div>		
Demographics		1 MILE RADIUS	3 MILE RADIUS
	2024 Population	32,722	183,290
	2019 Population	32,382	178,361
	2024 Median Household Income	\$60,379	\$66,340
	2024 Average Household Income	\$79,113	\$88,016
	Source: Gadberry Group - Magnify Demographics		
Traffic	Third Avenue	22,099 ADT*	
	Moss Avenue	6,456 ADT*	
	Source: Gadberry Group - Magnify Traffic Points CY Estimates		
	*ADT is an abbreviation for Average Daily Traffic		
Contact	Mike Morris, Morris and Campbell mike.morris@mac-sd.com 858-775-7117 Mobile 858-452-7733 Direct		

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

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



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

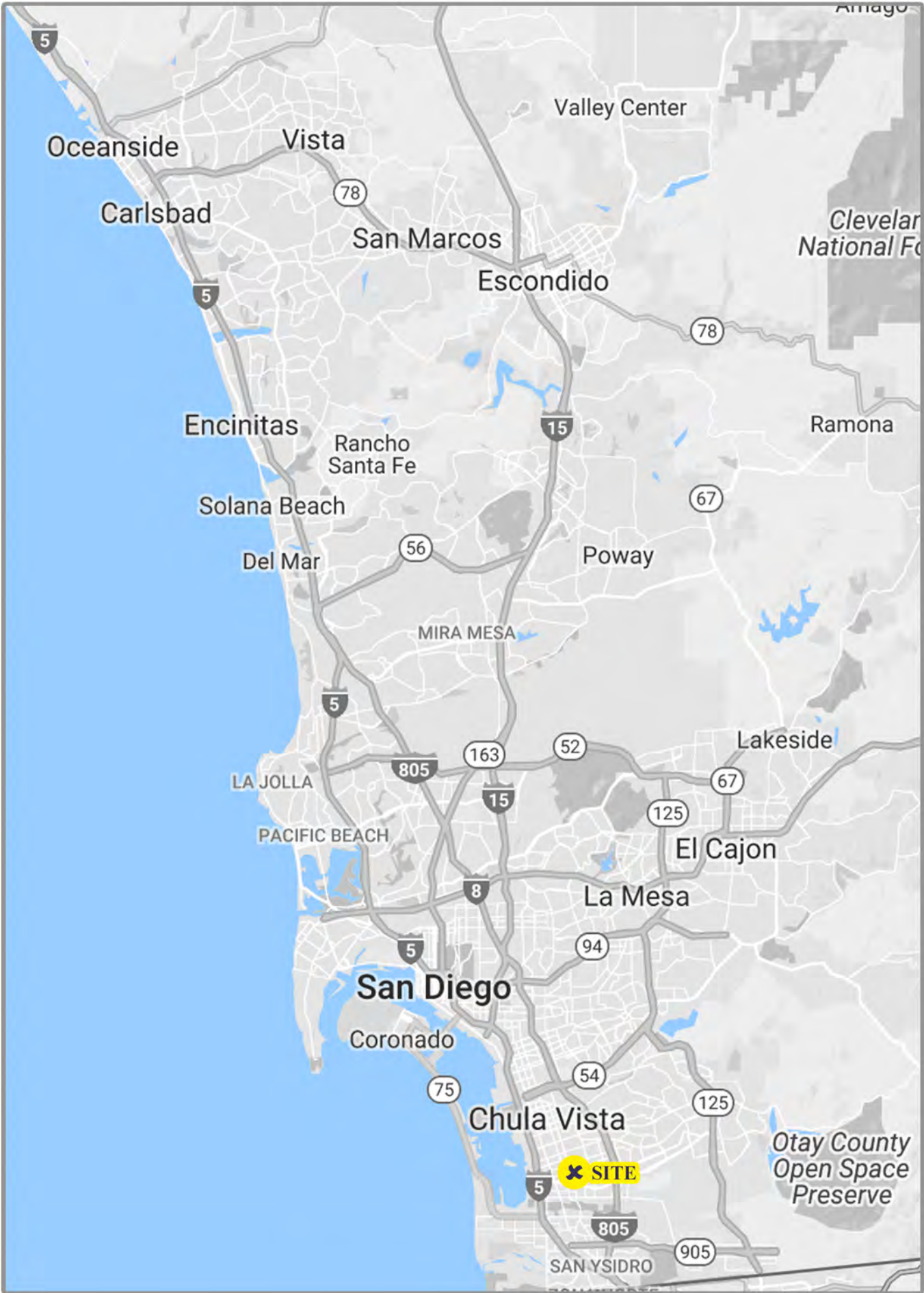
Morris
and
Campbell

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

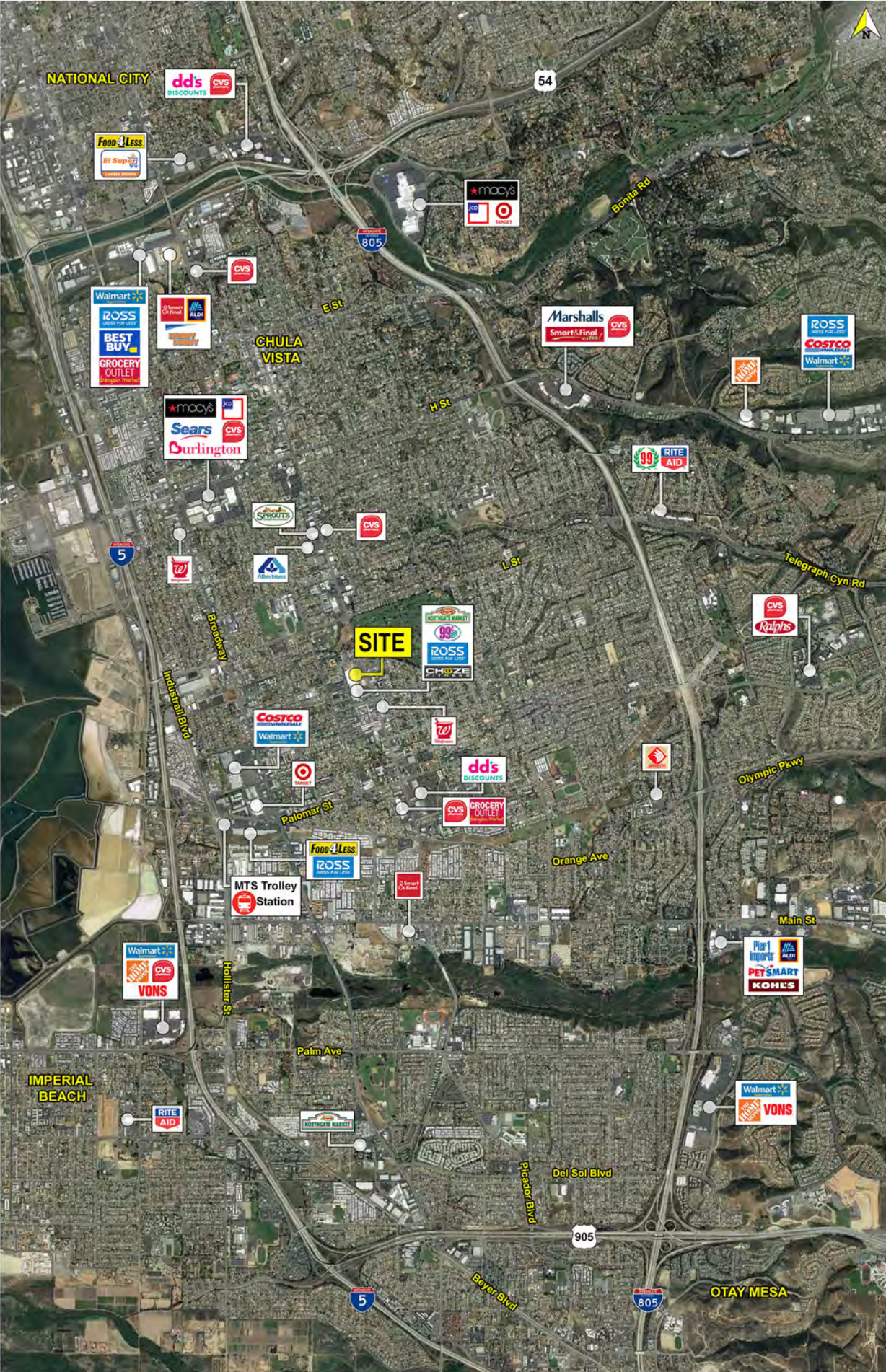
Close-up Aerial



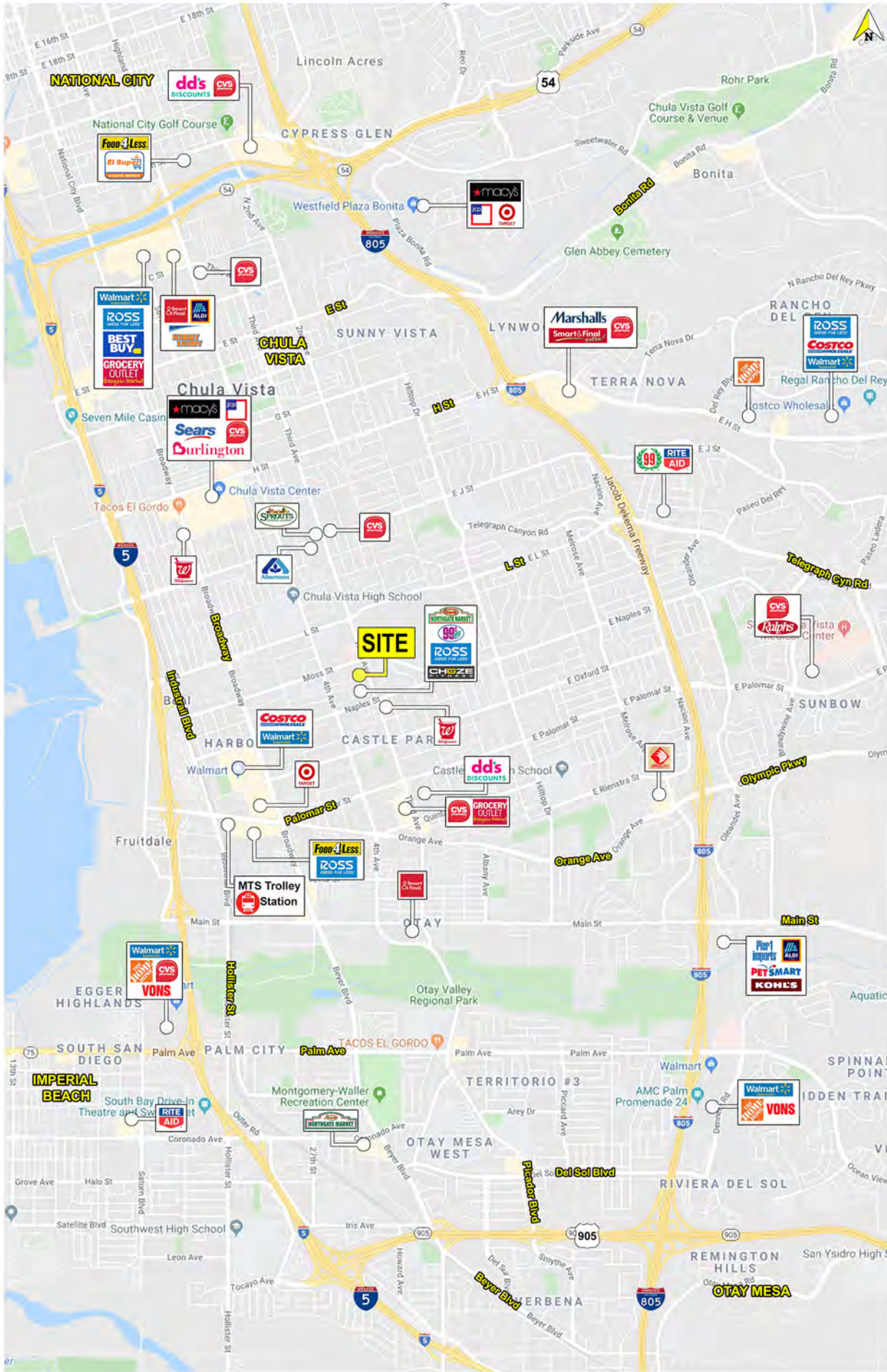
County Map



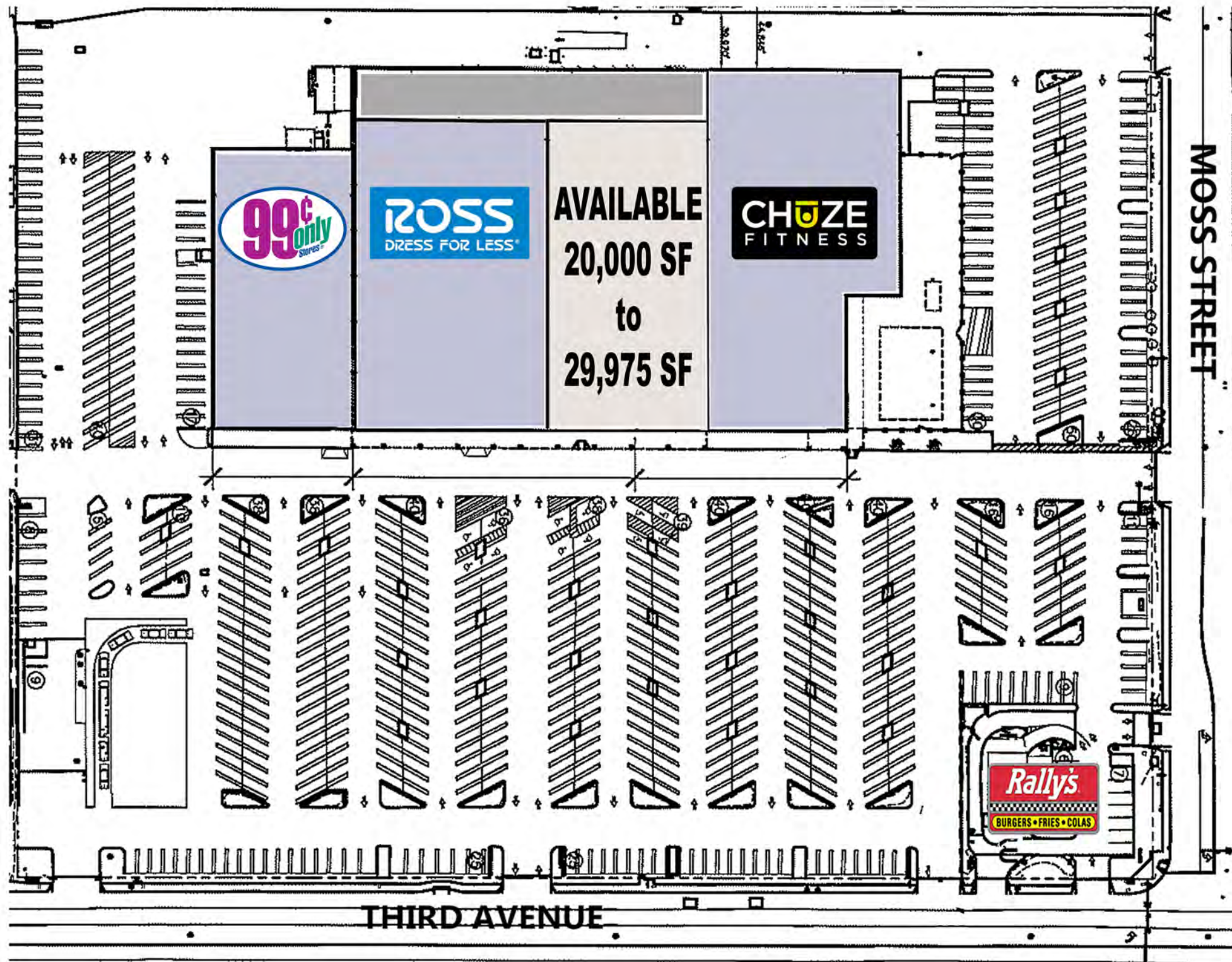
Retailers Trade Aerial



Retailers Trade Map



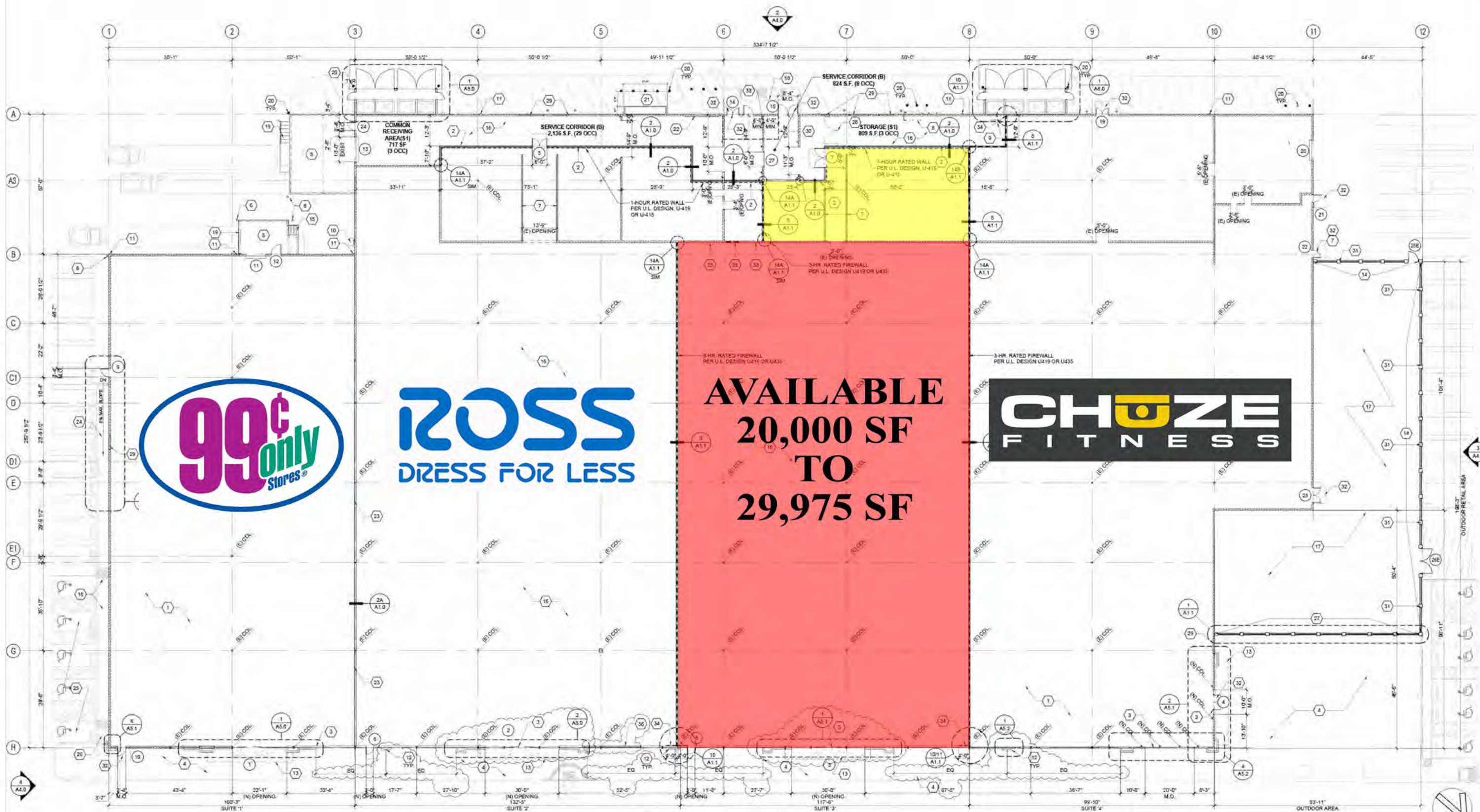
Site Plan



Photographs



Building Floor Plan



CONSTRUCTION SET 09.29.15

NORTH

LITTLE
ARCHITECTS

1001 ALHAMBRA BLVD., SUITE 400
FREMONT, CA 94539
TEL: 415.878.1400 FAX: 415.878.1403
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DATE: 07.08.15

NO.	REVISION	DATE
1	1ST CITY SUBMITTAL	05.01.15
2	ADDENDUM 'A'	06.09.15
3	2ND CITY SUBMITTAL	07.08.15
4	ADDENDUM 'B'	07.08.15
5	3RD CITY SUBMITTAL	08.12.15
6	BULLETIN #02	08.12.15
7	4TH CITY SUBMITTAL	09.21.15
8	BULLETIN #03-CLARIFICATION	11.02.15
9	BULLETIN #04	12.17.15

PROJECT TEAM

PRINCIPAL IN CHARGE

H. Kwon

PROJECT MANAGER

R. V. Oises

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 NO.

FLOOR
PLAN

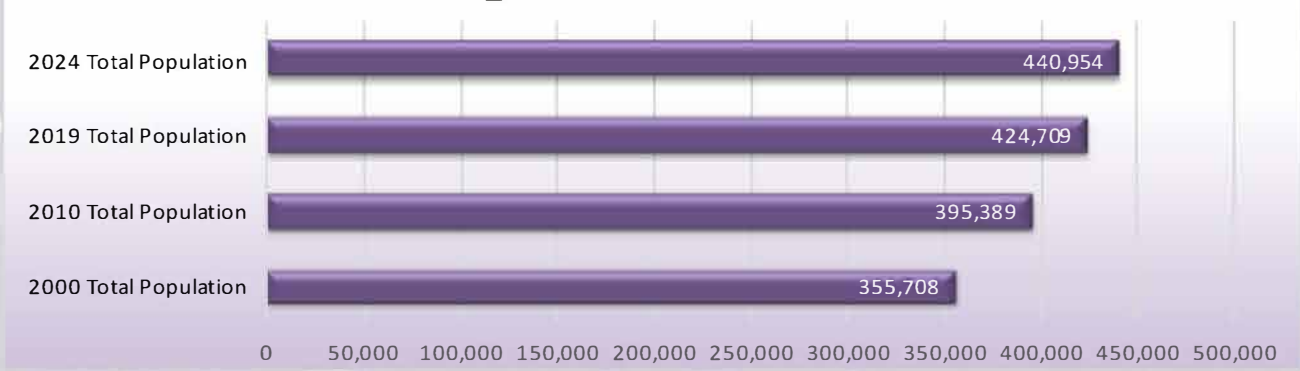
SHEET NAME

A1.0

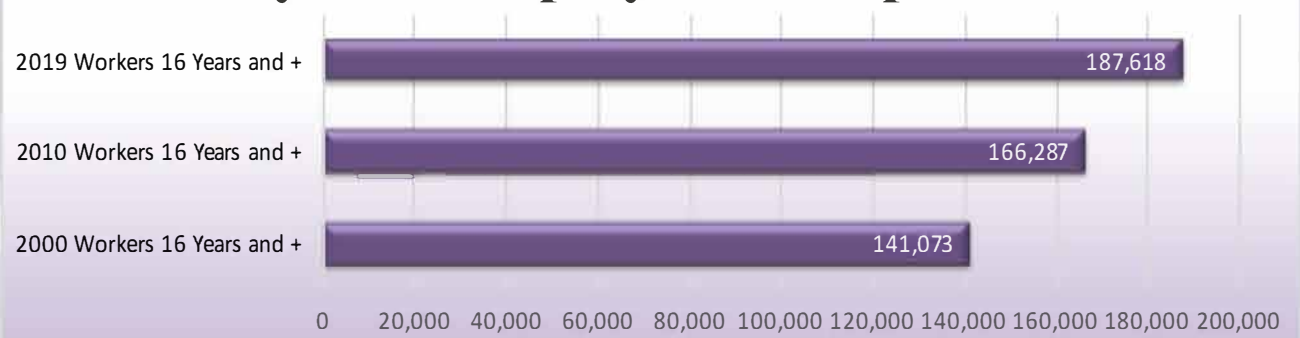
HOME

Demographic - 5 Mile Radius

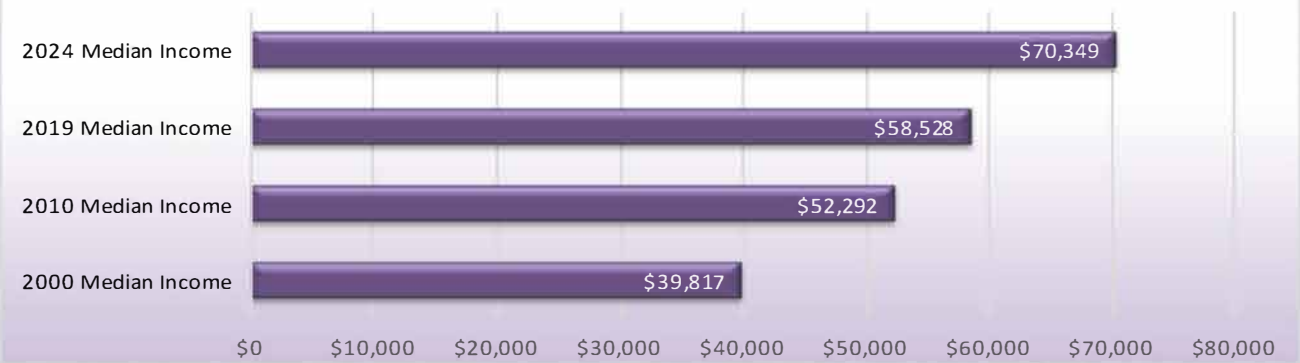
Population Trend



Daytime Employment Population



Median Household Income Trend



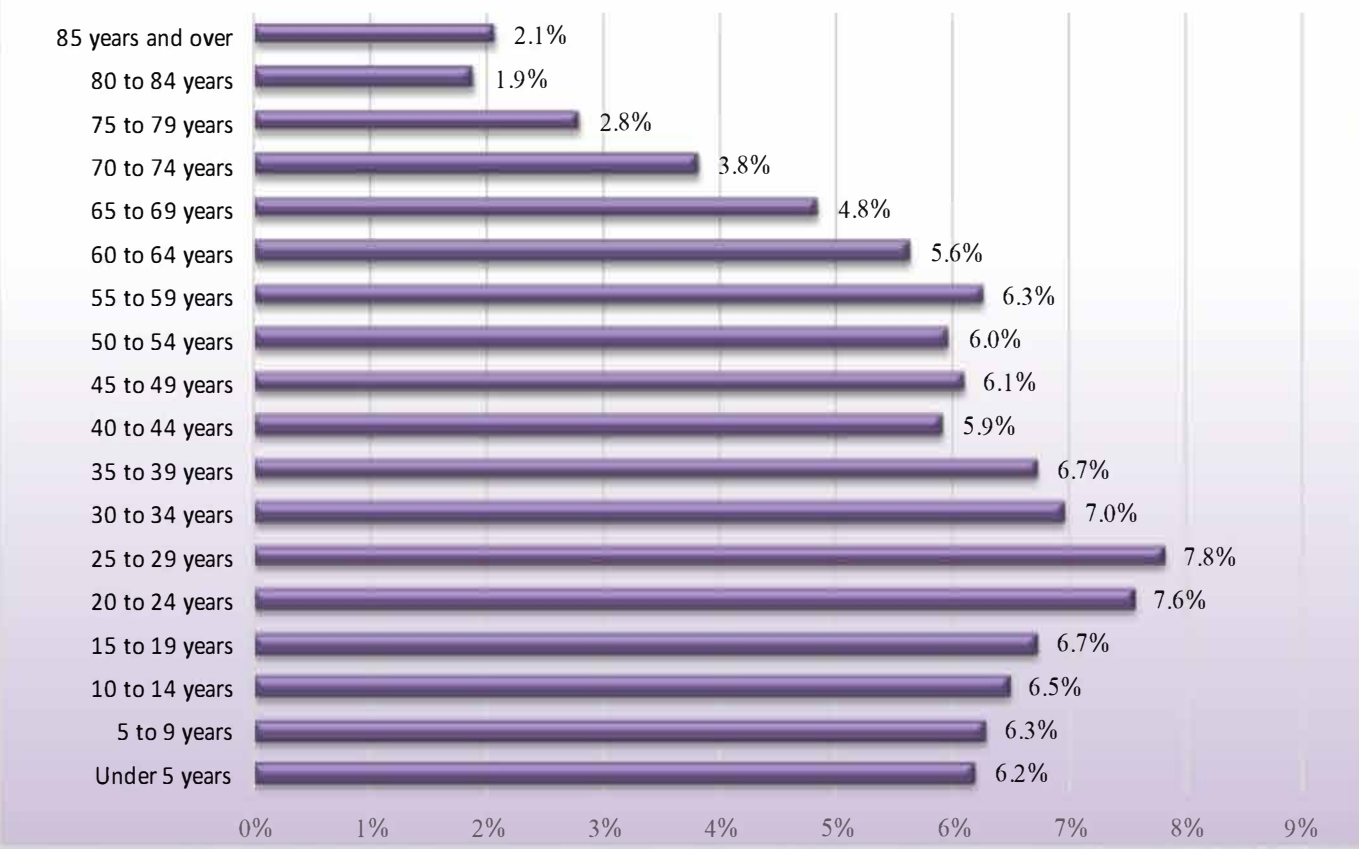
Per Capita Income Trend



2019 Household Income Detail



2019 Age of Population Detail



Demographic Overview

Third and Moss Chula Vista, CA	1 mi Ring	3 mi Ring	5 mi Ring
POPULATION OVERVIEW			
Population Trend			
2000 Total Population	29,333	157,180	355,708
2010 Total Population	31,661	169,500	395,389
2019 Total Population	32,382	178,361	424,709
2024 Total Population	32,722	183,290	440,954
Population Change 2000 to 2010	7.9%	7.8%	11.2%
Population Change 2000 to 2019	10.4%	13.5%	19.4%
Population Change 2010 to 2024	3.4%	8.1%	11.5%
Population Change 2019 to 2024	1.0%	2.8%	3.8%
2019 Race and Ethnicity			
White alone	56.3%	55.5%	51.8%
Black or African American alone	3.6%	3.6%	4.5%
Asian alone	5.2%	8.3%	12.9%
Other Race	35.0%	32.6%	30.8%
Hispanic or Latino			
Hispanic	76.1%	70.7%	65.3%
Not Hispanic	23.9%	29.3%	34.7%
2019 Age			
Median Age	35.3	37.4	36.5
19 and Under	26.3%	25.4%	25.7%
20 to 29	16.4%	14.6%	15.4%
30 to 39	13.2%	13.3%	13.7%
40 to 49	11.3%	11.9%	12.0%
50 to 64	16.0%	18.0%	17.9%
65 and Over	16.8%	16.8%	15.4%
2019 Occupation			
Civilian employed population 16 years and over	14,284	78,063	181,869
White collar	50.1%	52.9%	53.8%
Blue collar	49.9%	47.1%	46.2%
2019 Educational Attainment			
Population 25 years and over	21,520	120,698	283,609
No High School Diploma	28.1%	27.0%	24.4%
High school graduate, GED, or alternative	26.2%	24.2%	23.5%
College No Degree	24.6%	23.3%	24.1%
College or Advanced Degree	21.0%	25.5%	28.0%
2019 Marital Status			
Population 15 years and over	25,961	144,689	344,212
Married	46.6%	48.3%	48.5%
Not Married	53.4%	51.7%	51.5%

	1 mi Ring	3 mi Ring	5 mi Ring
HOUSEHOLD OVERVIEW			
Household Trend			
2000 Households	10,315	51,994	109,616
2010 Households	10,259	53,334	118,185
2019 Households	10,045	54,020	122,247
2024 Households	9,924	54,291	124,201
Household Change 2000 to 2010	-.5%	2.6%	7.8%
Household Change 2000 to 2019	-2.6%	3.9%	11.5%
Household Change 2010 to 2024	-3.3%	1.8%	5.1%
Household Change 2019 to 2024	-1.2%	.5%	1.6%
2019 Household Size			
Average Household Size	3.2	3.3	3.4
Household Income Trend			
2000 Median Income	\$33,876	\$38,779	\$39,817
2010 Median Income	\$41,075	\$49,032	\$52,292
2019 Median Income	\$50,919	\$55,605	\$58,528
2024 Median Income	\$60,379	\$66,340	\$70,349
Median Income Change 2000 to 2010	21.3%	26.4%	31.3%
Median Income Change 2000 to 2019	50.3%	43.4%	47.0%
Median Income Change 2010 to 2024	47.0%	35.3%	34.5%
Median Income Change 2019 to 2024	18.6%	19.3%	20.2%
2019 Household Income			
up to \$24,999	21.9%	20.2%	19.1%
\$25,000 to \$49,999	27.1%	25.2%	24.1%
\$50,000 to \$74,999	21.4%	17.9%	18.1%
\$75,000 to \$124,999	19.9%	23.1%	23.3%
\$125,000 to \$199,999	7.4%	10.5%	11.6%
\$200,000 or more	2.2%	3.1%	3.7%
HOUSING UNITS OVERVIEW			
2019 Home Value			
Median Home Value	\$380,837.60	\$362,633.60	\$382,783.80
Average Home Value	\$389,000.00	\$356,877.70	\$406,279.40
2019 Occupancy			
Households	10,045	54,020	122,247
Owner Occupied	35.0%	49.8%	49.6%
Renter Occupied	65.0%	50.2%	50.4%
Occupancy by Number of Units			
1 Unit, Detached	41.4%	46.7%	49.8%
1 Unit, Attached	6.1%	9.5%	11.1%
2 to 9	10.1%	10.7%	13.0%
10 to 49	19.0%	13.0%	12.3%
50 or more Units	21.7%	11.2%	8.7%
Mobile Home	1.7%	8.6%	4.9%
Boat, RV, Van, etc.	.0%	.4%	.3%

