

# FOR LEASE

374-384 H STREET, CHULA VISTA, CA 91910

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DRE # 01476024

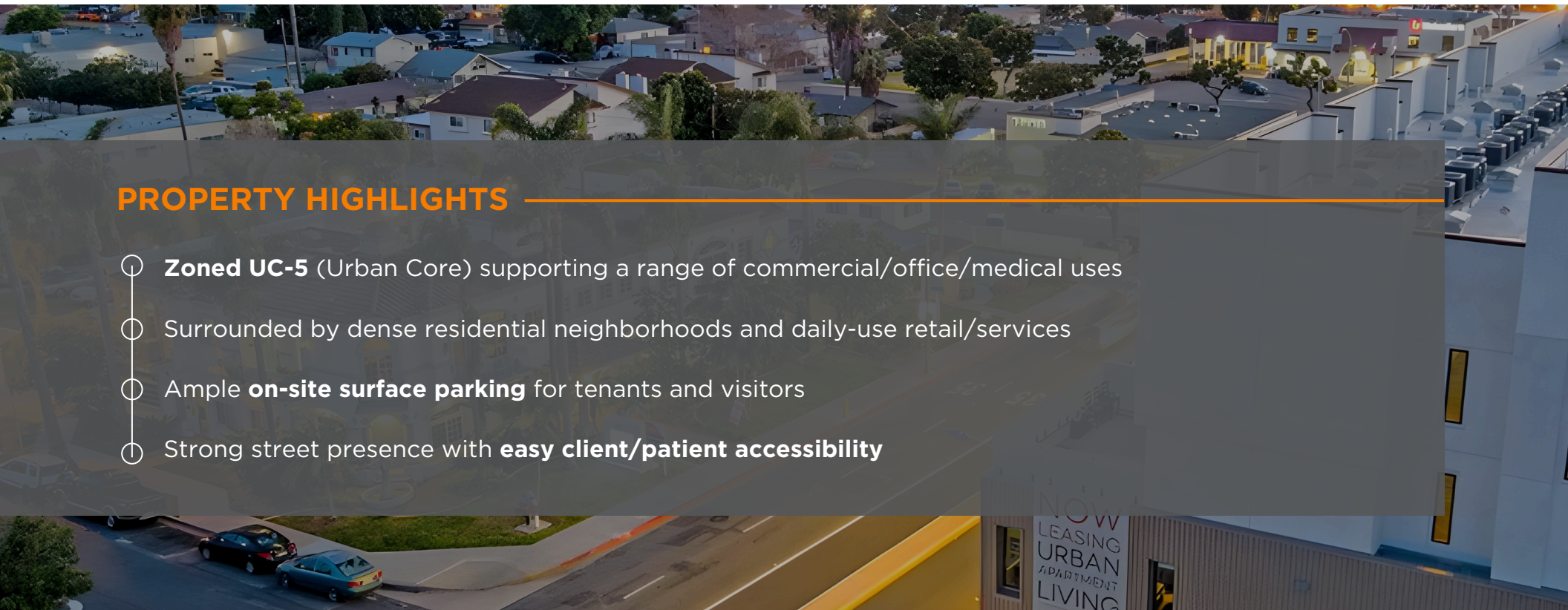


# PROPERTY SUMMARY

<b>PROPERTY TYPE</b>	Office, Medical	<b>SIGNAGE</b>	Monument Sign
<b>RBA</b>	±10,762 SF	<b>ELEVATOR SERVED</b>	Yes
<b>STORIES</b>	2	<b>PARKING</b>	42 spaces
<b>TYPICAL FLOOR</b>	±5,381 SF	<b>APN</b>	573-010-23
<b>CLASS</b>	B	<b>ZONING</b>	<a href="#">UC-5 (Urban Core)</a>
<b>TENANCY</b>	Multiple	<b>LEASE RATE</b>	Contact Advisor

## PROPERTY HIGHLIGHTS

- **Zoned UC-5** (Urban Core) supporting a range of commercial/office/medical uses
- Surrounded by dense residential neighborhoods and daily-use retail/services
- Ample **on-site surface parking** for tenants and visitors
- Strong street presence with **easy client/patient accessibility**



# PROPERTY SUMMARY

## SPACE(S) AVAILABLE

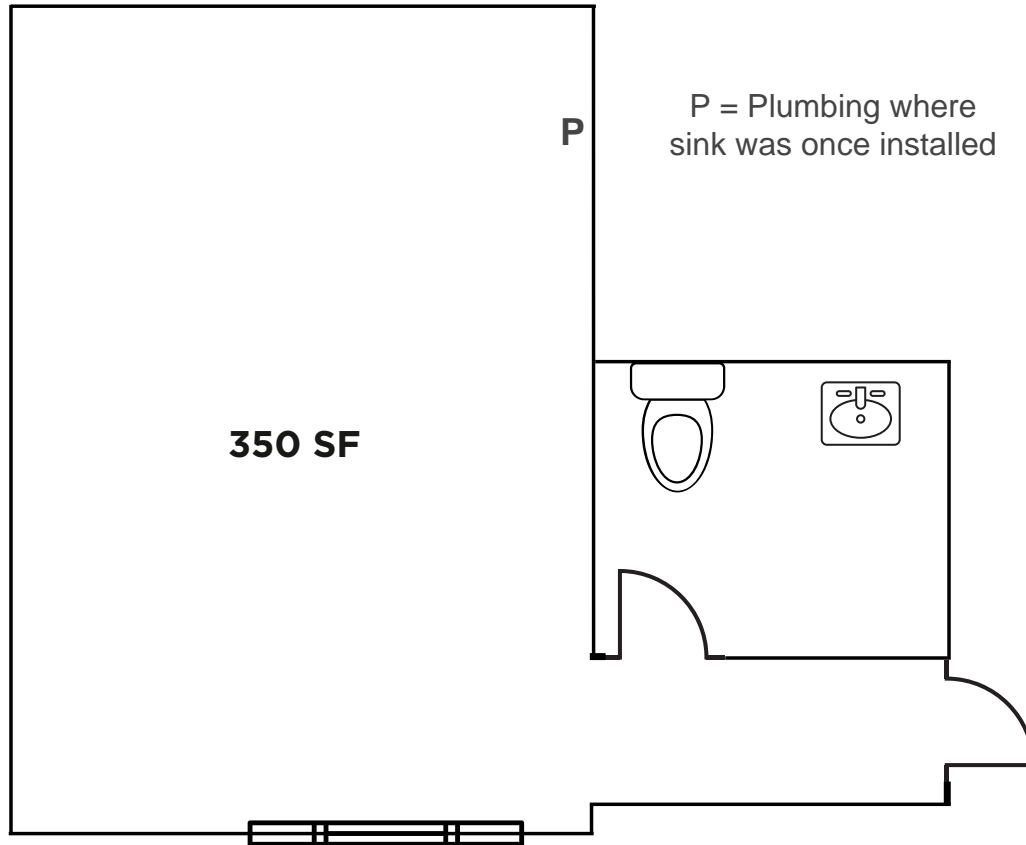
SUITE	SPACE SIZE	POTENTIAL USES	LEASE RATE
102	±350 SF	Office, Medical	Contact Advisor
103-B	±896 SF	Office, Medical	Contact Advisor

*Note: Ability to combine with Suite 102 & 103-B for a total of 1,246 SF of Medical Office.*



# FLOOR PLAN

# SUITE 102 | ±350 SF



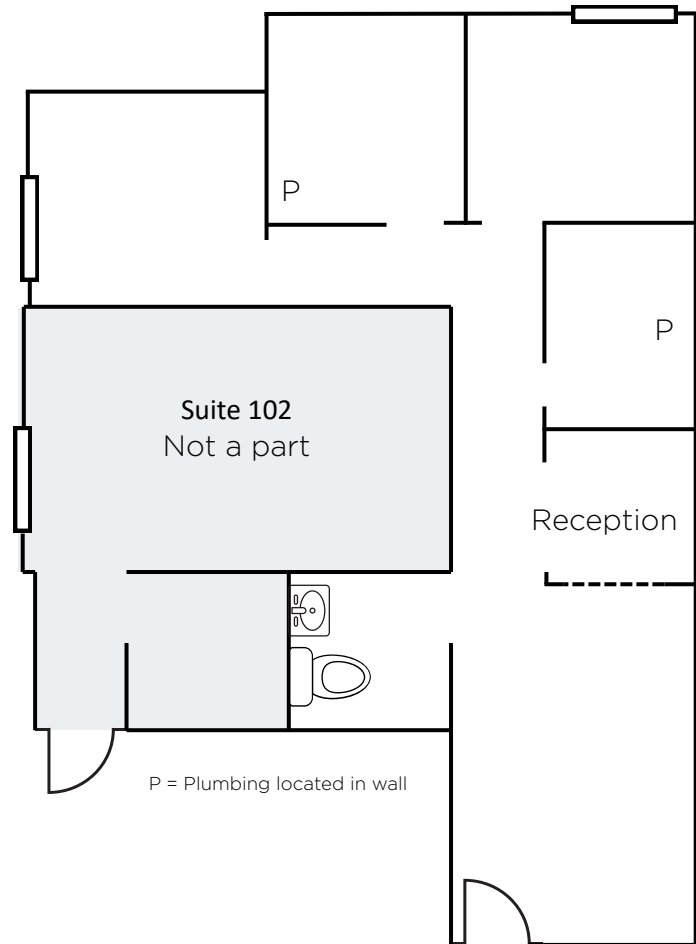
## INTERIOR IMAGE



Open office with plumbing for sink, window facing H Street and private wheelchair accessible restroom.

# FLOOR PLAN

## SUITE 103-B | ±896 SF



Note: Ability to combine with Suite 102 & 103-B for a total of 1,246 SF of Medical Office.

# PROPERTY IMAGES

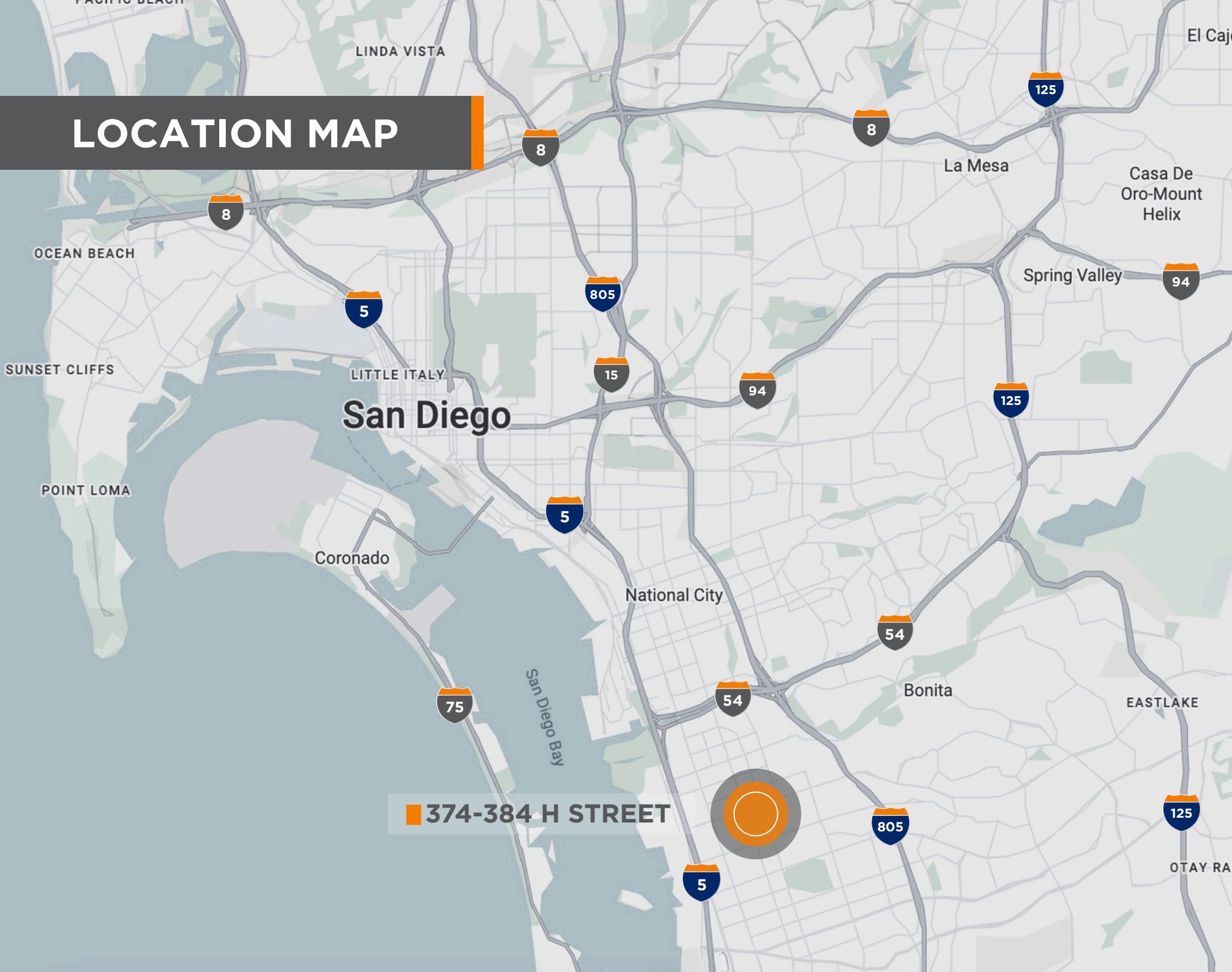


## LOCATION SUMMARY



Located in Downtown **Chula Vista** along the highly traveled **H Street** commercial corridor, **374-384 H Street** offers a central, customer-friendly location surrounded by retail, services, and dense residential neighborhoods. The property provides efficient connectivity to **I-5** and **I-805** and convenient access to transit—supporting strong regional reach for clients, patients, and staff. The site also benefits from close proximity to major medical demand drivers and the San Diego Superior Court House, further strengthening the corridor for office/medical users.

# LOCATION MAP



CHULA VISTA BAYFRONT DEVELOPMENT

H STREET CORRIDOR

GAYLORD HOTEL



SCRIPPS HOSPITAL



CHULA VISTA CENTER



SHARP REES-STEALY MEDICAL GROUP



NEW URBANA LUXURY APARTMENTS



VA HEALTHCARE CLINIC



GATEWAY CHULA VISTA



374-384 H STREET



SUPERIOR COURT SOUTH COUNTY DIVISION



# NEW DEVELOPMENTS

## NEW SHARP REES-STEALY CHULA VISTA



- Brand-new, **state-of-the-art medical campus** replacing older facilities and significantly expanding healthcare access in the South Bay.
- **75,000 SF, 3-story** medical office building
- **127,000 SF** parking structure with **~375 spaces**
- **Full-service outpatient medical center** (urgent care, primary care, specialty care, imaging, pharmacy, rehab, etc.)

## NEW URBANA APARTMENT DEVELOPMENT



Right Across 374-384 H St

## NEW VA HEALTHCARE CLINIC



Right Across 374-384 H St

# DEMOGRAPHICS

## DOWNTOWN CHULA VISTA, CA

Within Chula Vista, **Point2Homes** reports a **population** of **276,375** and **85,710 households**, with a **median age of 37.1** and **median household income of \$108,032**—strong fundamentals for sustained demand from patient- and client-serving businesses. The city’s workforce totals **127,605**, with **82.2% white-collar employment** and **61.8% employed by private companies**, supporting steady weekday activity and a deep labor pool—key drivers for the office/medical suites at **374-384 H Street** in Downtown Chula Vista.

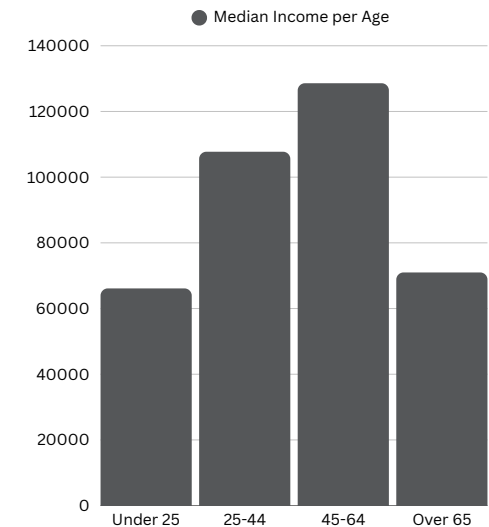
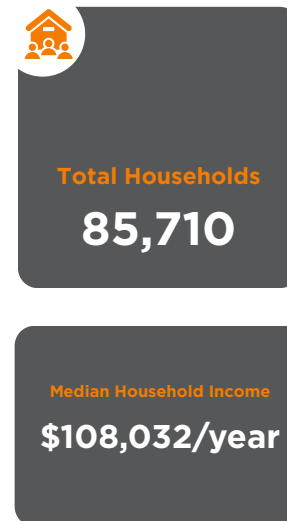
### POPULATION



### EMPLOYMENT



### HOUSEHOLDS & INCOMES



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