

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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BetaAgency.com
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
35,068	96,345	186,404



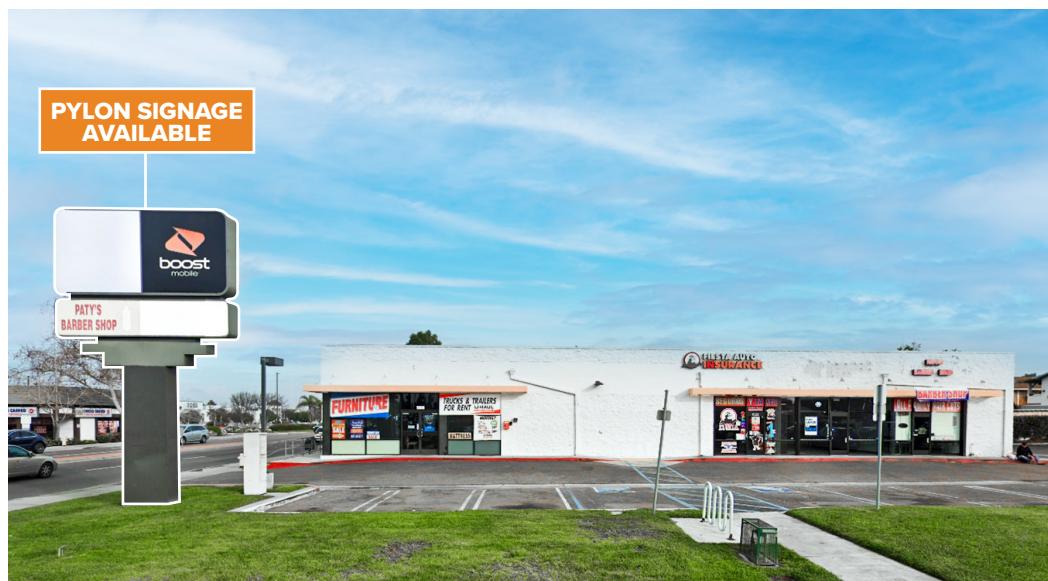
AVG. HOUSEHOLD INCOME

1 mile	2 mile	3 mile
\$93,056	\$103,320	\$109,441

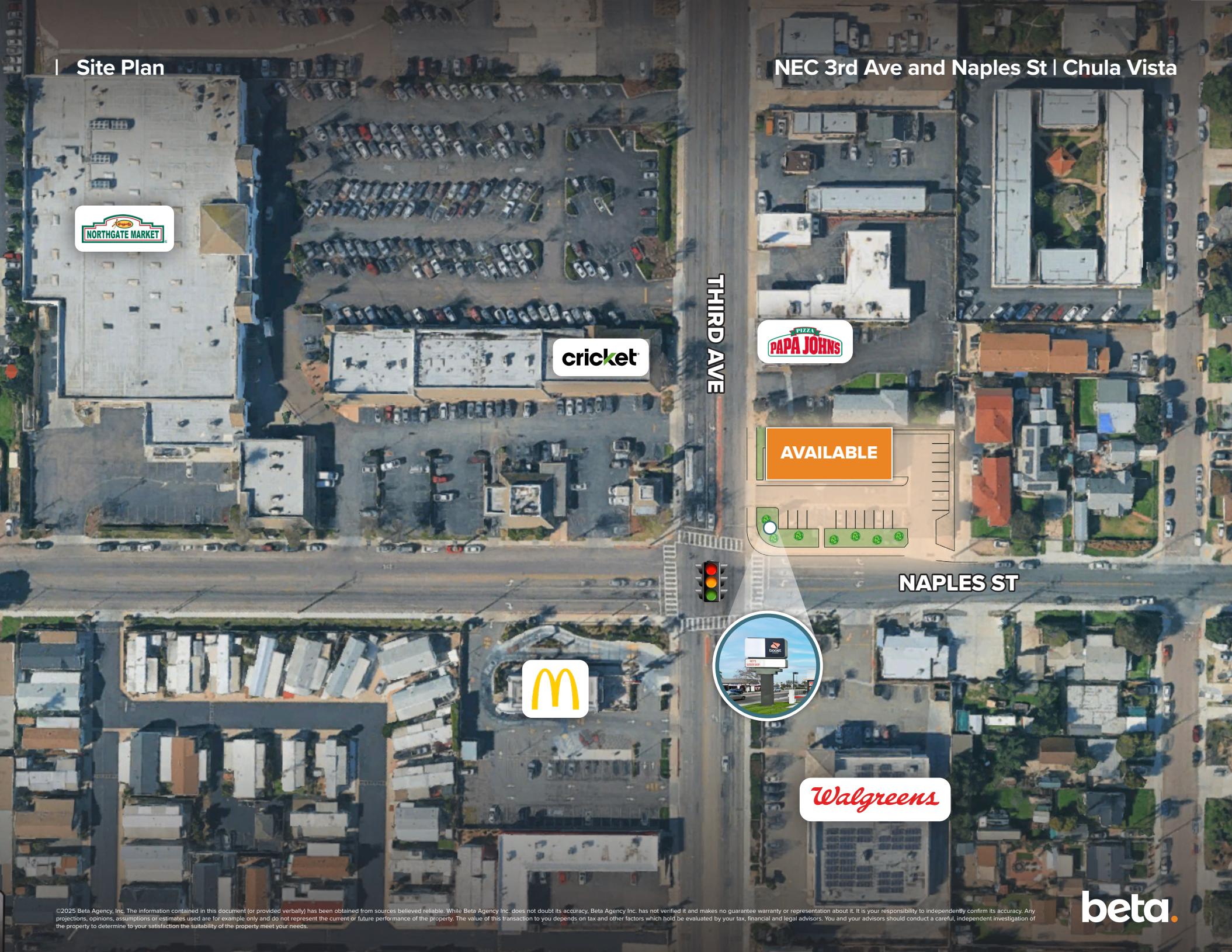


AREA EMPLOYMENT

1 mile	2 mile	3 mile
28,208	77,701	150,736

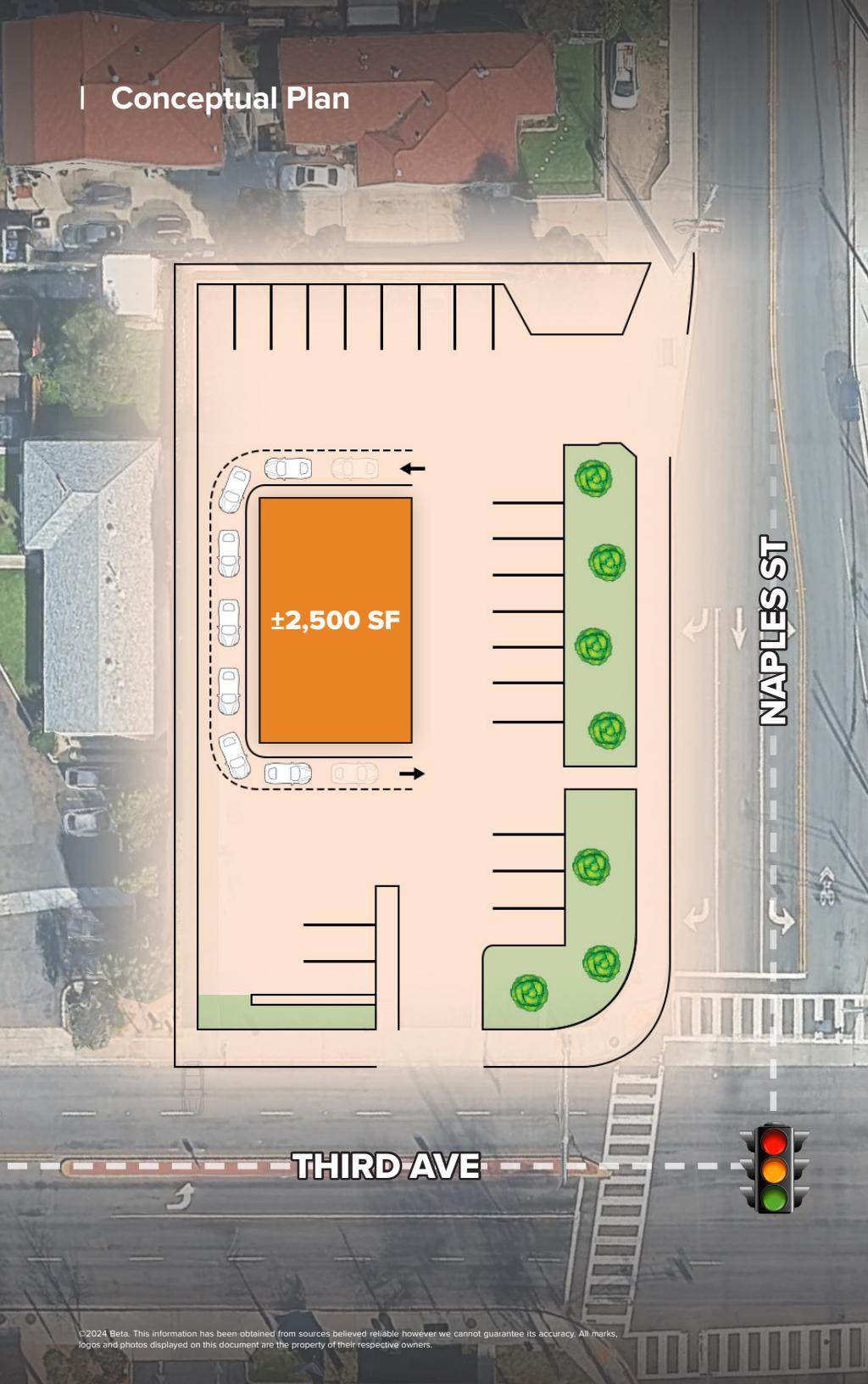


I Site Plan



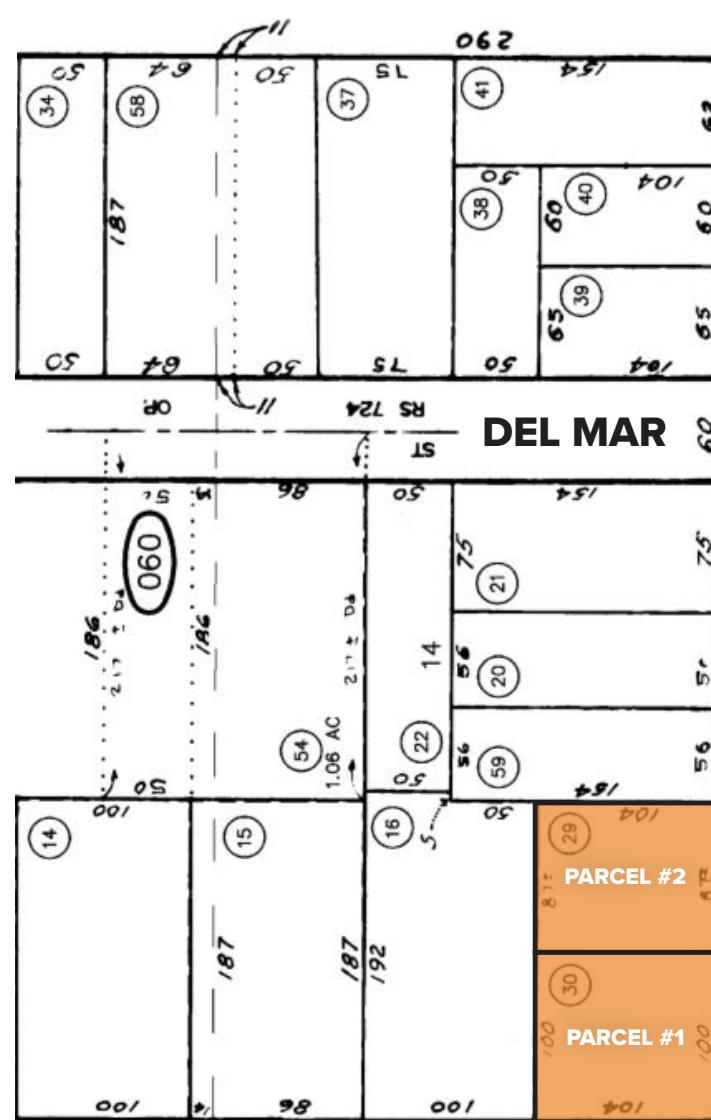
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I Conceptual Plan



I Parcel Map

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



THIRD AVE

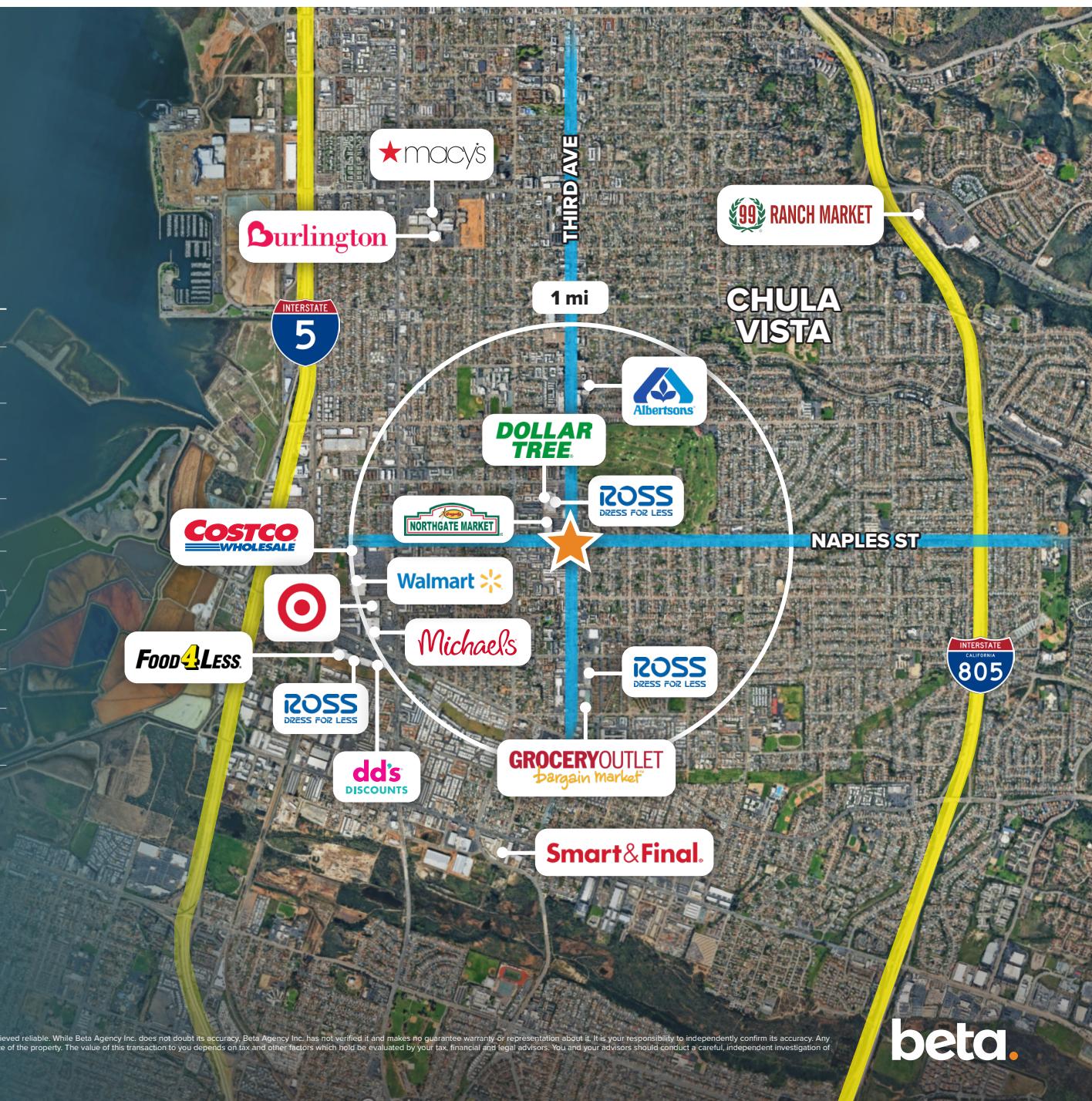


| Trade Area Map

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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PATY'S
BARBER SHOP



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