

**1346 3RD AVENUE**  
CHULA VISTA | 91911

**RETAIL SPACE IN  
STRIP CENTER  
FOR LEASE**



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**STROM** | COMMERCIAL

# 1346 3RD AVE

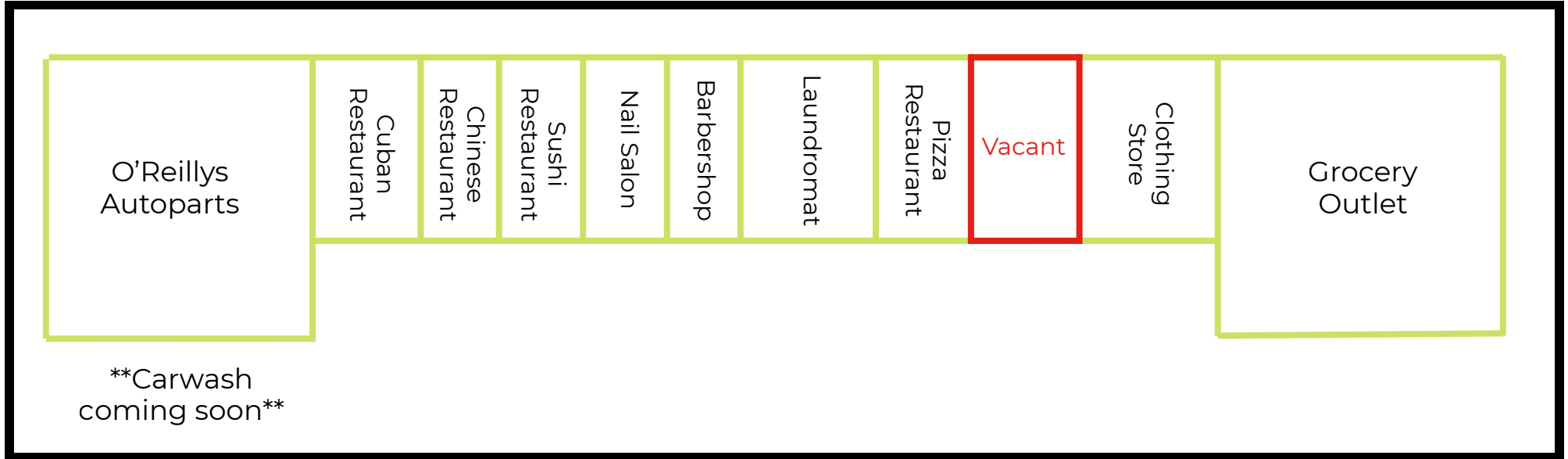
## RETAIL SPACE FOR LEASE



**±750 SF | RATE: NEGOTIABLE**

### 1346 3RD AVE

- Size: ±750 SF
- Former 99 Cent Store & Clean Shell with HVAC
- Restroom
- Signage opportunity
- Restaurant conversion possible
- 250+ parking spaces
- Anchored by Grocery Outlet and O'Reillys Autoparts
- 26,000 cars daily



# 1346 3RD AVE

## RETAIL SPACE FOR LEASE



### SURROUNDING AMENITIES

1. Best Buy
2. Seven Mile Casino
3. Scripps Mercy Hospital
4. Raising Cane's
5. Albertsons
6. Marshalls
7. 99 Ranch Market
8. McDonalds
9. Sprouts Farmers Market
10. Carnival Supermarket
11. San Diego Country Club
12. Northgate Market
13. Costco
14. Walmart
15. Target
16. Palomar Trolley Center
17. In-N-Out Burger
18. Kohl's
19. Starbucks
20. Walmart
21. Vons
22. South Bay Drive-In Theatre
23. Home Depot

