

FOR LEASE

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

Highlights:

- **Availability:**
 - Suite 200: ± 1,400 SF restaurant space
 - Suite 204: ± 700 SF
 - Suite 205: ± 700 SF
 - Suite 220: ± 1,500 SF
- **End Cap Restaurant Space – Newly remodeled and fully fixurized restaurant**
- **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:

Anthony Acosta
(619) 491-0335 Ext.18
Anthony@Duhscommercial.com
CA License: 01900150

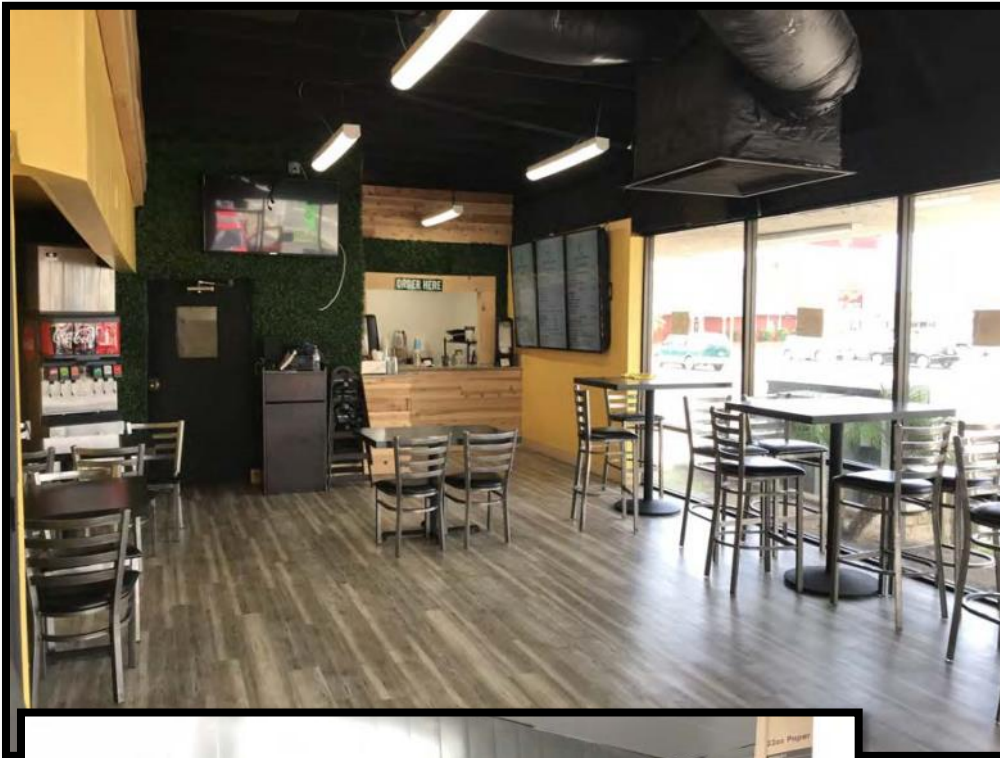
Rick Wu
(619) 491-0826
Rick@DuhsCommercial.com
CA License: 01495421



KITCHEN

Broadway Village

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Newly equipped fixurized restaurant – hood systems, walk in cooler, stove, fryer, fridge, freezer, 3 compartment sink, hand sink, Mop sink, Grease trap, and table and chairs



CENTER PHOTOS

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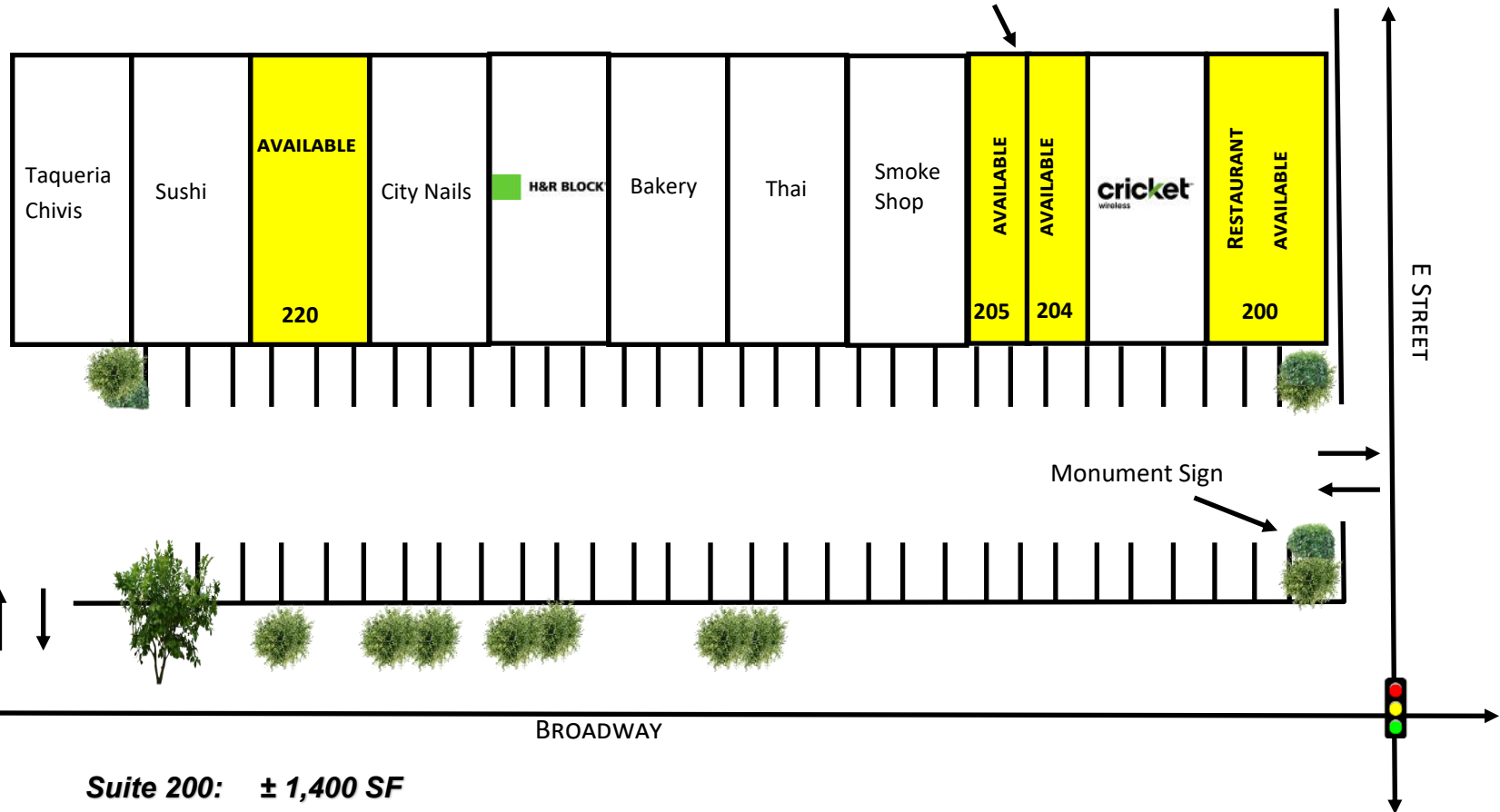


SITE PLAN

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Can be Easily Converted back to one space (± 1,400)



Suite 200: ± 1,400 SF

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Suite 205: ± 700 SF

Suite 220: ± 1,500 SF

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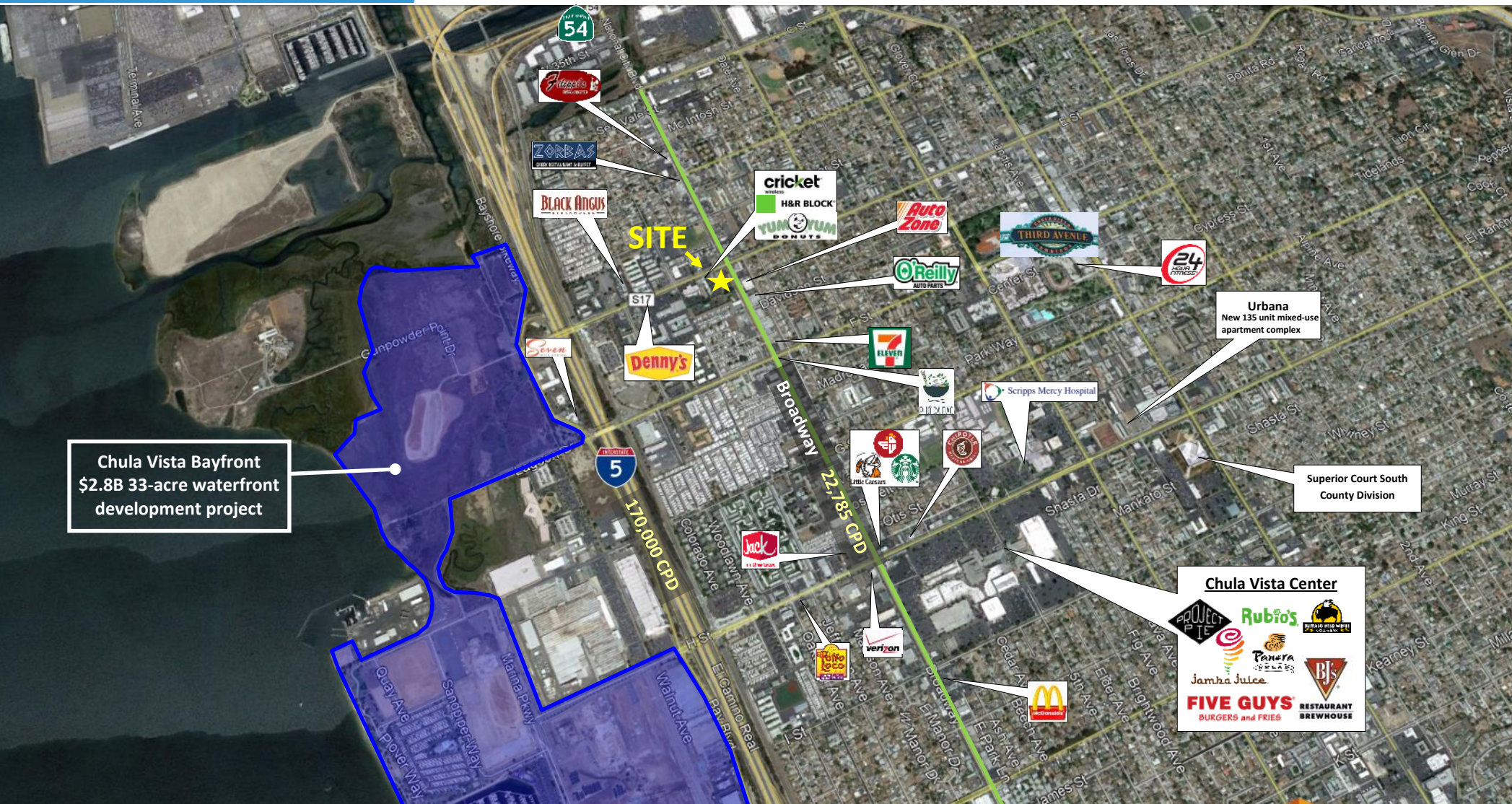
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3830 Ray Street, San Diego, CA 92104 | Phone (619) 491-0335 | Fax (619) 491-0696 | www.DuhsCommercial.com



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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