

100% LEASED

Walmart

Vision Center

BROADWAY PLAZA

Broadway & Naples Street, Chula Vista, CA 91911

COSTCO
WHOLESALE

NEWMARK

PROPERTY HIGHLIGHTS



Broadway Plaza is a 356,340-square-foot community center located in South San Diego's city of Chula Vista, located at the submarket's primary intersection of Broadway and Naples Street, just two blocks east of Interstate 5.



The Broadway corridor has become the destination retail corridor for the city of Chula Vista. Anchored by Costco (w/Costco Gasoline) and Walmart, other notable tenants include Petco, Chase, GameStop, Eyeglass World, Carl's Jr., Subway, WaBa Grill, Panda Express and Baskin Robbins.



Excellent visibility and convenient access with approximately cars daily at the intersection of Broadway and Naples Street.



Supported by a highly productive, working class customer base of over 192,000 residents within 3-mile of the project. Daytime population in a 3-mile radius is over 158,000.

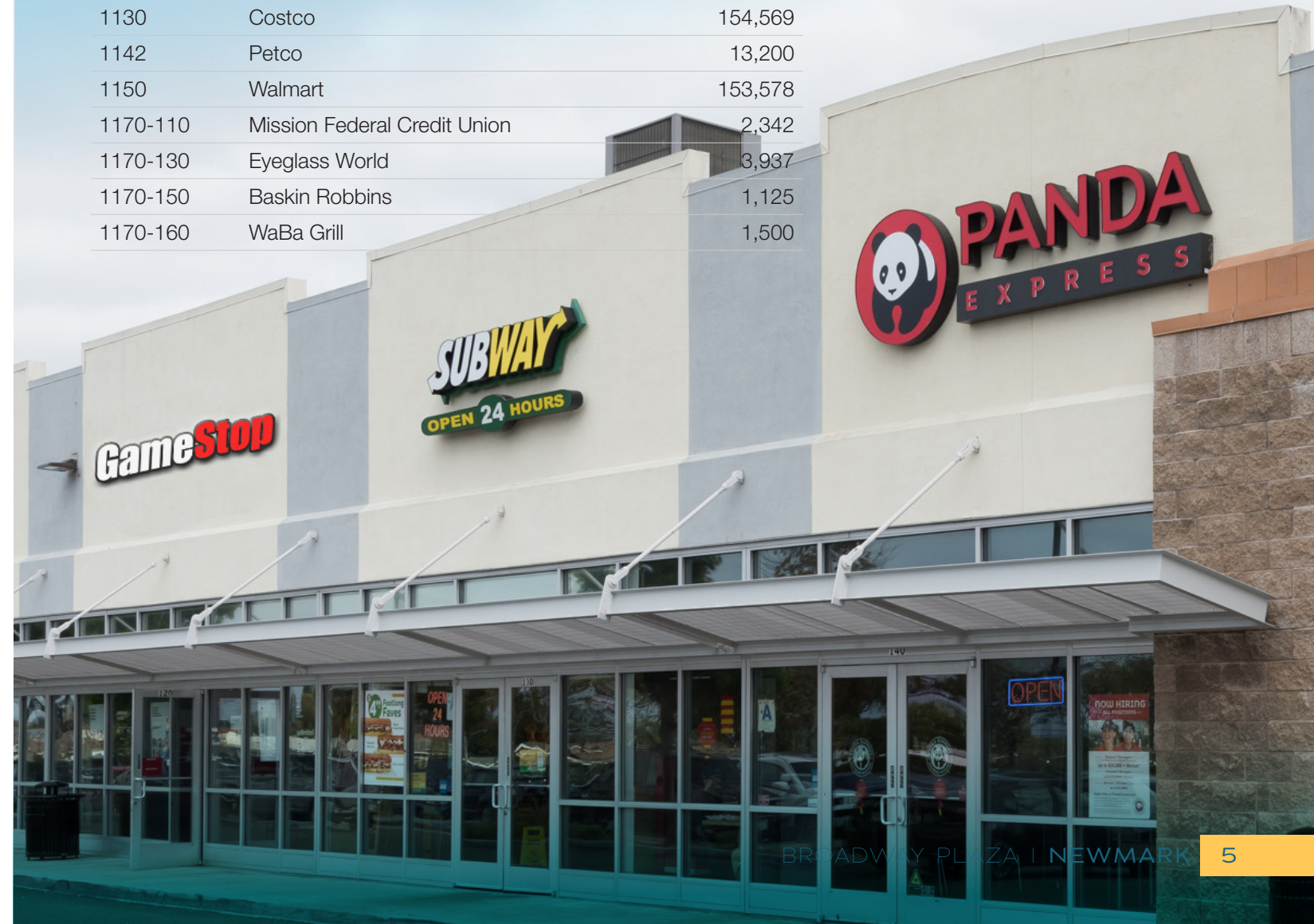


SITE PLAN



TENANT ROSTER

Suite	Tenant	SF
644	Leased	14,580
1100	Carl's Jr.	2,600
1120	Chase Bank	4,584
1120-120	GameStop	1,325
1120-130	Subway	1,140
1120-140	Panda Express	1,860
1130	Costco	154,569
1142	Petco	13,200
1150	Walmart	153,578
1170-110	Mission Federal Credit Union	2,342
1170-130	Eyeglass World	3,937
1170-150	Baskin Robbins	1,125
1170-160	WaBa Grill	1,500





Walmart

COSTCO
WHOLESALE

COSTCO
GASOLINE

BR
baskin
robbins

Waba

EYE GLASS
WORLD

MISSION

petco

PANDA EXPRESS
SWEET CHEESE

GameStop

SUBWAY

CHASE

Carls Jr.

Oxford Street (6,555 ADT)

Broadway (27,403 ADT)

Naples Street (9,083 ADT)

Chula Vista at-a-glance

278,609
TOTAL POPULATION

230,393
TOTAL DAYTIME POPULATION

35.3
MEDIAN AGE

85,849
TOTAL HOUSEHOLDS

\$117,750
AVERAGE HOUSEHOLD INCOME

\$620,751
AVERAGE HOME VALUE

Source: ESRI

	1 Mile	3 Miles	5 Miles
POPULATION			
2022 Total Population	24,697	192,520	358,897
2027 Total Population	24,913	192,465	358,936
2022-2027 Annual Rate	0.17%	-0.01%	0.00%
Total Businesses	1,401	5,937	10,336
Total Employees	11,158	46,863	89,831
Total Daytime Population	23,873	158,390	300,192
2022 Median Age	33.1	34.7	34.6
HOUSEHOLDS			
2022 Households	8,049	60,185	109,083
2022 Average Household Size	3.05	3.17	3.26
2022 Housing Units	8,281	62,498	113,492
Owner Occupied Housing Units	32.0%	44.4%	47.5%
Renter Occupied Housing Units	65.2%	51.9%	48.7%
Vacant Housing Units	2.8%	3.7%	3.9%
2022 Average Home Value	\$418,455	\$525,161	\$583,645
INCOME			
2022 Household Income Base	8,049	60,185	109,083
<\$15,000	9.7%	9.0%	8.2%
\$15,000-\$24,999	7.9%	7.6%	6.8%
\$25,000-\$34,999	10.1%	8.7%	7.8%
\$35,000-\$49,999	15.3%	13.4%	12.0%
\$50,000-\$74,999	21.3%	18.9%	17.3%
\$75,000-\$99,999	15.4%	15.2%	15.5%
\$100,000-\$149,999	13.9%	16.4%	18.2%
\$150,000-\$199,999	3.7%	6.4%	7.8%
\$200,000+	2.7%	4.3%	6.4%
2022 Median Household Income	\$56,070	\$62,559	\$71,081
2022 Per Capita Income	\$23,565	\$26,078	\$28,426
2022 Average Household Income	\$72,982	\$83,376	\$93,276





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FOR FURTHER INFORMATION PLEASE CONTACT:

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