

GATEWAY CHULA VISTA  
333 H ST, CHULA VISTA, CA  
AVAILABLE FOR LEASE



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## PROPERTY HIGHLIGHTS

- **131,760 SF CLASS "A" SIX STORY BUILDING**
- **OFFICE, MEDICAL & RETAIL USE AVAILABLE**  
Allowing for a multitude of users
- **SAFE & SECURE**  
24/7 on-site security with after hours key card access
- **EASILY ACCESSIBLE**  
To I-5, I-805 and public transportation. 6-story parking garage with 4/1000 parking
- **ON-SITE & NEARBY AMENITIES**  
On-site amenities and close to Chula Vista Shopping Center. Across the street from SD County Regional Courthouse and walking distance to Scripps Mercy Hospital
- **SIGNAGE OPPORTUNITIES**



# GATEWAY CHULA VISTA

## FIRST FLOOR

| SUITE | AVAILABLE SF | AVAILABILITY | RATE          |
|-------|--------------|--------------|---------------|
| 1065  | 2,156 SF     | NOW          | \$3.15 MG + E |

## FIFTH FLOOR

| SUITE | AVAILABLE SF | AVAILABILITY | RATE          |
|-------|--------------|--------------|---------------|
| 5010  | 5,160 SF     | NOW          | \$3.15 MG + E |



# GATEWAY CHULA VISTA

## FIRST FLOOR

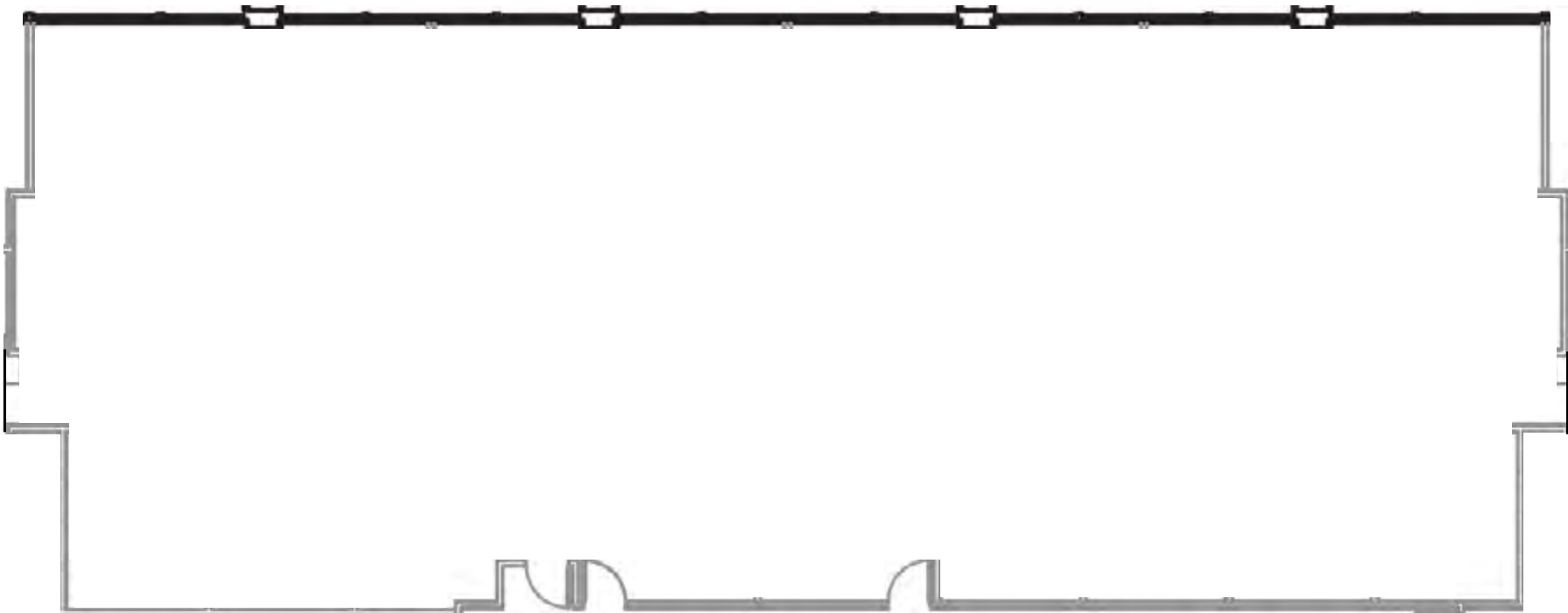
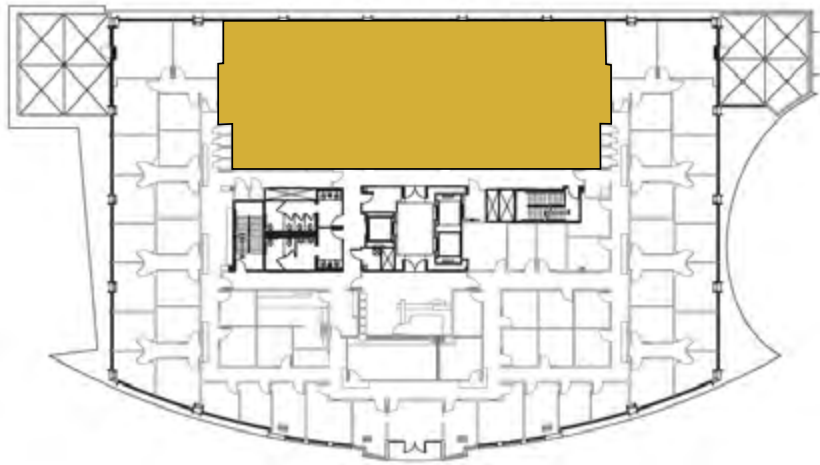


| SUITE | AVAILABLE SF | AVAILABILITY | RATE          | COMMENTS                                         |
|-------|--------------|--------------|---------------|--------------------------------------------------|
| 1065  | 2,156 SF     | NOW          | \$3.15 MG + E | Reception, Six (6) Offices, Restrooms, Breakroom |

# GATEWAY CHULA VISTA

## FIFTH FLOOR

VIRTUAL TOUR



**SUITE**

**AVAILABLE SF**

**AVAILABILITY**

**RATE**

**COMMENTS**

5010

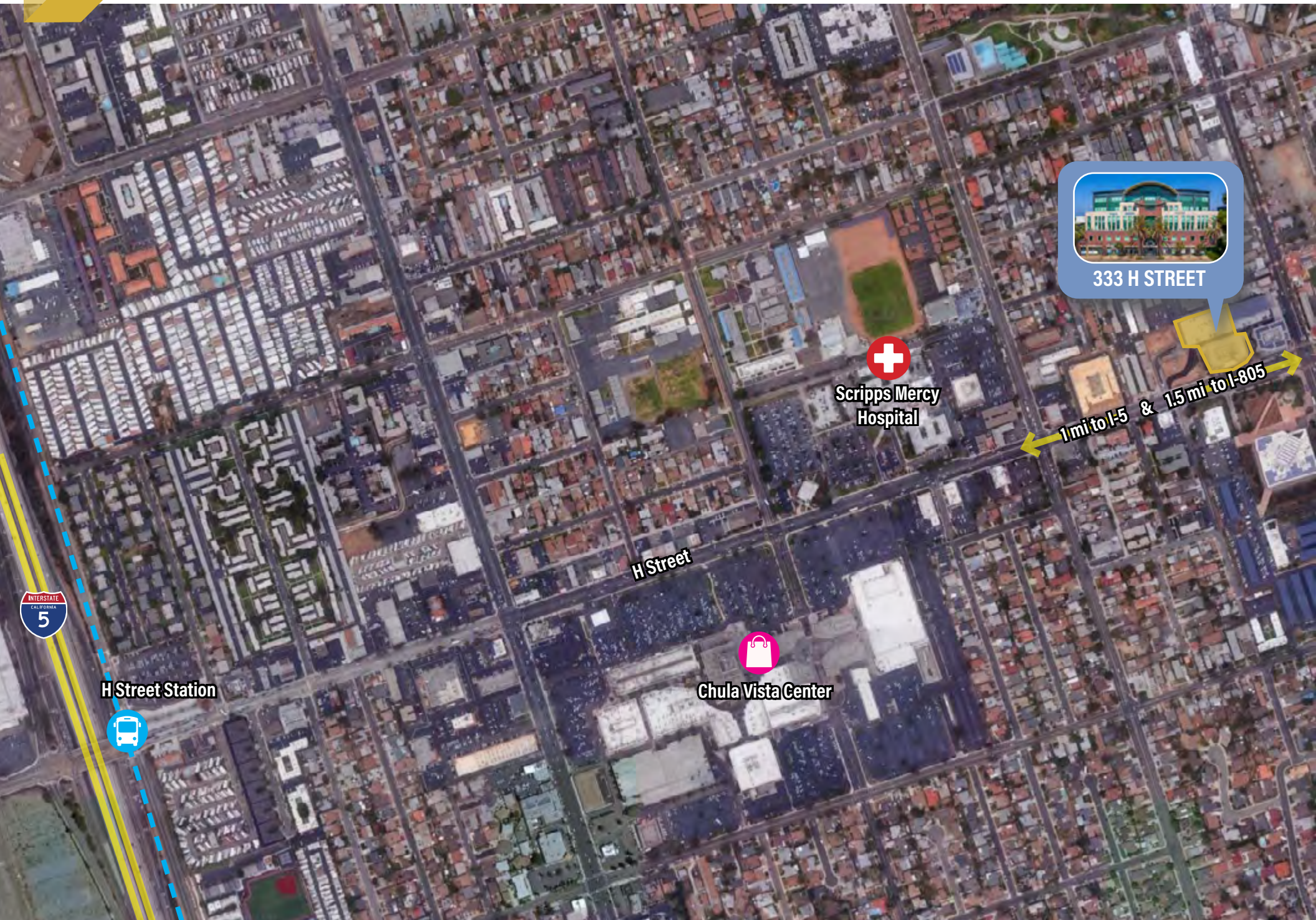
5,160 SF

NOW

\$3.15 MG + E

Shell space

# GATEWAY CHULA VISTA | ACCESSIBILITY





## POPULATION

169,193



## HOUSEHOLDS

53,369



## MEDIAN AGE

35.70

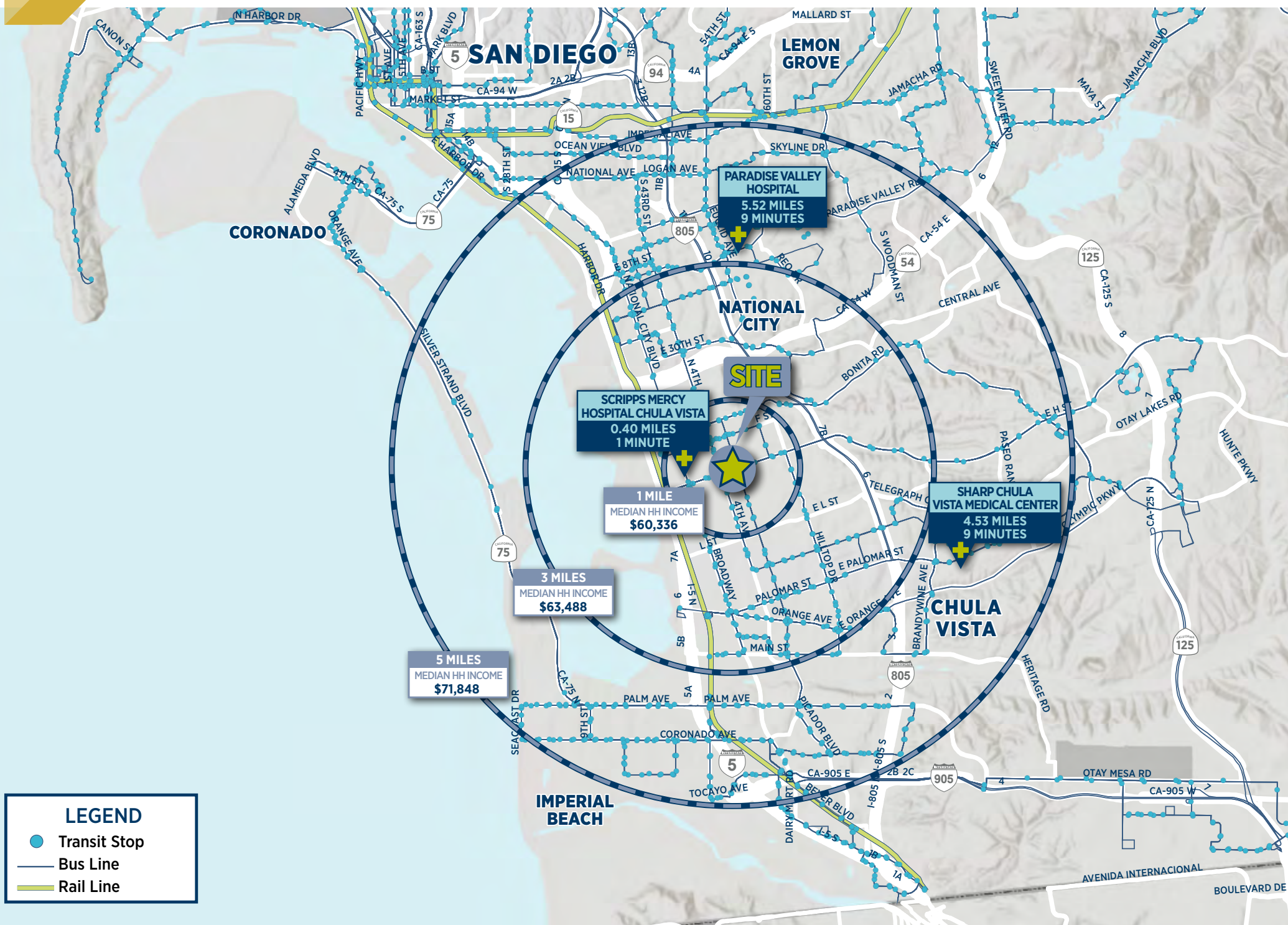


## AVG. HOUSEHOLD INCOME

\$59,171

\*DATA WITHIN A 3 MILE RADIUS





# PATIENT DEMAND FORECAST

## CHULA VISTA

| Service Line                    | 2024 Volume | 2029 Volume | 2034 Volume | 5 Yr Growth | 10 Yr Growth |
|---------------------------------|-------------|-------------|-------------|-------------|--------------|
| Endocrinology                   | 2,537       | 3,115       | 3,392       | 22.8%       | 33.7%        |
| Psychiatry                      | 171,518     | 198,124     | 206,557     | 15.5%       | 20.4%        |
| Physical Therapy/Rehabilitation | 308,563     | 349,062     | 384,927     | 13.1%       | 24.7%        |
| Spine                           | 2,225       | 2,399       | 2,471       | 7.8%        | 11.1%        |
| ENT                             | 37,656      | 39,156      | 40,094      | 4.0%        | 6.5%         |
| Cosmetic Procedures             | 9,438       | 9,812       | 9,671       | 4.0%        | 2.5%         |
| Cardiology                      | 103,617     | 107,490     | 111,769     | 3.7%        | 7.9%         |
| Miscellaneous Services          | 231,479     | 239,503     | 245,365     | 3.5%        | 6.0%         |
| Pain Management                 | 12,424      | 12,850      | 13,198      | 3.4%        | 6.2%         |
| Vascular                        | 17,565      | 18,131      | 18,697      | 3.2%        | 6.4%         |
| Lab                             | 498,811     | 514,800     | 526,702     | 3.2%        | 5.6%         |
| Orthopedics                     | 33,878      | 34,890      | 36,739      | 3.0%        | 8.4%         |
| Oncology                        | 15,976      | 16,360      | 16,899      | 2.4%        | 5.8%         |
| Nephrology                      | 5,714       | 5,815       | 5,882       | 1.8%        | 2.9%         |
| Neurosurgery                    | 1,077       | 1,095       | 1,164       | 1.7%        | 8.1%         |
| Evaluation and Management       | 1,247,515   | 1,266,087   | 1,242,089   | 1.5%        | -0.4%        |
| Ophthalmology                   | 93,601      | 94,692      | 95,262      | 1.2%        | 1.8%         |
| Neurology                       | 19,567      | 19,793      | 19,901      | 1.2%        | 1.7%         |
| Radiology                       | 331,248     | 329,926     | 329,966     | -0.4%       | -0.4%        |
| Dermatology                     | 49,391      | 49,130      | 48,844      | -0.5%       | -1.1%        |



Market Scenario Planner displays the types of services patients in your market are expected to use and allows projections to be customized according to five key growth drivers; disease prevalence, care management, insurance, readmissions and technology shifts. The above data is representative of the property which includes areas in within a 5 mile radius.

# GATEWAY CHULA VISTA 333 H ST, CHULA VISTA, CA

For More Information, Please Contact:

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