



PROPERTY HIGHLIGHTS



The Upcoming Bayfront & Convention Center development is expected to significantly boost hospitality and tourism traffic in the area



6-Story parking garage with 4/1000 parking



Nearby Amenities: Chula Vista Shopping Center, SD County Regional Courthouse & walking distance to Scripps Mercy Hospital



±27,501 cars per day on H Street



The Courthouse, hospital, office workers, and shoppers nearby promote steady daytime pedestrian flow



Convenient Access to I-5, I-805 & public transportation

AVAILABLE

FIRST FLOOR

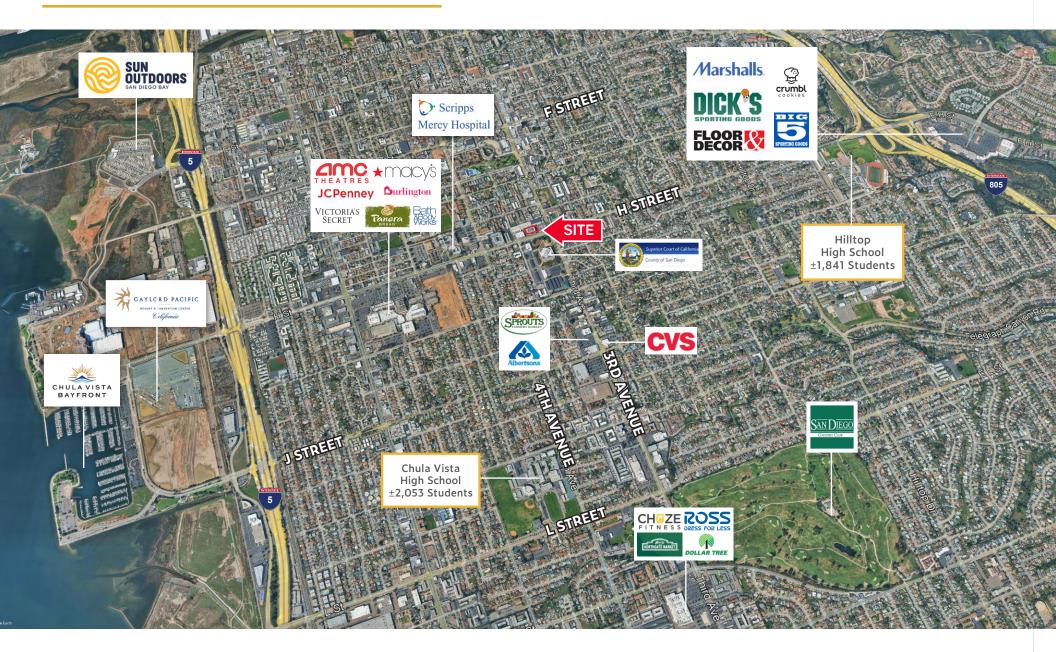
SUITE	AVAILABLE SF	AVAILABILITY
1025	±1,719	NOW







MARKET AERIAL



DEMOGRAPHICS | 2025

(Data Supplied by ESRI)

164,456 Total Population - 3 MI \$96,046

Average Household Income - 1 MI

56,709
Total Daytime Population - 3MI

\$100,718
Average Household Income - 3 MI

37 Median Age - 3 MI \$110,495 Average Household Income - 5 MI

GATEWAY CHULA 333 H. St, Chula Vista CA

For More Information, Please Contact:

NASH JOHNSON +1.760.431.3831 nash.johnson@cushwake.com CA LIC.#02188083 CHAD IAFRATE +1.760.431.4234 chad.iafrate@cushwake.com CA LIC.#01329943

12830 El Camino Real, Suite 100 San Diego, CA 92130

+1.858.452.6500

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