

— 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: 1,100 SF - 1,205 SF**



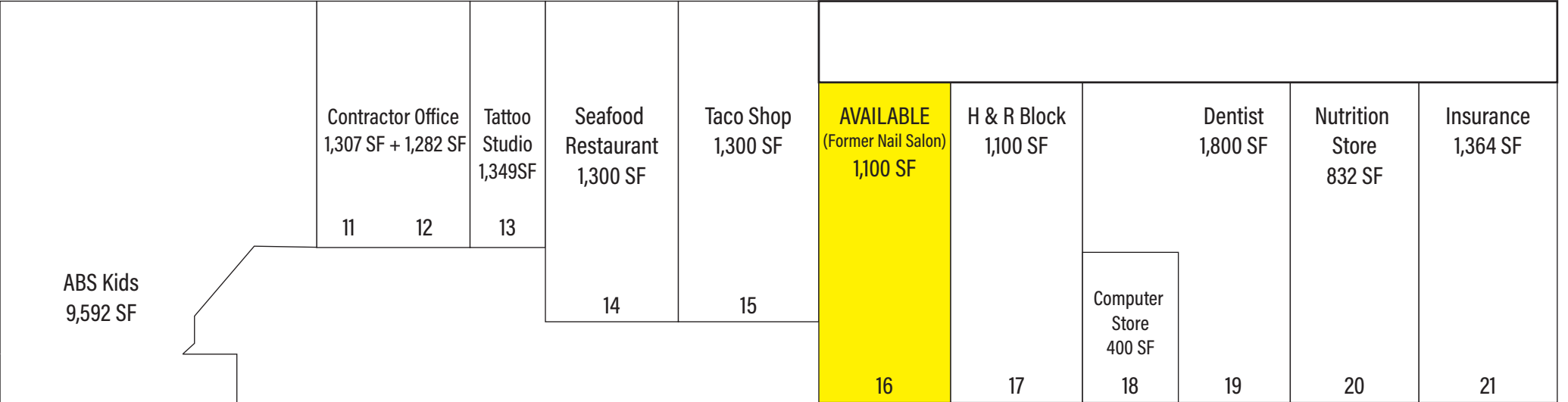
**COMMERCIAL**  
BROKERAGE • INVESTMENT • DEVELOPMENT

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

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## 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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