

1261 3RD AVENUE
CHULA VISTA, CA 91910



RETAIL/ OFFICE/ MEDICAL : 3,354 SF RETAIL SPACE AVAILABLE

KIMBERLY CHANELLE CLARK, ESQ.

Senior Vice President | Partner

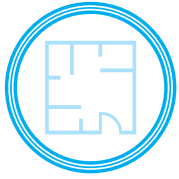
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Voit

REAL ESTATE SERVICES



BUILDING SPECIFICATIONS



42,000 SF
Property Size



3,354 SF
Available Size



3.42 ACRES
Lot Size



±219 SPACES
5.02:1,000 RSF
Parking



CC
Zoning



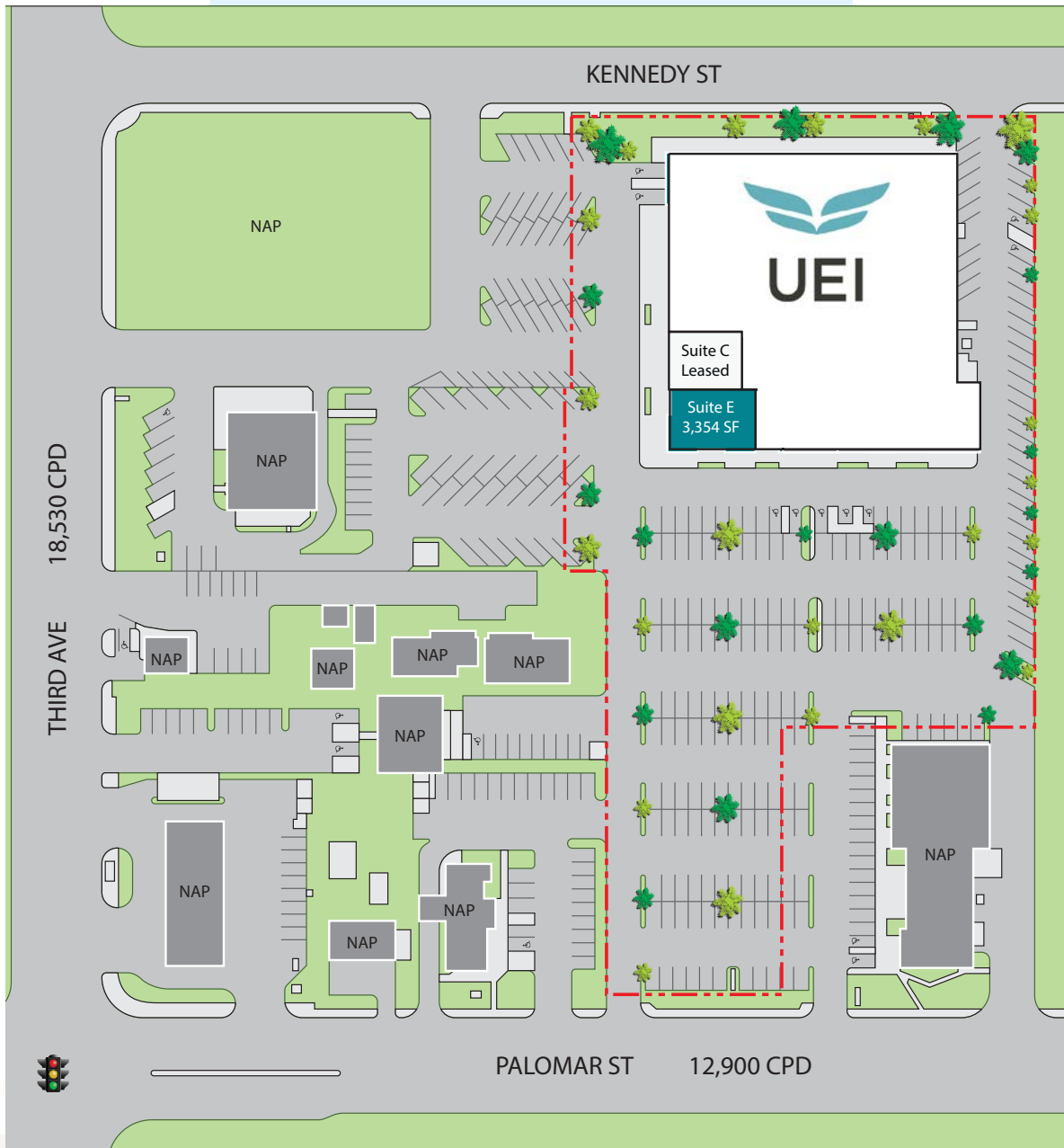
1975/2019
Year Built/Renovated



619-222-57
Parcel Number



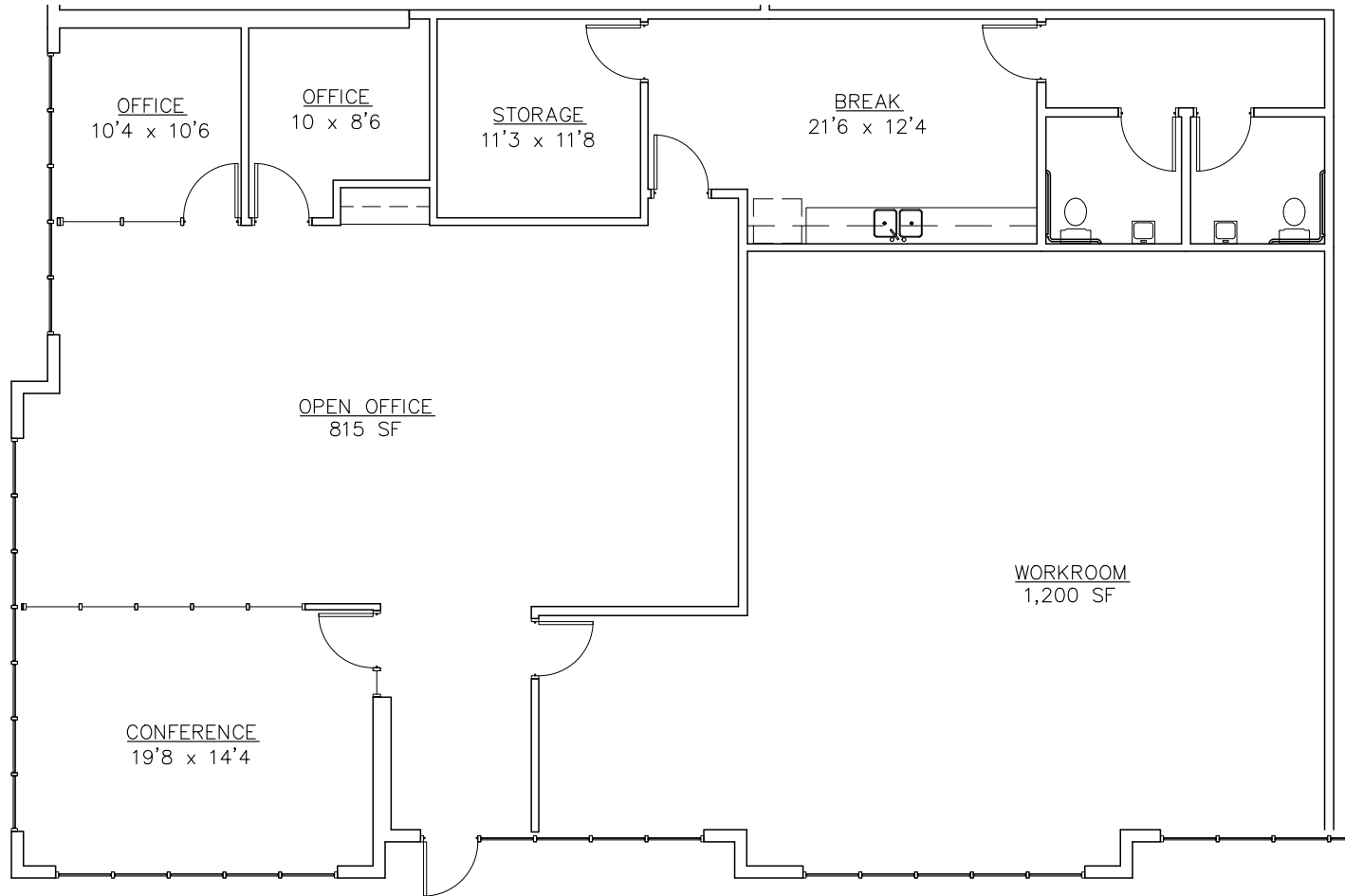
SITE PLAN

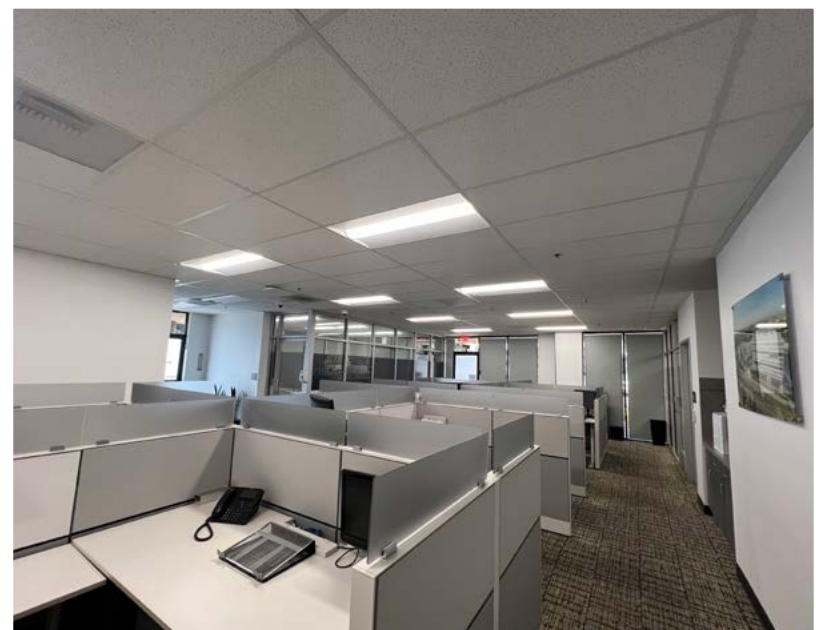
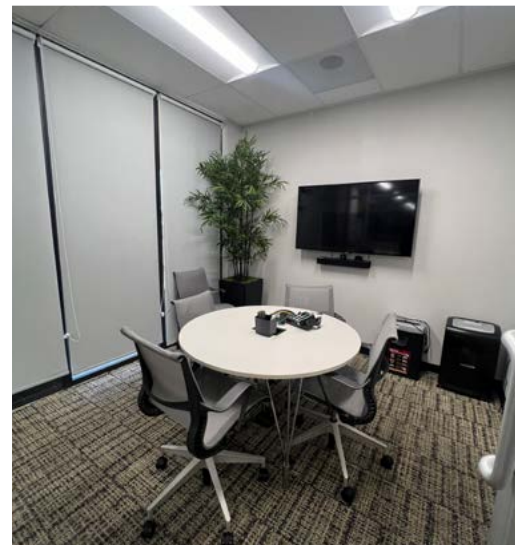
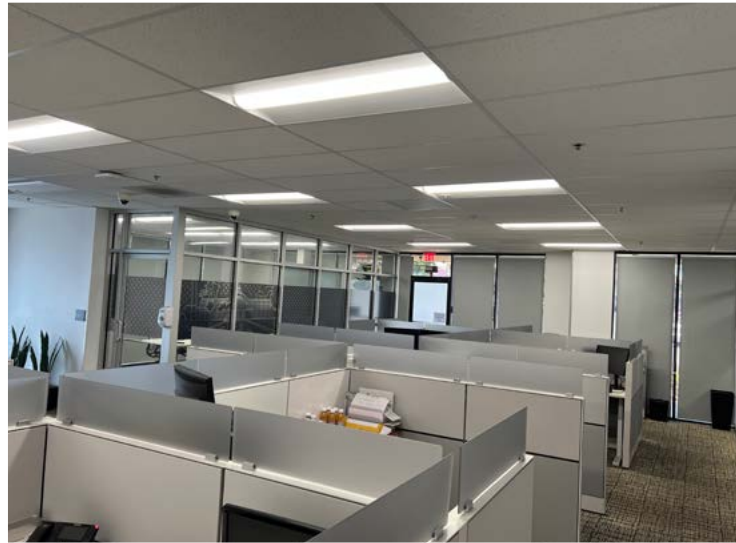


AVAILABILITY

| SUITE | SQUARE FEET | LEASE RATE |
|---------|-------------|----------------------------|
| Suite E | 3,354 SF | \$2.75 + \$0.54/SF NNNs |

FLOOR PLAN







| | |
|-----------------------|------|
| FOUNDED: | 1974 |
| NATIONWIDE LOCATIONS: | 17 |
| PARENT COMPANY: | IEC |

UEI College was founded in 1974 in Los Angeles County, California. UEI is Accredited by the Accrediting Council for Continuing Education & Training (ACCET). Offering day and evening classes with they cater to working adults. Their programs exceed industry standards and they work closely with are employers and experts to stay ahead of the curve

Recession Resistant Tenant: In recessionary economic environments, the vocational and trade school sector consistently experience increases in enrollment. UEI College's adaptation to career and educational programs to accommodate Labor Market demands enables them to remain a leader in post-secondary career education throughout all economic cycles.



| | |
|-----------------------|------|
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Headquartered in the heart of Silicon Valley, Samsung Semiconductor, Inc. (SSI) is a multi-billion dollar subsidiary of Samsung Electronics, Ltd.

With a wide range of industry-leading semiconductor solutions, they're enabling innovative growth in market segments from hyperscale data centers and automotive to IOT, mobile and consumer electronics.

DEMOGRAPHICS

| POPULATION | 1 MILE | 3 MILE | 5 MILE |
|------------------------|-----------|-----------|-----------|
| 2020 Total Population: | 35,644 | 198,187 | 395,485 |
| 2025 Population: | 36,028 | 201,407 | 403,387 |
| Pop Growth 2020-2025: | 0.2% | 0.3% | 0.4% |
| HOUSEHOLDS | 1 MILE | 3 MILE | 5 MILE |
| 2020 Total Households: | 11,532 | 61,051 | 118,445 |
| HH Growth 2020-2025: | 0.3% | 0.4% | 0.4% |
| Median Household Inc: | \$45,828 | \$60,809 | \$64,238 |
| Median Home Value: | \$392,216 | \$440,406 | \$472,530 |
| Median Year Built: | 1970 | 1973 | 1976 |

TRAFFIC COUNTS

| COLLECTION STREET | CROSS STREET | TRAFFIC COUNT |
|-------------------|-------------------------|---------------|
| Palomar Street | 3rd Avenue West | 14,541 |
| 3rd Avenue | Kennedy Street North | 19,210 |
| 2nd Avenue | Kennedy Street | 1,660 |
| Oxford Street | Del Mar Avenue West | 4,511 |
| Palomar Street | Villa Tempra Drive West | 10,272 |
| 3rd Avenue | Quintard Street South | 27,702 |





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