

± 3,000 SQ. FT. RETAIL SUITE FOR LEASE

# 453-461

BROADWAY, CHULA VISTA, CA 91910



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# PROPERTY DESCRIPTION



## PROPERTY

453-461 Broadway, Chula Vista, CA 91910

- ± 8,388 Sq. Ft. Retail Strip Center



## AVAILABILITY

± 3,000 SF Retail Suite



## LOCATION

- Located on the Southeast Corner of Broadway & Roosevelt Street
- Excellent Location with High Exposure (25,399 VPD)
- Chula Vista's Busiest Commercial Thoroughfare
- Directly Across the Street from Pep Boys and One Block from the Chula Vista Center



## SIGNAGE

Building & Monument Signage



## ZONING

UC-13 (Mid Broadway)



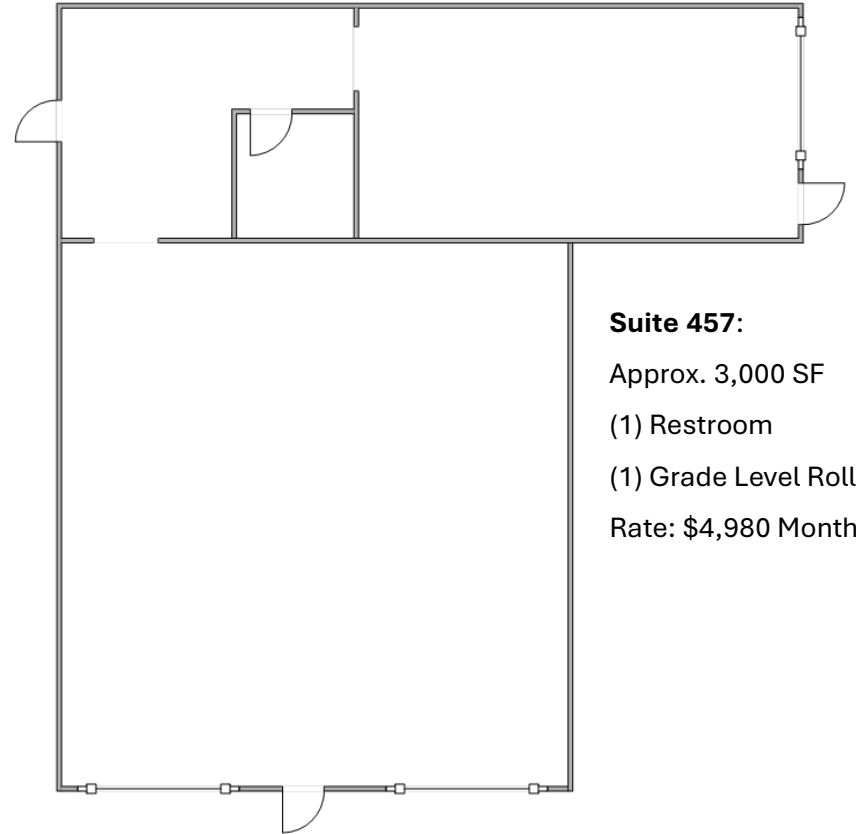
## ACCESSIBILITY

Easy Freeway Access to I-5 & H Street



## LEASE RATE

\$4,980/Month



### Suite 457:

Approx. 3,000 SF

(1) Restroom

(1) Grade Level Roll-Up Door

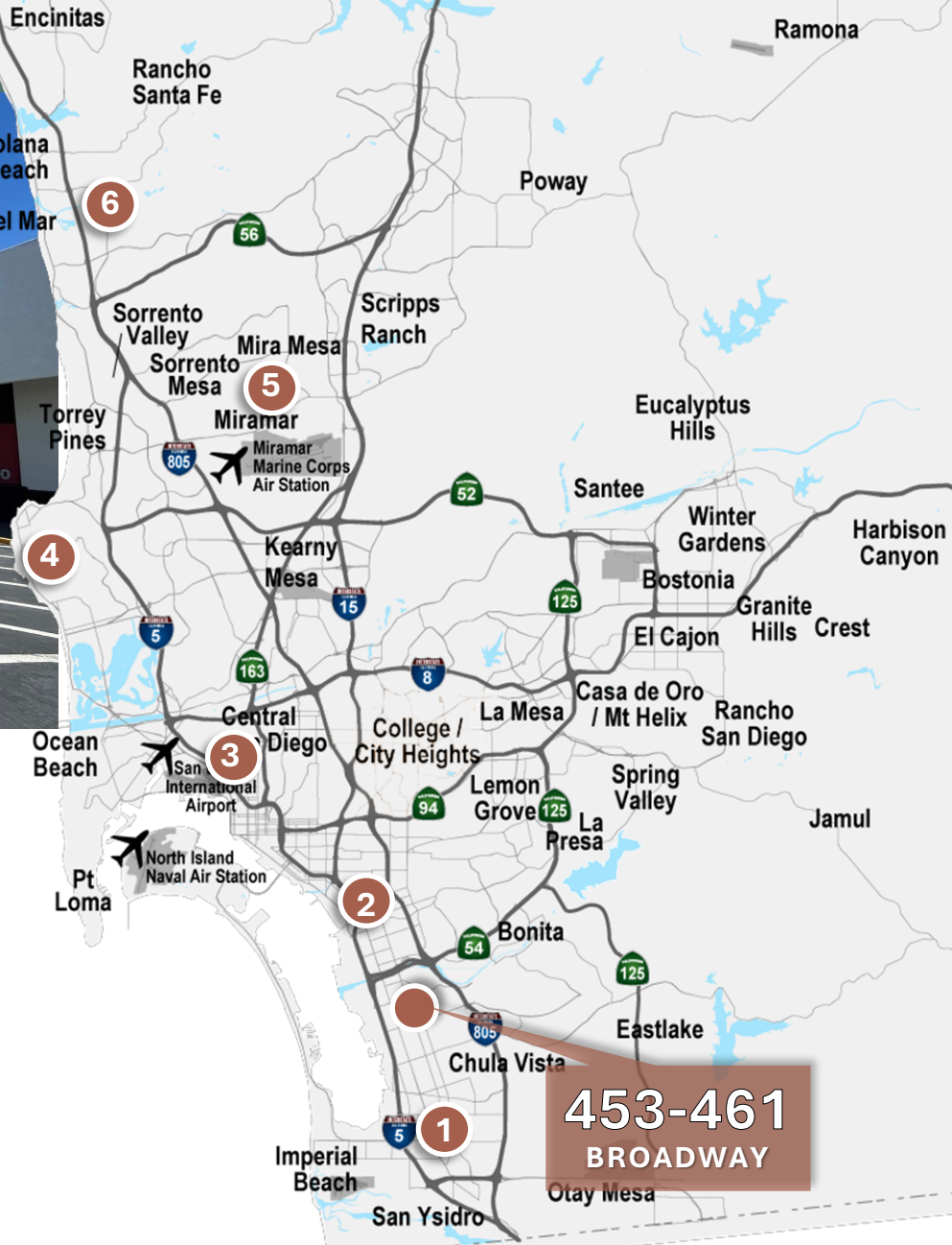
Rate: \$4,980 Month

# SITE PLAN



Site Plan Not Fit to Scale; for Reference Purposes Only.

# LOCATION



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1

**7 MIN**  
 IMPERIAL BEACH

2

**9 MIN**  
 NATIONAL CITY

3

**14 MIN**  
 DOWNTOWN  
 SAN DIEGO

4

**20 MIN**  
 PACIFIC BEACH

5

**25 MIN**  
 MIRA MESA

6

**32 MIN**  
 DEL MAR