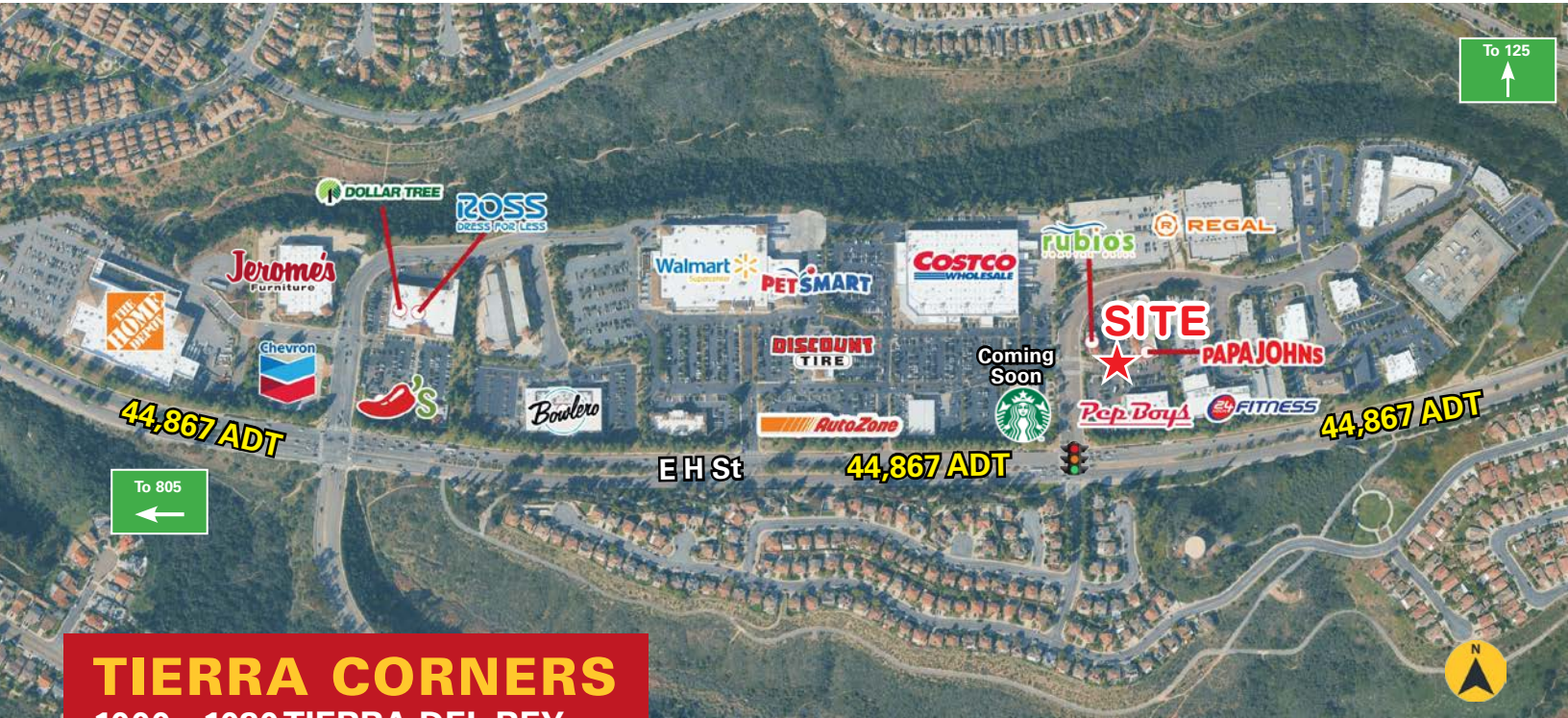




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FOR LEASE



TIERRA CORNERS

1000 - 1020 TIERRA DEL REY
CHULA VISTA, CA 91910

JOIN:



AVAILABILITY

- 3,412 SF

FEATURES

- Rare Shop Space Opportunity
- Monument Signage
- High Traffic: ADT & Co-Tenants

DEMOGRAPHICS

	3 MILE
Population	151,283
Median HH Income	\$132,269
Daytime Population	23,252



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3990 Old Town Ave, Suite B-208
San Diego, CA 92110
Phone: (858) 536-8383
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SITE PLAN



Suite #	Tenant	Size
1000	Pep Boys	18,560 SF
1016 A	Rubio's	2,000 SF
1016 B	Thai Fresh	257 SF
1020 A1	Spine & Sport Physical Therapy	3,072 SF
1020 A2	AVAILABLE 	3,412 SF
1020 B	Sublime Barber Shop	1,400 SF
1020 C	Back Nine (Coming Soon)	2,500 SF
1020 D	AT & T	2,050 SF
1020 E	Papa John's Pizza	2,050 SF

M = Monument Sign



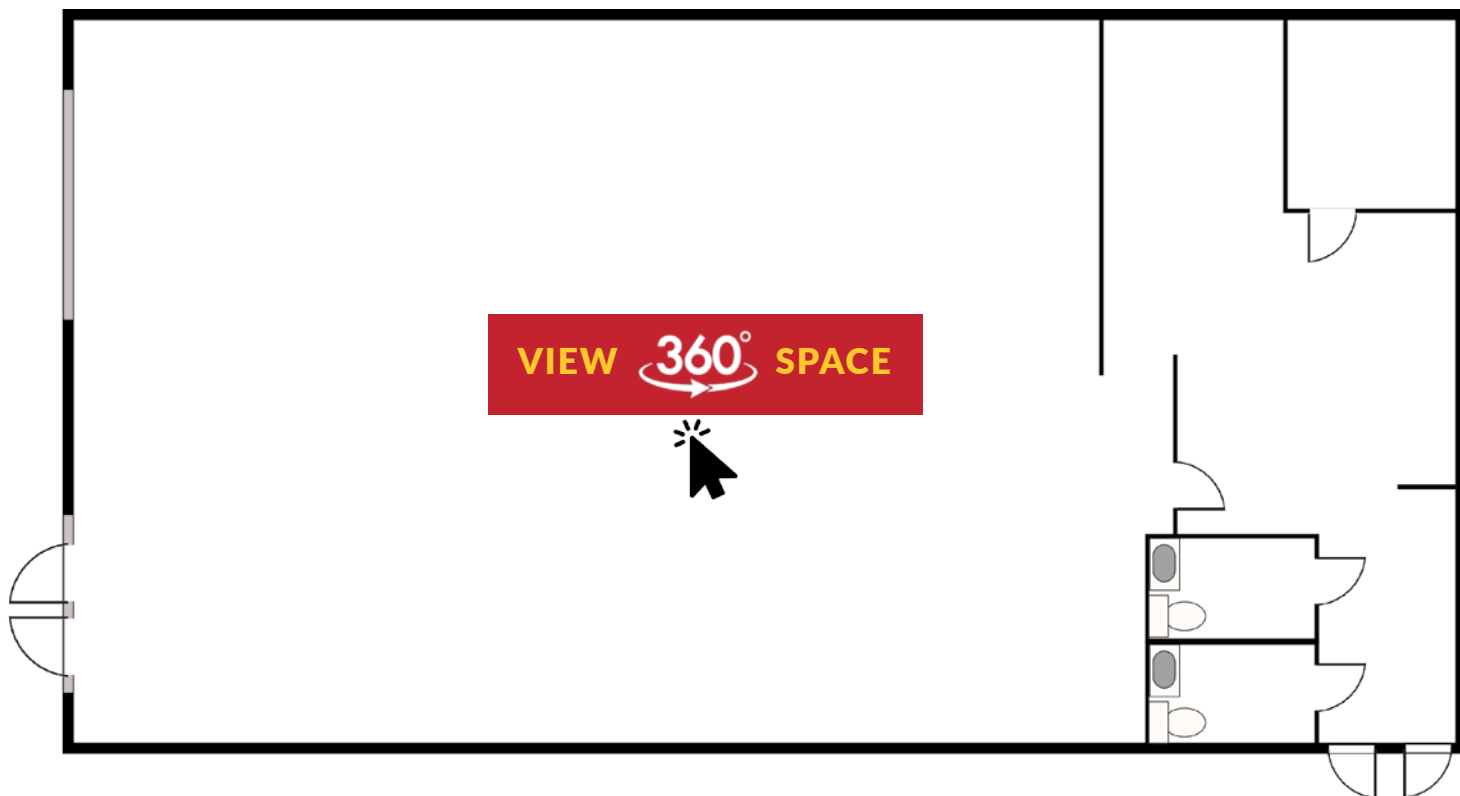
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FLOOR PLANS

SUITE 1020 A2

3,412 SF



*Not to Scale

This information is deemed reliable, but not guaranteed. All information should be independently verified for its accuracy and completeness before relying upon it.



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REGIONAL AERIAL



POPULATION GROWTH

Chula Vista has the **Highest Forecasted** Population Growth 2022-2050 in San Diego County at **17.6%**

Source: SANDAG 2050 Growth Forecast



2024 City of Chula Vista Traffic Counts

BROKER CONTACT INFO



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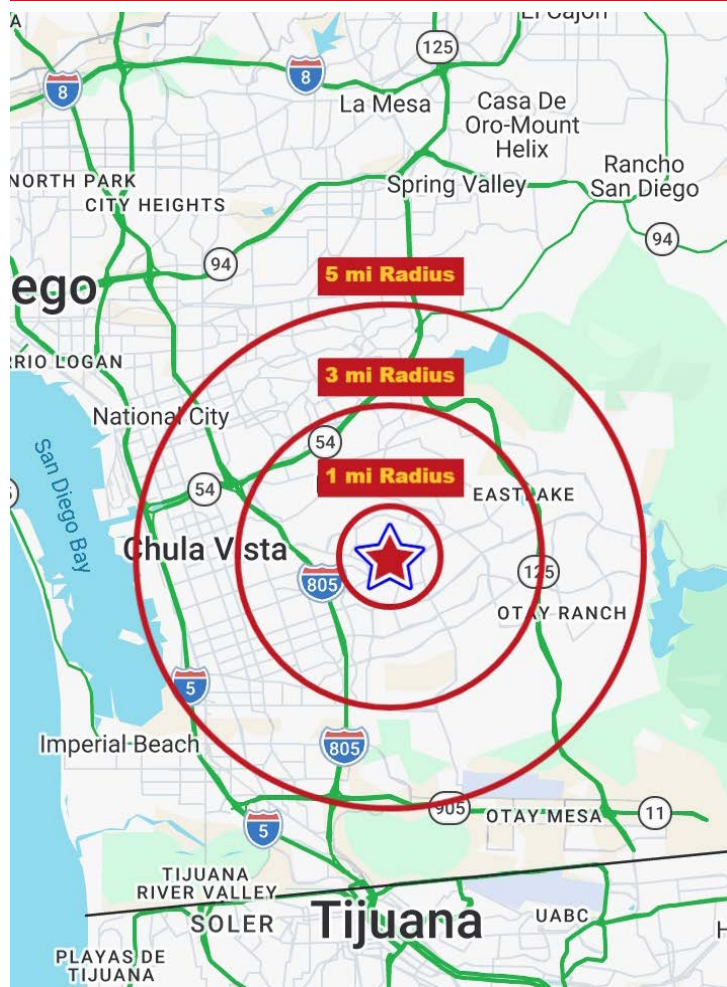
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San Diego, CA 92110

DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Mile
2025 Estimated Population	15,770	151,283	430,612
2030 Projected Population	14,781	148,228	419,907
2020 Census Population	16,911	149,239	432,581
2010 Census Population	16,385	133,996	174,499
2025 Median Age	38.7	36.8	36.1
HOUSEHOLDS	1 Mile	3 Mile	5 Mile
2025 Estimated Households	4,908	46,080	131,727
2030 Projected Households	4,687	46,110	131,471
2020 Census Households	5,168	45,001	129,236
2010 Census Households	5,015	40,816	118,375
Projected Annual Growth 2025 to 2030	-0.9%	-	-
Historical Annual Growth 2010 to 2025	-0.1%	0.9%	0.8%
RACE AND ETHNICITY	1 Mile	3 Mile	5 Mile
2025 Estimated White	32.1%	31.9%	29.1%
2025 Estimated Black or African American	5.8%	6.4%	7.1%
2025 Estimated Asian & Pacific Islander	20.3%	20.8%	19.8%
2025 Estimated American Indian & Native Alaskan	1.2%	1.0%	1.1%
2025 Estimated Other Races	40.7%	39.9%	42.9%
2025 Estimated Hispanic	47.8%	47.4%	51.9%
INCOME	1 Mile	3 Mile	5 Mile
2025 Estimated Average Household Income	\$178,247	\$166,550	\$136,558
2025 Estimated Median Household Income	\$138,175	\$132,269	\$112,303
2025 Estimated Per Capita Income	\$55,482	\$50,807	\$41,866
EDUCATION (AGE 25+)	1 Mile	3 Mile	5 Mile
2025 Estimated Elementary (Grade Level 0 to 8)	4.0%	4.9%	7.3%
2025 Estimated Some High School (Grade Level 9 to 11)	5.7%	5.2%	7.3%
2025 Estimated High School Graduate	10.8%	17.6%	22.4%
2025 Estimated Some College	20.4%	22.8%	22.0%
2025 Estimated Associates Degree Only	16.0%	11.1%	9.6%
2025 Estimated Bachelors Degree Only	28.4%	25.5%	21.4%
2025 Estimated Graduate Degree	14.8%	12.9%	10.0%
BUSINESS	1 Mile	3 Mile	5 Mile
2025 Estimated Total Businesses	317	3,253	11,259
2025 Estimated Total Employees	2,233	23,252	86,578
2025 Estimated Employee Population per Business	7.0	7.1	7.7
2025 Estimated Residential Population per Business	49.7	46.5	38.2



1000 - 1020 TIERRA DEL REY
CHULA VISTA, CA 91910



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Source:

Sites, USA, 2000 - 2020 Census, 2025 Estimates
& 2030 Projections Calculated using Proportional Block Groups