

SPACE AVAILABLE

1072 B - 1,961 SF

Property Highlights

- Center Size: 84,856 SF
- Located at the busy corner of Naples Street & Third Street, Chula Vista.
- Strong retail intersection

Traffic Counts

- Third Ave: 22,114 ADT
- Naples: 7,097 ADT

Demographics

	1 MILE	3 MILES	5 MILES
Pop (2017)	35,969	192,297	421,602
HH Income	\$56,756	\$67,537	\$72,356

Current Tenants

cricket



Tenants at Intersection



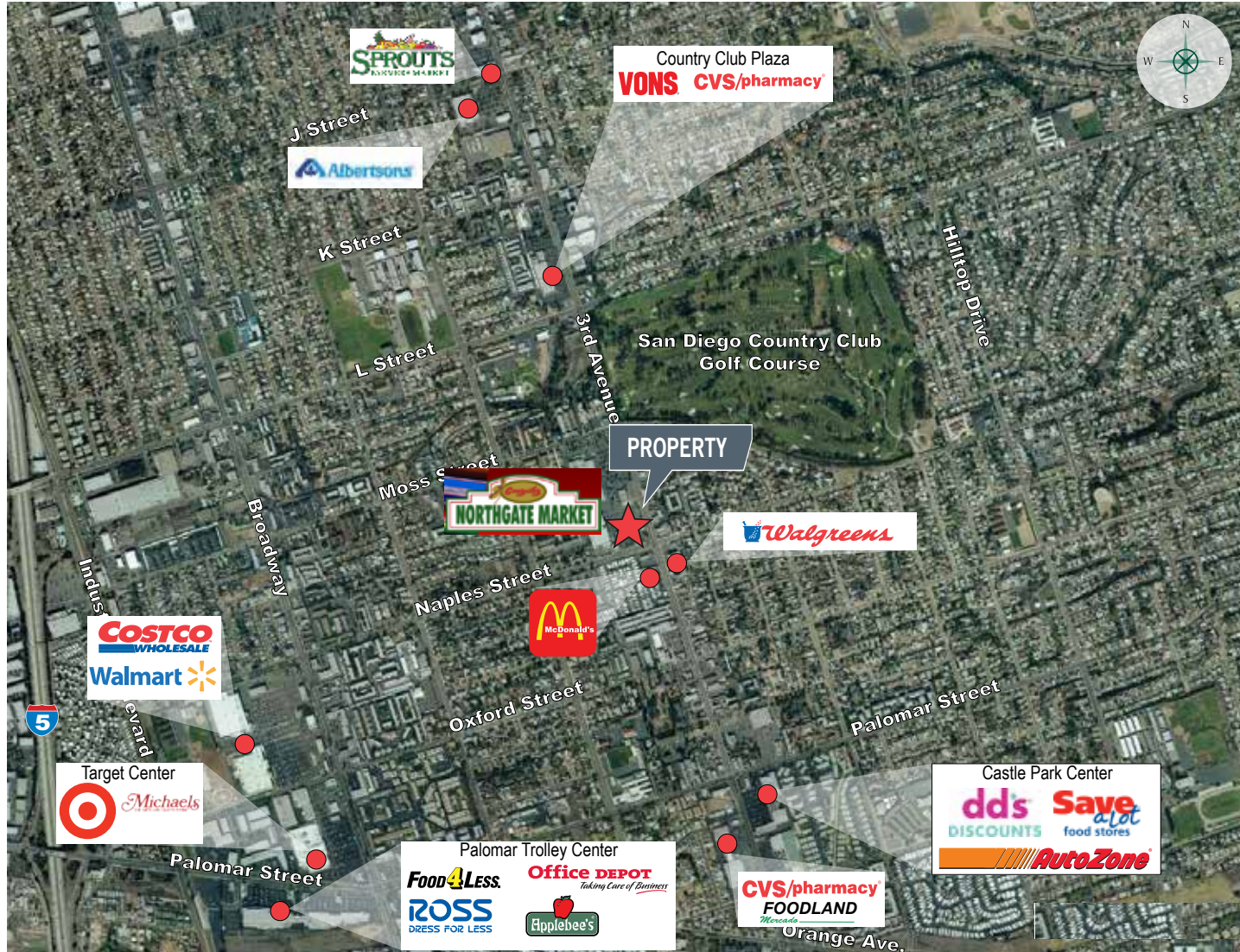
Current Tenants



DISCLAIMER: This drawing is for general information purposes only. Any and all features, matters and other information depicted hereon or contained herein are for illustrative marketing purposes only, are subject to modification without notice, are not intended to be relied upon by any party and are not intended to constitute representations and warranties as to the size and nature of improvements to be constructed (or that any improvements will be constructed) or as to the identity or nature of any occupants thereof.

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

Aerial





FOR LEASE
Naples Plaza
 1058-1090 Third Ave / Chula Vista, CA

Demographics

1058 3rd Ave, Chula Vista, California, 91911 Rings: 1, 3, 5 mile radii		Prepared by Esri Latitude: 32.61455 Longitude: -117.06947		
	1 mile	3 miles	5 miles	
Population				
2000 Population	30,918	165,493	348,090	
2010 Population	33,438	179,493	391,011	
2017 Population	35,969	192,297	421,602	
2022 Population	37,743	201,254	441,677	
2000-2010 Annual Rate	0.79%	0.82%	1.17%	
2010-2017 Annual Rate	1.01%	0.95%	1.04%	
2017-2022 Annual Rate	0.97%	0.91%	0.93%	
2017 Male Population	47.9%	48.5%	49.1%	
2017 Female Population	52.1%	51.5%	50.9%	
2017 Median Age	33.4	34.8	33.7	
In the identified area, the current year population is 421,602. In 2010, the Census count in the area was 391,011. The rate of change since 2010 was 1.04% annually. The five-year projection for the population in the area is 441,677 representing a change of 0.93% annually from 2017 to 2022. Currently, the population is 49.1% male and 50.9% female.				
Median Age				
The median age in this area is 33.4, compared to U.S. median age of 38.2.				
Race and Ethnicity				
2017 White Alone	54.5%	54.0%	51.3%	
2017 Black Alone	4.1%	3.8%	4.4%	
2017 American Indian/Alaska Native Alone	0.9%	0.8%	0.8%	
2017 Asian Alone	5.1%	8.8%	12.7%	
2017 Pacific Islander Alone	0.6%	0.5%	0.6%	
2017 Other Race	29.8%	26.5%	24.6%	
2017 Two or More Races	5.0%	5.5%	5.5%	
2017 Hispanic Origin (Any Race)	76.6%	70.0%	65.2%	
Persons of Hispanic origin represent 65.2% of the population in the identified area compared to 18.1% 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 84.6 in the identified area, compared to 64.0 for the U.S. as a whole.				
Households				
2000 Households	10,878	54,175	107,255	
2010 Households	10,873	56,065	116,694	
2017 Total Households	11,498	59,329	124,584	
2022 Total Households	11,991	61,815	130,058	
2000-2010 Annual Rate	0.00%	0.34%	0.85%	
2010-2017 Annual Rate	0.77%	0.78%	0.91%	
2017-2022 Annual Rate	0.84%	0.82%	0.86%	
2017 Average Household Size	3.12	3.21	3.31	
The household count in this area has changed from 116,694 in 2010 to 124,584 in the current year, a change of 0.91% annually. The five-year projection of households is 130,058, a change of 0.86% annually from the current year total. Average household size is currently 3.31, compared to 3.27 in the year 2010. The number of families in the current year is 97,583 in the specified area.				

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Median Household Income				
2017 Median Household Income	\$40,492	\$51,431	\$53,930	
2022 Median Household Income	\$42,350	\$55,046	\$58,199	
2017-2022 Annual Rate	0.90%	1.37%	1.54%	
Average Household Income				
2017 Average Household Income	\$56,756	\$67,537	\$72,356	
2022 Average Household Income	\$64,298	\$76,508	\$82,007	
2017-2022 Annual Rate	2.53%	2.53%	2.54%	
Per Capita Income				
2017 Per Capita Income	\$18,166	\$21,039	\$21,995	
2022 Per Capita Income	\$20,433	\$23,671	\$24,734	
2017-2022 Annual Rate	2.38%	2.39%	2.38%	
Households by Income				
Current median household income is \$53,930 in the area, compared to \$56,124 for all U.S. households. Median household income is projected to be \$58,199 in five years, compared to \$62,316 for all U.S. households				
Current average household income is \$72,356 in this area, compared to \$80,675 for all U.S. households. Average household income is projected to be \$82,007 in five years, compared to \$91,585 for all U.S. households				
Current per capita income is \$21,995 in the area, compared to the U.S. per capita income of \$30,820. The per capita income is projected to be \$24,734 in five years, compared to \$34,828 for all U.S. households				
Housing				
2000 Total Housing Units	11,084	55,637	110,870	
2000 Owner Occupied Housing Units	3,933	28,186	54,384	
2000 Renter Occupied Housing Units	6,944	25,988	52,871	
2000 Vacant Housing Units	207	1,463	3,615	
2010 Total Housing Units	11,345	58,842	123,469	
2010 Owner Occupied Housing Units	3,654	27,875	57,377	
2010 Renter Occupied Housing Units	7,219	28,190	59,317	
2010 Vacant Housing Units	472	2,777	6,775	
2017 Total Housing Units	11,931	61,904	130,855	
2017 Owner Occupied Housing Units	3,649	28,431	59,510	
2017 Renter Occupied Housing Units	7,849	30,898	65,074	
2017 Vacant Housing Units	433	2,575	6,271	
2022 Total Housing Units	12,482	64,719	137,101	
2022 Owner Occupied Housing Units	3,744	29,367	61,880	
2022 Renter Occupied Housing Units	8,247	32,447	68,179	
2022 Vacant Housing Units	491	2,904	7,043	
Currently, 45.5% of the 130,855 housing units in the area are owner occupied; 49.7%, renter occupied; and 4.8% are vacant. Currently, in the U.S., 55.6% of the housing units in the area are owner occupied; 33.1% are renter occupied; and 11.3% are vacant. In 2010, there were 123,469 housing units in the area - 46.5% owner occupied, 48.0% renter occupied, and 5.5% vacant. The annual rate of change in housing units since 2010 is 2.62%. Median home value in the area is \$396,918, compared to a median home value of \$207,344 for the U.S. In five years, median value is projected to change by 3.05% annually to \$461,284.				

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