

FOR LEASE

259
3rd Avenue
Chula Vista, CA 91910



McKeeCommercialRealEstate.com



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259 3rd Avenue Chula Vista



Property Highlights

Discover 259 Third Avenue — The Heart of Downtown Chula Vista 259 Third Avenue in Downtown Chula Vista is one of most inviting and dynamic commercial corridors—a place where community, culture, and commerce come together in a way that's both historic and forward-looking. , Third Avenue serves as a walkable, pedestrian-friendly destination surrounded by lively local shops, eclectic dining, craft breweries, boutiques, galleries, and service-oriented businesses. This historic commercial street blends longstanding legacy businesses with new entrepreneurial energy, creating a unique small-town feel in a growing urban setting.



A culturally rich and engaged community



Strong local support and regular destination foot traffic



A mix of historic charm and modern appeal



Annual events and promotional outreach



A strategic location in one of San Diego County's fastest-evolving downtown districts



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Market Overview

Chula Vista, CA 91910



77,957
Population



38.4
Median Age



26,383
Households



\$87,705
Median Home Value



\$676,829
Household Income
*Source: costar.com

Chula Vista

259 3rd Ave in Downtown Chula Vista is a commercial/mixed-use property located in the heart of the city's vibrant Third Avenue district — an area known for its walkable streets, local shops, restaurants, breweries, and cultural destinations.

Conveniently Located

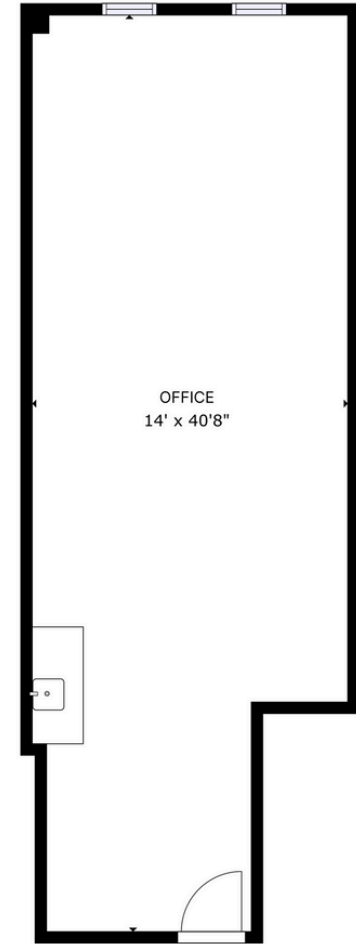
The property is conveniently near I-805 and SR-54, providing quick access to downtown San Diego, the airport, and surrounding communities.

Accommodations & Attractions

Located in Downtown Chula Vista's Third Avenue Village, the property is steps from restaurants, shops, entertainment, and nearby hotels, in a lively, walkable area.

Suite 204

521 SF



Suite Details

Build-Out:

- Open Workspace
- Kitchenette
- Split unit HVAC
- Common Area Restrooms

Location: 2nd Floor, 3rd Ave Facing Suite

[Virtual Tour](#)



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