

Available For Lease
± 1,904 SF - 2,007 SF Retail / Showroom Space

Two Months Free Rent (on a minimum three year lease term)

1655 & 1660

BROADWAY, CHULA VISTA, CA 91911
SOMMERSET PLAZA



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PROPERTY FEATURES



1655 & 1660 Broadway
Chula Vista, CA 91911



± 1,904 SF - 2,007 SF
Space Available



Surrounded by Retail
& Automotive



Excellent Ingress-Egress
And Parking



Easy Access to I805
SR-905 & SR-5



Proximity to I-5
(0.8 Miles)



Traffic Counts
29,367 Cars Per Day



Lease Rate
\$1.65/SF NNN

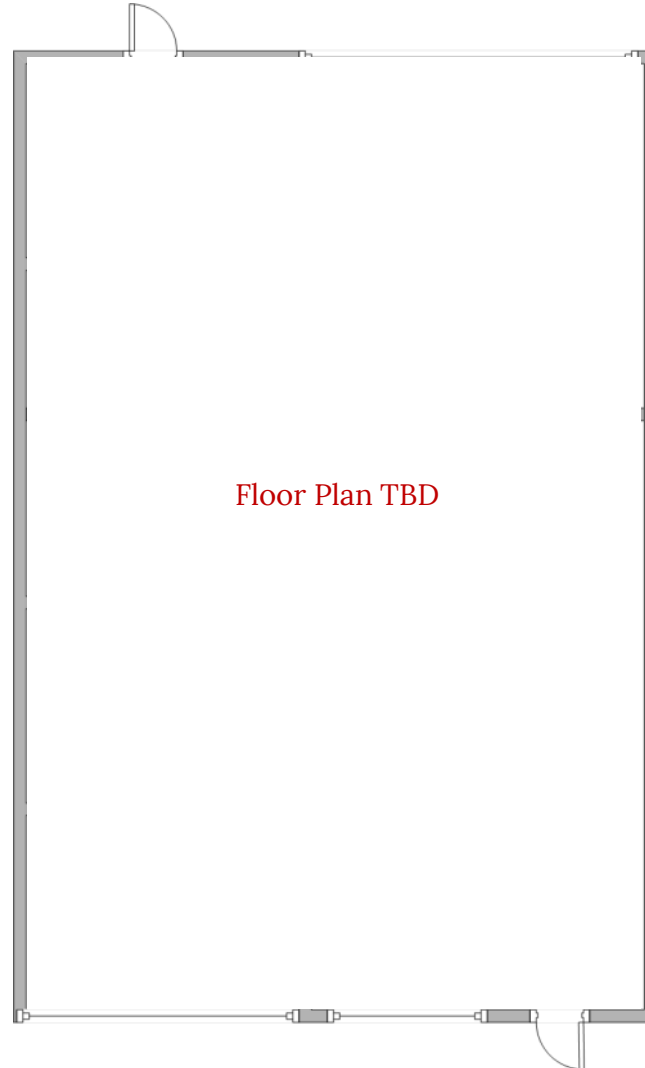
LOCATION HIGHLIGHTS

- ⇒ Located in Chula Vista's Busy Broadway Retail Corridor
- ⇒ Top Consumer Demographics Due to Cross-border Population
- ⇒ Close to World's Busiest International Port of Entry - San Ysidro
- ⇒ 15 Minutes to Downtown San Diego

1655

Suite 10: Approx. 2,007 SF

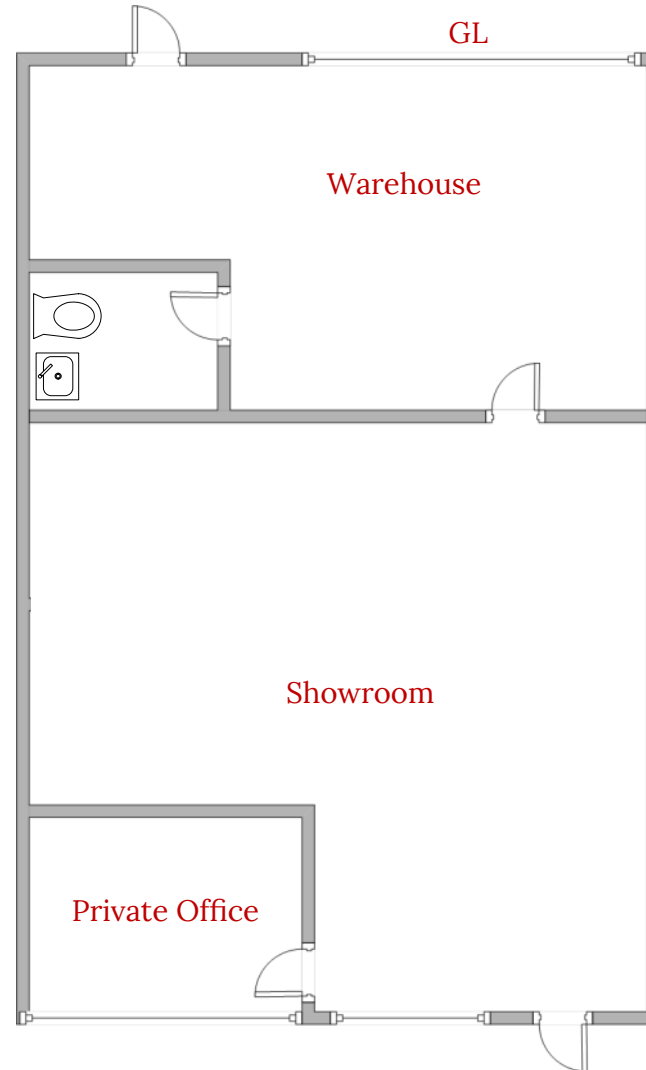
- Open Floor Plan
- One (1) Restroom
- One (1) GL Roll Up Door
- Lease Rate: \$1.65/SF NNN
- Available January 2027
Do Not Disturb Current Tenant



1655

Suite 15: Approx. 1,904 SF

- Showroom & Warehouse
- One (1) Private Office
- One (1) Restroom
- One (1) GL Roll Up Door
- Lease Rate: \$1.65/SF NNN



NEARBY AMENITIES

Chula Vista Bay Front

MTS Food 4 Less DQ
ROSS DRESS FOR LESS Starbucks Office DEPOT ups
Party City Applebee's AT&T
Payless SUBWAY

TARGET Michaels
BIG LOTS! McDonald's WELLS FARGO
Sprint IHOP CVS pharmacy

Walmart COSTCO WHOLESALE
Carl's Jr. CHASE PETCO

Downtown



SOMMERSET PLAZA

7 ELEVEN 24 HOUR FITNESS JACKSON HEWITT TAX SERVICE
CYCLE GEAR YOGA BOX Don Roberto JEWELERS

DEMOGRAPHICS

Chula Vista is the second largest city in the San Diego metropolitan area. Located just 7.5 miles from downtown San Diego and 7.5 miles from the Mexican border in the South Bay region of the metropolitan area, the city is at the center of one of the richest economic and culturally diverse zones in the United States. Chula Vista is named because of its scenic location between the San Diego Bay and coastal mountains.



330,621

Population (2024)



327,349

Population Projection (2029)



99,548

Households



\$3.5 B+

Consumer Spending



12,417

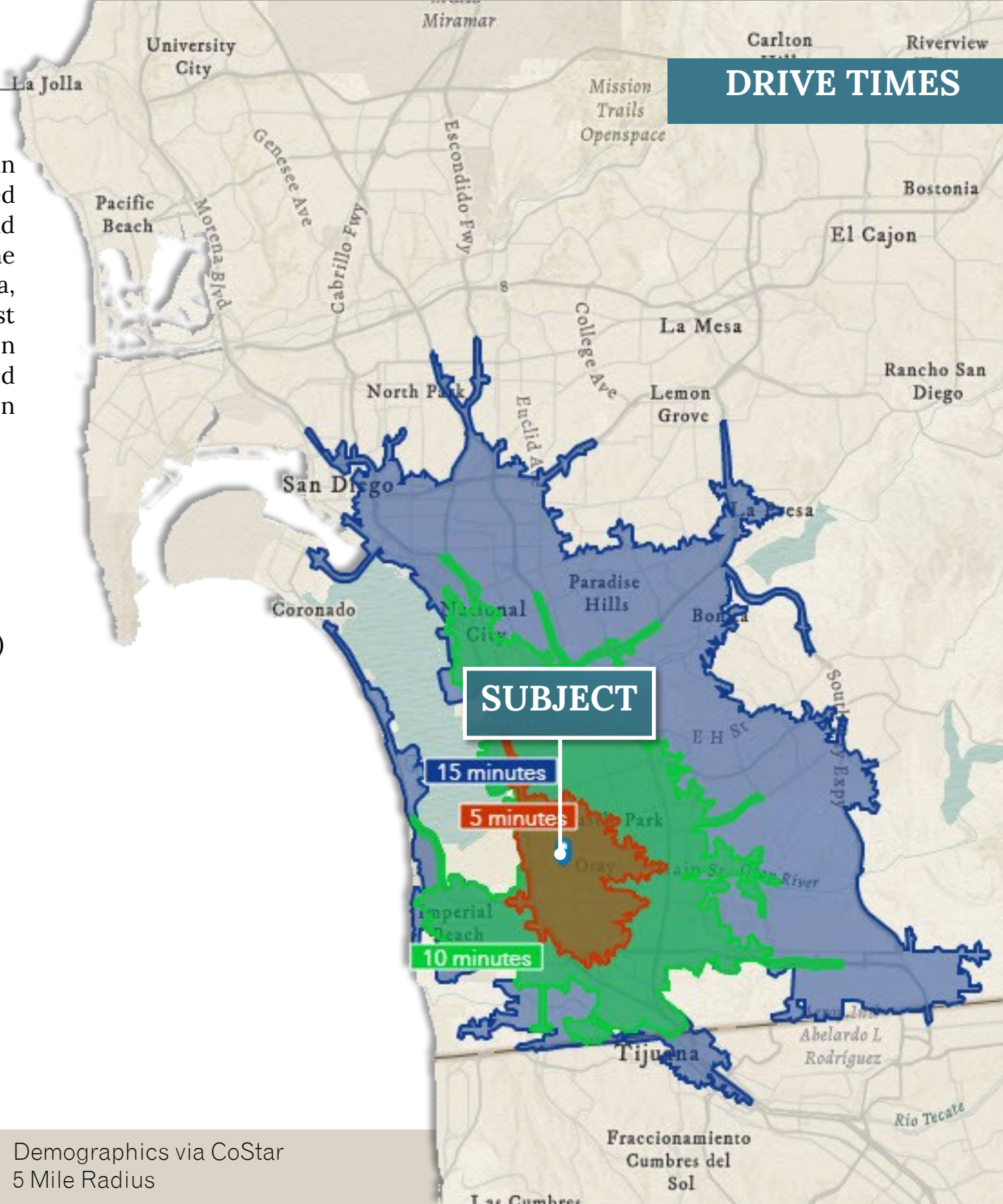
Businesses



92,864

Employees

DRIVE TIMES



CONTACT INFORMATION

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