



GATEWAY CHULA VISTA
333 H ST, CHULA VISTA, CA
AVAILABLE FOR LEASE

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PROPERTY HIGHLIGHTS

- **131,760 SF CLASS "A" SIX STORY BUILDING**
- **OFFICE, MEDICAL & RETAIL USE AVAILABLE**
Allowing for a multitude of users
- **SAFE & SECURE**
24/7 on-site security with after hours key card access
- **EASILY ACCESSIBLE**
To I-5, 1-805 and public transportation. 6-story parking garage with 4,000 parking
- **ON-SITE & NEARBY AMENITIES**
On-site amenities and close to Chula Vista Shopping Center. Across the street from SD County Regional Courthouse and walking distance to Scripps Mercy Hospital
- **SIGNAGE OPPORTUNITIES**



GATEWAY CHULA VISTA

SECOND FLOOR

SUITE	AVAILABLE SF	AVAILABILITY	RATE
2050	1,222 SF	NOW	\$3.15 MG + E

FIFTH FLOOR

SUITE	AVAILABLE SF	AVAILABILITY	RATE
5010	5,160 SF	NOW	\$3.15 MG + E

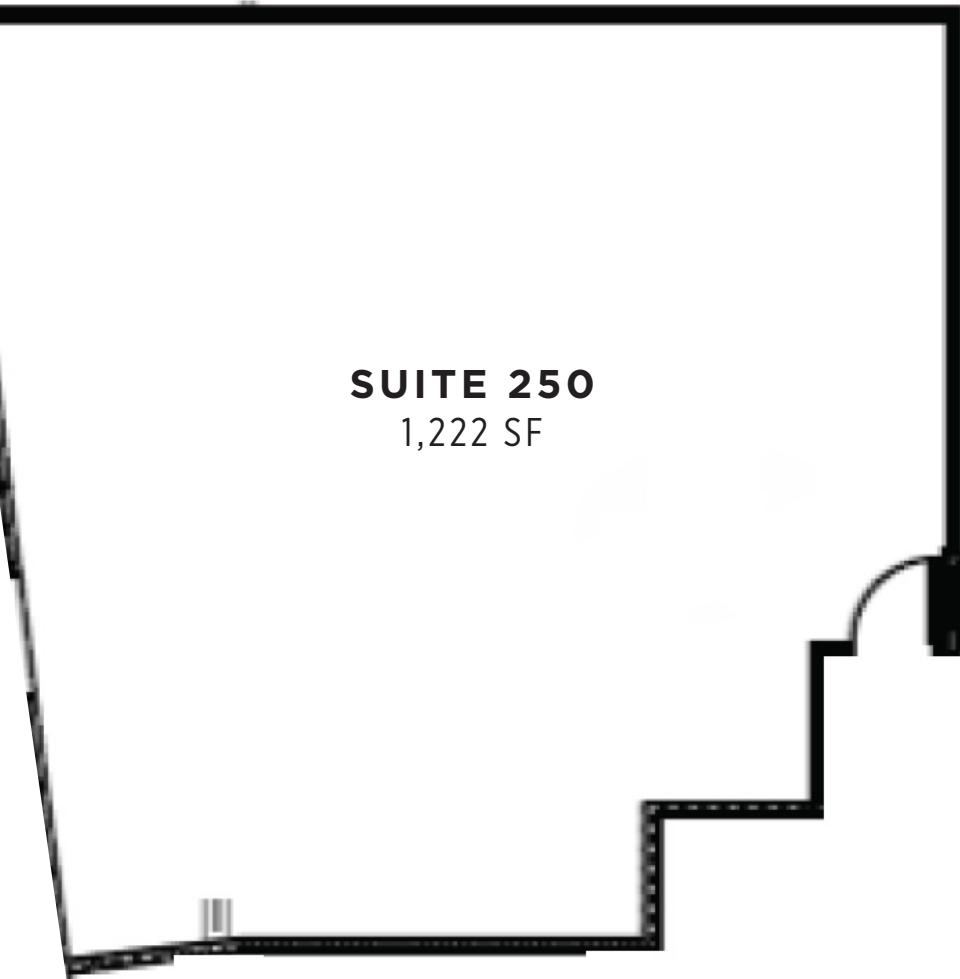


GATEWAY CHULA VISTA SECOND FLOOR



SUITE 250

1,222 SF



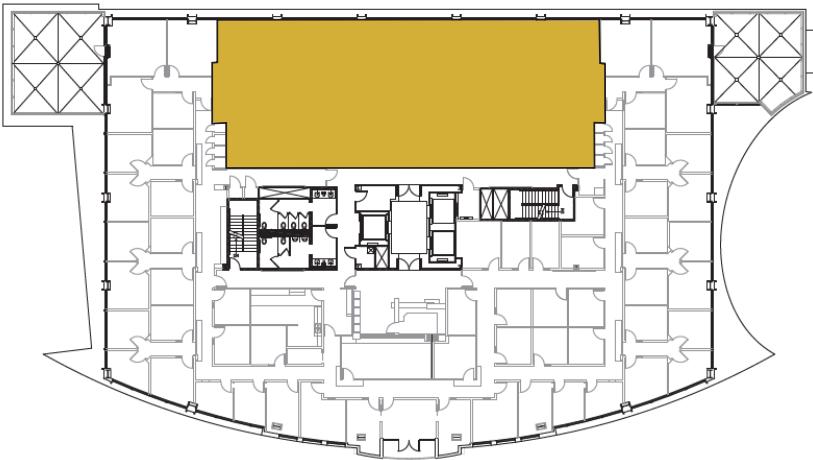
VIRTUAL TOUR



SUITE	AVAILABLE SF	AVAILABILITY	RATE	COMMENTS
2050	1,222 SF	NOW	\$3.15 MG + E	Shell Space

GATEWAY CHULA VISTA FIFTH FLOOR

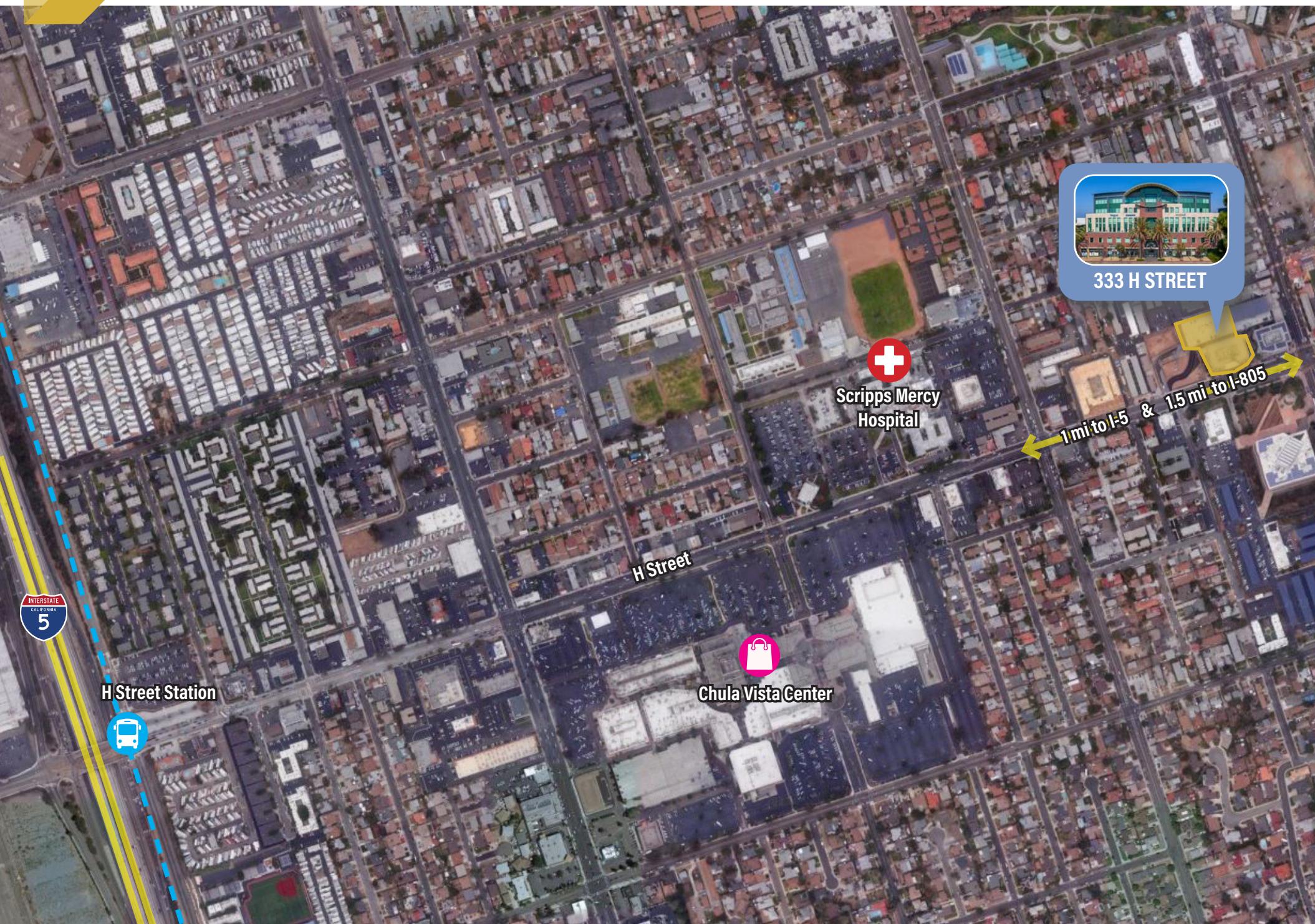
VIRTUAL TOUR



SUITE 510
5,160 SF

SUITE	AVAILABLE SF	AVAILABILITY	RATE	COMMENTS
5010	5,160 SF	NOW	\$3.15 MG + E	Shell space

GATEWAY CHULA VISTA | ACCESSIBILITY





POPULATION

169,193



HOUSEHOLDS

53,369



MEDIAN AGE

35.70

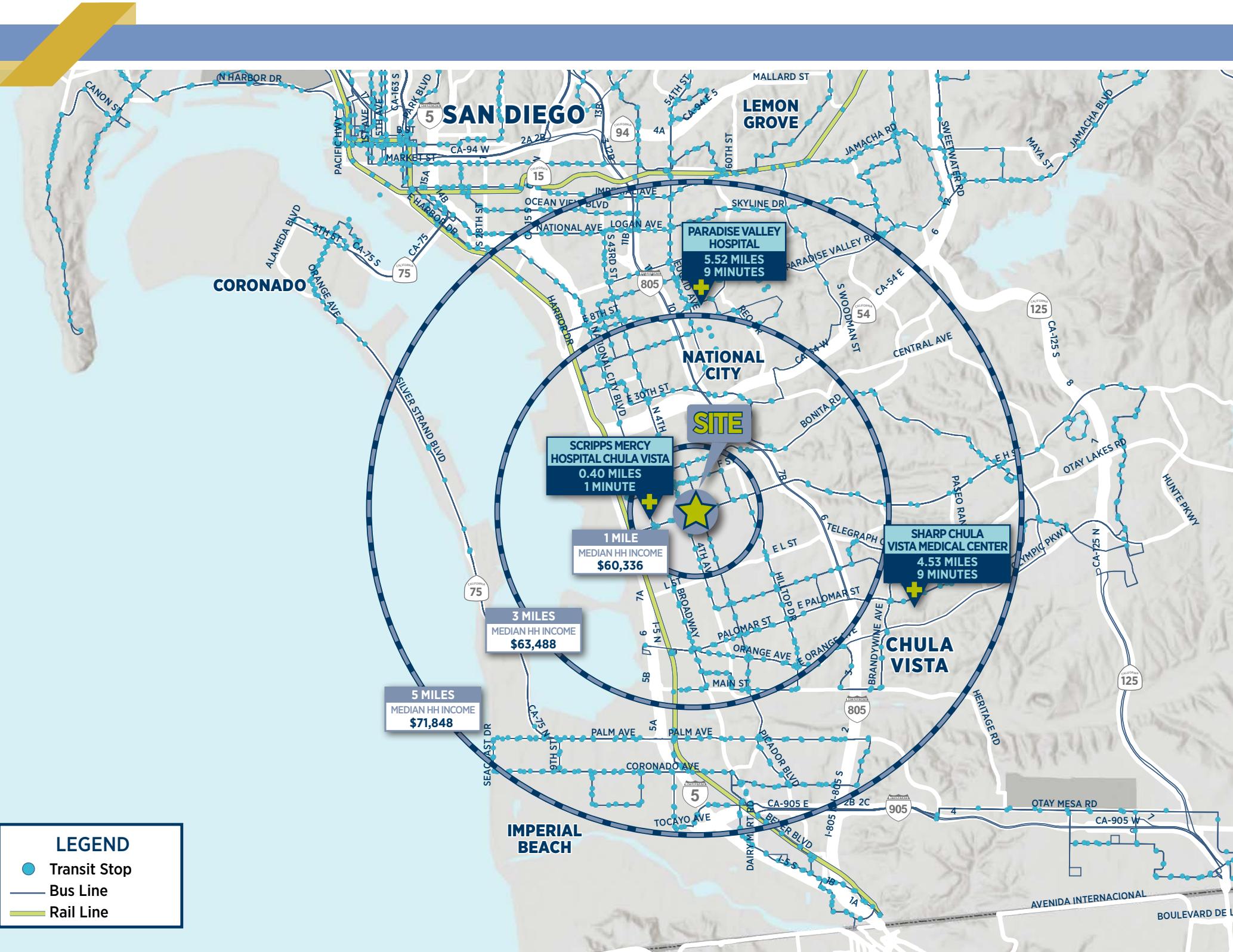


AVG. HOUSEHOLD INCOME

\$59,171

*DATA WITHIN A 3 MILE RADIUS





PATIENT DEMAND FORECAST

CHULA VISTA

Service Line	2024 Volume	2029 Volume	2034 Volume	5 Yr Growth	10 Yr Growth
Endocrinology	2,537	3,115	3,392	22.8%	33.7%
Psychiatry	171,518	198,124	206,557	15.5%	20.4%
Physical Therapy/Rehabilitation	308,563	349,062	384,927	13.1%	24.7%
Spine	2,225	2,399	2,471	7.8%	11.1%
ENT	37,656	39,156	40,094	4.0%	6.5%
Cosmetic Procedures	9,438	9,812	9,671	4.0%	2.5%
Cardiology	103,617	107,490	111,769	3.7%	7.9%
Miscellaneous Services	231,479	239,503	245,365	3.5%	6.0%
Pain Management	12,424	12,850	13,198	3.4%	6.2%
Vascular	17,565	18,131	18,697	3.2%	6.4%
Lab	498,811	514,800	526,702	3.2%	5.6%
Orthopedics	33,878	34,890	36,739	3.0%	8.4%
Oncology	15,976	16,360	16,899	2.4%	5.8%
Nephrology	5,714	5,815	5,882	1.8%	2.9%
Neurosurgery	1,077	1,095	1,164	1.7%	8.1%
Evaluation and Management	1,247,515	1,266,087	1,242,089	1.5%	-0.4%
Ophthalmology	93,601	94,692	95,262	1.2%	1.8%
Neurology	19,567	19,793	19,901	1.2%	1.7%
Radiology	331,248	329,926	329,966	-0.4%	-0.4%
Dermatology	49,391	49,130	48,844	-0.5%	-1.1%



Market Scenario Planner displays the types of services patients in your market are expected to use and allows projections to be customized according to five key growth drivers; disease prevalence, care management, insurance, readmissions and technology shifts. The above data is representative of the property which includes areas in within a 5 mile radius.

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For More Information, Please Contact:

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Scripps



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