

For Lease

20,000 - 29,975 SF BUILDING AREA
THIRD AVE & MOSS STREET
CHULA VISTA, CA



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DEVELOPER HOME DEPOT U.S.A., INC.

Location Third and Moss, Chula Vista, CA

Available 20,000 - 29,975 SF Building Area.

Site Approximately 11.5 Acres. 118,000SF of building area, 684 parking stalls.



Demographics	2 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
2027 Population	98,344	175,592	423,956
2022 Population	97,144	172,991	412,015
2027 Median Household Income	\$77,126	\$84,341	\$90,083
2027 Average Household Income	\$102,196	\$110,264	\$121,189

Source: Gadberry Group - Magnify Demographics

Traffic	Third Avenue North of Moss St	22,331 ADT*
	Third Avenue South of Naples St	24,956 ADT*
	Moss Avenue	7,316 ADT*

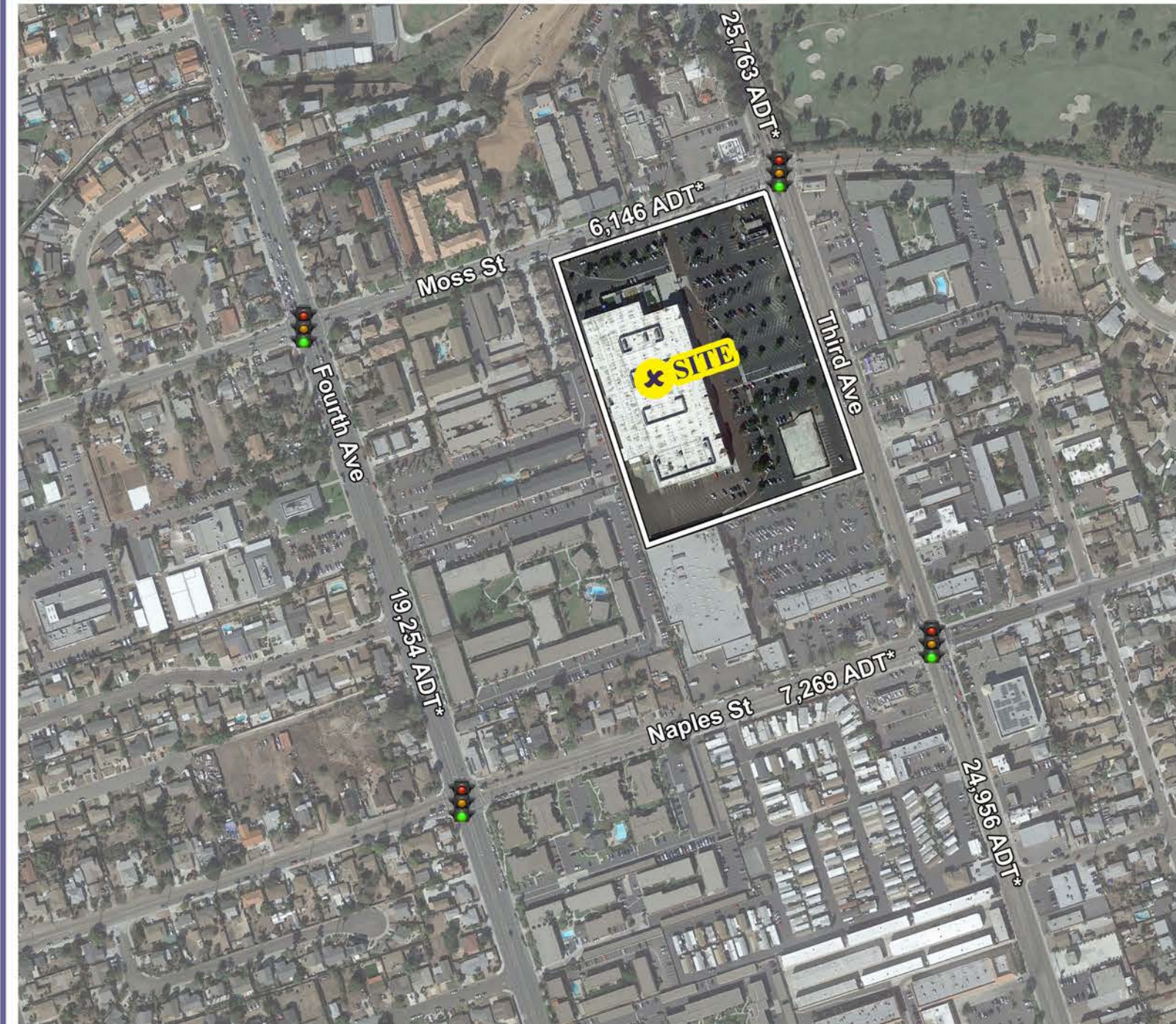
Source: Gadberry Group - Magnify Traffic Points 2022 CY Estimates
*ADT is an abbreviation for Average Daily Traffic

Contact Mike Morris,
Morris and Campbell
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858-775-7117 Mobile

Morris and Campbell is the exclusive agent for this project.

Morris and Campbell is a dba of Callie Corporation,
a California Licensed Real Estate Broker
License # 01163562

Morris and Campbell, 38 Blue Anchor Cay Rd, Coronado, CA 92118



[CLOSE UP](#) [TRADE](#) [SITE PLAN](#) [PHOTOS](#) [FLOOR PLAN](#) [AERIAL](#) [GRAPHS](#) [DEMOS](#) [GOOGLE MAP](#)

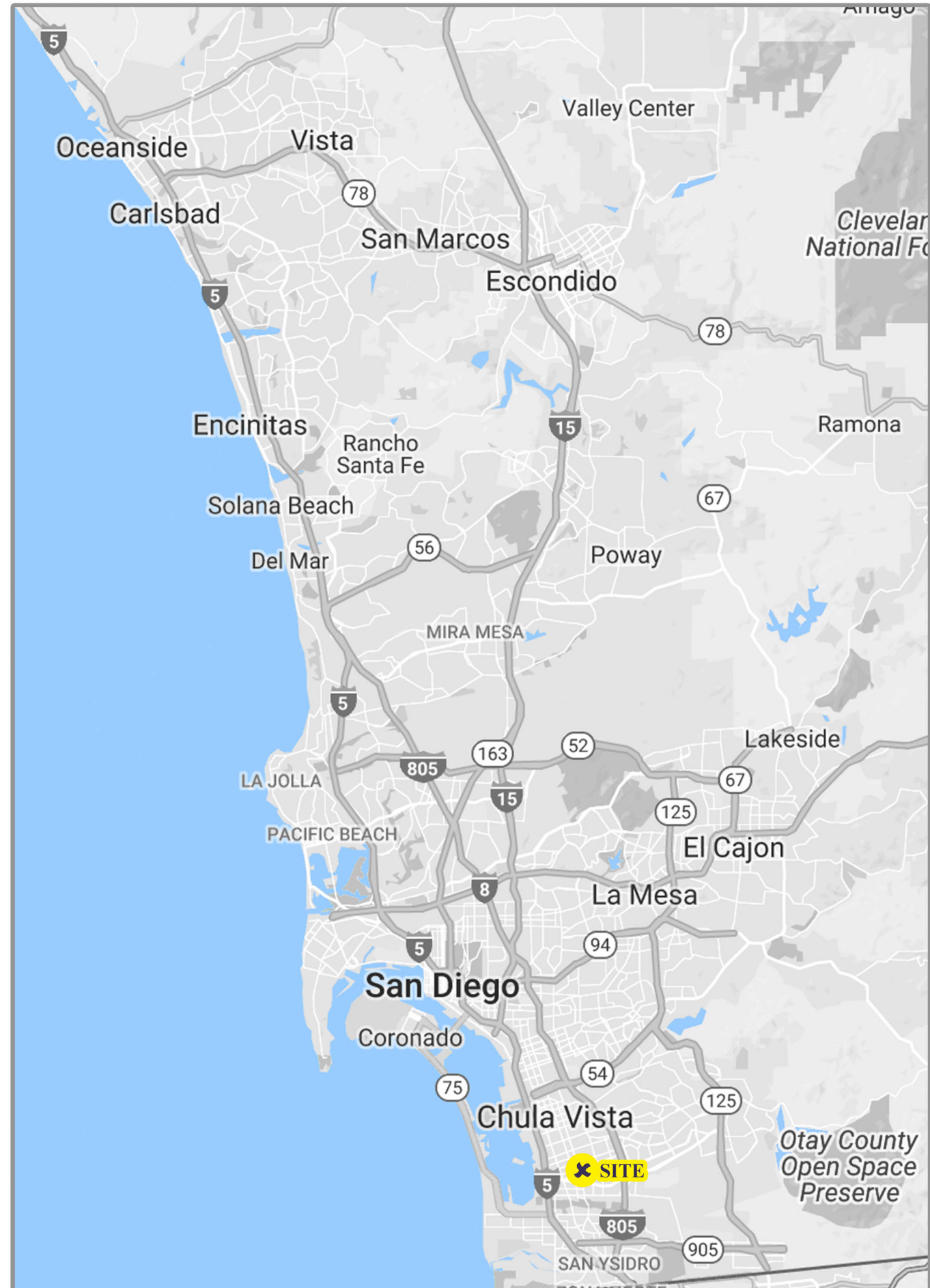
Morris
and
Campbell

The information in this Brochure, while not guaranteed, has been secured from sources we believe to be reliable.

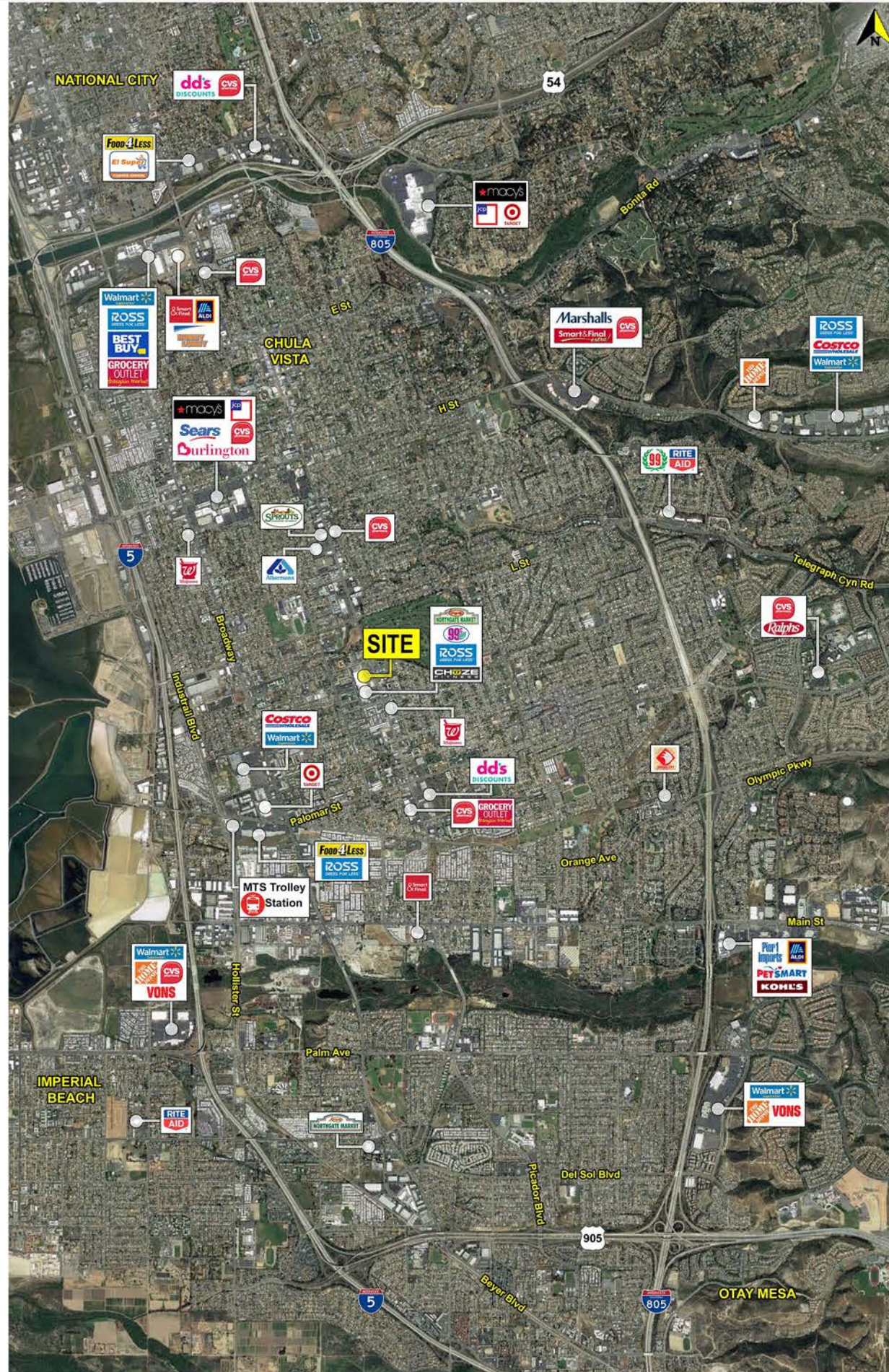
Close-up Aerial



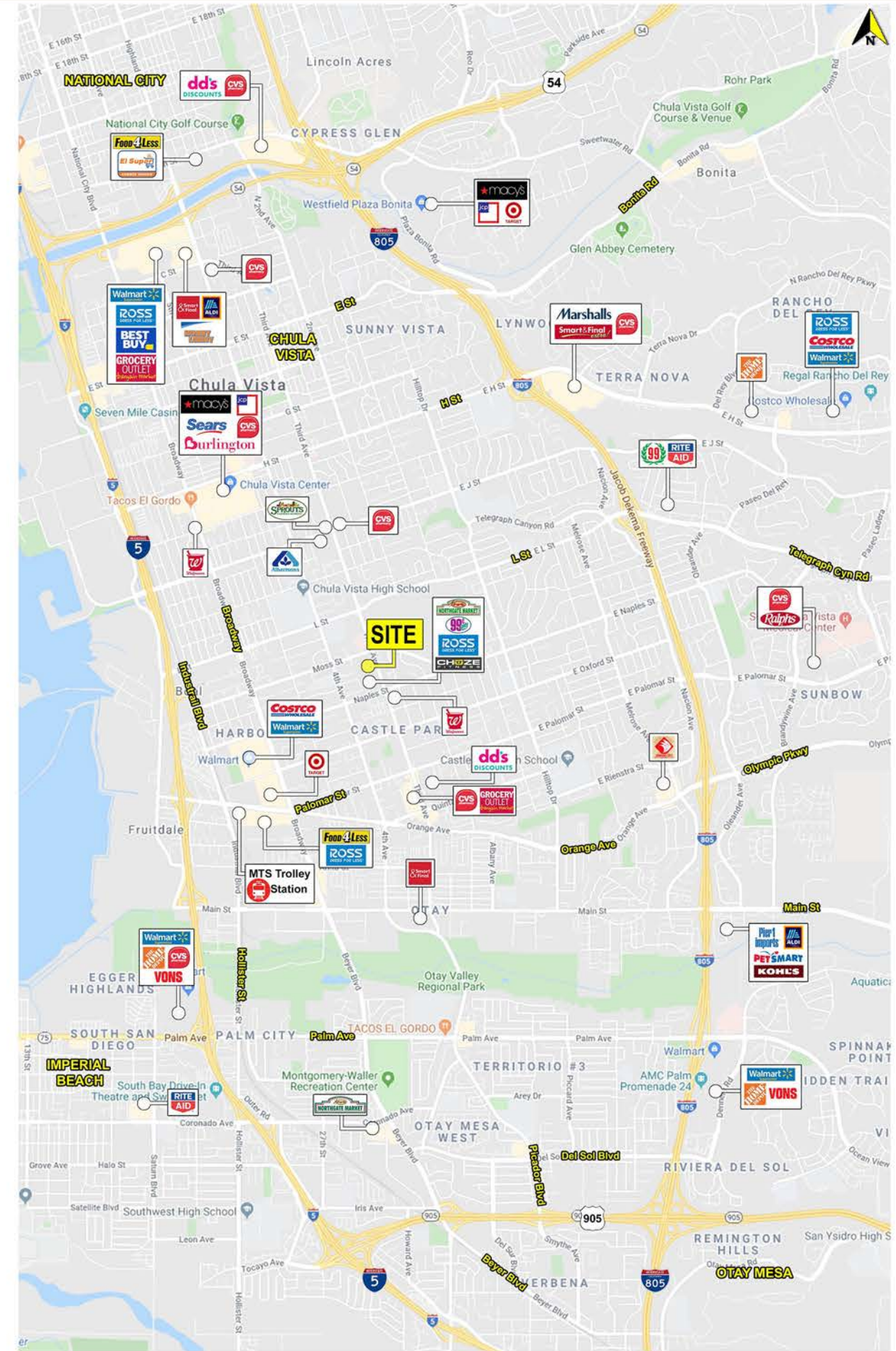
County Map



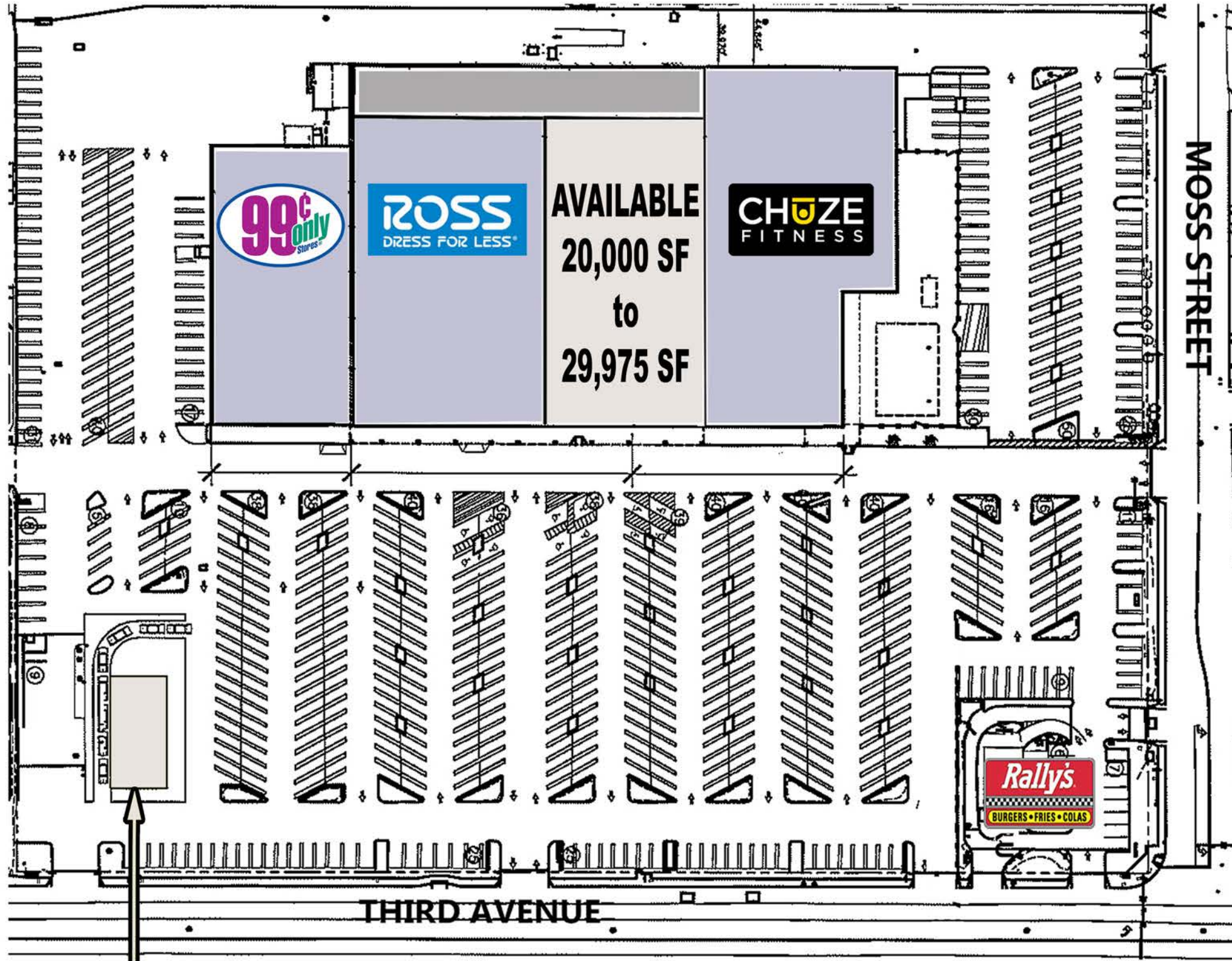
Retailers Trade Aerial



Retailers Trade Map



Site Plan



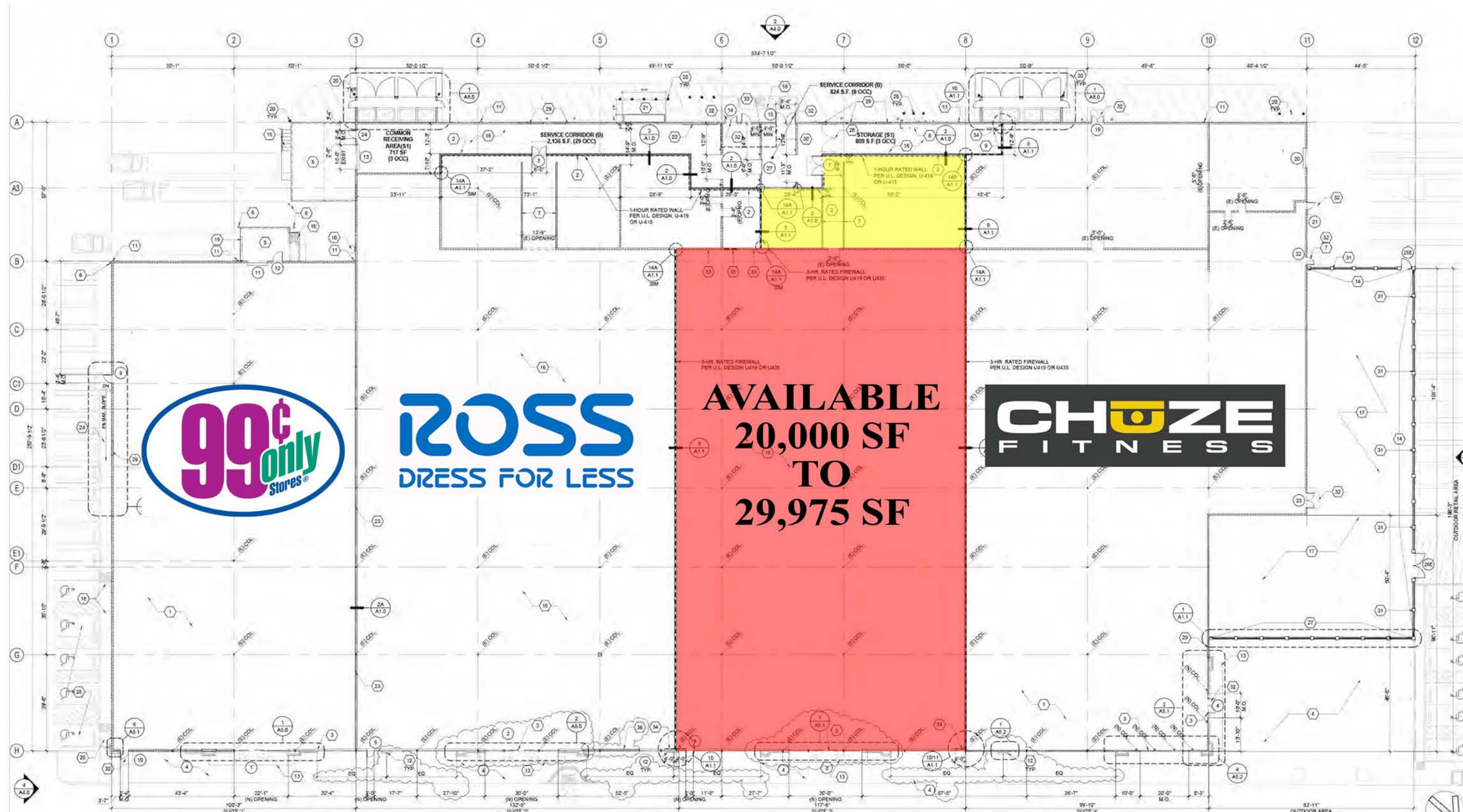
AVAILABLE
GROUND LEASE
FOR 3,200 SF PAD



Photographs



Building Floor Plan



CONSTRUCTION SET 09.29.15



LITTLE
REGISTERED ARCHITECTURAL CONSULTING FIRM

1001 MCINTOSH BLVD., SUITE 100
 CHULA VISTA, CA 92010
 TEL: (619) 443-7447 FAX: (619) 443-7448
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LICENSED ARCHITECT
 DOUGLAS HODDGE
 No. C-30797
 01.31.2017
 01.31.2017
 RENEWAL DUE

CLIENT

DATE
 07.08.15

NO.	REASON	DATE
1	1ST CITY SUBMITTAL	06.01.15
2	ADDENDUM 'A'	06.09.15
3	2ND CITY SUBMITTAL	07.09.15
	ADDENDUM 'B'	
4	3RD CITY SUBMITTAL	08.12.15
5	BULLETIN #2B	08.12.15
6	4TH CITY SUBMITTAL	09.21.15
7	BULLETIN #3B-CLARIFICATION	11.02.15
8	BULLETIN #4B-	12.17.15

PROJECT TEAM
 PERSONAL IN CHARGE: H. Kwon
 PROJECT MANAGER: R. V. Oates
 DRAWN BY: L. Dimasano
 PROJECT NAME:

BLDG. SHELL IMPROVEMENT AND FACADE UPGRADE
 1030 THIRD AVE. & MOSS STREET
 CHULA VISTA, CA

PROJECT NUMBER
 622.2872.00

SHEET TITLE
 FLOOR PLAN

SHEET NUMBER
 A1.0

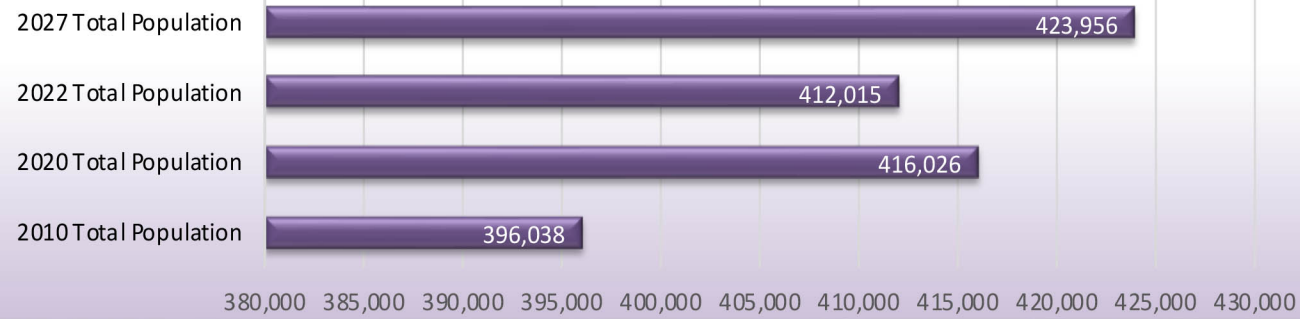


Demographic Aerial - 5 Mile Radius

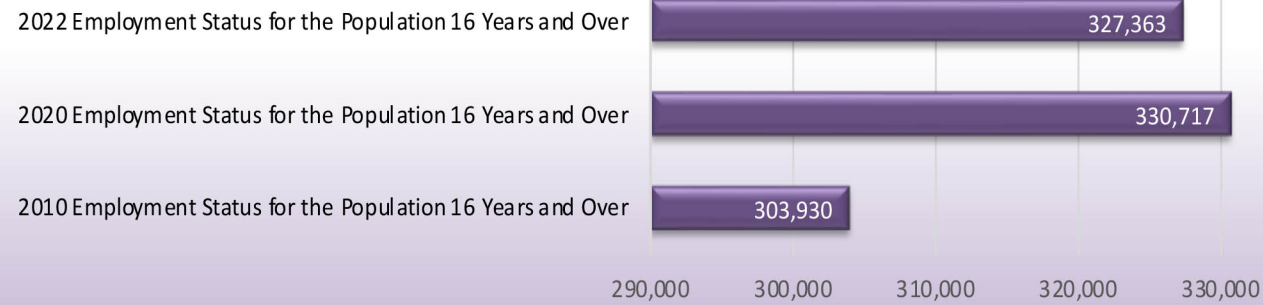


Demographic Charts - 5 Mile Radius

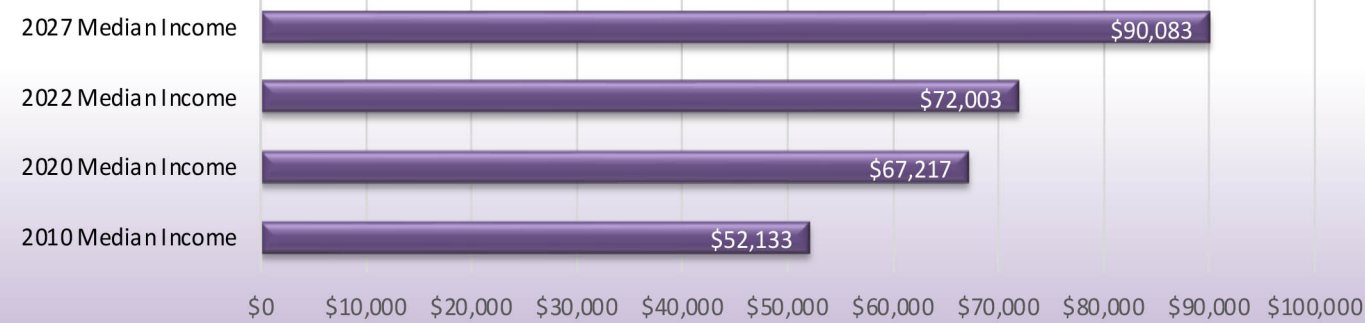
Population Trend



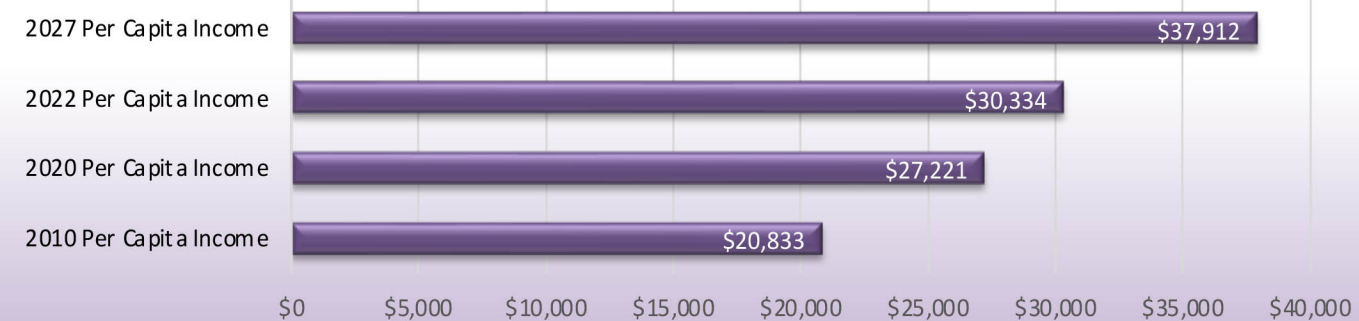
Daytime Employment Population



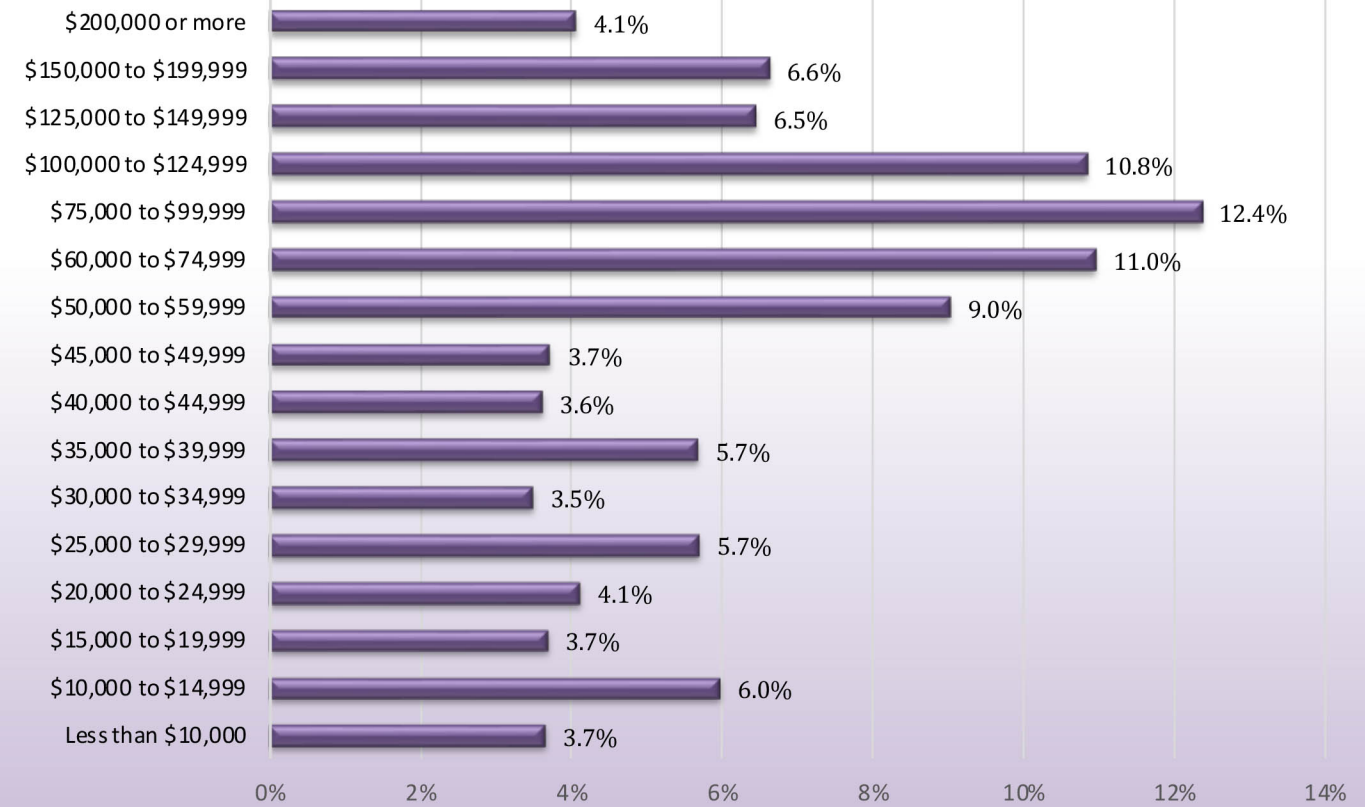
Median Household Income Trend



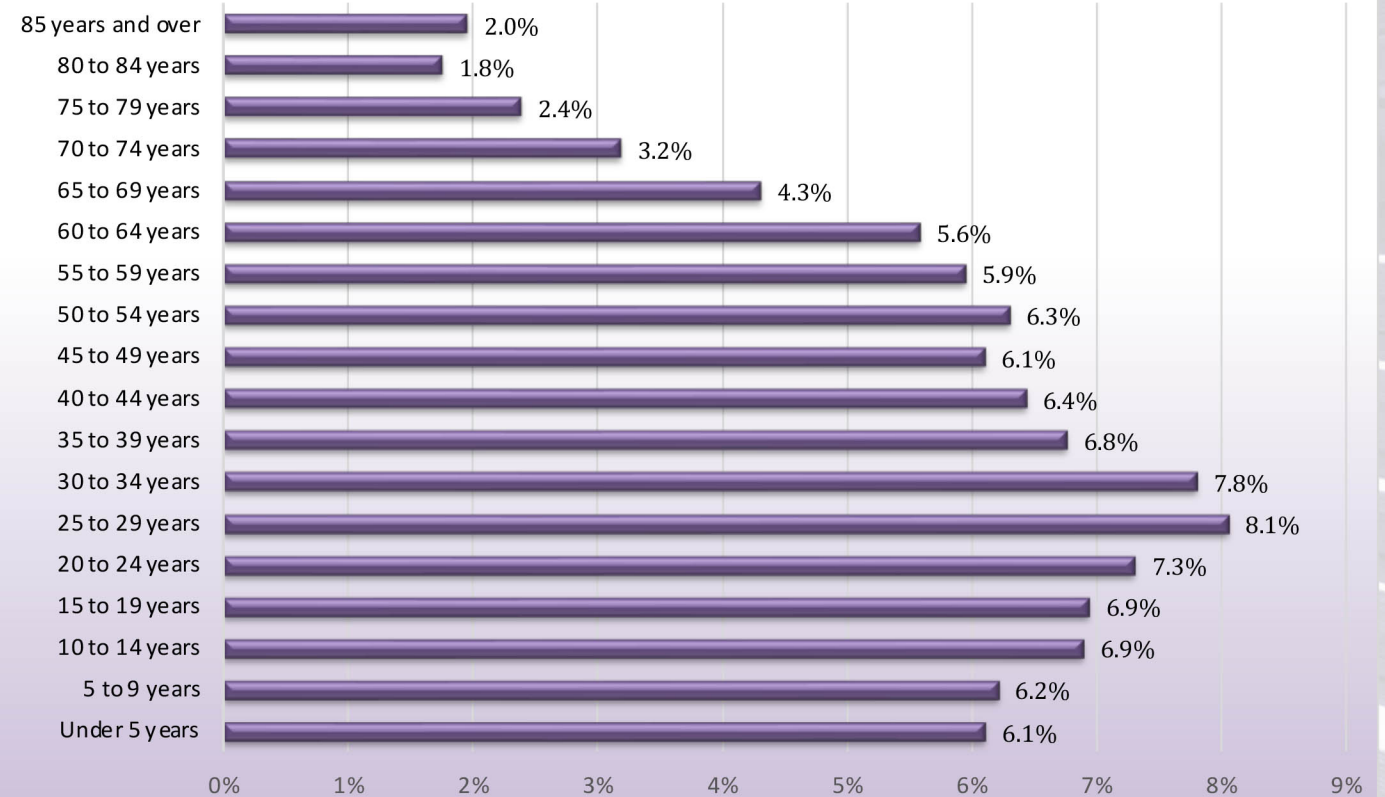
Per Capita Income Trend



2022 Household Income Detail



2022 Age of Population Detail



Demographic Overview

Third Ave and Moss St Chula Vista, CA

	2 mi Ring	3 mi Ring	5 mi Ring
POPULATION OVERVIEW			
Population Trend			
2010 Total Population	96,127	170,096	396,038
2020 Total Population	100,833	176,764	416,026
2022 Total Population	97,144	172,991	412,015
2027 Total Population	98,344	175,592	423,956
Population Change 2010 to 2020	4.9%	3.9%	5.0%
Population Change 2010 to 2022	1.1%	1.7%	4.0%
Population Change 2020 to 2027	-2.5%	-7%	1.9%
Population Change 2022 to 2027	1.2%	1.5%	2.9%
2022 Race and Ethnicity			
White alone	67.8%	64.9%	60.4%
Black or African American alone	4.1%	4.4%	4.9%
Asian alone	4.9%	8.1%	12.9%
Other Race	23.2%	22.5%	21.8%
Hispanic or Latino			
Hispanic	74.0%	70.0%	64.0%
Not Hispanic	26.0%	30.0%	36.0%
2022 Age			
Median Age	36.4	36.6	35.5
19 and Under	25.9%	25.6%	26.1%
20 to 29	14.8%	14.9%	15.4%
30 to 39	14.0%	13.9%	14.6%
40 to 49	13.1%	12.9%	12.5%
50 to 64	18.1%	18.5%	17.8%
65 and Over	14.1%	14.2%	13.6%
2022 Occupation			
Civilian employed population 16 years and over	77,009	137,905	327,363
White collar	49.8%	50.4%	52.9%
Blue collar	50.2%	49.6%	47.1%
2022 Educational Attainment			
Population 25 years and over	65,132	116,755	274,179
No High School Diploma	26.7%	23.7%	21.8%
High school graduate, GED, or alternative	27.2%	26.4%	24.8%
College No Degree	23.6%	23.9%	23.5%
College or Advanced Degree	22.5%	26.0%	30.0%
2022 Marital Status			
Population 15 years and over	78,156	140,054	332,877
Married	48.1%	48.8%	49.1%
Not Married	51.9%	51.2%	50.9%

	2 mi Ring	3 mi Ring	5 mi Ring
HOUSEHOLD OVERVIEW			
Household Trend			
2010 Households	30,875	53,497	118,315
2020 Households	31,903	55,273	126,804
2022 Households	31,741	55,480	128,141
2027 Households	32,065	56,166	131,474
Household Change 2010 to 2020	3.3%	3.3%	7.2%
Household Change 2010 to 2022	2.8%	3.7%	8.3%
Household Change 2020 to 2027	.5%	1.6%	3.7%
Household Change 2022 to 2027	1.0%	1.2%	2.6%
2022 Household Size			
Average Household Size	3.0	3.1	3.2
Household Income Trend			
2010 Median Income	\$43,152	\$49,034	\$52,133
2020 Median Income	\$57,478	\$62,785	\$67,217
2022 Median Income	\$61,774	\$68,007	\$72,003
2027 Median Income	\$77,126	\$84,341	\$90,083
Median Income Change 2010 to 2020	33.2%	28.0%	28.9%
Median Income Change 2010 to 2022	43.2%	38.7%	38.1%
Median Income Change 2020 to 2027	34.2%	34.3%	34.0%
Median Income Change 2022 to 2027	24.9%	24.0%	25.1%
2022 Household Income			
up to \$24,999	17.4%	14.9%	14.5%
\$25,000 to \$49,999	22.2%	21.1%	19.8%
\$50,000 to \$74,999	20.0%	18.9%	17.7%
\$75,000 to \$124,999	23.2%	24.0%	23.5%
\$125,000 to \$199,999	13.1%	15.8%	16.8%
\$200,000 or more	4.1%	5.3%	7.7%
HOUSING UNITS OVERVIEW			
2022 Home Value			
Median Home Value	\$444,887.50	\$452,246.20	\$478,227.30
Average Home Value	\$420,573.50	\$440,431.30	\$501,924.90
2022 Occupancy			
Households	31,741	55,480	128,141
Owner Occupied	45.9%	49.9%	50.3%
Renter Occupied	54.1%	50.1%	49.6%
Occupancy by Number of Units			
1 Unit, Detached	44.4%	46.8%	50.3%
1 Unit, Attached	8.8%	9.0%	10.7%
2 to 9	10.3%	11.5%	13.3%
10 to 49	16.3%	15.1%	13.0%
50 or more Units	11.7%	9.3%	7.9%
Mobile Home	8.4%	8.1%	4.6%
Boat, RV, Van, etc.	.1%	.2%	.2%

