



RETAIL SPACE FOR LEASE

3149, 3151, 3189 MAIN ST AND A PORTION OF 130 BEYER WAY
CHULA VISTA, CA (SAN DIEGO COUNTY)

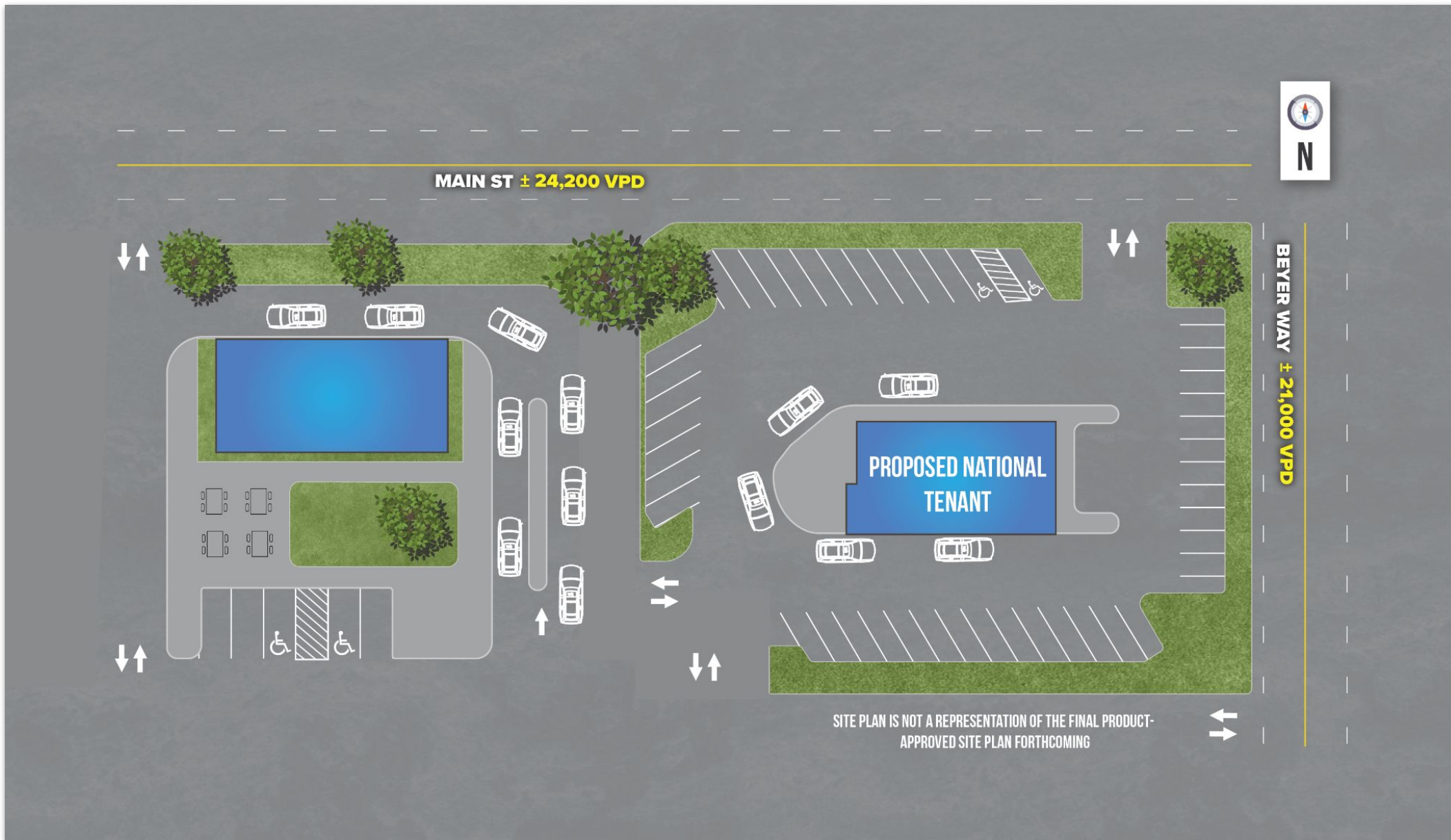
MATTHEWS[™]
REAL ESTATE INVESTMENT SERVICES

LEASING BROCHURE



INTERACTIVE
BROCHURE

SITE PLAN



RETAIL SPACE FOR LEASE
3149 MAIN ST, CHULA VISTA, CA 91911

TRADE AREA AERIAL



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PROPERTY HIGHLIGHTS



3149-3151-3189 MAIN ST (SWC MAIN & BEYER)



NEW HIGHLY VISIBLE PAD DEVELOPMENT



TWO HARD CORNER FREESTANDING DRIVE THRU PADS FOR LEASE



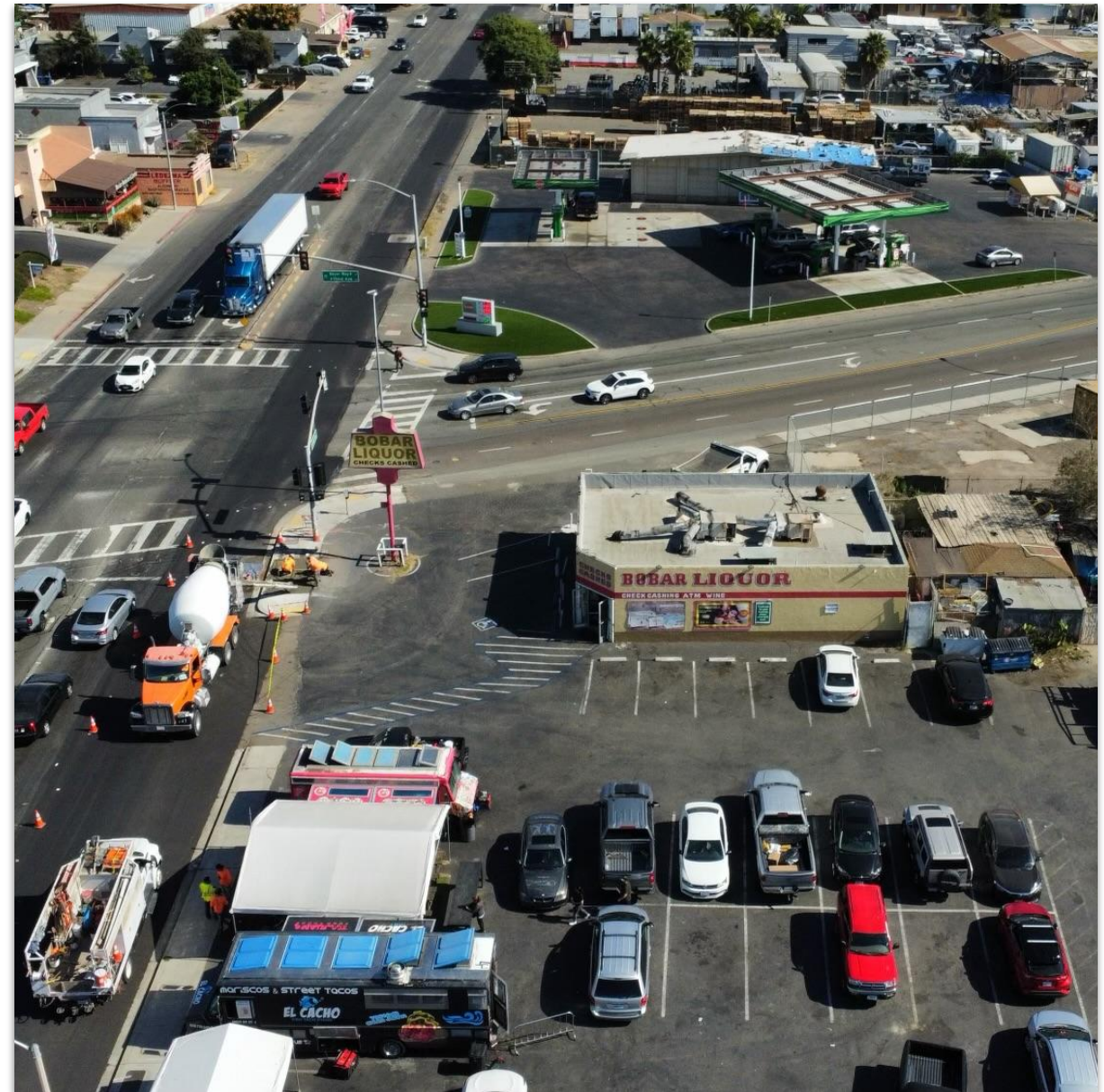
±45,200 COMBINED ADT



ENTIRE SITE CONSISTS OF APPROX. ±82,194 SF (±1.88 AC)



±332,608 POPULATION WITHIN 5 MILES



RETAIL SPACE FOR LEASE

3149 MAIN ST, CHULA VISTA, CA 91911



CAMELOT APARTMENTS
74 UNITS



CASTLE PARK ELEMENTARY
370 STUDENTS



CASTLE PARK HIGH SCHOOL
1,433 STUDENTS



CASTLE PARK MIDDLE SCHOOL
807 STUDENTS

HARBOR FREIGHT
QUALITY TOOLS LOWEST PRICES



LOMA VERDE ELEMENTARY
542 STUDENTS



ORANGE GLEN APARTMENTS
124 UNITS



OTAY ELEMENTARY
542 STUDENTS



JOHN J MONTGOMERY ELEMENTARY
326 STUDENTS



MAIN ST ± 24,200 VPD

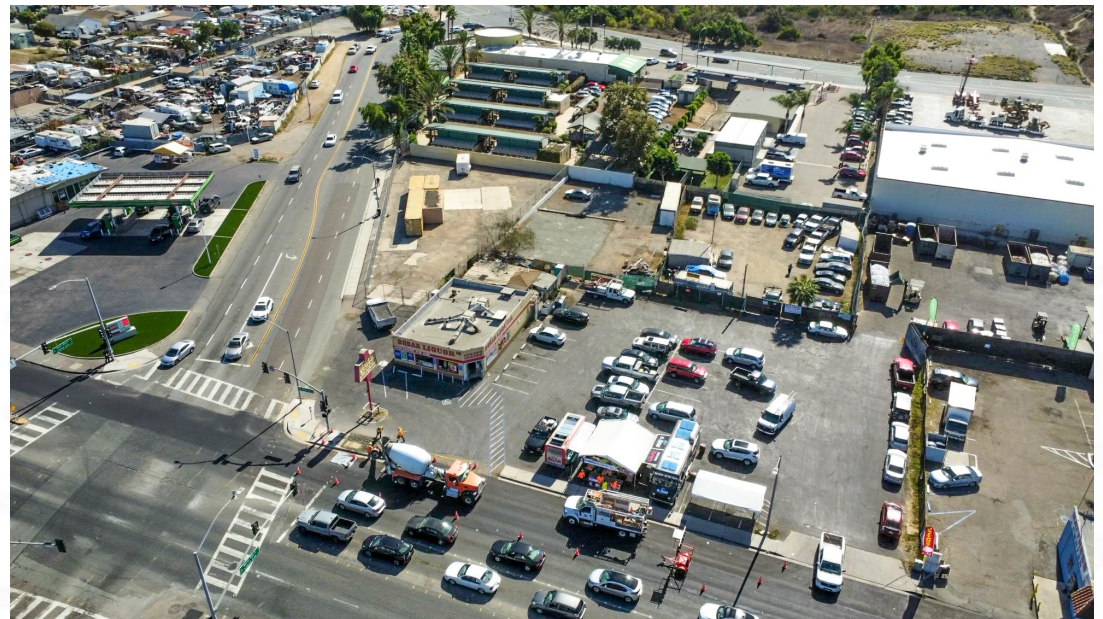
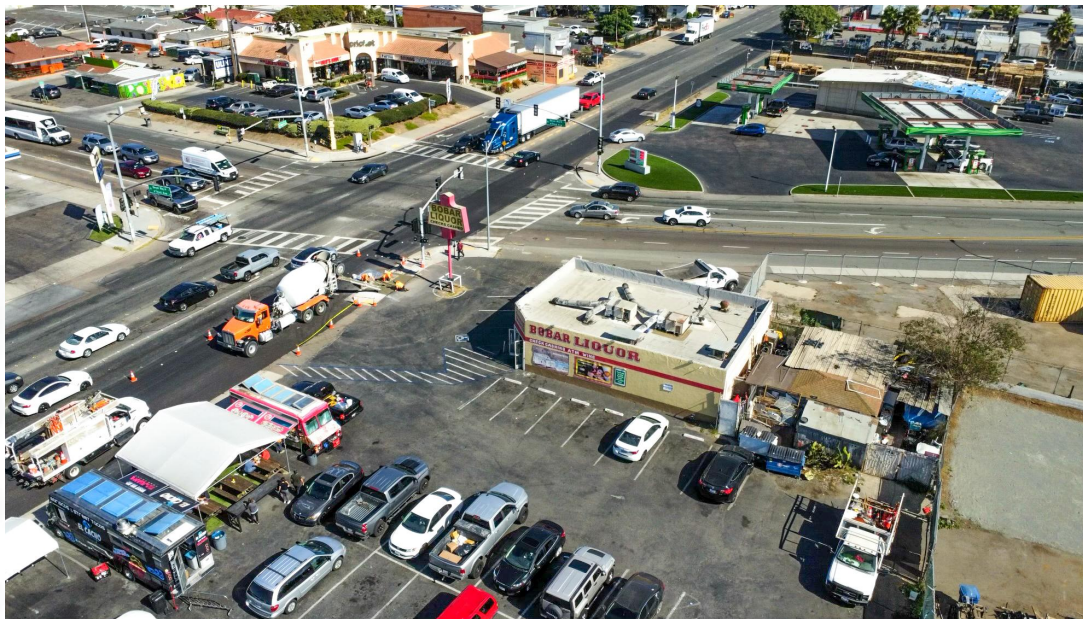
CALIBER COLLISION

STONE CREEK APARTMENTS
97 UNITS



5 ± 160,000 VPD

PROPERTY PHOTOS



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CHULA VISTA AREA OVERVIEW

Chula Vista, located in the southern part of San Diego County, California, is a vibrant and rapidly growing city known for its diverse culture and rich history. The name "Chula Vista," which means "beautiful view" in Spanish, aptly describes its picturesque landscapes and stunning coastal views. The city covers an area of about 52 square miles and is home to approximately 275,000 residents, making it the second-largest city in the San Diego metropolitan area. Chula Vista's history dates back to the early 1800s when it was part of a large land grant, and it has since evolved into a bustling urban center with a blend of residential, commercial, and recreational areas.

One of Chula Vista's main attractions is the Chula Vista Elite Athlete Training Center, a U.S. Olympic and Paralympic Training Site. This state-of-the-art facility draws athletes from around the world and showcases the city's commitment to sports and physical fitness. Additionally, Chula Vista boasts numerous parks, nature reserves, and trails, including the expansive Otay Valley Regional Park and the Sweetwater Summit Regional Park. The city's waterfront location along the San Diego Bay also offers a variety of water-based activities, from boating and fishing to scenic harbor cruises.



DEMOGRAPHICS

POPULATION

	1-MILE	3-MILE	5-MILE
Current Year Estimate	22,736	206,698	332,608

HOUSEHOLDS

	1-MILE	3-MILE	5-MILE
Current Year Estimate	7,066	61,747	103,208

INCOME

	1-MILE	3-MILE	5-MILE
Average Household Income	\$87,639	\$103,618	\$115,298

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FOR LEASE

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CHULA VISTA, CA (SAN DIEGO COUNTY)

LEASING BROCHURE

EXCLUSIVE LEASING AGENTS

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Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered.

In no event shall a prospective lessee have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing of the Property.

This Leasing Package shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Leasing Package.