



NewMark Merrill COMPANIES

When you love shopping centers it shows.



LOCATED ON THE SOUTHEAST CORNER OF INTERSTATE 805 & MAIN STREET, CHULA VISTA, CALIFORNIA



Project Size 94,776 Sq. Ft. of Retail Space

Demographics



**Daytime
Population***
3 Mile . . . 27,261



Population*
1 Mile . . . 29,965
3 Miles . . . 123,296



Traffic Count*
Intersection . . 37,000
I-805 149,000



Household Income*
1 Mile . . . \$106,833
3 Miles . . \$137,413



**NewMark Merrill
COMPANIES**

For additional information,
please contact:

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Fax: (760) 630-4693

**427 College Blvd
Suite K
Oceanside, CA 92057**

www.newmarkmerrill.com

- Well-located regional center just off the I-805 freeway with excellent freeway visibility and traffic flow.

- Nearby attractions include Aquatica Seaworld water park, Mattress Firm Amphitheatre, and Jump Around Now Trampoline Adventure Park.

- Anchored by a Kohl's Department Store, Dollar Tree Burger, Pet Smart, and Aldi, along with Panda Express.

- Nearby tenants include Wal Mart, Costco, Target, Regal Cinemas, Home Depot, and 24HR Fitness.

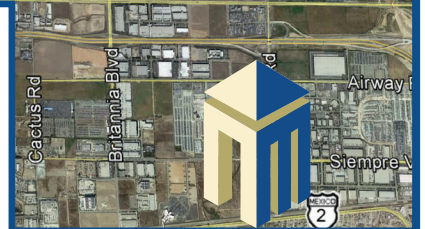
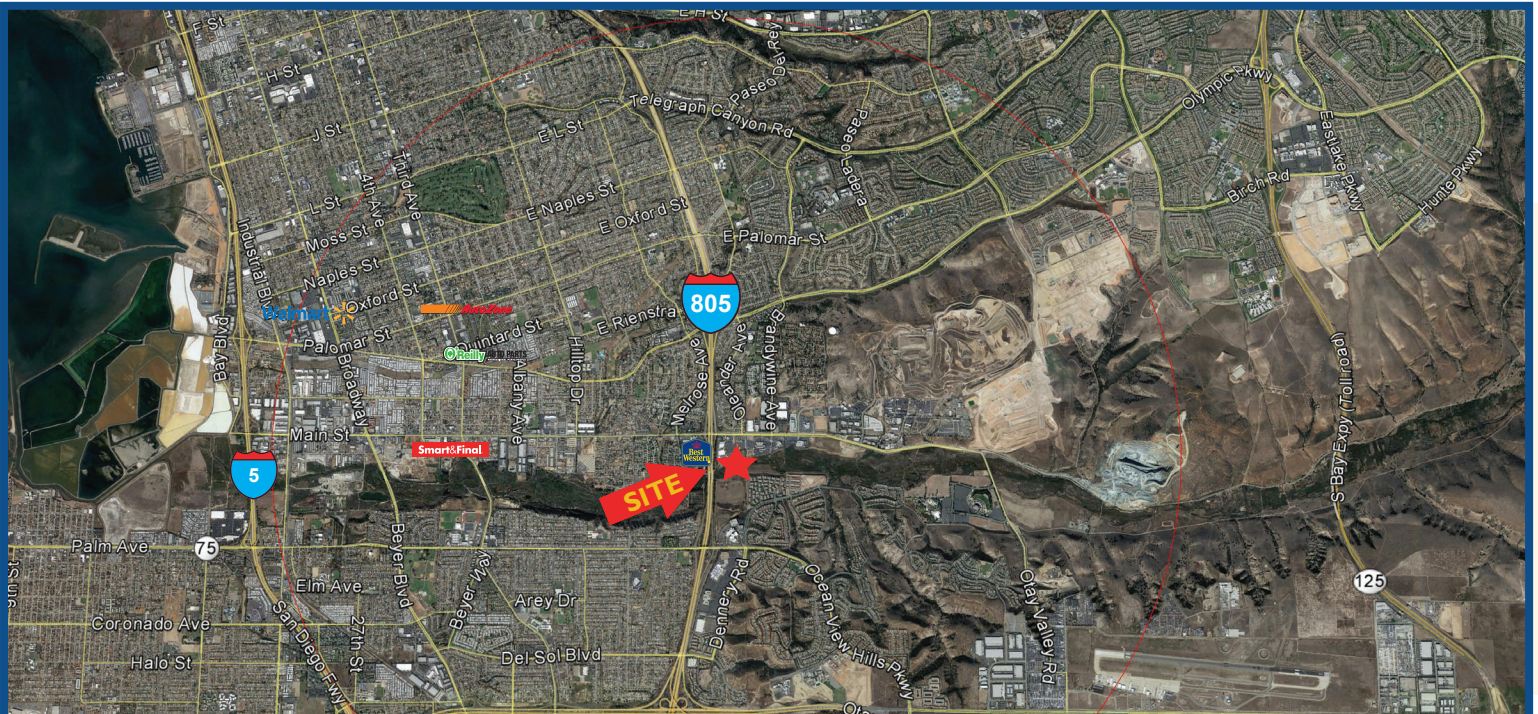
* Estimates are based on 2021 demographics for population and average income per household. Traffic count is based upon SANDAG 2010 ADT counts. The information herein is not guaranteed and should be independently verified.



FOR LEASE

Prime Retail Space Available

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Suite	Tenant	Sq. Ft.
1	Kohls Department Stores	88,400
2	Bob's Discount Furniture	37,413
3	ALDI Food Market	18,140
4	Petsmart	19,120
5	Dollar Tree	10,803
A	Panda Express Store	2,500
B	Drive-Thru Lease Fully-Executed	6,800

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Landlord makes no representation that any of the above tenants or building configurations will exist now or in the future. Tenants depicted may be proposed and may not actually occupy the proposed buildings. The dimensions and square footages shown are estimates only and not guaranteed



NewMark Merrill
COMPANIES



Executive Summary

741 Chula Vista Crossing
1840 Main Ct, Chula Vista, California, 91911
Rings: 1, 2, 3 mile radii

Prepared by Esri
Latitude: 32.59385
Longitude: -117.03428

	1 mile	2 miles	3 miles
Population			
2000 Population	15,328	60,099	132,252
2010 Population	18,744	79,969	164,197
2020 Population	21,136	85,554	182,094
2025 Population	21,865	88,136	186,916
2000-2010 Annual Rate	2.03%	2.90%	2.19%
2010-2020 Annual Rate	1.18%	0.66%	1.01%
2020-2025 Annual Rate	0.68%	0.60%	0.52%
2020 Male Population	48.5%	48.8%	48.4%
2020 Female Population	51.5%	51.2%	51.6%
2020 Median Age	33.8	34.5	34.3

In the identified area, the current year population is 182,094. In 2010, the Census count in the area was 164,197. The rate of change since 2010 was 1.01% annually. The five-year projection for the population in the area is 186,916 representing a change of 0.52% annually from 2020 to 2025. Currently, the population is 48.4% male and 51.6% female.

Median Age

The median age in this area is 33.8, compared to U.S. median age of 38.5.

Race and Ethnicity

2020 White Alone	47.5%	48.2%	50.6%
2020 Black Alone	4.4%	3.9%	3.6%
2020 American Indian/Alaska Native Alone	0.6%	0.6%	0.6%
2020 Asian Alone	13.9%	14.4%	12.9%
2020 Pacific Islander Alone	0.6%	0.6%	0.5%
2020 Other Race	26.8%	26.4%	26.2%
2020 Two or More Races	6.2%	5.9%	5.5%
2020 Hispanic Origin (Any Race)	68.2%	68.4%	70.2%

Persons of Hispanic origin represent 70.2% of the population in the identified area compared to 18.8% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 84.0 in the identified area, compared to 65.1 for the U.S. as a whole.

Households

2020 Wealth Index	86	84	77
2000 Households	4,109	16,413	38,411
2010 Households	4,945	21,523	46,297
2020 Total Households	5,541	22,871	50,883
2025 Total Households	5,711	23,472	51,999
2000-2010 Annual Rate	1.87%	2.75%	1.88%
2010-2020 Annual Rate	1.12%	0.59%	0.93%
2020-2025 Annual Rate	0.61%	0.52%	0.43%
2020 Average Household Size	3.80	3.72	3.56

The household count in this area has changed from 46,297 in 2010 to 50,883 in the current year, a change of 0.93% annually. The five-year projection of households is 51,999, a change of 0.43% annually from the current year total. Average household size is currently 3.56, compared to 3.53 in the year 2010. The number of families in the current year is 42,024 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025. Esri converted Census 2000 data into 2010 geography.

March 03, 2021



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	1 mile	2 miles	3 miles
Mortgage Income			
2020 Percent of Income for Mortgage	22.6%	24.0%	27.3%
Median Household Income			
2020 Median Household Income	\$79,966	\$77,283	\$69,139
2025 Median Household Income	\$87,508	\$83,933	\$76,457
2020-2025 Annual Rate	1.82%	1.66%	2.03%
Average Household Income			
2020 Average Household Income	\$92,875	\$90,906	\$84,917
2025 Average Household Income	\$105,422	\$102,655	\$95,754
2020-2025 Annual Rate	2.57%	2.46%	2.43%
Per Capita Income			
2020 Per Capita Income	\$24,737	\$24,552	\$23,859
2025 Per Capita Income	\$27,995	\$27,623	\$26,785
2020-2025 Annual Rate	2.51%	2.39%	2.34%

Households by Income

Current median household income is \$69,139 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$76,457 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$84,917 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$95,754 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$23,859 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$26,785 in five years, compared to \$37,691 for all U.S. households

Housing			
2020 Housing Affordability Index	103	97	85
2000 Total Housing Units	4,259	16,877	39,458
2000 Owner Occupied Housing Units	3,018	11,441	22,699
2000 Renter Occupied Housing Units	1,090	4,972	15,712
2000 Vacant Housing Units	151	464	1,047
2010 Total Housing Units	5,176	22,394	48,331
2010 Owner Occupied Housing Units	3,476	14,220	26,464
2010 Renter Occupied Housing Units	1,469	7,303	19,833
2010 Vacant Housing Units	231	871	2,034
2020 Total Housing Units	5,751	23,579	52,669
2020 Owner Occupied Housing Units	3,789	14,919	29,298
2020 Renter Occupied Housing Units	1,752	7,953	21,585
2020 Vacant Housing Units	210	708	1,786
2025 Total Housing Units	5,928	24,192	53,835
2025 Owner Occupied Housing Units	3,926	15,439	30,212
2025 Renter Occupied Housing Units	1,785	8,033	21,787
2025 Vacant Housing Units	217	720	1,836

Currently, 55.6% of the 52,669 housing units in the area are owner occupied; 41.0%, renter occupied; and 3.4% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 11.3% are vacant. In 2010, there were 48,331 housing units in the area - 54.8% owner occupied, 41.0% renter occupied, and 4.2% vacant. The annual rate of change in housing units since 2010 is 3.89%. Median home value in the area is \$451,679, compared to a median home value of \$235,127 for the U.S. In five years, median value is projected to change by 2.18% annually to \$503,218.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025. Esri converted Census 2000 data into 2010 geography.

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