

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

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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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