

MATTHEWS™

**430 Broadway
Chula Vista, CA 91910**



Retail Investment Opportunity

Offering Memorandum

Exclusively Listed By



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PROPERTY OVERVIEW

430 Broadway
Chula Vista, CA 91910



Investment Highlights

Property Highlights

Institutional-Grade Automotive Building

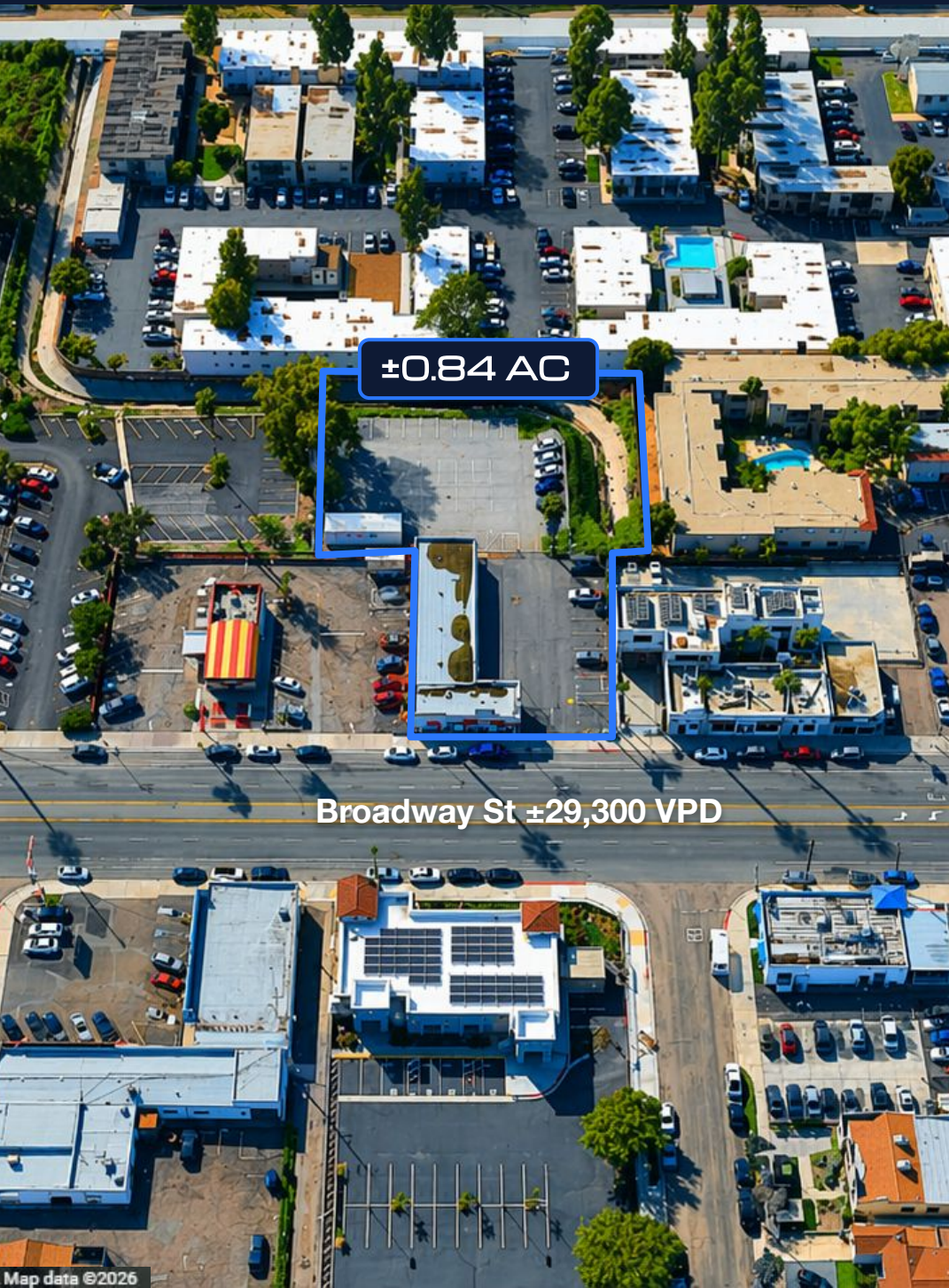
- **Former Firestone Complete Auto Care** — purpose-built for automotive service
- **4 drive-in bays with roll-up doors** — plug-and-play for any auto service operator
- **Masonry construction** delivers durability above typical retail product
- **Functional layout** with dedicated customer reception and service floor

Outsized Land Component

- **±0.84-AC parcel with only 10.93% site coverage** — significant excess land
- **Expanded parking and staging area** supports high-volume service or fleet use
- Low coverage creates optionality for **future expansion or redevelopment**
- **Rare lot depth** for a Broadway corridor asset in this submarket



Investment Highlights



Location Highlights

Chula Vista – South San Diego's dominant city

- **Second-largest city in San Diego County** with 273,000+ residents and growing
- **\$105,170 median household income** – strong consumer spending base
- **8 miles south of downtown San Diego**, directly north of the U.S.–Mexico border
- **58% homeownership rate** signals a stable, rooted consumer base that relies on automotive services
- \$839,000 median property value indicates a **high-barrier-to-entry market**

Dense, traffic-rich Broadway corridor

- Positioned on Broadway, **Chula Vista's primary commercial spine** with high daily vehicle counts
- **Surrounded by established retail, QSR, and service uses** – proven co-tenancy
- **1-mile population of 32,715 with 11,580 households** – walkable residential density
- **Median age of 36** – a car-dependent demographic with active vehicle maintenance needs



±189,000 VPD



±215,000 VPD

Westfield Plaza Bonita

Rosebank Elementary School
 ±485 Students

Hilltop High School
 ±1,771 Students

Subject Property

Chula Vista Center

Chula Vista High School
 ±2,600 Students

Parkview Elementary
 ±383 Students

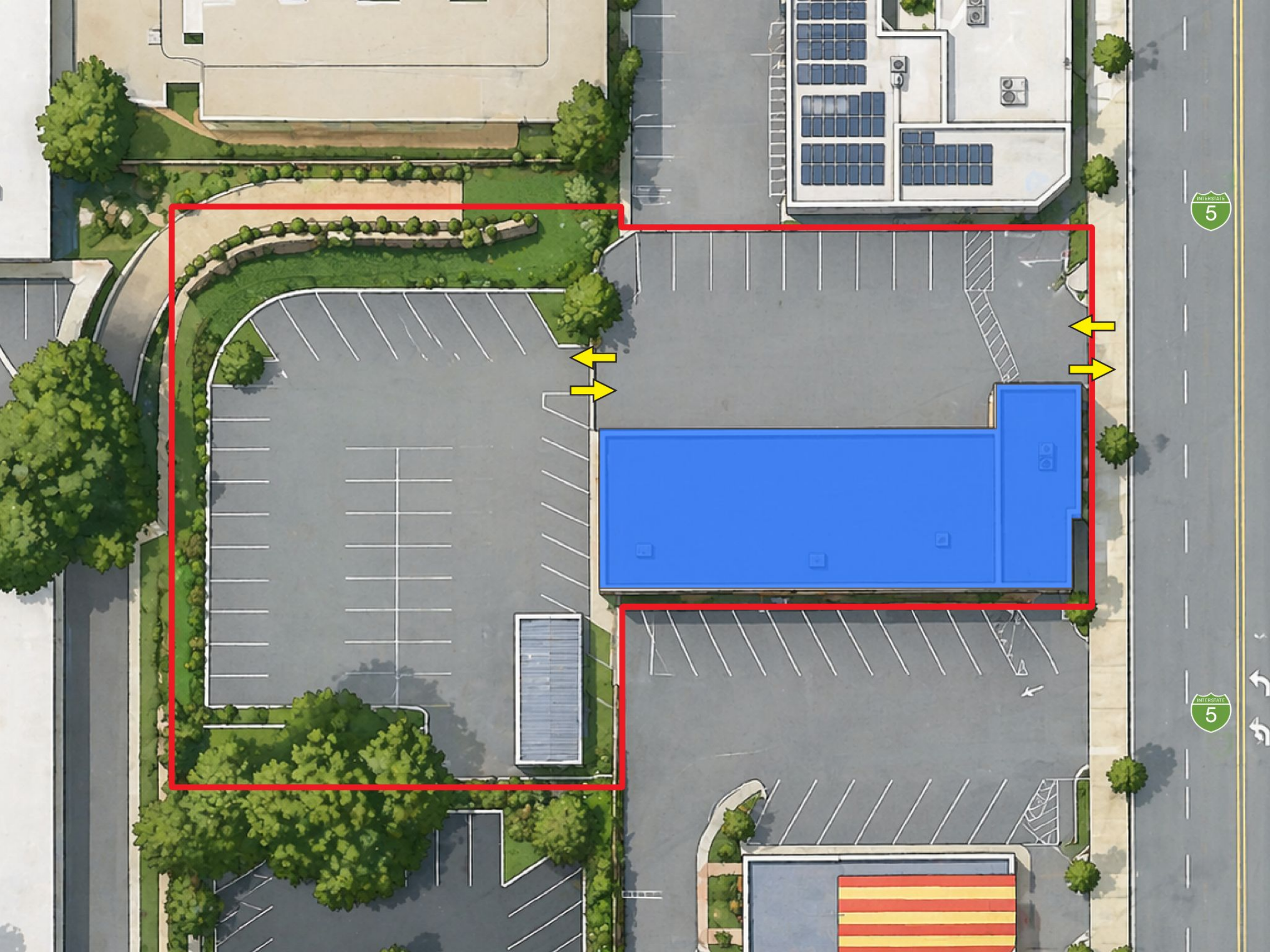
Kellogg Elementary
 ±305 Students

San Diego Country Club
 Golf Course

Palomar Elementary School
 ±742 Students

Castle Park High School
 ±1,318 Students

Google Earth



430 Broadway
Chula Vista, CA 91910

Contact Broker
For More Financial Information

\$1,900,000
List Price

1971
Year Built

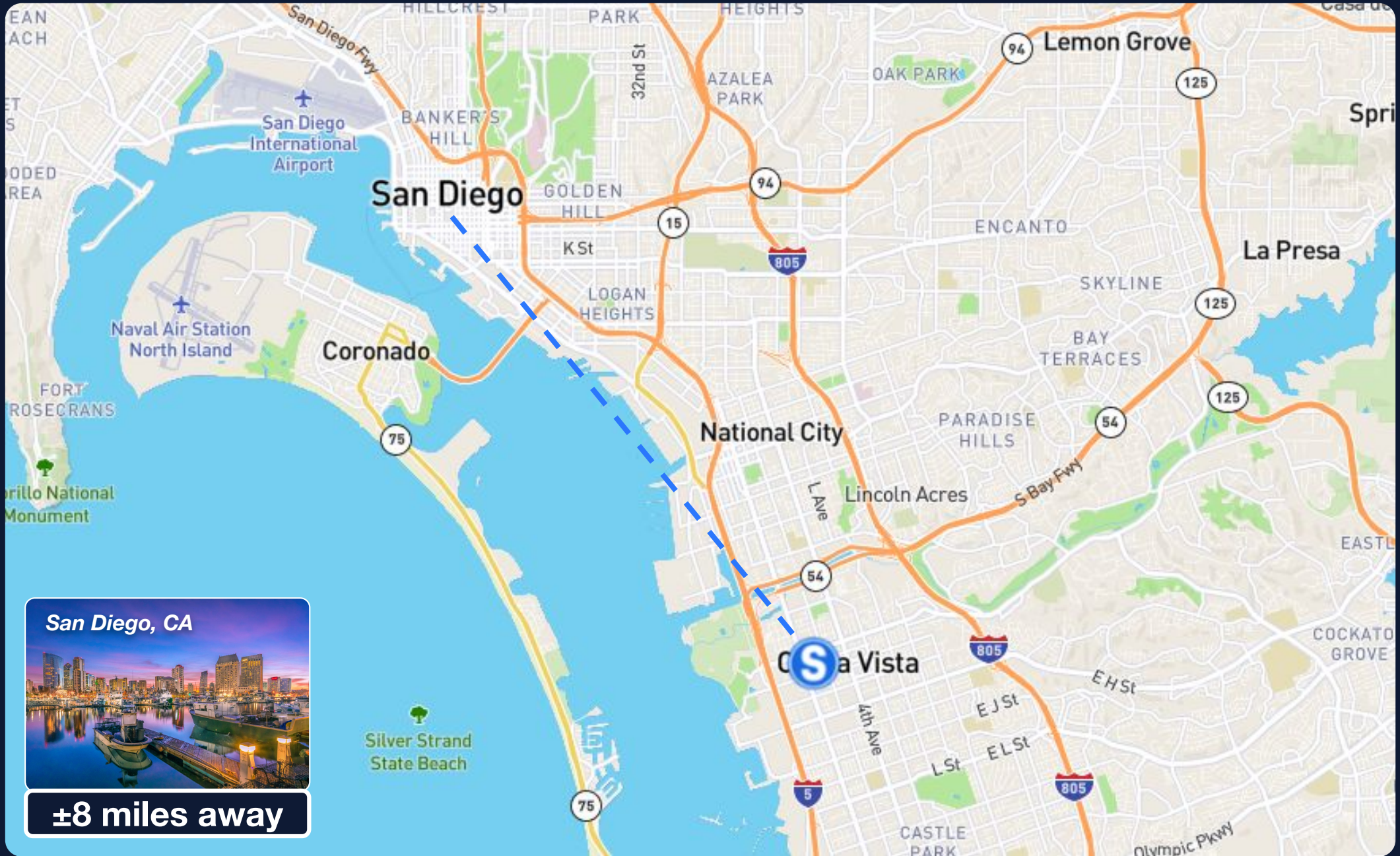
C-6
Zoning

10.93%
Coverage



MARKET OVERVIEW

430 Broadway
Chula Vista, CA 91910



San Diego, CA



±8 miles away

Chula Vista, CA

2nd Largest City in San Diego County

275,000+

Total Population

140,000+

Employed Population

36

Median Age

\$105,170

Average HH Income

Local Market Overview

Chula Vista, located in southern San Diego County, is one of the fastest-growing cities in the region, benefiting from sustained population growth, rising household incomes, and strong residential demand. With a population exceeding 275,000 residents, the city has evolved into a key suburban hub offering a balance between coastal accessibility and attainable living compared to neighboring San Diego. Median household incomes have steadily increased, supported by a diverse employment base and proximity to major economic centers. The area's appeal is further enhanced by its master-planned communities, expanding retail corridors, and access to outdoor amenities including the San Diego Bay and regional parks.

The city's strategic position near the U.S.-Mexico border and major transportation corridors strengthens its role in international trade and logistics while supporting a robust local economy. Continued residential and commercial development, particularly in the eastern neighborhoods, reflects strong inward migration and investor confidence. Chula Vista's combination of suburban lifestyle, economic connectivity, and ongoing infrastructure investment positions it as a highly desirable market for both residents and businesses, with long-term growth supported by regional population trends and employment expansion.

Property Demographics

Population	1-Mile	3-Mile	5-Mile
Current Year Estimate	32,715	145,898	408,063

Households	1-Mile	3-Mile	5-Mile
Current Year Estimate	11,580	48,149	123,979

Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$85,892	\$104,820	\$113,763

San Diego, CA

San Diego is a dynamic metropolitan area and one of California's most desirable destinations, offering a unique blend of coastal lifestyle, innovation, and economic strength. As a hub for defense, biotech, higher education, and cross-border trade with Mexico, it benefits from an extraordinary combination of research institutions, entrepreneurial activity, and international connectivity. The region's mild climate, vibrant cultural scene, and high quality of life create compelling conditions for both retail and investment opportunities.

San Diego's industrial market is fueled by sustained tenant demand, geographic constraints, and strategic access to the U.S.–Mexico border. Submarkets such as Otay Mesa, Kearny Mesa, and Miramar are characterized by low vacancy rates, rising rents, and a diverse tenant mix spanning logistics, defense, and life sciences. Limited land availability and strict development regulations have created a supply-constrained environment, enhancing long-term asset value. As cross-border trade and e-commerce continue to expand, San Diego remains a high-performing industrial hub attracting institutional investment.

Total Population
3.3 Million

Annual Visitors
32 Million

Tourism Economic Impact
\$22 Billion

GDP
\$295.6 Billion



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By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

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