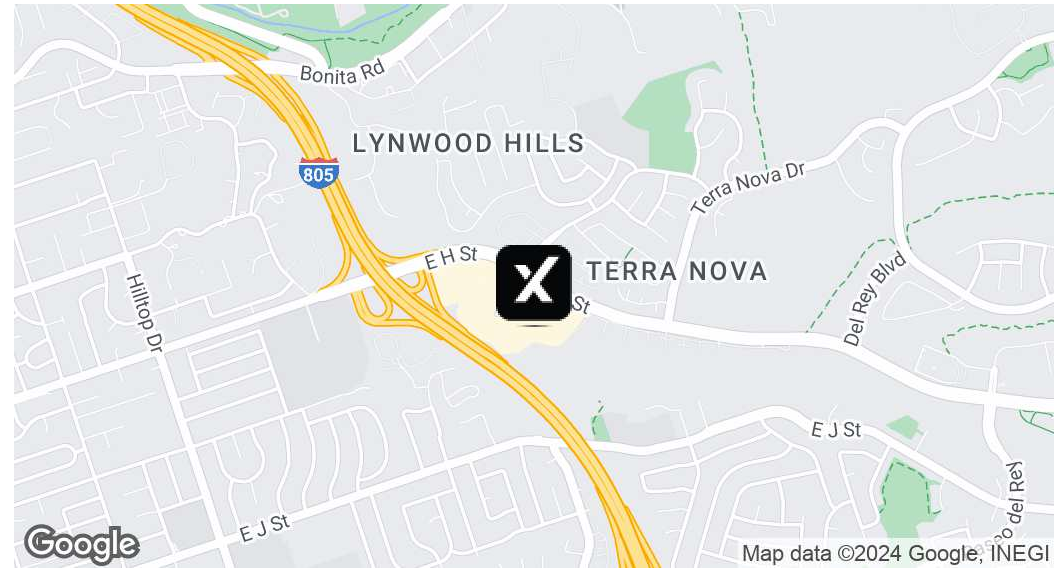


FOR LEASE | Retail/ Office unit for SUBLEASE

386 E H St Suite 203, Chula Vista, CA 91910



Offering Summary

Lease Rate:	Negotiable
Building Size:	33,411 SF
Available SF:	2,250 SF
Lot Size:	2,250 SF
Number of Units:	1
Year Built:	1986
Zoning:	c-6

Property Overview

Located at 386 E H St, Chula Vista, CA, 91910, this prime commercial space offers an ideal opportunity for businesses seeking a prominent location. Boasting versatile layout options and ample parking, this property is perfectly suited for a variety of professional endeavors. With its high visibility and convenient accessibility, it presents an exceptional setting for drawing in clientele. Emphasizing its modern amenities, adaptable floor plan, and vibrant surroundings, this space is primed to support the success of your business. Discover the potential this property holds for your future ventures.

Property Highlights

- - Versatile layout options
- - Ample parking
- - High visibility
- - Convenient accessibility
- - Modern amenities
- - Adaptable floor plan

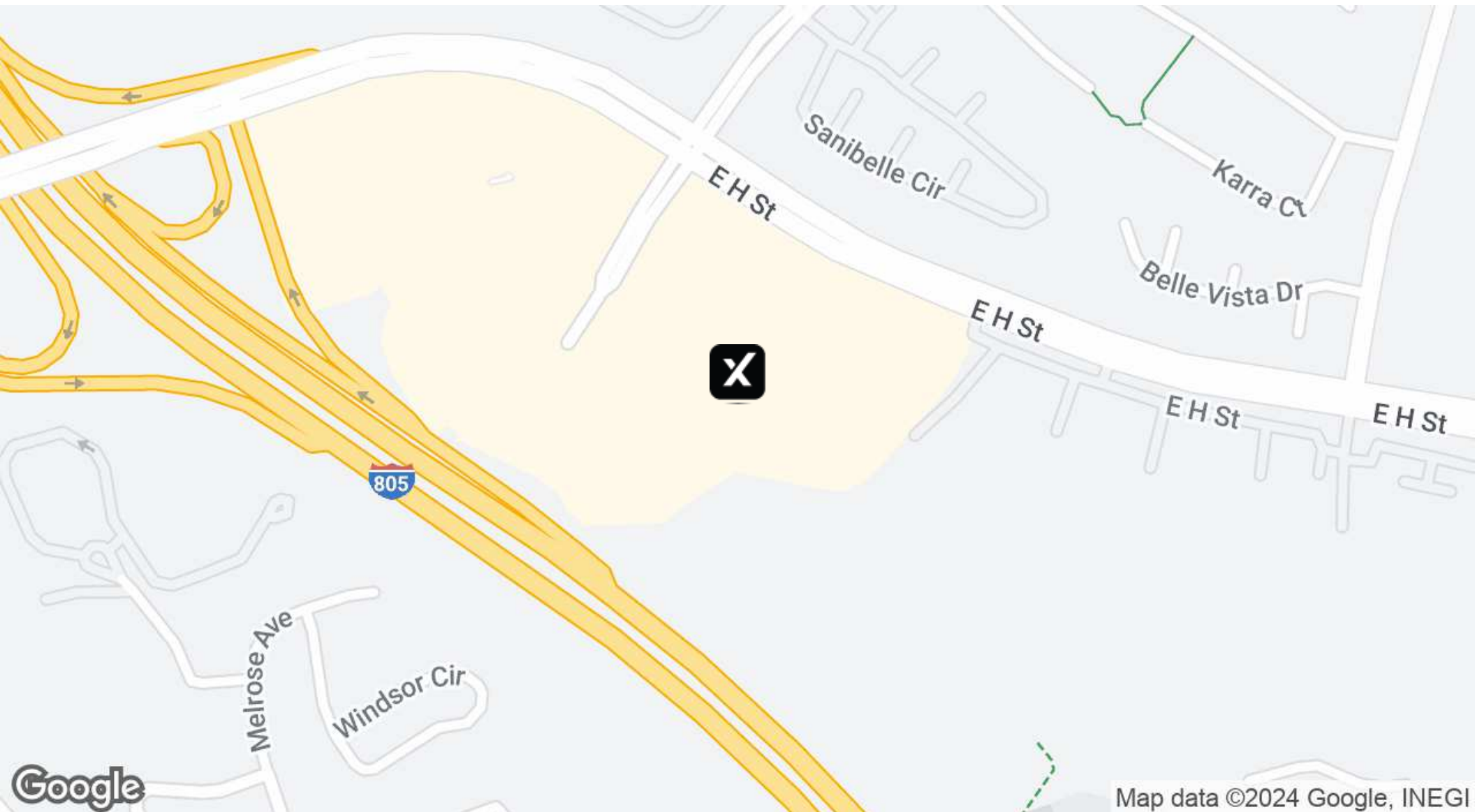
Maria Ingle

619.586.7937
maria.ingle@expcommercial.com
CalDRE #02103925



FOR LEASE | Retail/ Office unit for SUBLEASE

386 E H St Suite 203, Chula Vista, CA 91910



Maria Ingle

619.586.7937

maria.ingle@expcommercial.com

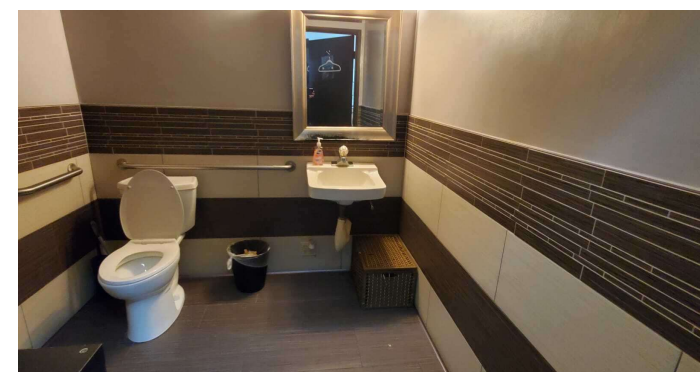
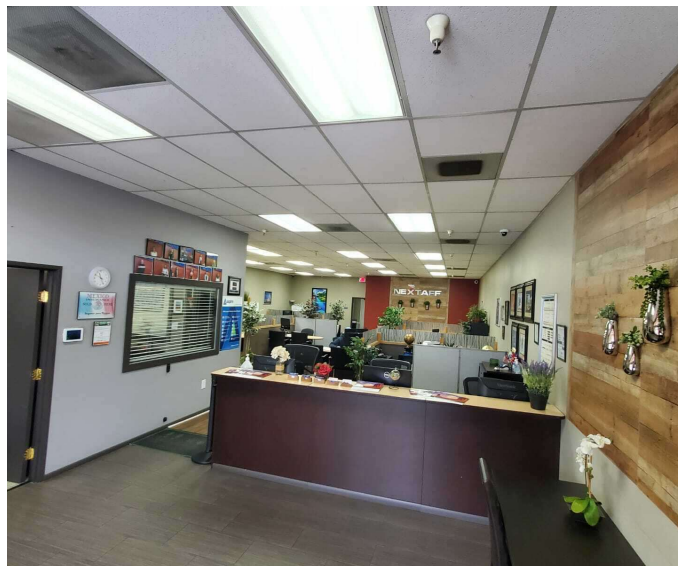
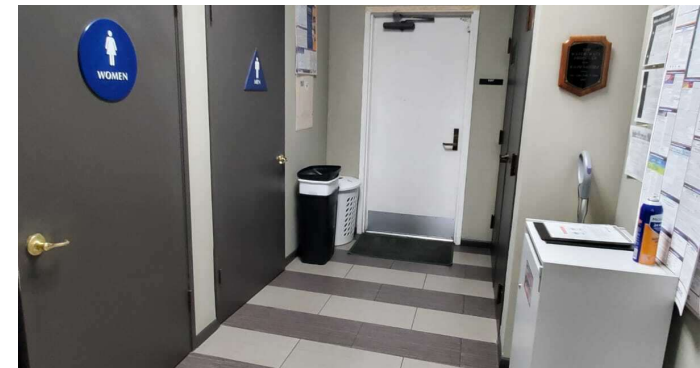
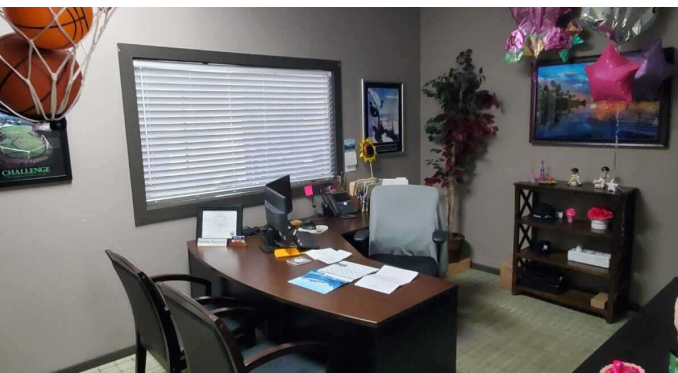
CalDRE #02103925

expTM
COMMERCIAL

eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

FOR LEASE | Retail/ Office unit for SUBLEASE

386 E H St Suite 203, Chula Vista, CA 91910



Maria Ingle

619.586.7937

maria.ingle@expcommercial.com

CalDRE #02103925

expTM
COMMERCIAL

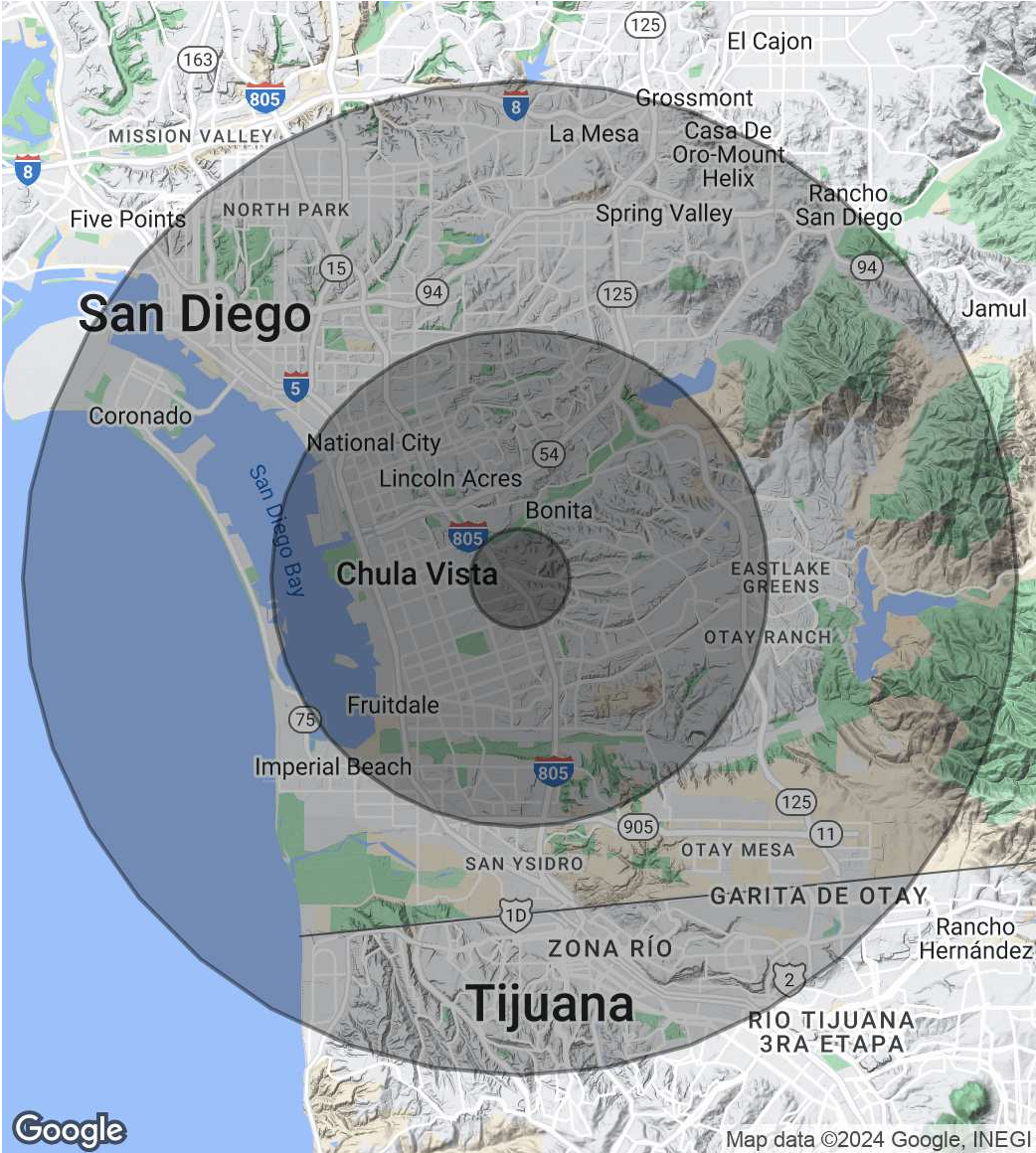
eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

FOR LEASE | Retail/ Office unit for SUBLEASE

386 E H St Suite 203, Chula Vista, CA 91910

Population	1 Mile	5 Miles	10 Miles
Total Population	15,054	464,846	1,155,265
Average Age	39.4	37.1	35.9
Average Age (Male)	37.4	35.7	35.0
Average Age (Female)	41.5	38.9	37.1
Households & Income	1 Mile	5 Miles	10 Miles
Total Households	5,324	143,893	405,969
# of Persons per HH	2.8	3.2	2.8
Average HH Income	\$94,665	\$84,982	\$84,347
Average House Value	\$534,864	\$416,914	\$473,611

* Demographic data derived from 2020 ACS - US Census



Maria Ingle

619.586.7937

maria.ingle@expcommercial.com

CalDRE #02103925



eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.