

RETAIL FOR LEASE

Walmart

Vision Center

BROADWAY PLAZA

Broadway & Naples Street, Chula Vista, CA 91911

COSTCO
WHOLESALE

NEWMARK | PACIFIC

PROPERTY HIGHLIGHTS



Broadway Plaza is a 356,340-square-foot community center located in South San Diego’s city of Chula Vista, located at the submarket’s primary intersection of Broadway and Naples Street, just two blocks east of Interstate 5.



The Broadway corridor has become the destination retail corridor for the city of Chula Vista. Anchored by Costco (w/Costco Gasoline) and Walmart, other notable tenants include Petco, Chase, Eyeglass World, Carl’s Jr., Subway, WaBa Grill, Panda Express and Baskin Robbins. Better Buzz coming soon!



Excellent visibility and convenient access with approximately 37,650 cars daily at the intersection of Broadway and Naples Street.



Supported by a highly productive, working class customer base of over 190,000 residents within 3-mile of the project. Daytime population in a 3-mile radius is over 154,000.



SITE PLAN



TENANT ROSTER

Suite	Tenant	SF
1100	Carl's Jr.	2,600
1120	Chase Bank	4,584
1120-120	GameStop (Available 5/1/2027)	1,325
1120-130	Subway	1,140
1120-140	Panda Express	1,860
1130	Costco	154,569
1142	Petco	13,200

Suite	Tenant	SF
1150	Walmart	153,578
1170-110	Mission Federal Credit Union	2,342
1170-130	EyeGlass World	3,937
1170-150	Baskin Robbins	1,125
1170-160	WaBa Grill	1,500
PAD	Better Buzz (Coming Soon)	1,734





Walmart

COSTCO
WHOLESALE

Oxford Street (±6,585 ADT)

BR
BASKIN-ROBBINS

Waba

AMERICA'S BEST
CONTACTS & EYEGLASSES

MISSION
FEDERAL CREDIT UNION

Better Buzz
COFFEE ROASTERS
(COMING SOON)

petco

1,325 SF
AVAILABLE

RELOCATION OF
COSTCO GAS
(COMING SOON)

CONVERSION
TO PARKING
(COMING SOON)

SUBWAY

CHASE

PANDA EXPRESS

Carl's Jr.

Broadway (±27,416 ADT)

Naples Street (±10,235 ADT)

Chula Vista at-a-glance

284,511

TOTAL POPULATION

224,803

TOTAL DAYTIME POPULATION

37.2

MEDIAN AGE

89,584

TOTAL HOUSEHOLDS

\$143,863

AVERAGE HOUSEHOLD INCOME

8TH

LARGEST CITY IN SOUTHERN
CALIFORNIA

\$822,106

AVERAGE HOME VALUE

Source: ESRI

	1 Mile	3 Miles	5 Miles
POPULATION			
2026 Population	24,613	190,428	360,418
2031 Population	24,600	190,201	360,438
2026-2031 Annual Rate	-0.01%	-0.02%	0.00%
Total Businesses	1,314	5,655	10,049
Total Employees	11,403	46,251	87,566
Total Daytime Population	24,867	154,702	296,350
2026 Median Age	35.4	37.2	36.9
HOUSEHOLDS			
2026 Total Households	8,201	61,004	111,615
2026 Average Household Size	2.98	3.10	3.17
2026 Housing Units	8,486	63,580	116,776
Owner Occupied Housing Units	28.9%	42.9%	46.3%
Renter Occupied Housing Units	67.8%	53.0%	49.2%
Vacant Housing Units	3.4%	4.1%	4.4%
2026 Average Home Value	\$513,438	\$665,210	\$747,690
INCOME			
Household Income Base	8,201	61,004	111,616
<\$15,000	5.8%	7.1%	6.8%
\$15,000 - \$24,999	8.3%	5.4%	4.7%
\$25,000 - \$34,999	7.5%	6.3%	5.2%
\$35,000 - \$49,999	10.2%	10.7%	9.2%
\$50,000 - \$74,999	21.5%	15.7%	14.0%
\$75,000 - \$99,999	15.6%	14.3%	13.9%
\$100,000 - \$149,999	15.9%	19.0%	19.9%
\$150,000 - \$199,999	8.0%	10.7%	12.0%
\$200,000+	7.2%	10.9%	14.3%
2026 Median Household Income	\$69,846	\$81,855	\$91,599
2026 Per Capita Income	\$29,323	\$33,306	\$36,212
2026 Average Household Income	\$88,487	\$103,546	\$116,125





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FOR FURTHER INFORMATION PLEASE CONTACT:

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