

southbay marketplace

3400 - 3470 Highland Avenue
Chula Vista, CA 91910



southbay
marketplace

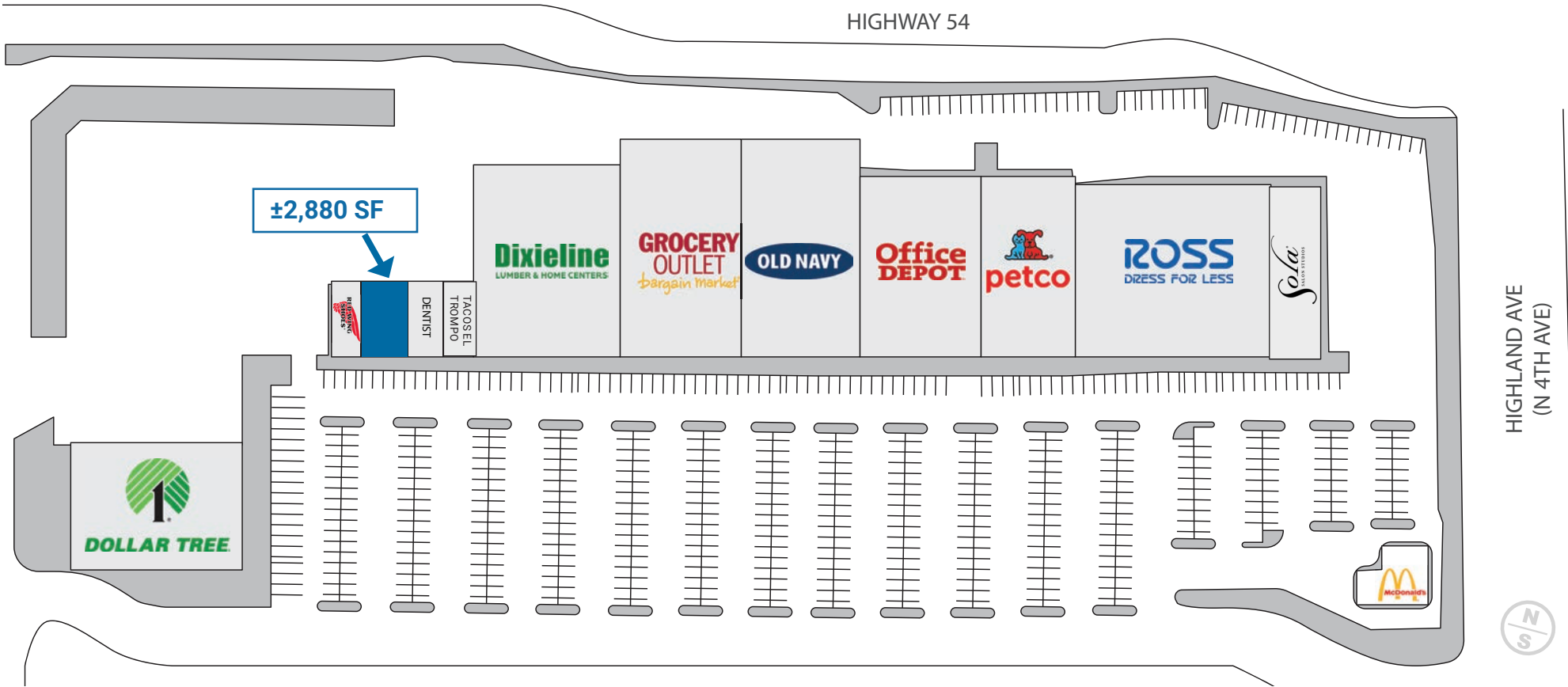




Southbay Marketplace is a **±155,000 SF anchored shopping center** located at the SWC of Highway 54 and Highland Avenue.

The project is well suited for a tenant interested in being positioned in a **high profile South Bay location** Southbay Marketplace draws from both the highly dense Chula Vista and National City communities.





TENANT	SF
MCDONALDS	2,824
DOLLAR TREE	15,024
RED WING SHOES	1,394
AVAILABLE	2,880
DENTIST	1,440
TACOS EL TROMPO	1,440
DIXIELINE	21,795

TENANT	SF
GROCERY OUTLET	22,580
OLD NAVY	20,000
OFFICE DEPOT	16,822
PETCO	13,868
ROSS DRESS FOR LESS	27,125
SOLA SALONS	7,500 SF





DEMOGRAPHICS



TRAFFIC COUNTS

Highway 54: ±114,608 ADT

Highland Ave: ±33,664 ADT



AVERAGE HOUSEHOLD INCOME

1 Mile: \$54,932

3 Miles: \$66,997

5 Miles: \$74,394

POPULATION

25,080 176,401 445,403



DAYTIME POPULATION

1 Mile	3 Miles	5 Miles
19,879	110,155	294,938

**Disclaimer on Page. 7*

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