

— **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**



**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**  
COMMERCIAL REAL ESTATE

# SITE PLAN

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## Demographics (2024)

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

## Traffic Counts (2022)

Broadway 27,403 MPSI

\* Not Drawn to Scale







# CONTACT INFORMATION

**Broadway Pointe**  
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