

For Lease

251 Palomar St., Suite D, Chula Vista, CA 91911

Highlights

- Approx. 1,735 SF End-cap Space Available
- Abundant On-site Parking



Anthony Acosta

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Rob Bloom

Vice President
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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.

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

EXTERIOR PHOTO



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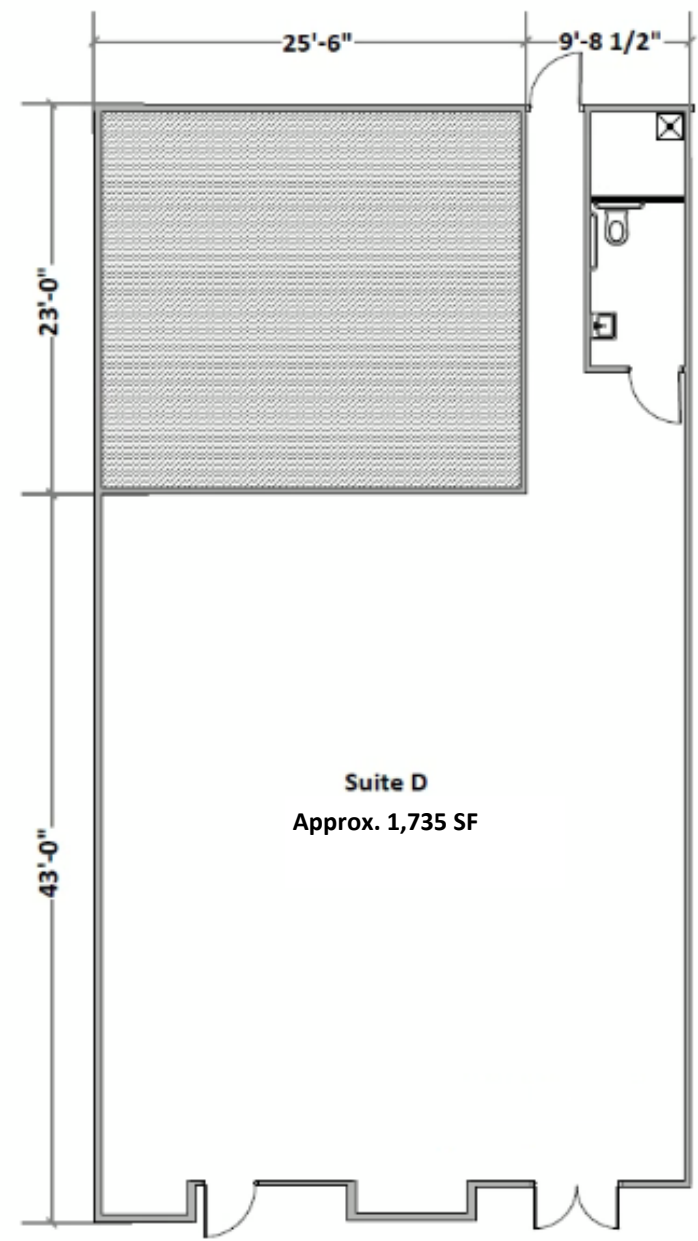
EXTERIOR PHOTO



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FLOOR PLAN



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INTERIOR PHOTO



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AERIAL



THIRD AVE.



PALOMAR STREET

SITE



Data SIO, NOAA, U.S. Navy, NGA, GEBCO
Image Landsat, Copernicus

COMMERCIAL
BRIDGING INVESTMENT DEVELOPMENT

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DEMOGRAPHICS

	1 Mile		3 Mile		5 Mile	
Population						
2021 Estimate	26,235		152,663		1,052,652	
2026 Projection	26,444		153,299		1,064,514	
2021 Population By Race						
White	21,745	82.89%	126,283	82.72%	727,317	70.04%
Black	1,394	5.31%	6,480	4.24%	98,896	9.39%
Am. Indian & Alaskan	463	1.76%	2,334	1.53%	15,071	1.43%
Asian	1,456	5.55%	10,781	7.06%	148,082	14.07%
Hawaiian & Pacific Island	217	0.83%	1,033	0.68%	7,741	0.74%
Other	960	3.66%	5,753	3.77%	45,544	4.33%
Population by Hispanic Origin						
Non- Hispanic Origin	6,296		44,391		486,959	
Hispanic Origin	19,938		108,273		565,694	
Households						
2021 Estimate	8,459		49,886		338,577	
2026 Projection	8,563		50,241		342,768	
2010 Census	7,843		47,677		313,599	
2020 Average Household Size	3.10		3.00		3.00	
2020 Avg Household Income	\$70,667		\$75,860		\$90,561	
2020 Occupied Housing						
Owner Occupied	2,734	32.32%	21,951	44.00%	155,994	46.07%
Renter Occupied	5,725	67.68%	27,935	56.00%	182,583	53.93%
2020 Median Home Value	\$442,993		\$462,322		\$511,837	



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