

# BUILD-TO-SUIT/GROUND LEASE FAST FOOD DRIVE THRU OPPORTUNITY

# 1198 THIRD AVENUE CHULA VISTA, CA 91911



VIDEO TOUR



## BLANCHE GOLIA

Senior Advisor  
(619) 458-8025  
Blanche@PacificCoastCommercial.com  
Lic. 01956233

## VALLEY COLEMAN

Sales & Leasing Associate  
(619) 944-1979  
Valley@PacificCoastCommercial.com  
Lic. 02065336

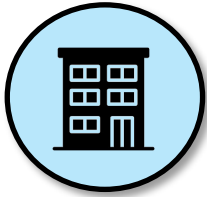
## CHASE PELTON

Sales & Leasing Advisor  
(619) 535-9177  
Chase@PacificCoastCommercial.com  
Lic. 01918260

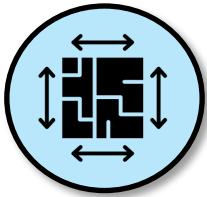
## SHIRLEY KANAMU

Senior Broker Associate  
(619) 787-6374  
Shirley@PacificCoastCommercial.com  
Lic. 01268281

# PROPERTY SUMMARY



1198 Third Avenue  
Chula Vista  
CA 91911



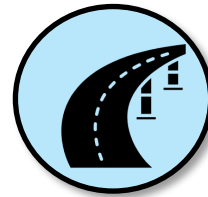
Availability  
± 1,500 – 7,000 SF



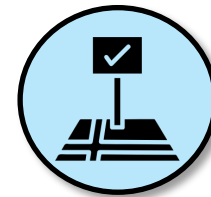
Retail  
Build-To-Suit With  
Potential Drive-Thru



Easy Ingress-Egress  
and Abundant  
Parking



Close Proximity to  
I-5, I-805 &  
Hwy 905 & 54



Situated within  
± 49,000 SF  
Retail Center



Located  
Near Dense  
Residential Areas



# DEMOGRAPHICS



## POPULATION

191,766  
3 MILE

386,131  
5 MILE

920,687  
10 MILE



## EASY TRANSPORTATION CORRIDORS

Situated between I-5 and I-805



## NUMBER OF EMPLOYEES



55,070  
3 MILE

144,892  
5 MILE

394,634  
10 MILE



## MEDIAN HOUSEHOLD

\$64,775  
3 MILE

\$71,068  
5 MILE

\$73,247  
10 MILE

## 2029 POPULATION PROJECTION



189,503  
3 MILE

382,502  
5 MILE

913,627  
10 MILE

## NUMBER OF BUSINESSES



7,015  
3 MILE

12,976  
5 MILE

44,811  
10 MILE



## TRAFFIC COUNTS (CARS / DAY)

COLLECTION ST	3rd Ave	Oxford St	Oxford St	3rd Ave
CROSS ST	Emerson St N	Parianos Dr E	del Mar Ave W	Kennedy St N
TRAFFIC VOLUME	24,965	8,870	4,234	18,867



**76**  
WALK SCORE



**44**  
TRANSIT SCORE



**55**  
BIKE SCORE

## THE LOCATION

Chula Vista, California, is a vibrant city in San Diego County, located just seven miles from downtown San Diego and near the U.S.-Mexico border. As the second-largest city in the county, it offers a diverse mix of suburban and urban living with scenic coastal views, rolling hills, and a strong economic base.

Known for its beautiful waterfront, Chula Vista is home to the Chula Vista Marina, Bayside Park, and the Living Coast Discovery Center, providing outdoor recreation and nature experiences. The city also boasts popular attractions like the North Island Credit Union Amphitheatre, the Sesame Place San Diego theme park, and numerous shopping and dining options, particularly in the thriving Eastlake and Otay Ranch communities.

With a growing population, excellent schools, and ongoing commercial and residential development, Chula Vista is an attractive destination for families, businesses, and investors. Its strategic location along major freeways, proximity to international trade hubs, and strong healthcare and biotech industries make it a key player in the Southern California economy.



# CHULA VISTA BAYFRONT REDEVELOPMENT

[CLICK TO EXPLORE](#)



SHORELINE PROMENADE, WALKING TRAILS AND BICYCLE PATH NETWORK



**70 ACRES**

NEW PARKS

(100 AC TOTAL, INCLUDING EXISTING PARKS)

**120 ACRES**

OPEN SPACE, HABITAT REPLACEMENT,  
WETLANDS & ECOLOGICAL BUFFERS TO PROTECT  
WILDLIFE HABITAT, SPECIES & OTHER COASTAL RESOURCES

**1,100 — 3,000**

PARKING SPACE FACILITY

**2,850**

TOTAL HOTEL ROOMS

**600,000**

**SQUARE FEET**

RESTAURANT, RETAIL &  
MARINA-SUPPORT USES

**220,000**

**SQUARE FEET**

MIXED-USE COMMERCIAL RECREATION/  
MARINE-RELATED OFFICE USES

The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information including zoning, financials, leases, square footage, permits and use should be verified during due diligence and prior to completing a transaction.

(619) 469-3600 | 10721 Treena St, Ste 200 | San Diego, CA 92131 | [www.PacificCoastCommercial.com](http://www.PacificCoastCommercial.com) | Lic. 01209930