

New Pad Development

South Corner of Main Street and Maxwell Road, Chula Vista, CA



Highlights

- Highest Growth Area in San Diego
- 4,450 acres for 13,000 homes and 2m+ SF of commercial in progress to the East
- Traffic count 37,900 ADT projected in 2025 and 49,200 in 2030
- Pads Available

Austin Dias

Vice President
Austin@duhscommercial.com
619.269.6077
CA Lic. # 01888482

Rick Wu

Vice President
Rick@duhscommercial.com
619.491.0826
CA Lic. # 01495421



Escaya Master Plan—Just Built

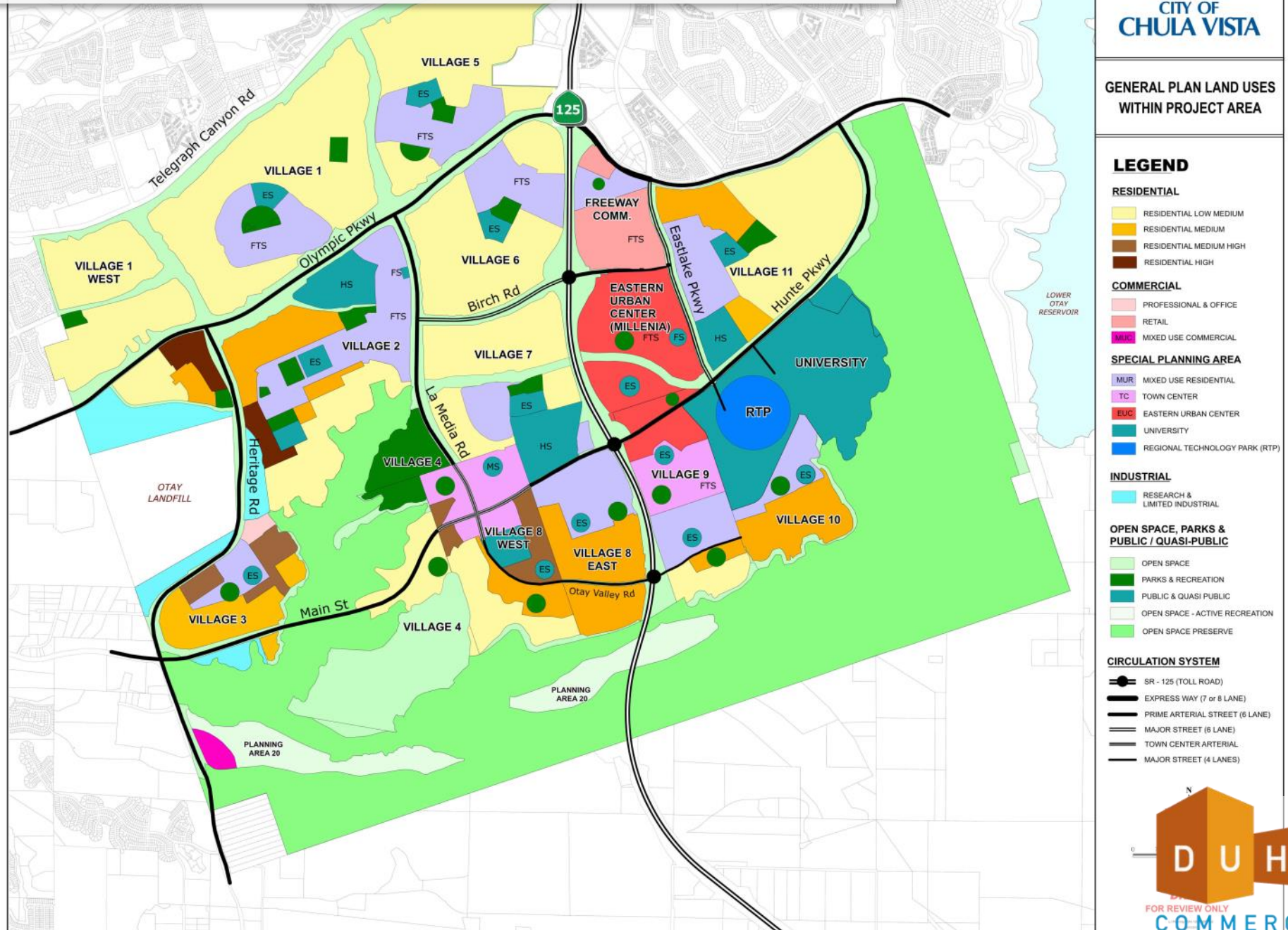
Actual Homes Built in Escaya



MAIN STREET—37,900 (2025) ADT & 49,200 (2030) ADT



Master Plans East on Main Street



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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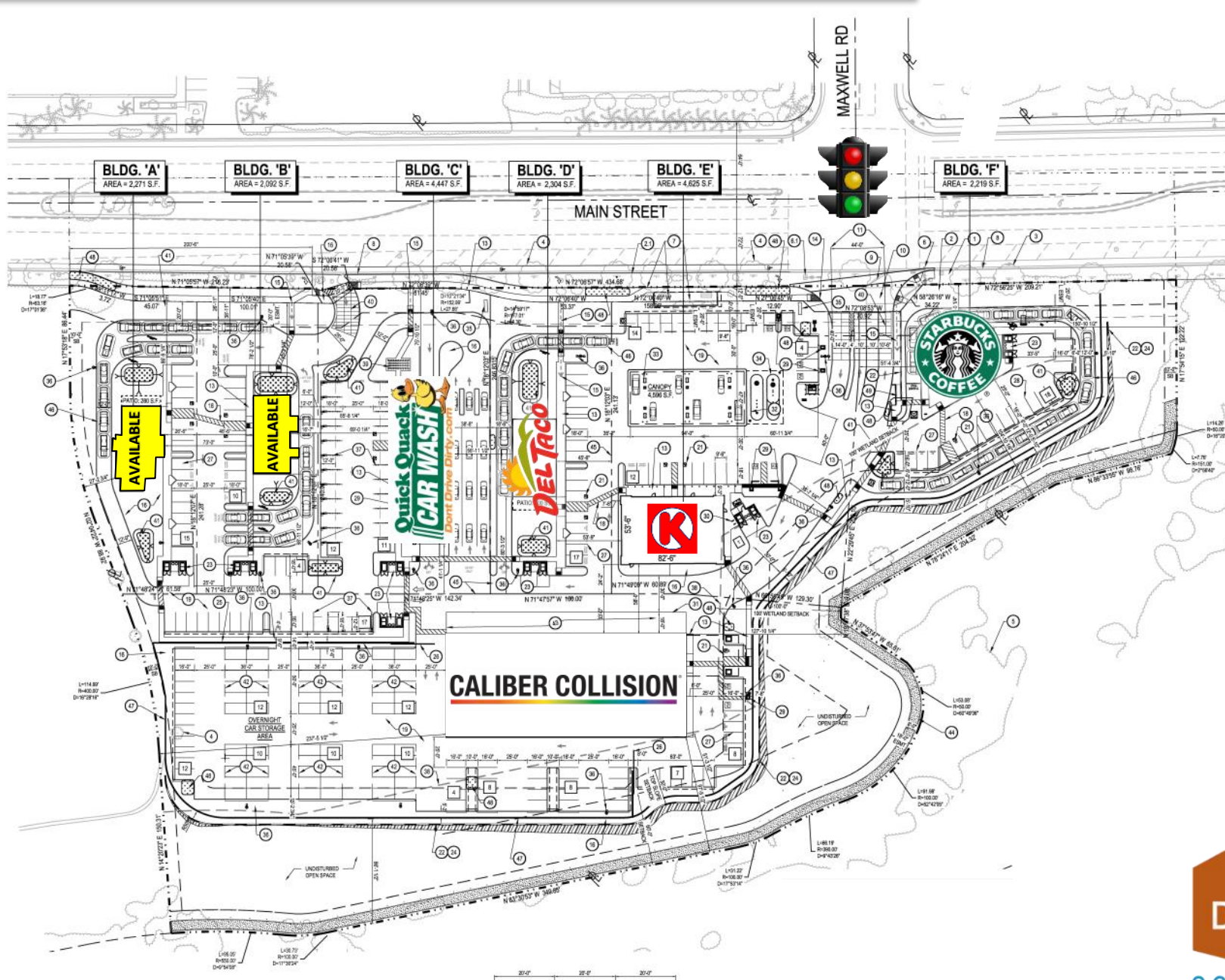
Aerial



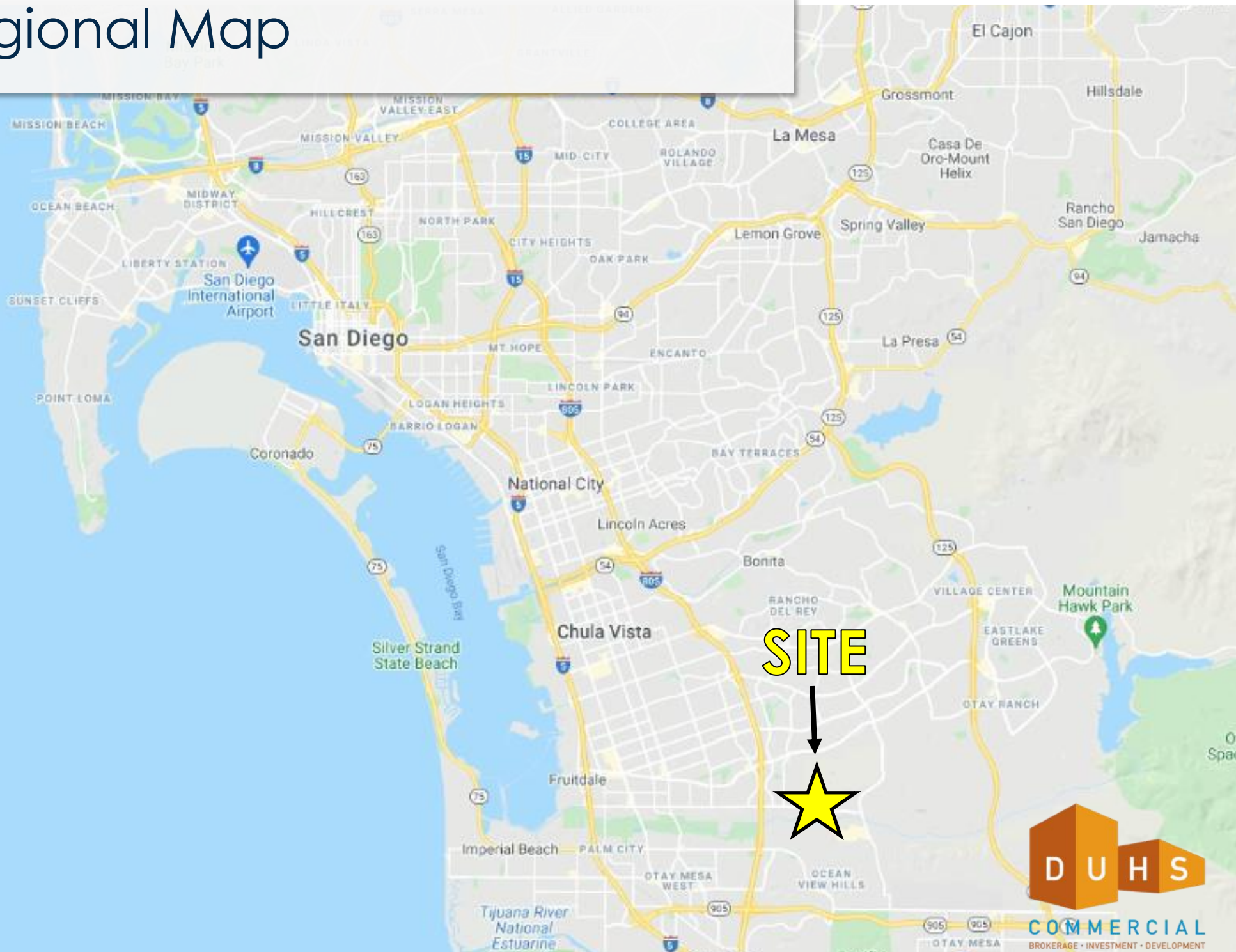
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Site Plan



Regional Map



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Demographics

	1 Mile	3 Mile	5 Mile
Population			
2021 Estimate	9,501	147,666	349,124
2026 Projection	9,894	150,520	354,470
Median Age	32.80	34.60	34.60
2021 Population By Race			
White	6,282 66.12%	105,447 71.40%	259,416 74.30%
Black	526 5.54%	7,020 4.75%	16,519 4.73%
Am. Indian & Alaskan	115 1.21%	1,727 1.17%	4,378 1.25%
Asian	2,016 21.22%	25,872 17.52%	51,986 14.89%
Hawaiian & Pacific Island	60 0.63%	1,046 0.71%	2,239 0.64%
Other	502 5.28%	6,575 4.45%	14,585 4.18%
Population by Hispanic Origin			
Non-Hispanic Origin	3,792 39.91%	53,335 36.11%	122,044 34.95%
Hispanic Origin	5,709 60.09%	94,351 63.89%	227,080 65.04%
Households			
2021 Estimate	2,625	41,757	103,012
2026 Projection	2,736	42,640	104,798
2010 Census	1,994	36,663	92,602
2021 Average Household Size	3.60	3.50	3.30
2021 Avg Household Income	\$107,251	\$99,689	\$96,101
2021 Occupied Housing			
Owner Occupied	1,908 72.69%	27,977 67.00%	60,766 58.99%
Renter Occupied	717 27.31%	13,780 33.00%	42,246 41.01%
2020 Median Home Value	\$531,434	\$529,734	\$539,688

