

FOR LEASE

804 BROADWAY (SWC BROADWAY & K ST.)
CHULA VISTA, CA 91911

- HIGH-TRAFFIC LOCATION ALONG MAIN COMMERCIAL ARTERY
- HARD-CORNER, SIGNALIZED INTERSECTION
- DENSELY POPULATED AREA – 148,815 POPULATION IN 3-MILES
- ZONING ALLOWS FOR A WIDE RANGE OF USES
 - ◇ DRIVE-THRU QSR, GAS STATION, C-STORE, CAR WASH, AUTO SALES/LEASING, AND MORE



Rob Bloom

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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.

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

FOR LEASE

804 BROADWAY (SWC BROADWAY & K ST.)
CHULA VISTA, CA 91911

Parcel Size: ±22,216 SF / ±0.51 AC
Frontage: ±125' along Broadway
Ingress/Egress: 2 Curb Cuts-- 1-Broadway / 1-K St
Traffic Counts: ±35,700 cpd at Intersection
Zoning: C-2 (Broadway South)
[Zoning Code Link](#) (Refer Corridor District, C-2)



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Chula Vista Bayfront Master Plan
Hotels / Commercial / Park Space

	1 Mile	2 Mile	3 Mile
2022 Population	26,044	85,910	151,289
Avg Household Income	\$68,434	\$68,200	\$77,517
Households	8,341	29,540	49,506
Avg Household Size	3.10	2.90	3.00
Median Home Value	\$449,138	\$435,412	\$460,744

CHULA VISTA HIGH SCHOOL
(2,487 STUDENTS)

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