

3,443 SF SECOND GENERATION RESTAURANT SPACE FOR LEASE | SOUTH BAY

TURNKEY KITCHEN • INDOOR-OUTDOOR DINING • PATIO INCLUDED



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GATEWAY • CHULA VISTA
303 H STREET • CHULA VISTA, CA 91910



HIGHLIGHTS . . .

PATIO SPACE AVAILABLE



GREAT PARKING



LOCATION HIGHLIGHTS!



STRATEGIC CENTRAL LOCATION

Located in the heart of Chula Vista's commercial corridor, 303 H Street offers convenient access to major freeways, public transit, and civic amenities.

EXCELLENT FREEWAY ACCESS

Just off I-5 and minutes to I-805, providing direct routes to Downtown San Diego, National City, and the U.S.-Mexico Border.

TRANSIT-ORIENTED

Steps from the H Street Trolley Station (San Diego Trolley - Blue Line), offering direct commuter access to Downtown San Diego and San Ysidro.

CLOSE TO CIVIC & MEDICAL CENTERS

Within blocks of Scripps Mercy Hospital Chula Vista, Chula Vista City Hall, Chula Vista Library, and various county offices. San Diego Superior Court - South County Division and the San Diego County Assessor/Recorder/County Clerk Office are located directly across the street!

SURROUNDED BY AMENITIES

Walking distance to major retailers (Target, Vons), restaurants, banks, and professional services. Nearby shopping centers include Chula Vista Center Mall and Terra Nova Plaza.

DENSE RESIDENTIAL & DAYTIME POPULATION

Strong surrounding population base supports a wide range of professional services and office users.

GROWING REGIONAL HUB

Located within minutes of the Chula Vista Bayfront Development, a \$1B+ revitalization bringing new hospitality, recreation, and business opportunities to the area.

ABUNDANT NATURAL LIGHT



RECENTLY RENOVATED



SECOND GENERATION RESTAURANT SPACE

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GATEWAY CHULA VISTA





CITY OF CHULA VISTA

- Nearby residential communities bring a stable, local employee base.
- Chula Vista is undergoing major revitalization and expansion—Bayfront development is a \$1B+ project transforming the region with hotels, convention centers, and recreational spaces.
- Pro-business city policies and incentives for local business development. The corridor is a focus area for revitalization and economic development, potentially benefiting from city incentives.
- Prime central Chula Vista location, situated just west of the I-5 freeway, close proximity to Downtown Chula Vista, key government offices, and business services 20 minutes from Downtown San Diego, 15 minutes from US-Mexico Border.



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CHULA VISTA BAYFRONT: A PREMIER DESTINATION FOR BUSINESS, LEISURE, AND LIFESTYLE

The Chula Vista Bayfront represents one of the most ambitious waterfront redevelopments on the West Coast—a 535-acre transformation led by a strategic partnership between the Port of San Diego and the City of Chula Vista. Positioned to become a dynamic hub for tourism, commerce, and community life, the project is designed to seamlessly blend world-class hospitality, vibrant public spaces, and environmental stewardship.

At the heart of the Bayfront lies the Gaylord Pacific Resort and Convention Center, a signature development by RIDA Chula Vista, LLC, in collaboration with Gaylord Hotels—Marriott International’s premier convention hotel brand. This iconic resort will feature up to 1,600 hotel rooms, a state-of-the-art convention center with four ballrooms, three levels of meeting space, and two outdoor event lawns, resort-style amenities, including a spa, pool with lazy river, retail, dining, and more and expansive public promenades and waterfront access. This landmark destination will be Gaylord Hotels’ first West Coast location, catalyzing economic growth and inspiring future development throughout the Bayfront.

The Chula Vista Bayfront Master Plan includes 70 acres of new parks (100 total with existing) and 120 acres of open space, habitat restoration, and wetland buffers, a network of promenades, trails, and bike paths, over 2,850 hotel rooms, 600,000 SF of restaurant, retail, and marina-support uses, 220,000 SF of mixed-use commercial/recreational space, parking for 1,100-3,000 vehicles.

This once-in-a-generation project will establish Chula Vista as a premier South Bay destination—where coastal lifestyle meets business opportunity. Leasing opportunities in and around this master-planned waterfront are now in high demand.



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PHOTO GALLERY | SECOND GENERATION RESTAURANT SPACE



LOCATION



- Located in the heart of Chula Vista and surrounded by homes, businesses and schools
- Directly across street from Superior Court South County Division & County Assessor's Office
- Increasing demographics in the surrounding community
- New developments planned nearby for increased living space, amenities, and businesses

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