

for lease

PALOMAR TROLLEY CENTER



DRONE TOUR AVAILABLE

EXCLUSIVE BROKER



CUSHMAN &
WAKEFIELD

OWNED & OPERATED

SIHI



±183,000 SF SHOPPING CENTER

PROPERTY HIGHLIGHTS

- ± 183,000 SF Food 4 Less, Ross, dd's Discounts & WSS Shoes anchored center
- #1 most visited Food 4 Less & #3 most visited Ross in San Diego County*
- Excellent Traffic Counts: Approximately 65,000 vehicles per day at the intersection of Palomar St. and Broadway
- Located in regional shopping district with strong cross boarder shopping
- East of Interstate 5, easy access from all parts of Chula Vista and South San Diego County
- Directly adjacent to the Palomar Station Transit Center offering convenient shopping for its riders

*Data from Placer.ai

TRAFFIC COUNTS

- Palomar Street: 38,972 ADT
- Broadway: 26,422 ADT

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Pop (2025)	22,114	198,494	343,632
AHH Income	\$79,383	\$99,898	\$111,189
Daytime Pop.	9,749	45,017	90,667

[LINK TO FULL DEMOGRAPHICS REPORT](#)

TENANTS

Food 4 Less.

Bank of America

SUBWAY

Bath & Body Works

ROSS
DRESS FOR LESS

WSS
Shoes. Style. Selection.

dd's
DISCOUNTS

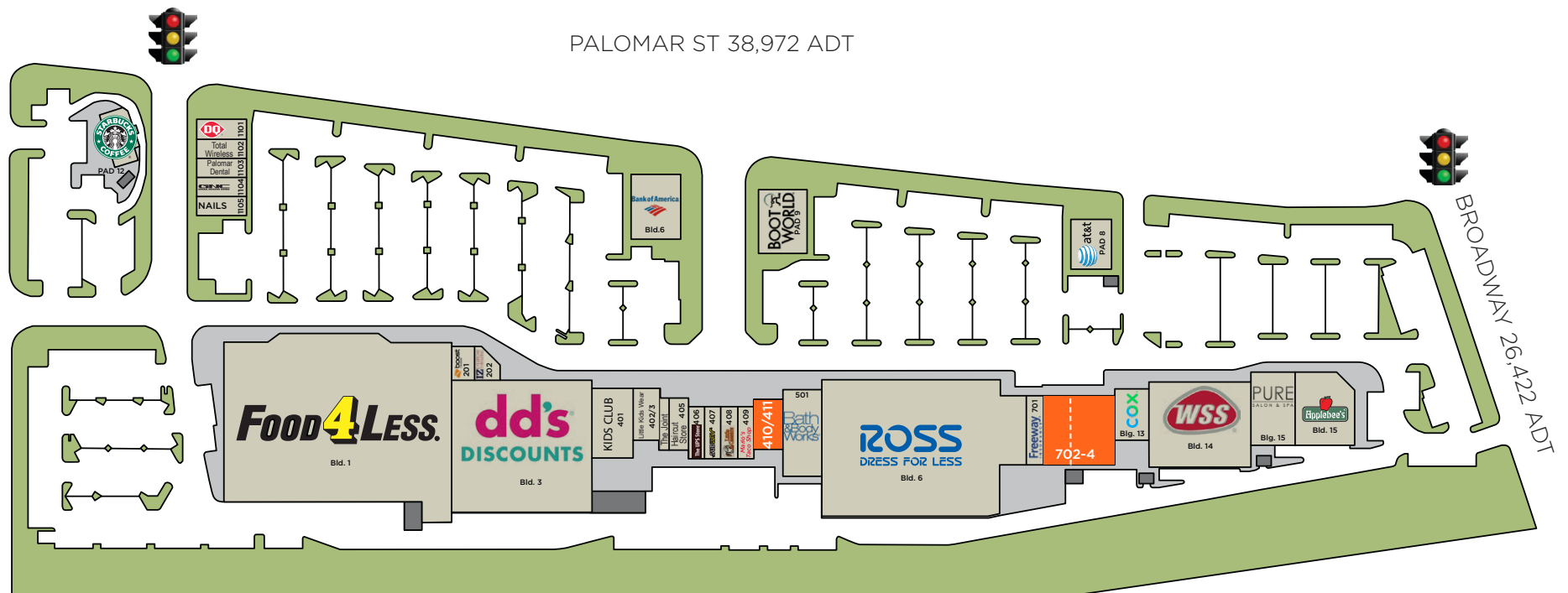
STARBUCKS
COFFEE

AVAILABILITIES

Tenant	Suite	SF
Boost Mobile	201	1,100
IZ Eyebrow Threading	202	900
Kids Club	401	4,005
Little Kids Wear	402/3	1,804
The Joint Chiropractic	404	1,020
The Haircut Place	405	1,022
UPS Store	406	1,157
Subway	407	1,155
Little Caesar's Pizza	408	1,155
Mario's Taco Shop	409	1,157

Tenant	Suite	SF
AVAILABLE (10/1/25)	410/11	2,042
Bath & Body Works	501	4,500
Freeway Insurance	701	2,500
AVAILABLE (Can be demised at 2,880/5,420)	702-4	8,260
Dairy Queen/Orange Julius	1101	1,195
Total Wireless	1102	1,045
Palomar Dental Group	1103	1,515
GNC	1104	1,045
Selina Nails	1105	1,195
Food 4 Less	Bldg. 1	50,067

Tenant	Suite	SF
Cox	Bldg. 13	2,393
WSS Shoes	Bldg. 14	12,000
Applebee's	Bldg. 15	5,294
Pure Salon	Bldg. 15	4,700
dd's Discounts	Bldg. 3	24,957
Ross Stores	Bldg. 6	33,422
AT&T	Pad 8	2,500
Boot World	Pad 9	4,000
Bank of America	Pad 10	3,997
Starbucks	Pad 12	2,204



A E R I A L



GALLERY





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