



# Retail that resonates



Located on the southeast corner of I-805 & Main Street in Chula Vista, CA  
[www.newmarkmerrill.com](http://www.newmarkmerrill.com)



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COMPANIES



# Prime Retail Space Available

on the SE corner of I-805 and Main Street

Well-located just off the I-805 freeway with excellent freeway visibility and traffic flow, Chula Vista Crossings is near major regional attractions including Sesame Place San Diego, North Island Credit Union Amphitheater, and Jump Around Now Trampoline Adventure Park. Walmart, Costco, Target, Regal Cinemas, Home Depot, and 24HR Fitness are also in the vicinity.



**173,972**  
POPULATION  
IN 3-MILE RADIUS\*



**\$122,665**  
AVERAGE HH INCOME  
IN 3-MILE RADIUS\*



**279,795**  
I-805  
**34,215**  
MAIN STREET



**3,538,063**  
ANNUAL VISITS



**95,222**  
SF OF RETAIL SPACE

\*Estimates are based on 2025 demographics for population and average income per household. The information contained herein is not guaranteed and should be independently verified.





#	TENANT	SF	#	TENANT	SF	#	TENANT	SF
1	Kohls	88,400	3	ALDI	18,140	6	Panda Express	2,500
2	Bob's Discount Furniture	37,859	4	Petsmart	19,120	7	In-N-Out	6,800
			5	Dollar Tree	10,803			

## When you love shopping centers, it shows.

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NOTE: This information is conceptual in nature and is subject to adjustments pending verification and Client, Tenant, and Government Agency approvals. No warranties or guaranties of any kind are given or implied by the Architect or Owner.

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