

# FOR LEASE

# FREE-STANDING BUILDING

860 Broadway, Chula Vista, CA 91911

## HIGHLIGHTS:

- Large Lot - 17,825 SF
- High Traffic Counts - 26,200 Cars Per Day
- Ample Parking - 28 Spaces
- Close Proximity to Approved \$1.1B Chula Vista Bayfront Development

AVAILABLE: 2,201



For more information about this property, please contact:

**Anthony Acosta**  
(619) 491-0335 ext. 18  
Anthony@DuhsCommercial.com  
CA License: 01900150



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# PHOTOS | FREE-STANDING BUILDING

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# AERIAL | FREE-STANDING BUILDING

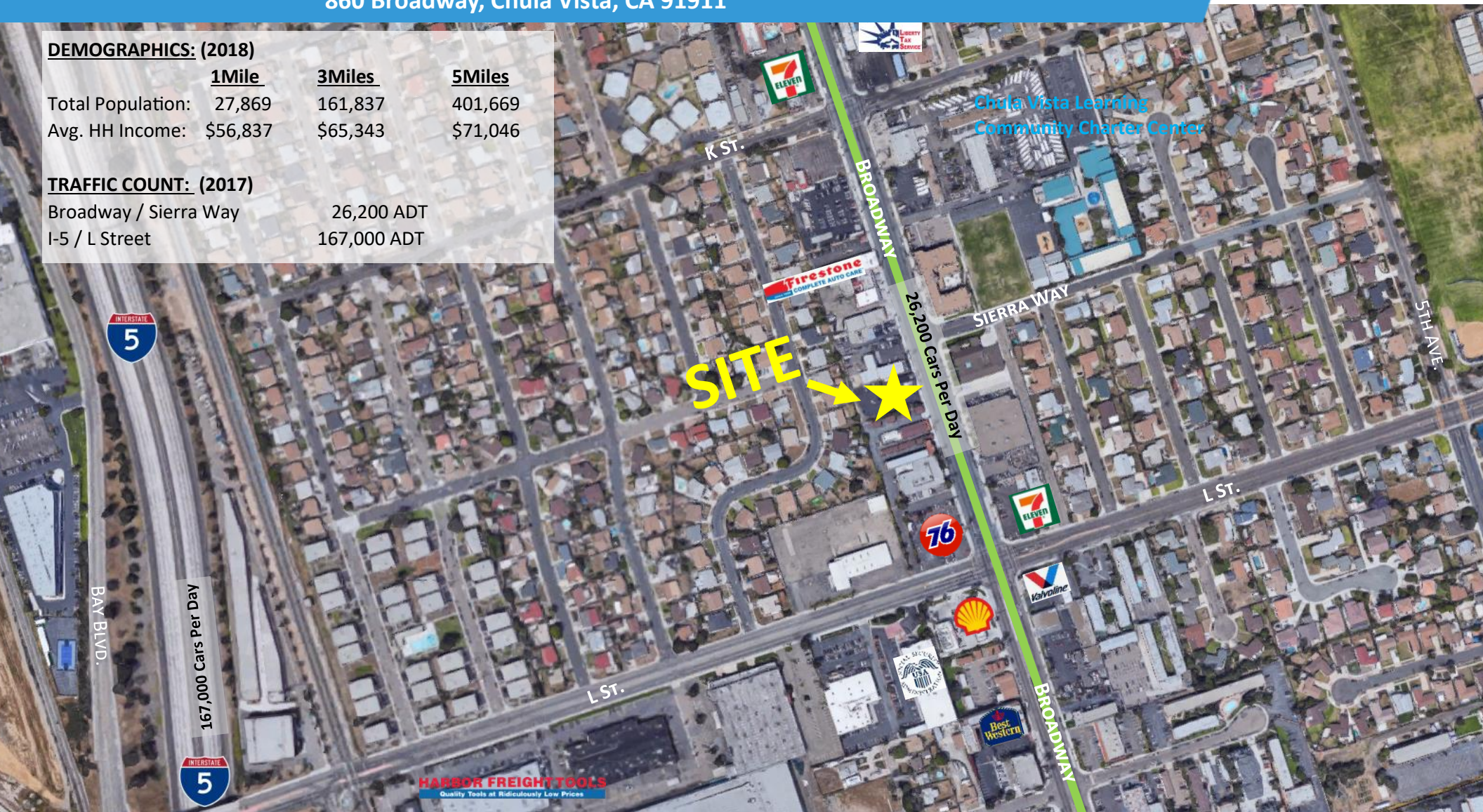
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## DEMOGRAPHICS: (2018)

	<u>1Mile</u>	<u>3Miles</u>	<u>5Miles</u>
Total Population:	27,869	161,837	401,669
Avg. HH Income:	\$56,837	\$65,343	\$71,046

## TRAFFIC COUNT: (2017)

Broadway / Sierra Way	26,200 ADT
I-5 / L Street	167,000 ADT



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