



# FOR LEASE

## 344 F Street

CHULA VISTA, CA

### Office/Medical Building

**±5,000 SF** available  
(divisible)

**LOCATED** across from the  
Chula Vista Civic Center  
and Public Library

**CLOSE** to Scripps Mercy  
Hospital and Chula Vista  
Mall

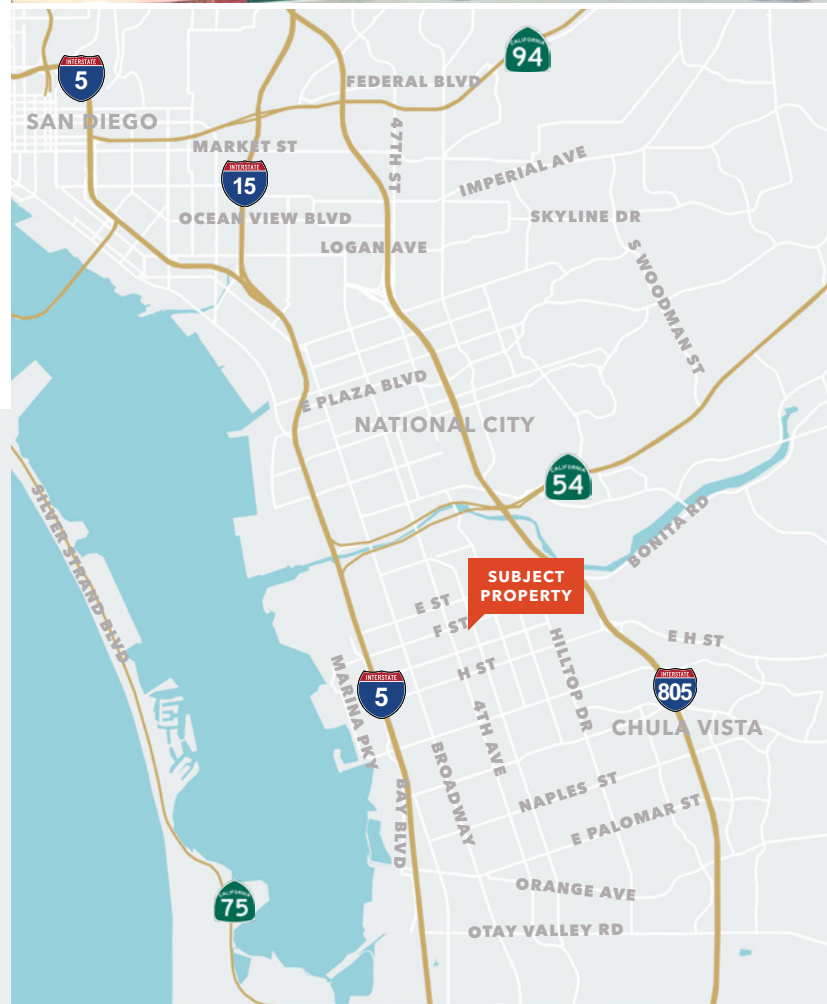
**ELEVATOR** served

**CURRENT** tenants include  
San Diego Metropolitan  
Credit Union and Sharp  
Healthcare

**ABUNDANT** covered  
parking

**V-3** zoning allowing for  
multiple uses including;  
spa, medical, dental,  
professional and trade  
schools, etc.

**LEASE RATE: \$1.90/SF MG**



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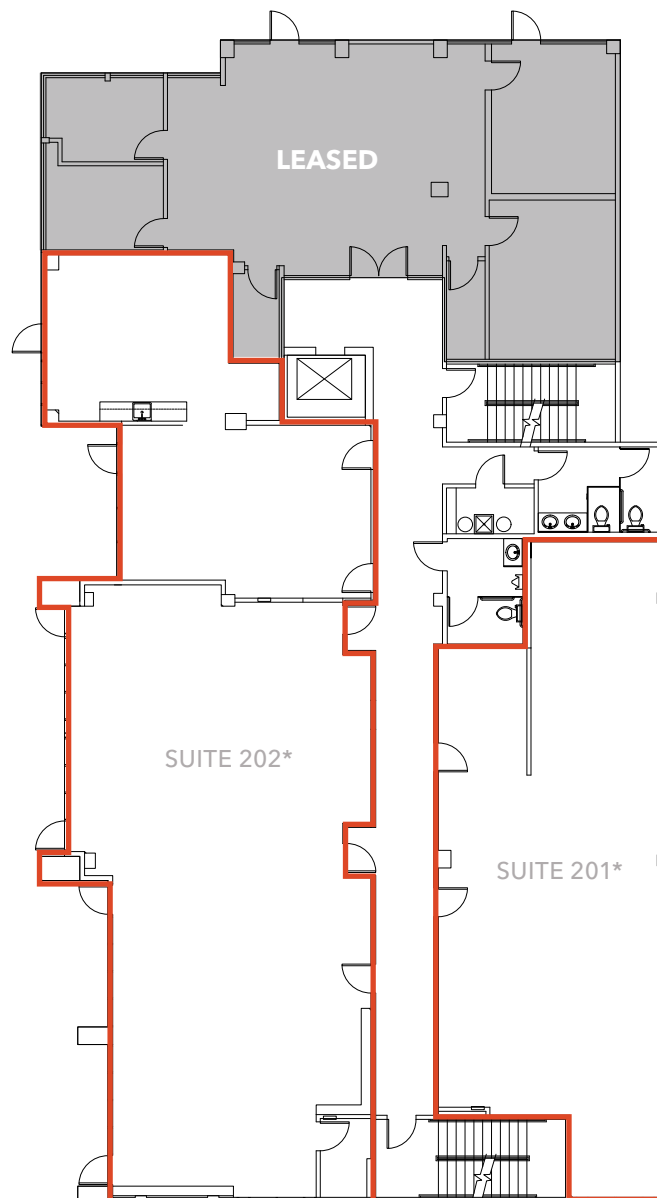
**±5,000**

**SQUARE FEET**

**\$1.90**

**PSF MG LEASE RATE**

## Floor Plan | Second Floor



\*Suites 201 and 202 are combined for a total of ±5,000 SF

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## Demographics

|                    | 1 MILE | 3 MILE  | 5 MILE  |
|--------------------|--------|---------|---------|
| <b>POPULATION</b>  |        |         |         |
| 2020 Projection    | 36,788 | 184,307 | 478,576 |
| 2015 Estimate      | 34,983 | 168,689 | 455,043 |
| 2010 Census        | 33,616 | 168,689 | 435,991 |
| Growth 2015 - 2020 | 5.16%  | 5.13%   | 5.17%   |
| Growth 2010 - 2015 | 4.07%  | 3.93%   | 4.37%   |

### HOUSEHOLDS

|                    |        |        |         |
|--------------------|--------|--------|---------|
| 2020 Projection    | 13,807 | 58,302 | 139,570 |
| 2015 Estimate      | 13,087 | 55,270 | 132,344 |
| 2010 Census        | 12,416 | 52,444 | 125,749 |
| Growth 2015 - 2020 | 5.50%  | 5.49%  | 5.46%   |
| Growth 2010 - 2015 | 5.40%  | 5.39%  | 5.24%   |

### 2015 HOUSEHOLDS BY HOUSEHOLD INCOME

|                          |          |          |          |
|--------------------------|----------|----------|----------|
| <\$25,000                | 4,427    | 15,623   | 32,049   |
| \$25,000 - \$50,000      | 3,613    | 15,147   | 33,418   |
| \$50,000 - \$75,000      | 2,296    | 9,258    | 23,811   |
| \$75,000 - \$100,000     | 1,148    | 6,344    | 16,710   |
| \$100,000 - \$125,000    | 727      | 3,674    | 10,657   |
| \$125,000 - \$150,000    | 354      | 2,032    | 5,890    |
| \$150,000 - \$200,000    | 342      | 2,131    | 6,329    |
| \$200,000+               | 181      | 1,060    | 3,478    |
| Average Household Income | \$52,089 | \$59,886 | \$66,726 |
| Median Household Income  | \$38,357 | \$43,751 | \$50,662 |

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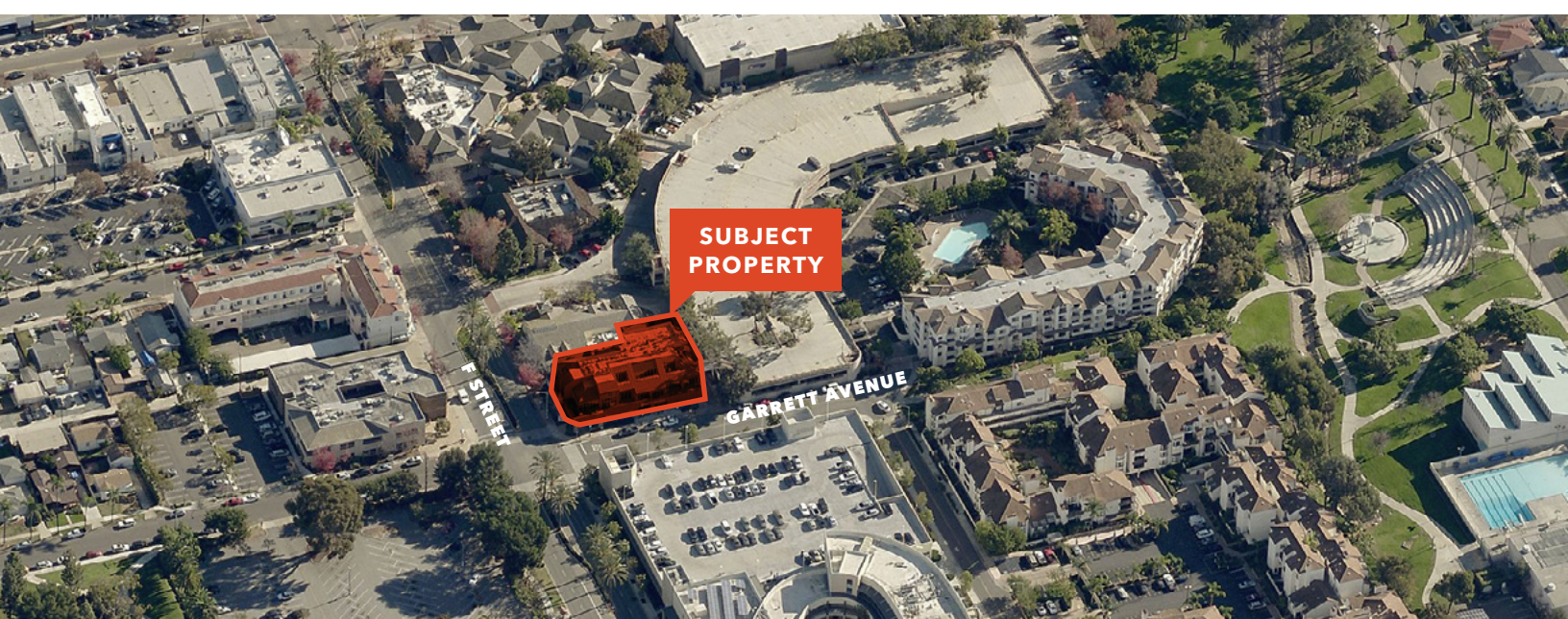
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