

# FOR LEASE

**Broadway Village**  
200-226 Broadway , Chula Vista, CA 91910

## Highlights:

- **Availability:**
  - Suite 206: ± 728 SF
  - Suite 220: ± 1,235 SF
  - Suite 226: ± 989 SF Former Restaurant Space
- **Strong Visibility and High Exposure on Hard-signalized Corner of Broadway and E Street**
- **High Traffic Counts – 45,000 cars per day (E Street– 22,824 / Broadway– 22,785)**
- **Just 3 blocks from I-5 on and off ramp**
- **Excellent Ingress and Egress**
- **Abundant Parking – 5.19/1,000 SF Ratio**



**For more information about this property, please contact:**

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# FORMER RESTAURANT SPACE

**Broadway Village**

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## Endcap Former Restaurant Space with Full Kitchen



# CENTER PHOTOS

## Broadway Village

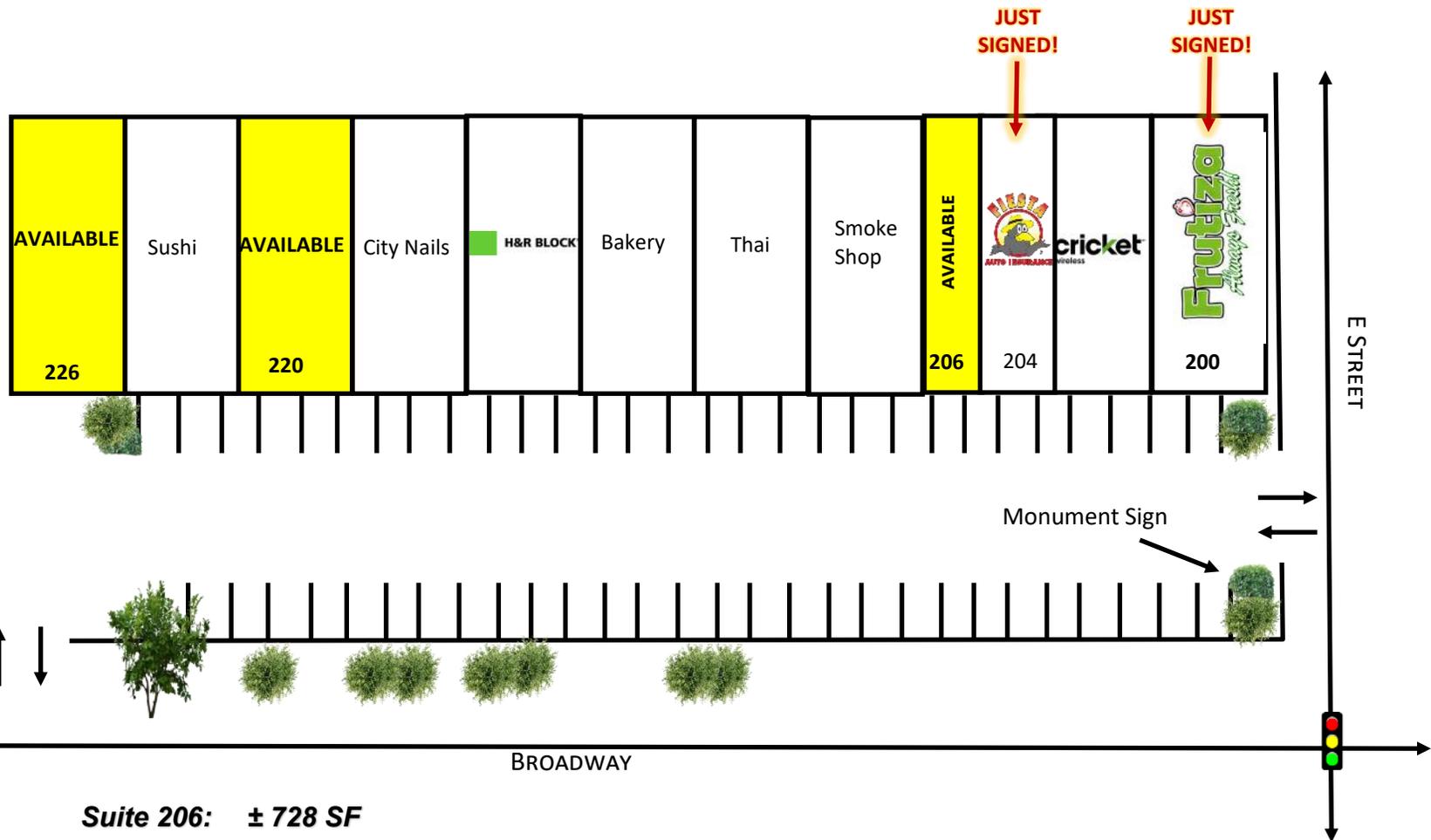
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# SITE PLAN

## Broadway Village

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3830 Ray Street, San Diego, CA 92104 | Phone (619) 491-0335 | Fax (619) 491-0696 | www.DuhsCommercial.com



Chula Vista Bayfront  
\$2.8B 33-acre waterfront  
development project

Urbana  
New 135 unit mixed-use  
apartment complex

Superior Court South  
County Division

**Chula Vista Center**  
PROJECT  
Rubio's  
Jamba Juice  
FIVE GUYS  
BURGERS and FRIES  
RESTAURANT  
BREWHOUSE  
BJ's

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# DEMOGRAPHICS

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## POPULATION

1 MILE

3 MILES

5 MILES

2018

28,169

155,215

436,005

POPULATION PROJECTION (2023)

29,318

161,449

452,901



## HOUSEHOLDS

2018

10,667

49,194

126,831



## MEDIAN HH INCOME

2018

\$36,923

\$47,428

\$53,283



## AVERAGE HH INCOME

2018

\$47,147

\$64,169

\$69,074



## TRAFFIC COUNT

E STREET & BROADWAY: 22,824 ADT (2017)

BROADWAY & FLOWER ST: 22,785 ADT (2017)

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