

FIESTA PLAZA FOR LEASE | 1,040 SF

4340 Main Street, Chula Vista CA 91911

HIGHLIGHTS:

- *Excellent Exposure to Main Street*
- *Abundant Parking*
- *High Traffic Counts*
- *Close Proximity to I-805*
- *Excellent Ingress and Egress*
- *Heavy Population Density*
- *Other Tenants Include: Asada Mexican Restaurant, Chango Mango Fruteria, El Dorado Cleaners, Bobar Liquor, Wash N Dry, Hair Addiction, 99 Cents & Up, Grooming Dog Care, Massage, Elite Nails, Metro PCS and Sharp Barber Shop*



AVAILABLE: 1,040 SF

For more information about this property, please contact:

Anthony Acosta

(619) 491-0335 ext. 18

Anthony@DuhsCommercial.com

CA License: 01900150



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.

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PHOTOS

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AERIAL

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DEMOGRAPHICS: (2018)

	<u>1Mile</u>	<u>3Miles</u>	<u>5Miles</u>
Total Population:	23,731	189,728	360,637
Avg. HH Income:	\$81,723	\$74,213	\$76,377

TRAFFIC COUNT: (2017)

Main St. / Melrose Ave	33,100 ADT
Main St. / I-805	35,700 ADT
I-805 / Main St.	147,000 ADT

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