

FOR LEASE

374-384 H STREET, CHULA VISTA, CA 91910

JOSHUA J. SMITH

Senior Vice President
D: (619) 797-1322
joshua.smith@svn.com

DRE # 01476024

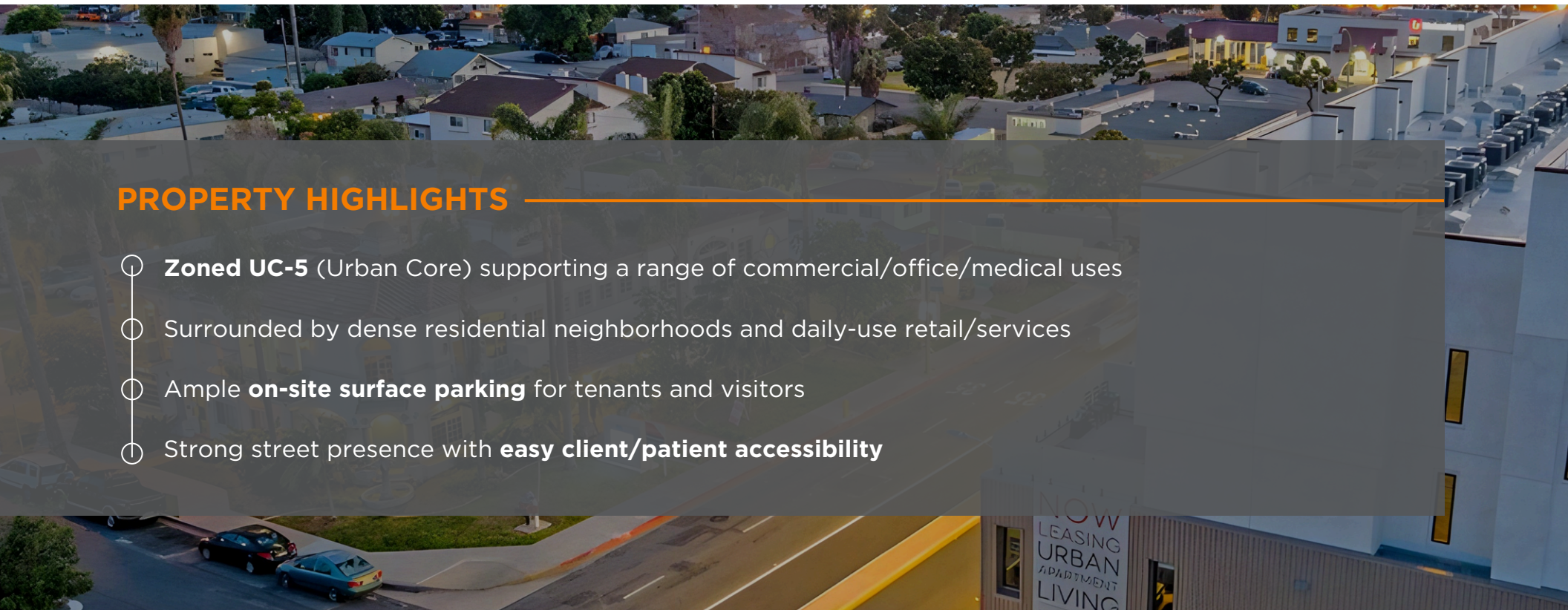


PROPERTY SUMMARY

PROPERTY TYPE	Office, Medical	SIGNAGE	Monument Sign
RBA	±10,762 SF	ELEVATOR SERVED	Yes
STORIES	2	PARKING	42 spaces
TYPICAL FLOOR	±5,381 SF	APN	573-010-23
CLASS	B	ZONING	UC-5 (Urban Core)
TENANCY	Multiple	LEASE RATE	Contact Advisor

PROPERTY HIGHLIGHTS

- **Zoned UC-5 (Urban Core)** supporting a range of commercial/office/medical uses
- Surrounded by dense residential neighborhoods and daily-use retail/services
- Ample **on-site surface parking** for tenants and visitors
- Strong street presence with **easy client/patient accessibility**



PROPERTY SUMMARY

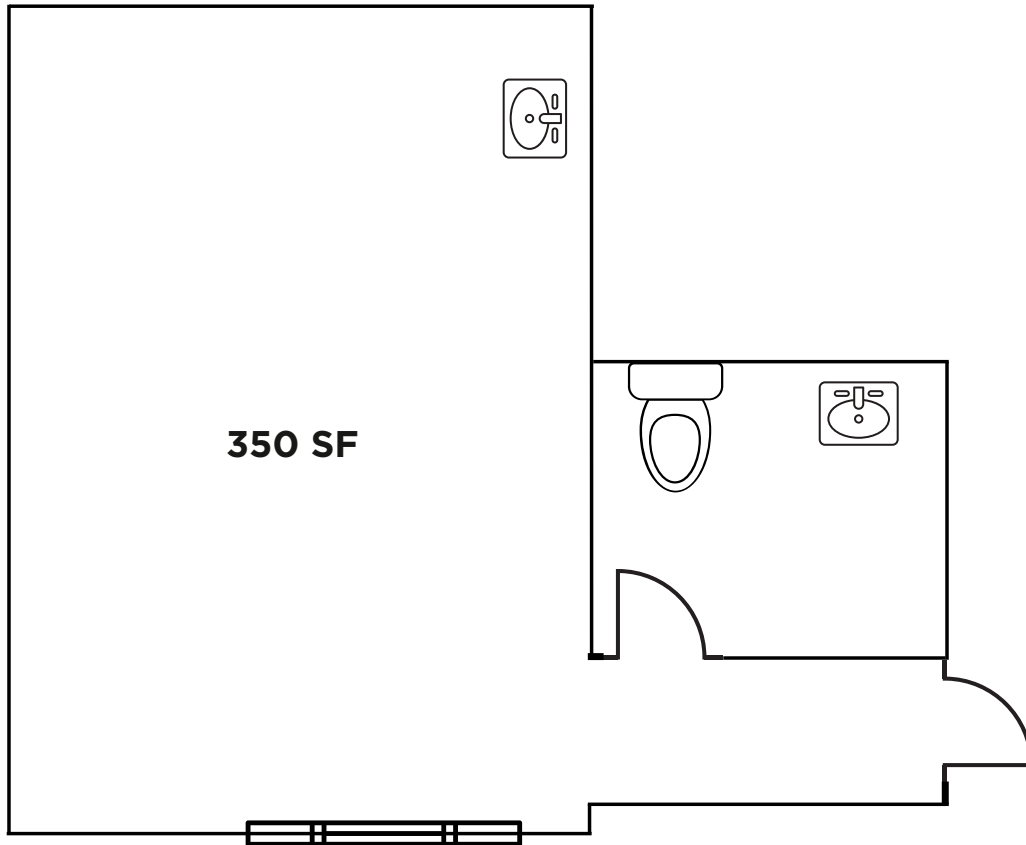
SPACE(S) AVAILABLE

SUITE	SPACE SIZE	POTENTIAL USES	LEASE RATE
102	±350 SF	Office, Medical	Contact Advisor
103-A	±1,674 SF	Office, Medical	Contact Advisor



FLOOR PLAN

SUITE 102 | ±350 SF



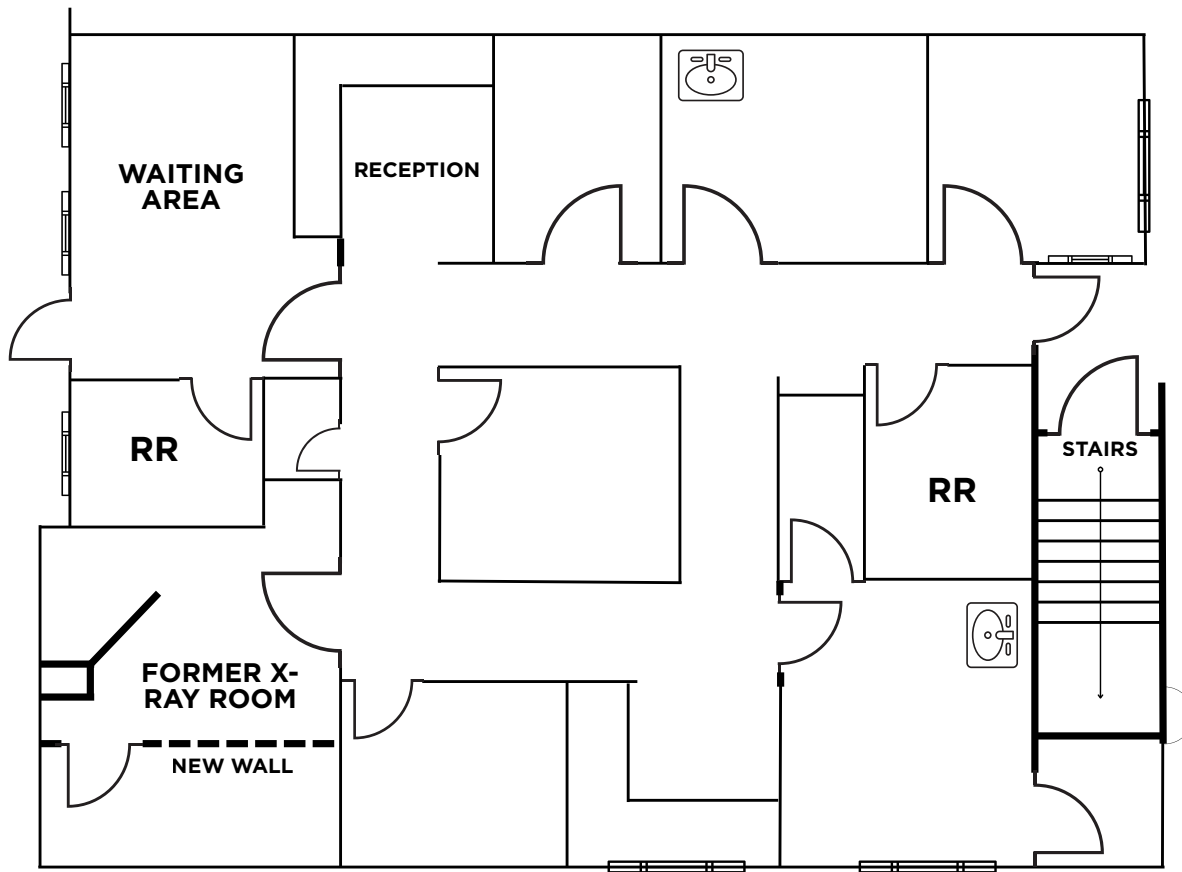
INTERIOR IMAGE



Open office with sink, window facing H Street and private wheelchair accessible restroom.

FLOOR PLAN

SUITE 103-A | ±1,674 SF



External glass main entrance, waiting room, reception, hallway to several office/exams, two private restrooms and room once used for x-ray. Potential for medical exam tables to remain in place

PROPERTY IMAGES

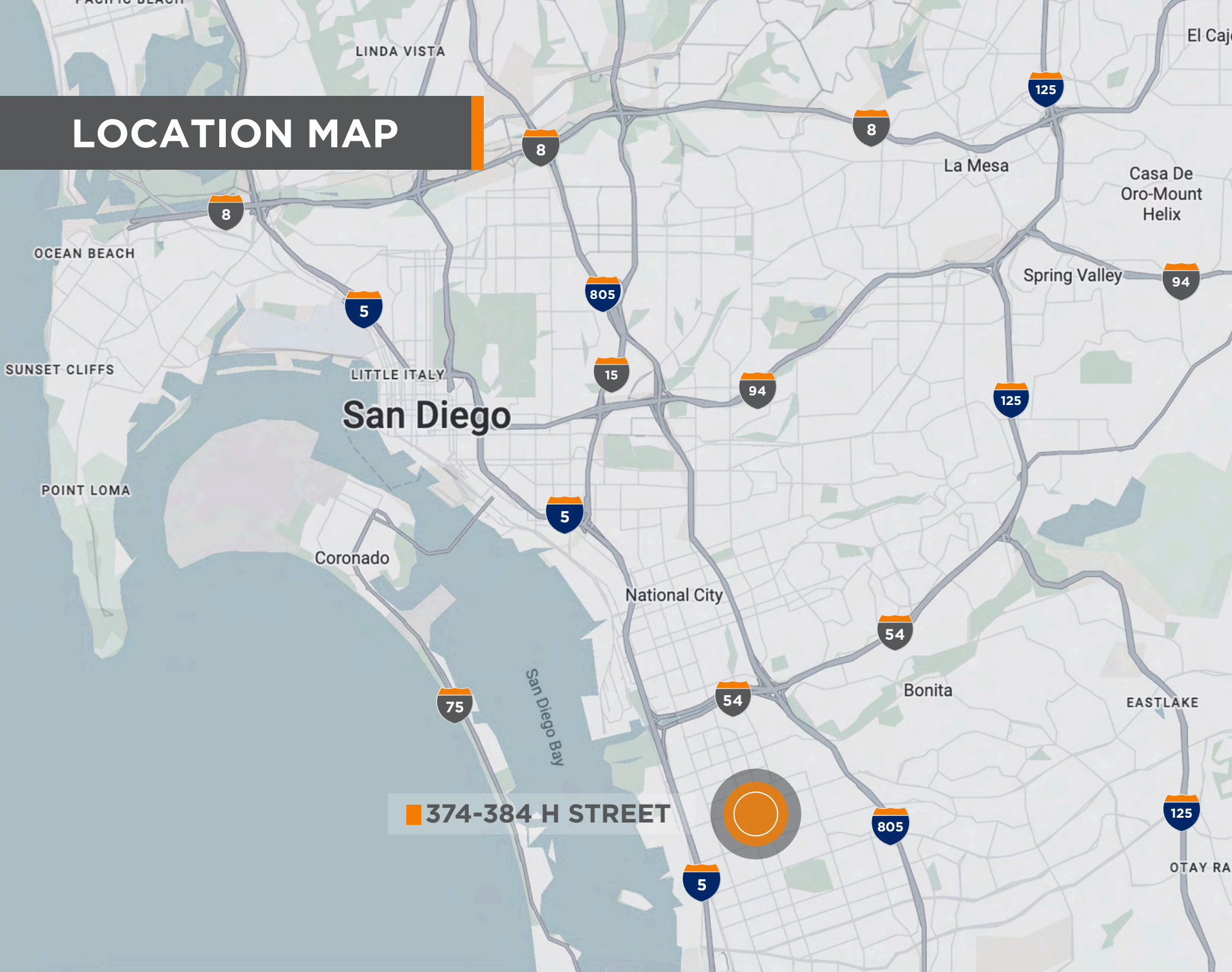


LOCATION SUMMARY



Located in Downtown **Chula Vista** along the highly traveled **H Street** commercial corridor, **374-384 H Street** offers a central, customer-friendly location surrounded by retail, services, and dense residential neighborhoods. The property provides efficient connectivity to **I-5** and **I-805** and convenient access to transit—supporting strong regional reach for clients, patients, and staff. The site also benefits from close proximity to major medical demand drivers and the San Diego Superior Court House, further strengthening the corridor for office/medical users.

LOCATION MAP



374-384 H STREET

CHULA VISTA BAYFRONT DEVELOPMENT

H STREET CORRIDOR

GAYLORD HOTEL



SCRIPPS HOSPITAL



CHULA VISTA CENTER



SHARP REES-STEALY MEDICAL GROUP



NEW URBANA LUXURY APARTMENTS



VA HEALTHCARE CLINIC



GATEWAY CHULA VISTA



374-384 H STREET



SUPERIOR COURT SOUTH COUNTY DIVISION



H STREET

H STREET



NEW DEVELOPMENTS

NEW SHARP REES-STEALY CHULA VISTA



- Brand-new, **state-of-the-art medical campus** replacing older facilities and significantly expanding healthcare access in the South Bay.
- **75,000 SF, 3-story** medical office building
- **127,000 SF** parking structure with **~375 spaces**
- **Full-service outpatient medical center** (urgent care, primary care, specialty care, imaging, pharmacy, rehab, etc.)

NEW URBANA APARTMENT DEVELOPMENT



Right Across 374-384 H St

NEW VA HEALTHCARE CLINIC



Right Across 374-384 H St

DEMOGRAPHICS

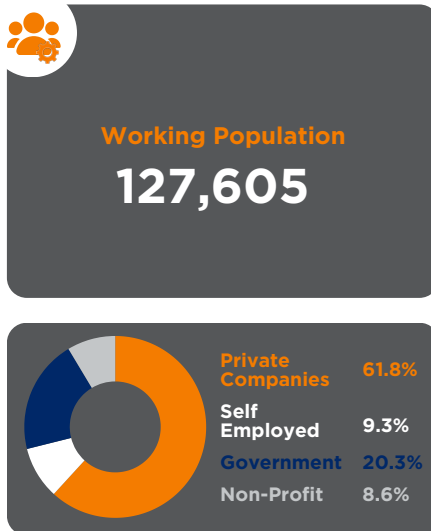
DOWNTOWN CHULA VISTA, CA

Within Chula Vista, **Point2Homes** reports a **population** of **276,375** and **85,710 households**, with a **median age of 37.1** and **median household income of \$108,032**—strong fundamentals for sustained demand from patient- and client-serving businesses. The city’s workforce totals **127,605**, with **82.2% white-collar employment** and **61.8% employed by private companies**, supporting steady weekday activity and a deep labor pool—key drivers for the office/medical suites at **374-384 H Street** in Downtown Chula Vista.

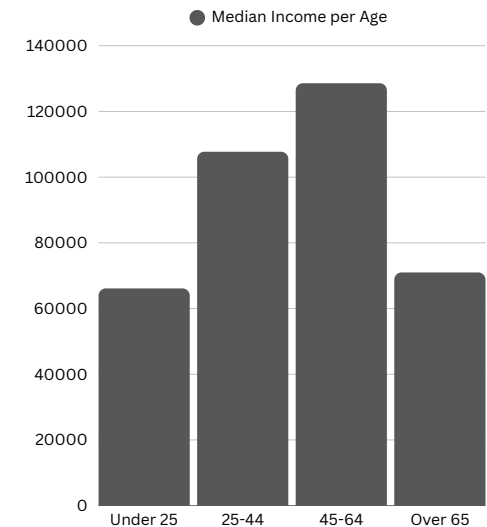
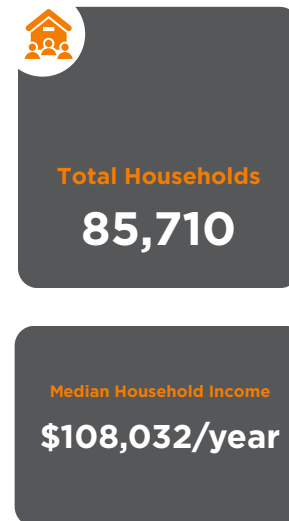
POPULATION



EMPLOYMENT



HOUSEHOLDS & INCOMES



DISCLAIMER

The information provided has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax, zoning, property condition, and other factors which should be evaluated by your tax, financial, legal, and other advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

No representation or recommendation is made by SVN | Vanguard as to the legal sufficiency or tax consequences of this document or the transaction to which it relates. These are questions for your attorney and/ or other advisors. In any real estate transaction, it is recommended that you consult with a professional such as an attorney, accountant, civil engineer, property inspector or other person, with experience in evaluating the transaction, and the legal documents prepared in connection therewith.

JOSHUA J. SMITH

Senior Vice President
D: (619) 797-1322
joshua.smith@svn.com

DRE # 01476024

SVN® VANGUARD COMMERCIAL REAL ESTATE ADVISORS

4455 Murphy Canyon Rd
San Diego, CA 92123

DRE# 01881593
svnvanguardsd.com