

— **FOR LEASE**

Broadway Pointe
1177 Broadway, Chula Vista, CA 91911

- Directly across the street from Costco, Target, Big Lots, Walmart, Ralph's, Petco, Starbucks, and More
- Strong traffic counts & Demographics
- Signalized Intersection

AVAILABLE: 1,205 SF



COMMERCIAL
BROKERAGE • INVESTMENT • DEVELOPMENT

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

SITE SOURCE

SITE PLAN

Broadway Pointe
1177 Broadway, Chula Vista, CA 91911



4-10

AVAILABLE
(Former Hair Salon)
1,205 SF 3

Fruit/ Smoothies
785 SF 2

Party Store
1,533 SF 1

Demographics (2024)

	<u>1Mile</u>	<u>3Miles</u>	<u>5Miles</u>
Population:	27,000	193,635	361,777
Avg. HH Income:	\$72,221	\$84,182	\$94,492

Traffic Counts (2022)

Broadway 27,403 MPSI

* Not Drawn to Scale



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PHOTOS

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CONTACT INFORMATION

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