

**SPACE AVAILABLE
FOR LEASE
CHULA VISTA, CA**

2310 PROCTOR VALLEY RD.



PROPERTY INFORMATION

SPACE AVAILABLE: 53,963 SQUARE FEET

SIGNAGE AVAILABLE: BUILDING & MONUMENT SIGNS

FEATURES:

- PART OF THE SAN MIGUEL RANCH SHOPPING CENTER
- CENTER TENANTS INCLUDE: STARBUCKS, PIZZA HUT, SUBWAY, FIRST BANK AND MANY MORE
- NEWLY CONSTRUCTED 14-ACRE NEIGHBORHOOD CENTER
- DEVELOPED AS PART OF A MASTER PLANNED COMMUNITY IN THE GROWING NEIGHBORHOOD OF EASTLAKE IN SOUTH SAN DIEGO COUNTY
- OVER 200,000 PEOPLE IN A 5 MILE RADIUS WITH INCOMES OF APPROXIMATELY \$100,000 PER YEAR

DEMOGRAPHICS

2017 ESTIMATED POPULATION

1 Mile: 14,689

3 Mile: 95,296

5 Mile: 243,877

2017 ESTIMATED AVG. HH INCOME

1 Mile: \$121,804

3 Mile: \$124,862

5 Mile: \$109,109

2017 ESTIMATED TRAFFIC COUNTS

18,000 CPD – PROCTOR VALLEY ROAD

11,300 CPD – MT MIGUEL ROAD



FOR MORE INFORMATION PLEASE CONTACT

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