

# Gateway Marketplace

±1,400 SF AVAILABLE

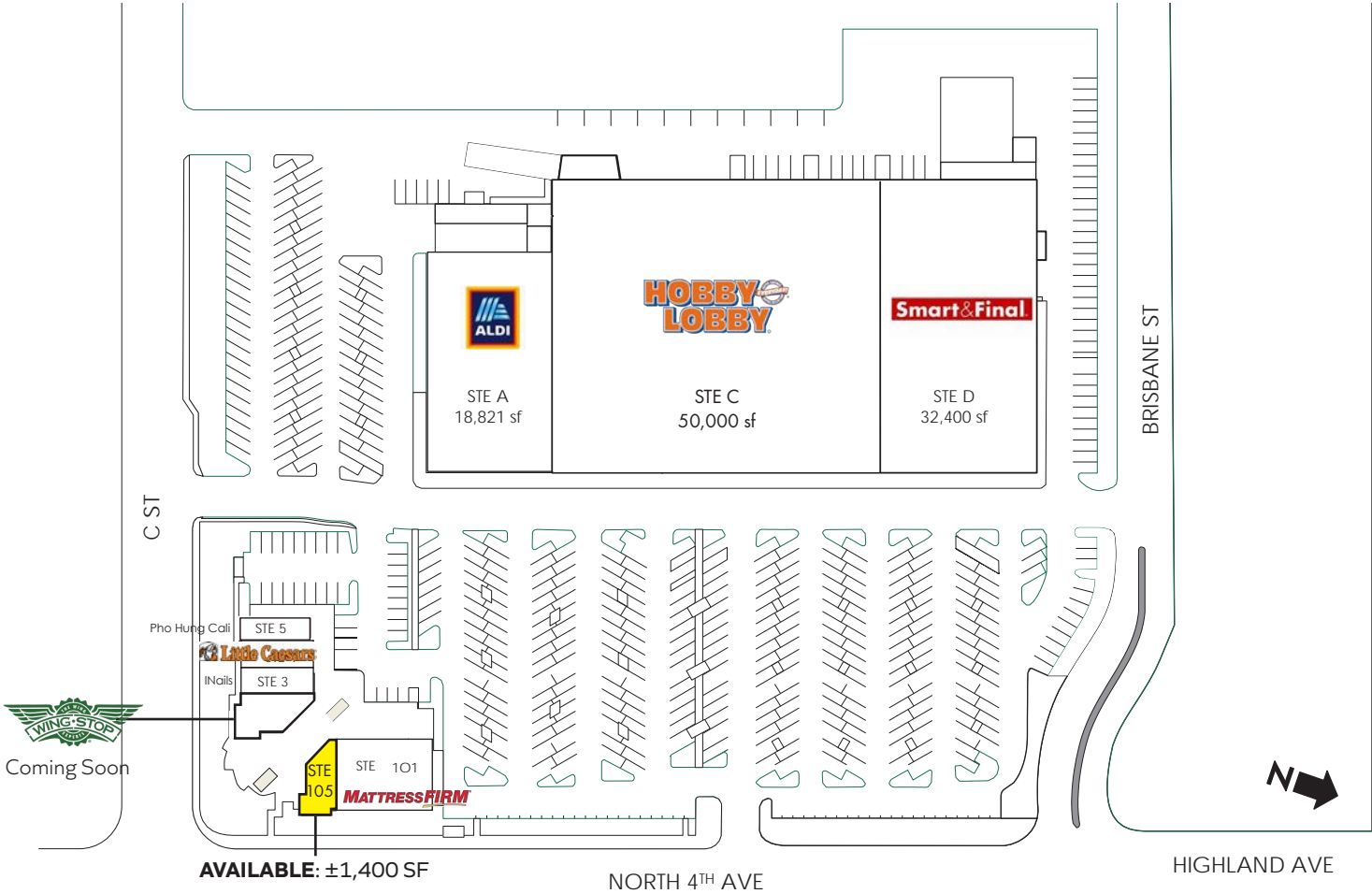
HIGHWAY 54 & 4TH AVENUE, CHULA VISTA, CA



**MIKE MOSER** • 858.523.2089 • [mikemoser@retailinsite.net](mailto:mikemoser@retailinsite.net)

**MAYA GRIM** • 858.523.2094 • [mgrim@retailinsite.net](mailto:mgrim@retailinsite.net)

405 S. HIGHWAY 101, SUITE 150, SOLANA BEACH, CA 92075 • LIC # 01206760 T: 858 523 2090 • [retailinsite.net](http://retailinsite.net)



\*This site plan is not a representation, warranty or guarantee as the size or location of the Shopping Center or the Premises or the size, location, or identity of any tenant, and the improvements are subject to such changes, additions, and deletions as the architect, landlord, or any governmental agency may direct.

### Property Highlights

- Excellent location with high visibility and outside seating
- Easy freeway access directly off Hwy 54
- Strong co-tenancy with Hobby Lobby, Smart & Final, and Aldi
- Regional retail area adjacent to Walmart, Best Buy, Ross, and Grocery Outlet
- Strong traffic counts: ±120,300 CPD on Hwy 54 and ±32,000 CPD on 4th Ave
- Heavy density of population within trade area





The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property



2010-2020 Census, 2025 Estimates with 2030 Projections  
 Calculated using Weighted Block Centroid from Block Groups  
 Lat/Lon: 32.6514/-117.0899

40 N 4th Ave Chula Vista, CA 91910	1 mi radius		3 mi radius		5 mi radius	
<b>Population</b>						
Estimated Population (2025)	25,548		171,441		421,094	
Projected Population (2030)	25,721		168,842		410,094	
Census Population (2020)	25,056		169,915		428,519	
Census Population (2010)	24,078		168,069		419,782	
Projected Annual Growth (2025-2030)	173	0.1%	-2,599	-0.3%	-11,001	-0.5%
Historical Annual Growth (2020-2025)	492	-	1,526	0.2%	-7,425	-0.3%
Historical Annual Growth (2010-2020)	978	0.4%	1,846	0.1%	8,737	0.2%
Estimated Population Density (2025)	8,136	psm	6,067	psm	5,364	psm
Trade Area Size	3.1	sq mi	28.3	sq mi	78.5	sq mi
<b>Households</b>						
Estimated Households (2025)	9,121		53,111		126,629	
Projected Households (2030)	9,240		53,089		125,642	
Census Households (2020)	8,998		52,285		124,932	
Census Households (2010)	8,583		49,264		119,809	
Projected Annual Growth (2025-2030)	120	0.3%	-22	-	-988	-0.2%
Historical Annual Change (2010-2025)	538	0.4%	3,848	0.5%	6,820	0.4%
<b>Average Household Income</b>						
Estimated Average Household Income (2025)	\$89,345		\$101,611		\$109,909	
Projected Average Household Income (2030)	\$88,305		\$100,551		\$108,639	
Census Average Household Income (2010)	\$47,055		\$52,346		\$57,769	
Census Average Household Income (2000)	\$38,007		\$44,513		\$48,403	
Projected Annual Change (2025-2030)	-\$1,040	-0.2%	-\$1,060	-0.2%	-\$1,270	-0.2%
Historical Annual Change (2000-2025)	\$51,338	5.4%	\$57,098	5.1%	\$61,506	5.1%
<b>Median Household Income</b>						
Estimated Median Household Income (2025)	\$75,301		\$84,168		\$90,394	
Projected Median Household Income (2030)	\$74,676		\$83,584		\$89,665	
Census Median Household Income (2010)	\$39,320		\$44,303		\$49,474	
Census Median Household Income (2000)	\$29,889		\$36,472		\$40,408	
Projected Annual Change (2025-2030)	-\$626	-0.2%	-\$583	-0.1%	-\$729	-0.2%
Historical Annual Change (2000-2025)	\$45,413	6.1%	\$47,696	5.2%	\$49,987	4.9%
<b>Per Capita Income</b>						
Estimated Per Capita Income (2025)	\$32,172		\$32,630		\$33,754	
Projected Per Capita Income (2030)	\$31,997		\$32,786		\$34,006	
Census Per Capita Income (2010)	\$16,773		\$15,342		\$16,488	
Census Per Capita Income (2000)	\$14,089		\$13,579		\$14,055	
Projected Annual Change (2025-2030)	-\$175	-0.1%	\$155	-	\$252	0.1%
Historical Annual Change (2000-2025)	\$18,083	5.1%	\$19,052	5.6%	\$19,699	5.6%
Estimated Average Household Net Worth (2025)	\$558,717		\$792,762		\$921,693	



## **Gateway Marketplace**

CHULA VISTA, CA

**MIKE MOSER**

858.523.2089 • mikemoser@retailinsite.net • LIC# 00977876

**MAYA GRIM**

858.523.2094 • mgrim@retailinsite.net • LIC# 01273486

405 S HIGHWAY, SUITE 150, SOLANA BEACH, CA 92075  
LIC # 01206760 • T: 858 523 2090 • RETAILINSITE.NET

