

# 880 WEST BROADWAY CHULA VISTA, CA



## PROPERTY HIGHLIGHTS

- Join Popeyes Chicken in New Constructed Center
- Newly constructed Restaurant/Retail Space Available for Lease
- Divisible to  $\pm 1,200$  SF -  $\pm 3,000$  SF
- Excellent Access & Strong Traffic Counts of 28,931 CPD
- Dense Population of 162,200 People within 3 Mile Radius
- AVAILABLE NOW!





BROADWAY (16,596 CPD)

H STREET

**CHULA VISTA CENTER**

SUPERIOR COURTHOUSE

THIRD AVE

I STREET

J STREET

K STREET

CHULA VISTA LEARNING COMMUNITY CHARTER

CHULA VISTA HIGH SCHOOL

880 WEST BROADWAY  
CHULA VISTA, CA

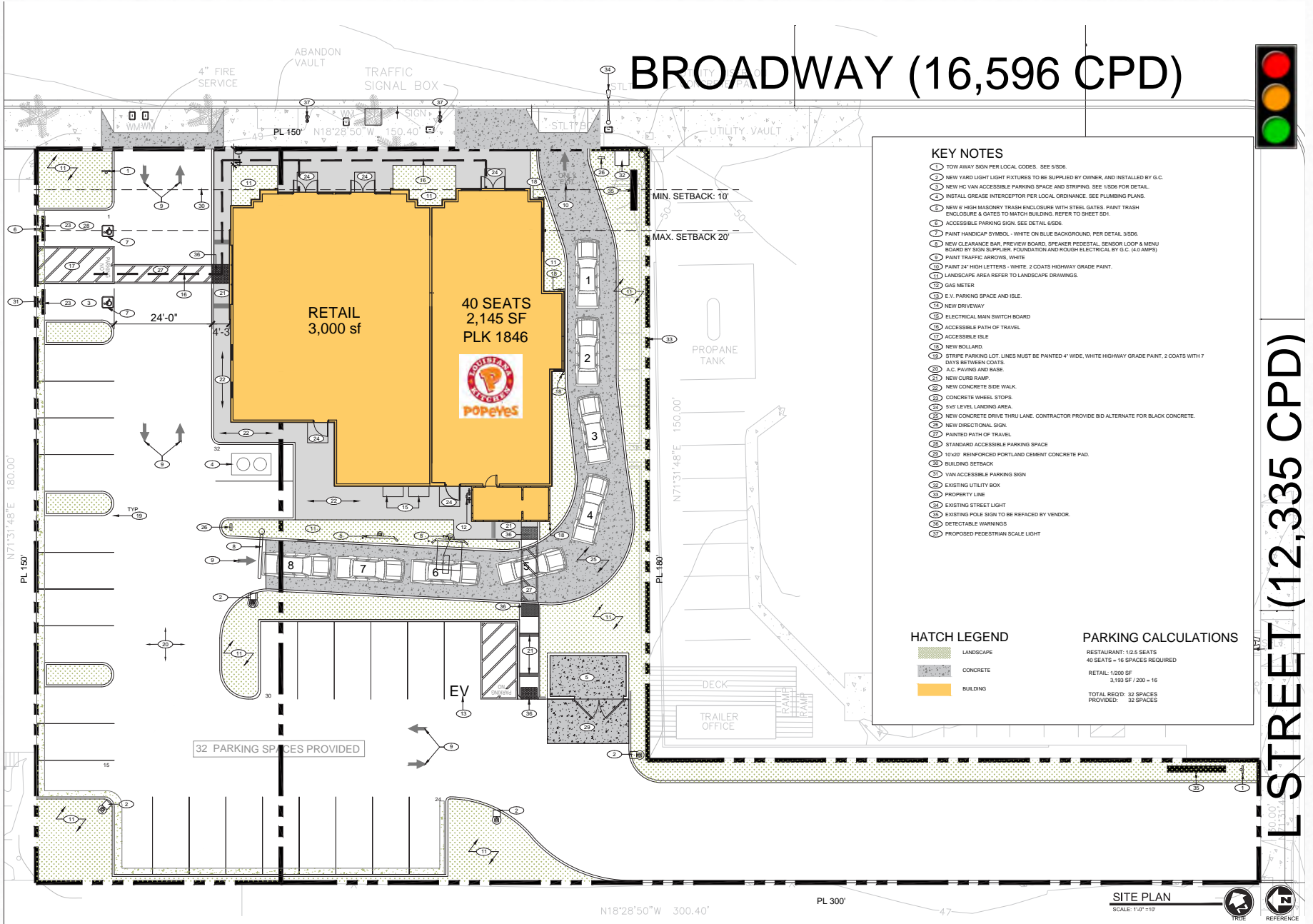
L STREET (12,335 CPD)





# SITE PLAN

## BROADWAY (16,596 CPD)



### KEY NOTES

1. TOW AWAY SIGN PER LOCAL CODES. SEE 5/06.
2. NEW YARD LIGHT FIXTURES TO BE SUPPLIED BY OWNER AND INSTALLED BY G.C.
3. NEW HC VAN ACCESSIBLE PARKING SPACE AND STRIPING. SEE 1/06 FOR DETAIL.
4. INSTALL GREASE INTERCEPTOR PER LOCAL ORDINANCE. SEE PLUMBING PLANS.
5. NEW 6' HIGH MASONRY TRASH ENCLOSURE WITH STEEL GATES. PAINT TRASH ENCLOSURE & GATES TO MATCH BUILDING. REFER TO SHEET SD1.
6. ACCESSIBLE PARKING SIGN. SEE DETAIL 5/06.
7. PAINT HANDICAP SYMBOL - WHITE ON BLUE BACKGROUND. PER DETAIL 3/06.
8. NEW CLEARANCE BAR - PREVIEW BOARD, SPEAKER PEDESTAL, SENSOR LOOP & MENU BOARD BY SIGN SUPPLIER. FOUNDATION AND ROUGH ELECTRICAL BY G.C. (1.0 AMPS)
9. PAINT TRAFFIC ARROWS, WHITE.
10. PAINT 24" HIGH LETTERS - WHITE. 2 COATS HIGHWAY GRADE PAINT.
11. LANDSCAPE AREA REFER TO LANDSCAPE DRAWINGS.
12. GAS METER
13. E.V. PARKING SPACE AND ISLE.
14. NEW DRIVEWAY
15. ELECTRICAL MAIN SWITCH BOARD
16. ACCESSIBLE PATH OF TRAVEL
17. ACCESSIBLE ISLE
18. NEW BOLLARD.
19. STRIPE PARKING LOT. LINES MUST BE PAINTED 4" WIDE, WHITE HIGHWAY GRADE PAINT. 2 COATS WITH 7 DAYS BETWEEN COATS.
20. A.C. PAVING AND BASE.
21. NEW CURB RAMP.
22. NEW CONCRETE SIDE WALK.
23. CONCRETE WHEEL STOPS.
24. 3/4" LEVEL LANDING AREA.
25. NEW CONCRETE DRIVE THRU LANE. CONTRACTOR PROVIDE BID ALTERNATE FOR BLACK CONCRETE.
26. NEW DIRECTIONAL SIGN.
27. PAINTED PATH OF TRAVEL
28. STANDARD ACCESSIBLE PARKING SPACE
29. 10'x20' REINFORCED PORTLAND CEMENT CONCRETE PAD.
30. BUILDING SETBACK
31. VAN ACCESSIBLE PARKING SIGN
32. EXISTING UTILITY BOX
33. PROPERTY LINE
34. EXISTING STREET LIGHT
35. EXISTING POLE SIGN TO BE REFACED BY VENDOR.
36. DETECTABLE WARNINGS
37. PROPOSED PEDESTRIAN SCALE LIGHT

### HATCH LEGEND

- LANDSCAPE
- CONCRETE
- BUILDING

### PARKING CALCULATIONS

RESTAURANT: 1/2.5 SEATS  
 40 SEATS = 16 SPACES REQUIRED  
 RETAIL: 1200 SF  
 3,193 SF / 200 = 16  
 TOTAL REQ'D: 32 SPACES  
 PROVIDED: 32 SPACES

## L STREET (12,335 CPD)

SITE PLAN  
 SCALE: 1/4"=1'-0"

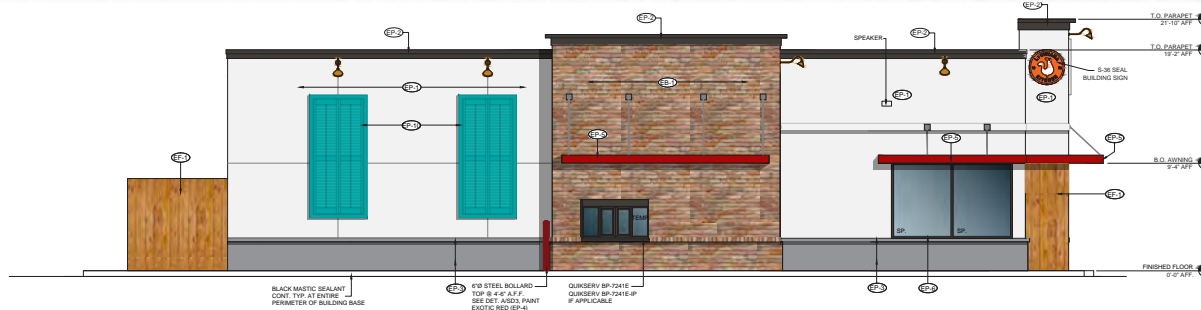


N18°28'50"W 300.40'

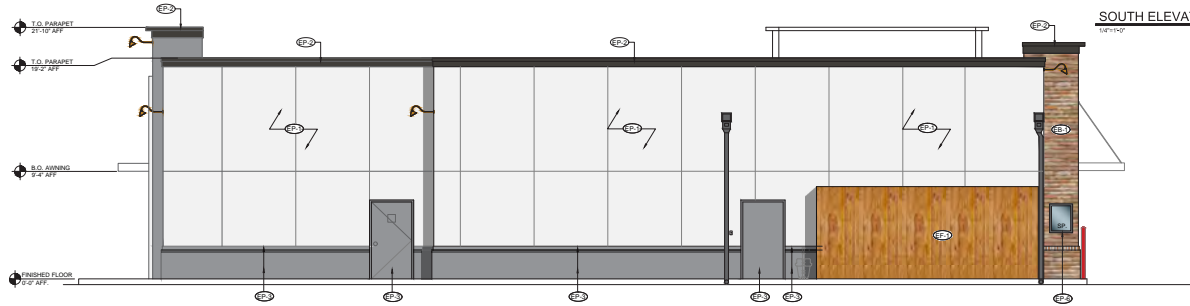
PL 300'

47

# ELEVATIONS



**SOUTH ELEVATION**  
1/4"=1'-0"



**WEST ELEVATION**  
1/4"=1'-0"



**EAST ELEVATION**  
1/4"=1'-0"



**NORTH ELEVATION**  
1/4"=1'-0"



880 WEST BROADWAY  
CHULA VISTA, CA

San Diego  
Bay National  
Wildlife  
Refuge

- GROCERY OUTLET
- Walmart
- petco
- SALLY BEAUTY
- HOBBY LOBBY
- Smart&Final
- Party City
- U-HAUL
- MATRESSFIRM
- Builders FirstSource
- DOLLAR TREE
- Starbucks
- SUBWAY
- ROSS DRESS FOR LESS
- Jack In the Box
- Chevron

- IGA
- TACO BELL
- ARCO
- Denny's
- cricket
- Days Inn
- 6
- McDonald's
- metro by T-Mobile
- QUALITY

- MIDAS
- RODEWAY INN
- THE SALVATION ARMY
- AutoZone
- O'Reilly
- 7-Eleven
- jiffy lube
- T

- AutoZone
- DISCOUNT TIRE
- DOLLAR TREE
- amc
- SUPERCUTS
- Panera
- BJS RESTAURANT BAKERY
- RED LOSTER
- Starbucks
- McDonald's
- BURGER KING
- Pizza Hut
- SUBWAY
- verizon
- metro by T-Mobile

- ARCO
- VALERO

- ARCO
- FITNESS
- Deseret Industries
- PODS
- 7-Eleven

- Walmart
- 99c ONLY
- CVS pharmacy
- Bank of America
- WELLS FARGO
- us bank
- VONS
- COLD STONE
- BIG5

- NAPA
- HARBOR FREIGHT TOOLS

- CHASE
- 7-Eleven
- petco
- SUBWAY
- Costco
- cricket
- metro
- T

- Firestone
- Valvoline
- Shell
- 7-Eleven
- BW Best Western

- Public Storage

- Peppercorns
- Firestone
- ARCO
- 7-Eleven
- 76
- Starbucks
- Jack
- metro by T-Mobile

- Michaels
- ROSS
- Walmart
- Target
- DOLLAR TREE
- GNC
- CVS pharmacy
- Food 4 Less
- FANTASTIC SAWS
- ihop
- Starbucks
- Jack
- 7-Eleven
- Party City
- cricket

- CHASE
- WELLS FARGO
- Unibank
- us bank
- citi
- VIGOROUS SECRET
- NEW YORK COMPANY
- EXPRESS
- AEROPOSTALE
- PLACE
- charlotte
- JCPenney
- macy's
- Overstitching
- Teleflora
- CVS pharmacy
- GNC
- SEPHORA
- Bank of America
- Five Guys
- SAWYER
- Foot Locker
- VANS
- See's
- cricket

- ZIONS BANK
- Kentucky Fried Chicken
- FUDDRUCKERS
- 7-Eleven
- FB FirstBank

- Denny's
- Starbucks
- Little Caesars
- LAQUINTA
- Comfort
- Mobil

- Bank of America
- WELLS FARGO
- Mobil
- ARCO
- 7-Eleven
- Starbucks
- Jack

- ROSS DRESS FOR LESS
- 99c ONLY
- Walgreens
- PAPA JOHN'S
- cricket
- metro

- AutoZone
- O'Reilly
- UnionBank
- CVS pharmacy
- DISCOUNTS
- GROCERY OUTLET
- Jack
- BURGER KING
- Pizza Hut
- SUBWAY
- metro
- Sinclair

- True Value
- ARCO
- Smart & Final
- cricket
- metro
- Shell

- OTAY

- Bank of America
- Starbucks

- CVS pharmacy
- Alibon

- 7-Eleven
- Little Caesars

- Chevron
- 7-Eleven
- SUBWAY
- metro
- by T-Mobile

- Chevron
- CIRCLE K

- Little Caesars
- T
- McDonald's

- CVS pharmacy
- Jack
- TACO BELL
- BED BATH & BEYOND
- COLD STONE
- R BEKS
- BIG5
- SUBWAY
- Marshalls
- CHASE
- Smart & Final
- unleashed!
- viva
- DICK'S
- carter's
- MATRESSFIRM
- T

- CHASE
- 7-Eleven
- CIRCLE K
- Shell
- RITE AID
- GNC
- McDonald's
- Little Caesars
- SUBWAY
- T

- PET
- Pier 1
- Shell
- BW
- BOB

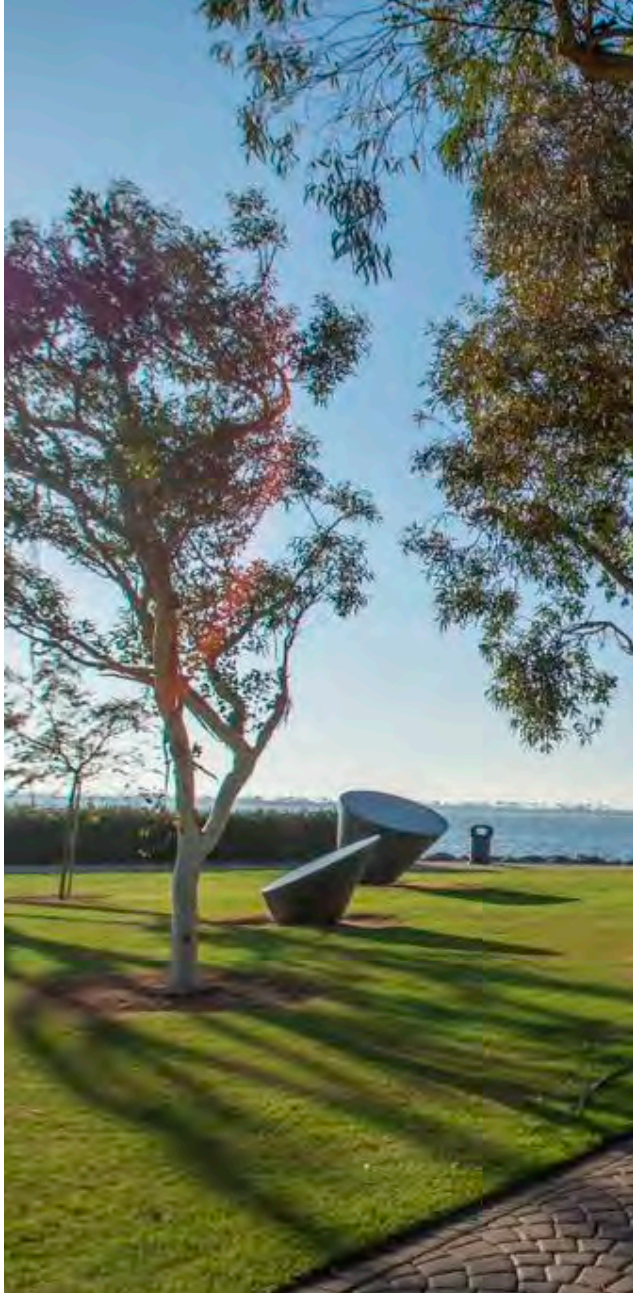


# MEET YOUR NEIGHBORS

**Firestone**







# DEMOGRAPHICS

*3-mile radius*

Population	162,200
Average Household Income	\$73,235
Households	52,254
Median Household Income	\$70,300
Daytime Population	102,639
Median Age	36.1

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# 880 WEST BROADWAY CHULA VISTA, CA

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