

RESTAURANT/RETAIL PAD FOR GROUND LEASE

SOUTHEAST CORNER 3RD AVENUE & KENNEDY STREET, CHULA VISTA, CA



For more information about this property, please contact owner:

Craig Duhs
(619) 540-1001
Craig@DuhsCommercial.com
CA License: 01086079

Scott Duhs
(858) 245-7217
Scott@DuhsCommercial.com
CA License: 01048874



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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AERIAL

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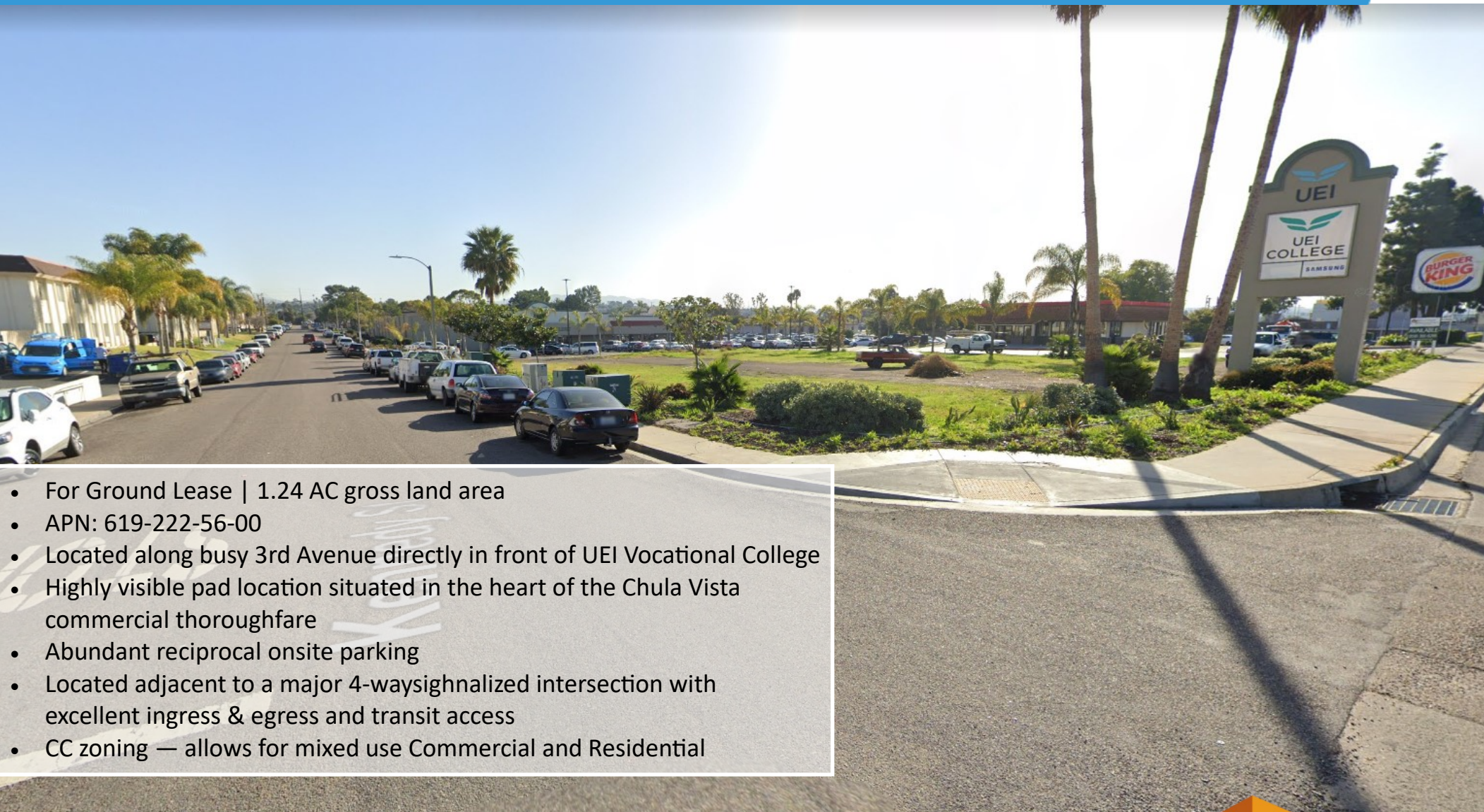


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PROPERTY FEATURES

SOUTHEAST CORNER 3RD AVENUE & KENNEDY STREET, CHULA VISTA, CA



- For Ground Lease | 1.24 AC gross land area
- APN: 619-222-56-00
- Located along busy 3rd Avenue directly in front of UEI Vocational College
- Highly visible pad location situated in the heart of the Chula Vista commercial thoroughfare
- Abundant reciprocal onsite parking
- Located adjacent to a major 4-way signalized intersection with excellent ingress & egress and transit access
- CC zoning — allows for mixed use Commercial and Residential

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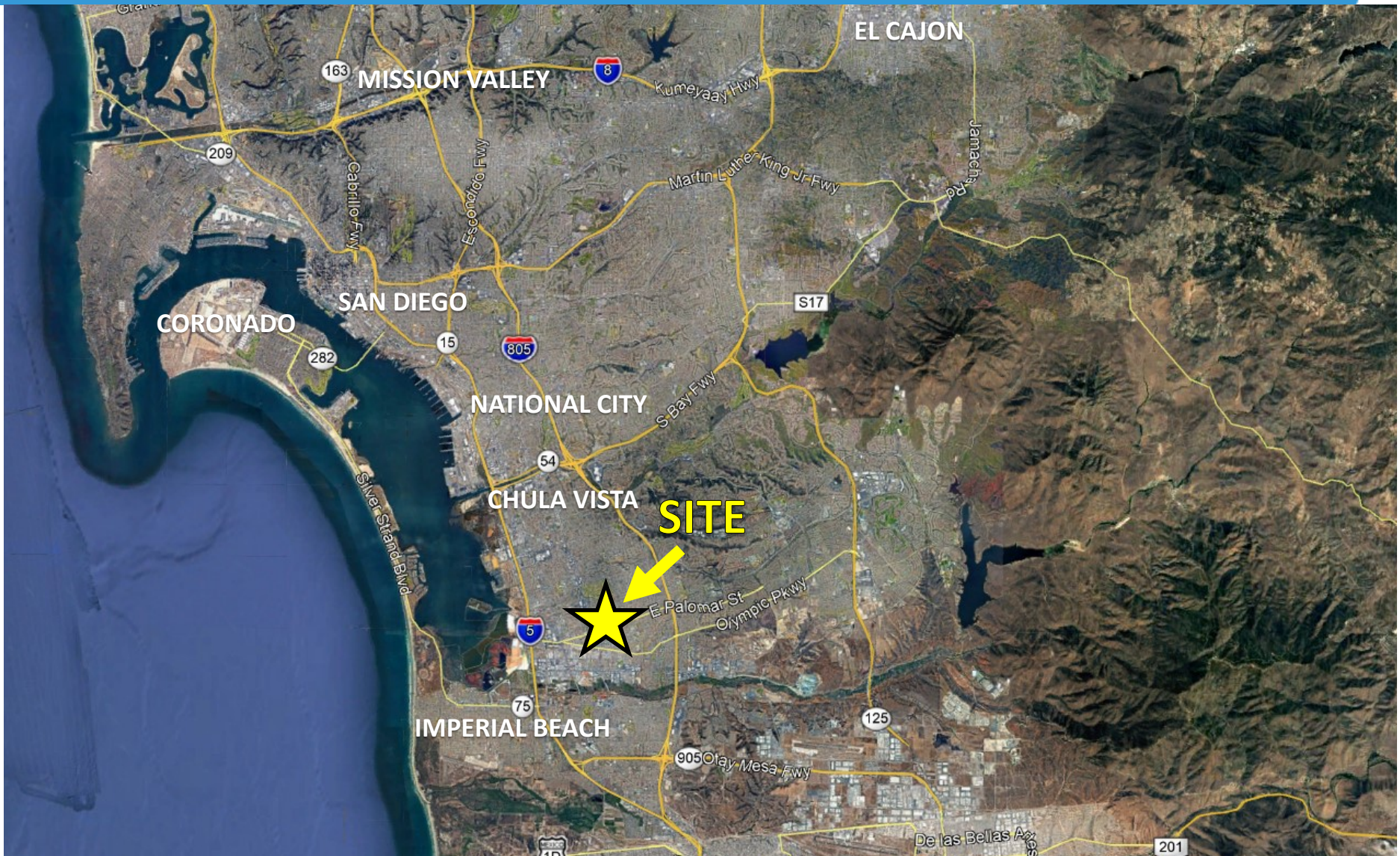


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REGIONAL MAP

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PROPERTY PHOTOS

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DEMOGRAPHICS

SOUTHEAST CORNER 3RD AVENUE & KENNEDY STREET, CHULA VISTA, CA

	1 MILE	3 MILE	5 MILE
	POPULATION (2020)	35,905	199,439
	PROJECTION (2025)	36,260	202,656
	HOUSEHOLDS (2020)	11,662	61,477
	PROJECTION (2025)	11,823	62,600
	AVG HH INCOME (2020)	\$57,847	\$75,217
	MEDIAN HH INCOME (2020)	\$44,918	\$60,399
	TRAFFIC COUNT (ADT 2020)		
	Third Avenue:	19,210	
	Palomar St:	14,541	

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