

AVAILABLE: BUILDING OR GROUND LEASE

# 5,260 SF BUILDING / 20,000 SF LAND

NEC 3rd Ave and Naples St | Chula Vista



For leasing, please contact:

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137 Eucalyptus Dr, El Segundo, CA 90245



# PROPERTY HIGHLIGHTS

- **Building Size:** 5,260 SF freestanding building
- **Ground Lease:** 20k SF parcel
- **Corner Location:** Highly visible signalized intersection
- **Pylon signage:** Prominent signage available
- **Retailers:** Close proximity to Northgate Market, DollarTree, Starbucks, Ross, McDonalds, and Walgreens
- **Zoning:** C-T ([Link](#))



## POPULATION

1 mile	2 mile	3 mile
<b>35,068</b>	<b>96,345</b>	<b>186,404</b>



## AVG. HOUSEHOLD INCOME

1 mile	2 mile	3 mile
<b>\$93,056</b>	<b>\$103,320</b>	<b>\$109,441</b>



## AREA EMPLOYMENT

1 mile	2 mile	3 mile
<b>28,208</b>	<b>77,701</b>	<b>150,736</b>





# | Site Plan

NEC 3rd Ave and Naples St | Chula Vista



cricket



AVAILABLE

NAPLES ST

THIRD AVE



Walgreens



**Conceptual Plan**

**±2,500 SF**

**THIRD AVE**

**NAPLES ST**

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Parcel Map

Zoning: C-T ([Link](#))

Parcel Map

Zoning: C-T ([Link](#))

**Conceptual Plan**

**±2,500 SF**

**THIRD AVE**

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**Conceptual Plan**

**±2,500 SF**

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| Parcel Map

Zoning: C-T ([Link](#))

Parcel Map

Zoning: C-T ([Link](#))

Parcel Map

Zoning: C-T ([Link](#))

Parcel Map

Zoning: C-T ([Link](#))

Parcel Map

Zoning: C-T ([Link](#))



## Trade Area Map

NEC 3rd Ave and Naples St | Chula Vista

[Click here for full demographic report](#)

Demographics	1 mile	2 mile	3 mile
Population	35,068	96,345	186,404
Average Household Income	\$93,056	\$103,320	\$109,441
Median Household Income	\$80,746	\$86,872	\$91,290
White	30.3%	31.9%	31.6%
Black or African American	4.9%	4.3%	4.6%
Asian	5.0%	5.8%	7.7%
Hispanic or Latino	75.7%	74.1%	70.9%
Median Age	35	35	36
Median Home Value	\$590,356	\$617,924	\$642,299
Average Household Size	3.0	3.2	3.1
College Degree + (Bachelor Degree or Higher)	16.7%	19.8%	22.5%







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