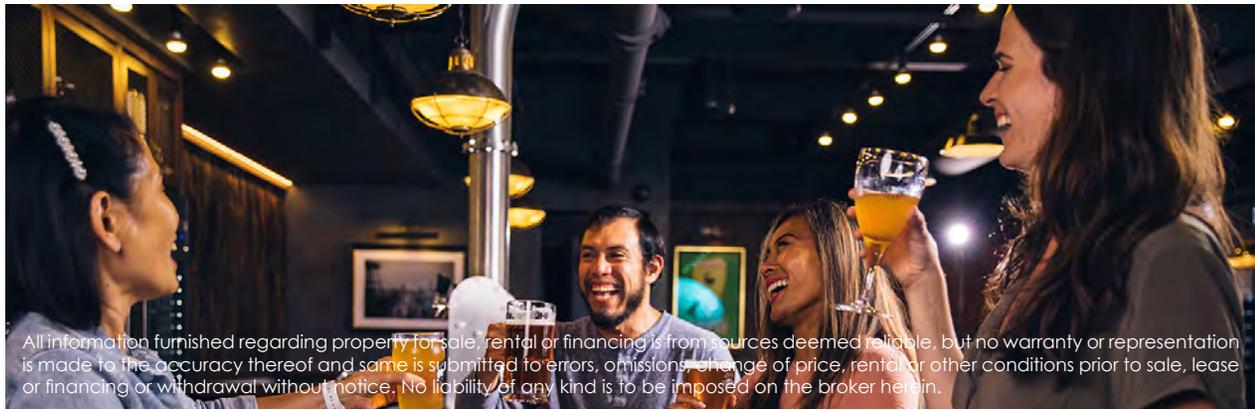


GATEWAY CHULA VISTA



303 H STREET
CHULA VISTA, CA 91910



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GATEWAY CHULA VISTA 303 H STREET CHULA VISTA, CA 91910



THE PREMIER MIXED USE, OFFICE AND RETAIL CENTER FOR THE ENTIRE SOUTH BAY

- » Gateway Chula Vista offers incredible value with an amenity-rich work-thrive professional environment in the heart of South Bay, less than 10 minutes to downtown San Diego.
- » Free ample parking onsite in five tier parking structure with Reserved Gated parking available
- » Easy access to and within the project with public transportation onsite
- » Class "A" building and one of the first buildings in the region to utilize the JD-2 truss system that has proven to withstand up to an 8.1 seismic reading earthquake.
- » Property boasts the largest commercial solar panel array in the South Bay producing 314 KW of electricity
- » Building is AT&T Fiber Ready.

DEMOGRAPHICS (2020)

WITHIN 5 MILES



Population

460,658



Households

134,389



Average household income

\$83,080

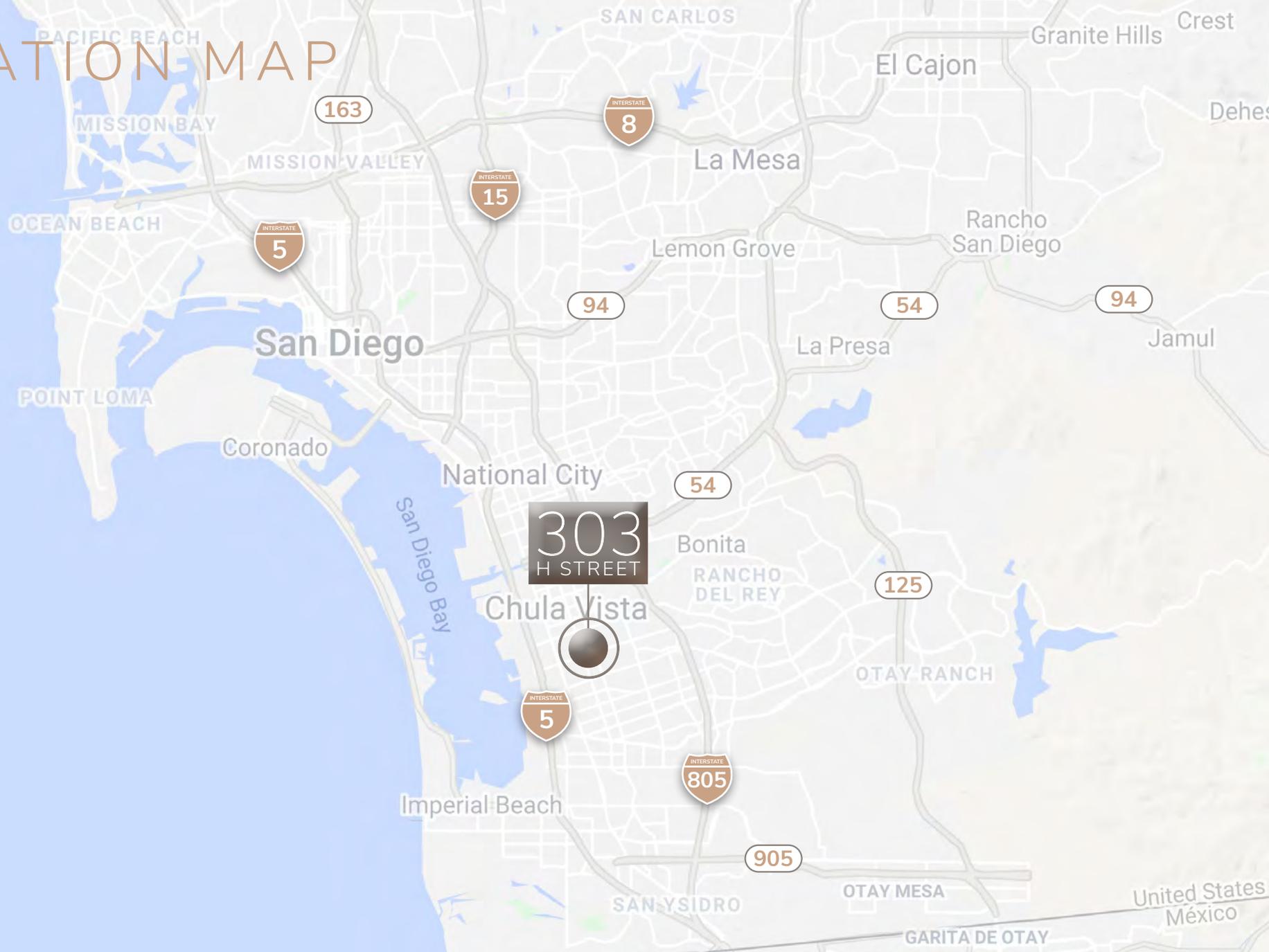


Total Employees

145,692



LOCATION MAP



LOCATED

approximately twelve minutes to downtown San Diego, Tijuana border to the South, and less than a mile to either the I-5 or I-805 freeways.

THE NEIGHBORHOOD

Signature location is in the heart of the Central Business Corridor of Chula Vista

Sitting on the edge of Chula Vista's Third Avenue District, this revitalizing downtown corridor location offers a constant flow of traffic to the complex.



Ideal location next to Veterans Affairs building and Urbana Multifamily Apartments.

TENANT CONVENIENCE

Agave Coffee and Café, a full-service cafe and Shake & Muddle a full-service cocktail bar and kitchen is located onsite. In addition, SDCCU is onsite for your quick and easy banking needs.



LOCATION, LOCATION, LOCATION!



303
H STREET

Chula Vista Public Library

Hilltop High School



Hilltop Middle School

City of Chula Vista
City Hall

Superior Court South
County Division

Urabana
Apartments

Scripps Mercy
Hospital

BROADWAY



San Diego
Country Club

CVS, at&t, BJ's RESTAURANT BREWERY, STARBUCKS COFFEE, Red Lobster, Panera BREAD, macy's, WELLS FARGO, Burlington Coat Factory, SEARS Good the Great price., NAVY FEDERAL Credit Union

Chula Vista
High School

L ST

Chula Vista
Harbor

HARBOR FREIGHT TOOLS
Quality Tools at Remarkably Low Prices

NAPLES ST

99c ONLY

Walgreens

NORTHGATE MARKET



GROCERY
OUTLET
Bergin Market

PALOMAR ST

COSTCO
WHOLESALE

PETCO
We have the pet you love

Carib's

Walmart
Save money. Live better.



TARGET

San Diego Bay

THE BAYFRONT

project is underway. The Chula Vista Bayfront is a master planned waterfront development on San Diego Bay within Chula Vista, California, United States. The bayfront is undergoing major development under the project title Chula Vista Bayfront Master Plan, one of the largest waterfront planning efforts in the United States.



Source: <https://www.portofsandiego.org/projects/chula-vista-bayfront>

THE NEIGHBORHOOD



The Brookfield Properties Chula Vista mall is nearby offering retail one of the most recognized regional shopping centers in San Diego County, Chula Vista Center serves an area that is home to one million plus residents within a ten-mile radius. The center houses the closest department stores to the Mexican border as well as a host of other shopping, dining, recreation, and entertainment options that are extremely popular with both local and Mexican national shoppers.

PROPERTY PHOTOS



RETAIL

Address	Suite #	Square Feet
H St	103	2,117 SF
H St	115	1,210 SF
Third Ave	492	1,676 SF
Third Ave	496	1,640 SF

492 & 496 Third Avenue units can be combined.



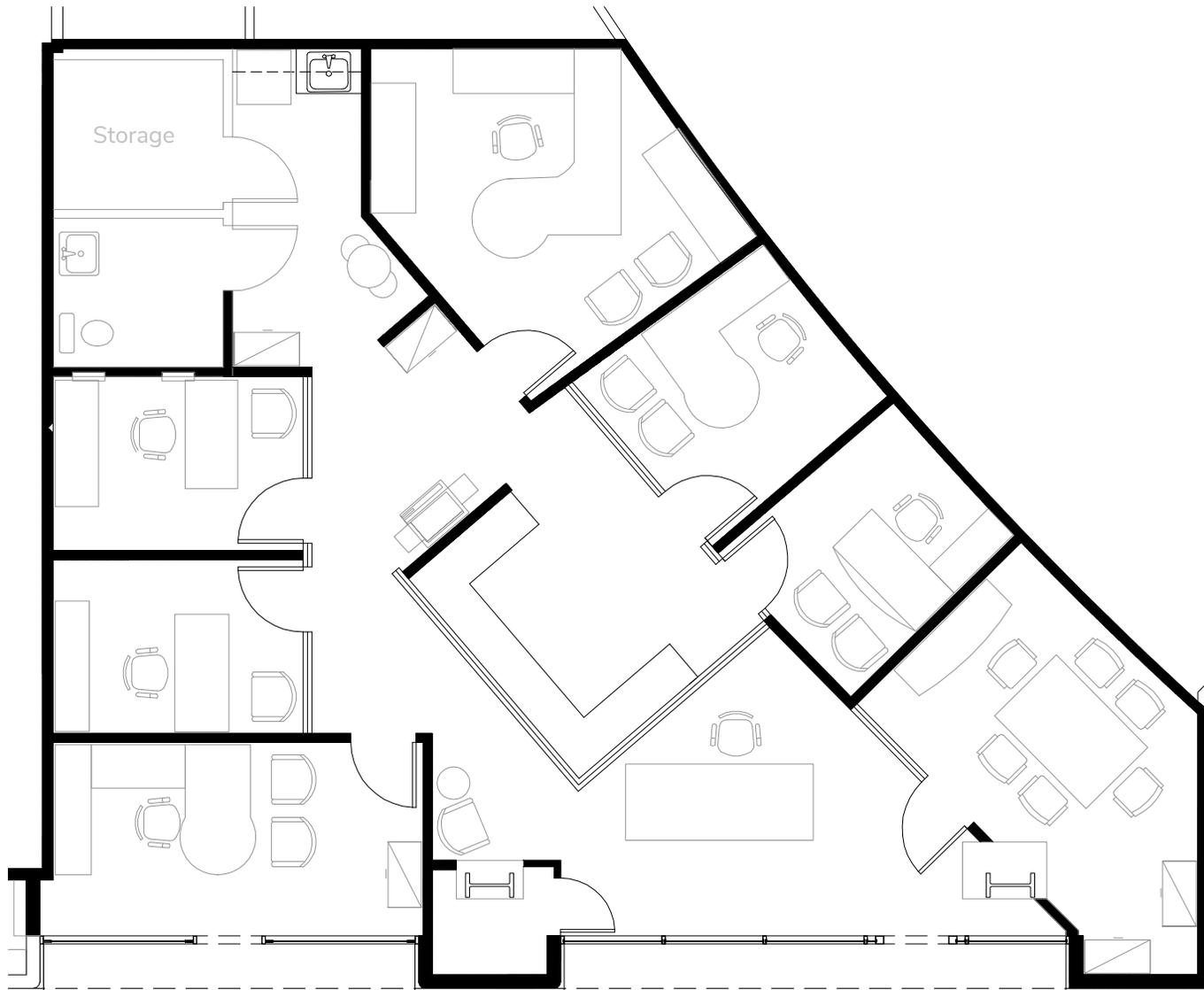


RETAIL HIGHLIGHTS

- » 3rd Avenue Street Level Storefront Retail Space Available
- » Courtyard Retail Space Available Next to Shake & Muddle - Cocktail Bar & Kitchen
- » Street Level Building Façade Signage Facing 3rd Avenue Next to SDCCU
- » Monument Signage facing H Street Available Next to Agave Coffee & Cafe
- » Tenant Improvement Allowance Available
- » Flexible Layouts for all types of Retail Use
- » 1,210 SF – 3,316 SF (Total Retail Space Available 6,643 SF)
- » Retail Rental Rates 30% Below Downtown San Diego

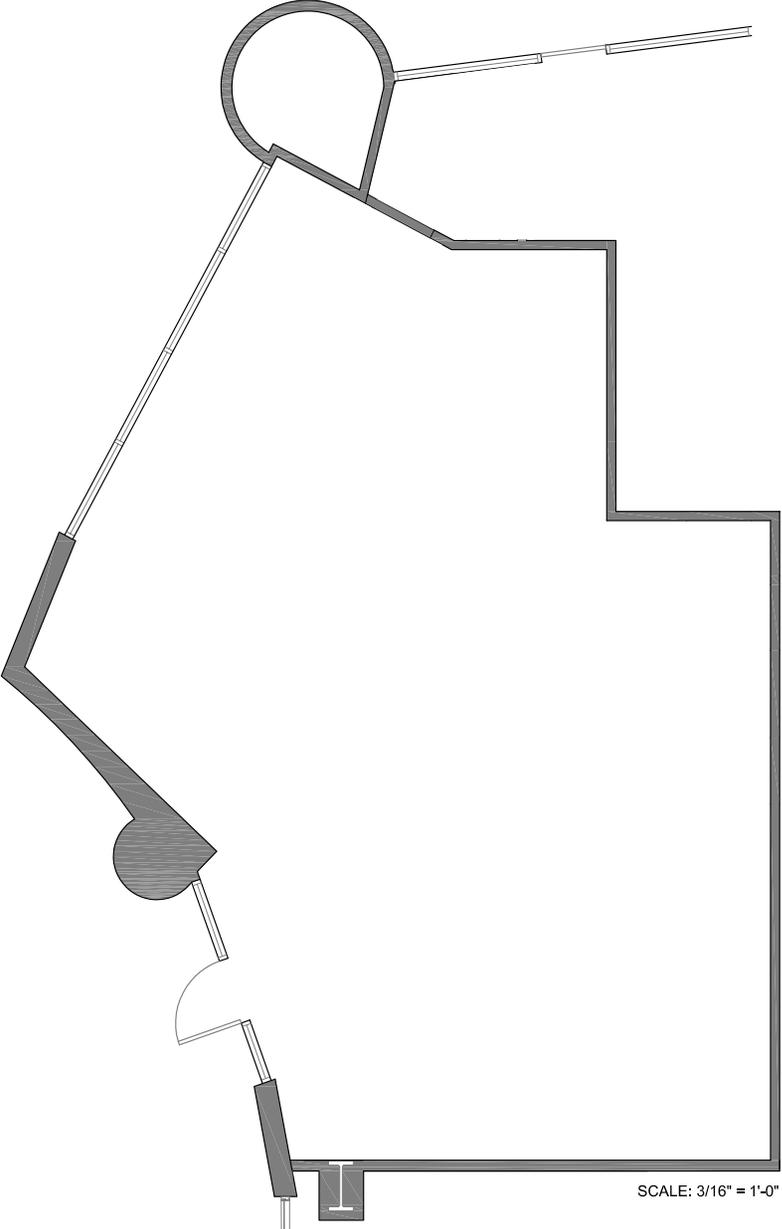
FLOOR PLANS

SUITE 103
2,117 SF



FLOOR PLANS

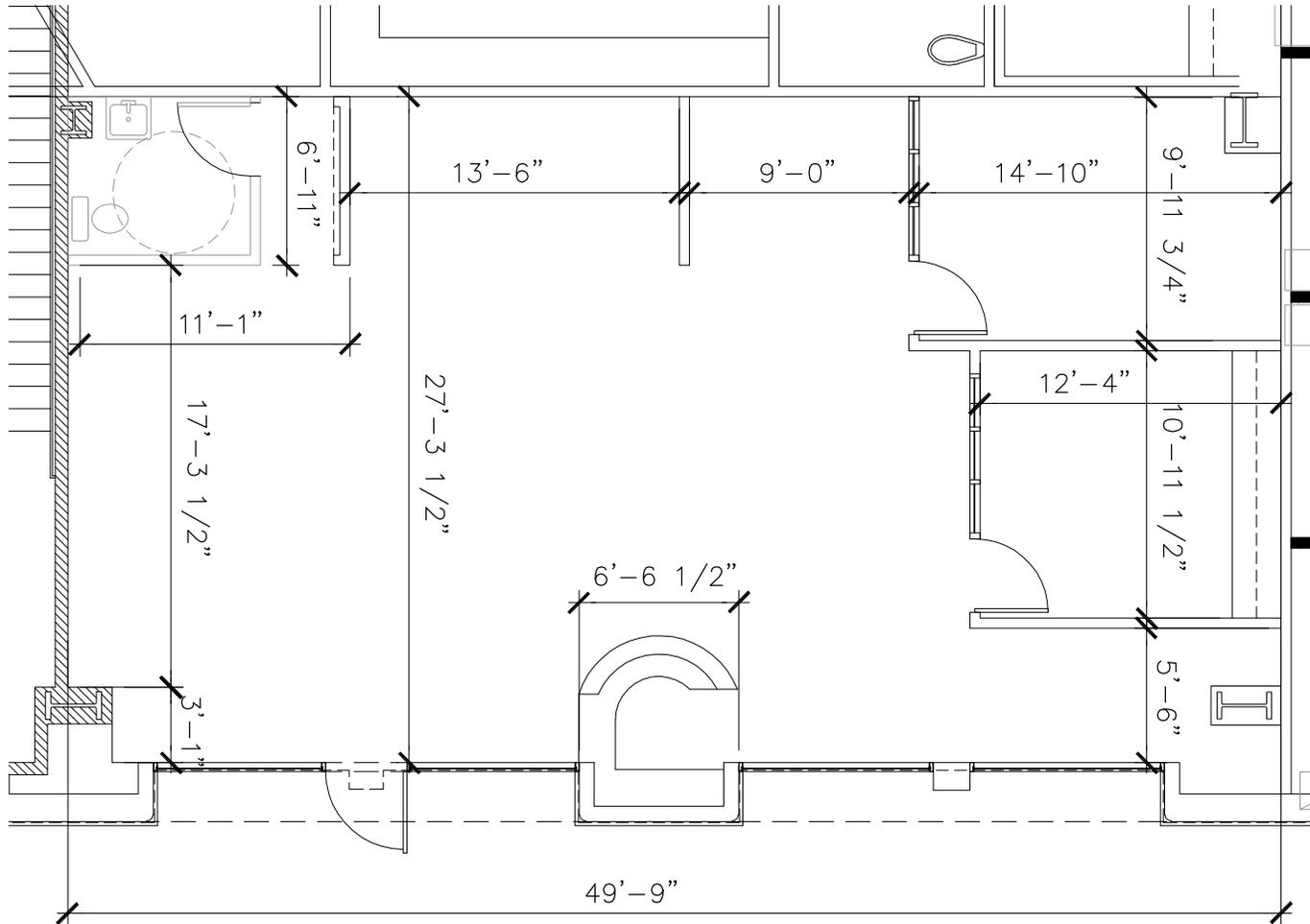
SUITE 115
1,210 SF



SCALE: 3/16" = 1'-0"

FLOOR PLANS

SUITE 496
1,640 SF





OFFICE

Address	Suite #	Square Feet
H St	510	1,717 SF
H St	520	3,170 SF

510 & 520 can be combined



OFFICE HIGHLIGHTS

- » Newly Renovated Class 'A' Office Suites
- » 5th Floor West & South Facing Views
- » Tenant Improvement Allowance
- » Flexible Layouts
- » 1,717 SF – 3,170 SF – (Total Office Suite Space Available 4,887 SF)
- » Rental Rates 30% Below Downtown San Diego Class 'A'

FLOOR PLANS

SUITES 510 & 520

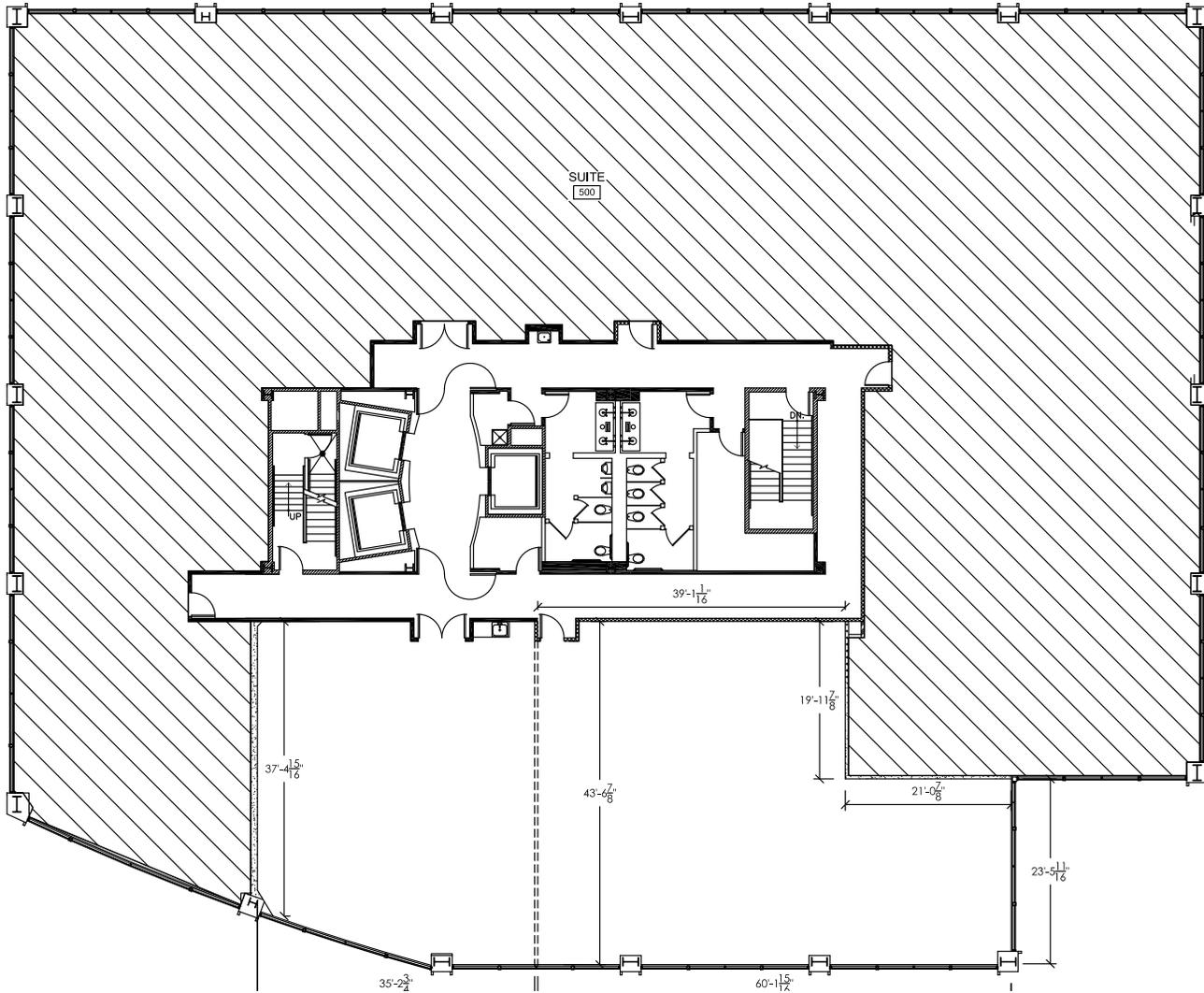


RENDERINGS



FLOOR PLANS

SUITES 510 & 520 COMBINED



RENDERINGS



SUITE 510 & 520



SUITE 510 & 520 COMBINED

GATEWAY CHULA VISTA

PLEASE CONTACT US FOR MORE INFORMATION

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