



Seritage.com

SEARS

AUTO

*For Lease*

**112,050 SF | AVAILABLE  
ANCHOR SPACE OPPORTUNITY**

**565 Broadway**

565 Broadway | Chula Vista, CA

> > >

**Proximity to:**

*Sears, Macy's, JCPenney, AMC  
Theatres, CVS, Burlington*





## 565 Broadway

112,050 SF Available

**Basement Level:**  
42,700 SF Divisible

**Upper Level:**  
12,250 SF Divisible

**Ground Level:**  
46,350 SF Divisible

**Auto:**  
10,750 SF Divisible



## Property Highlights

- Direct access to Interstate 5 and Interstate 805 freeways
- Well-positioned and in close proximity to strong trade area national retailers (Sears, Macy's, JCPenney, AMC Theatres, CVS)
- Located less than 1 mile from The Port of San Diego and Chula Vista Bay Front project; a 540 acre mixed use, master planned development that will include a hotel, conference center, marina and RV park.
- Lack of big box retail space in immediate trade area
- Proximity to the 2.4M people that live in Mexico and frequent the Chula Vista Center
- Population over 435,000 in 5 mile radius; 70% Hispanic
- Total Available for Lease: 112,050 SF

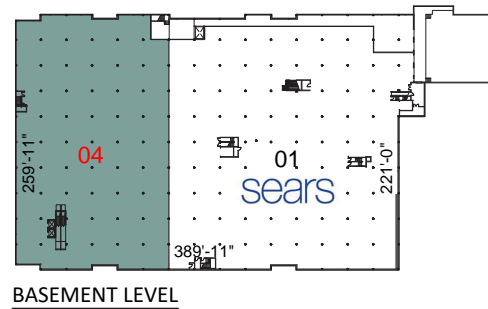
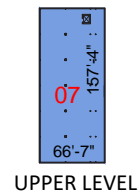
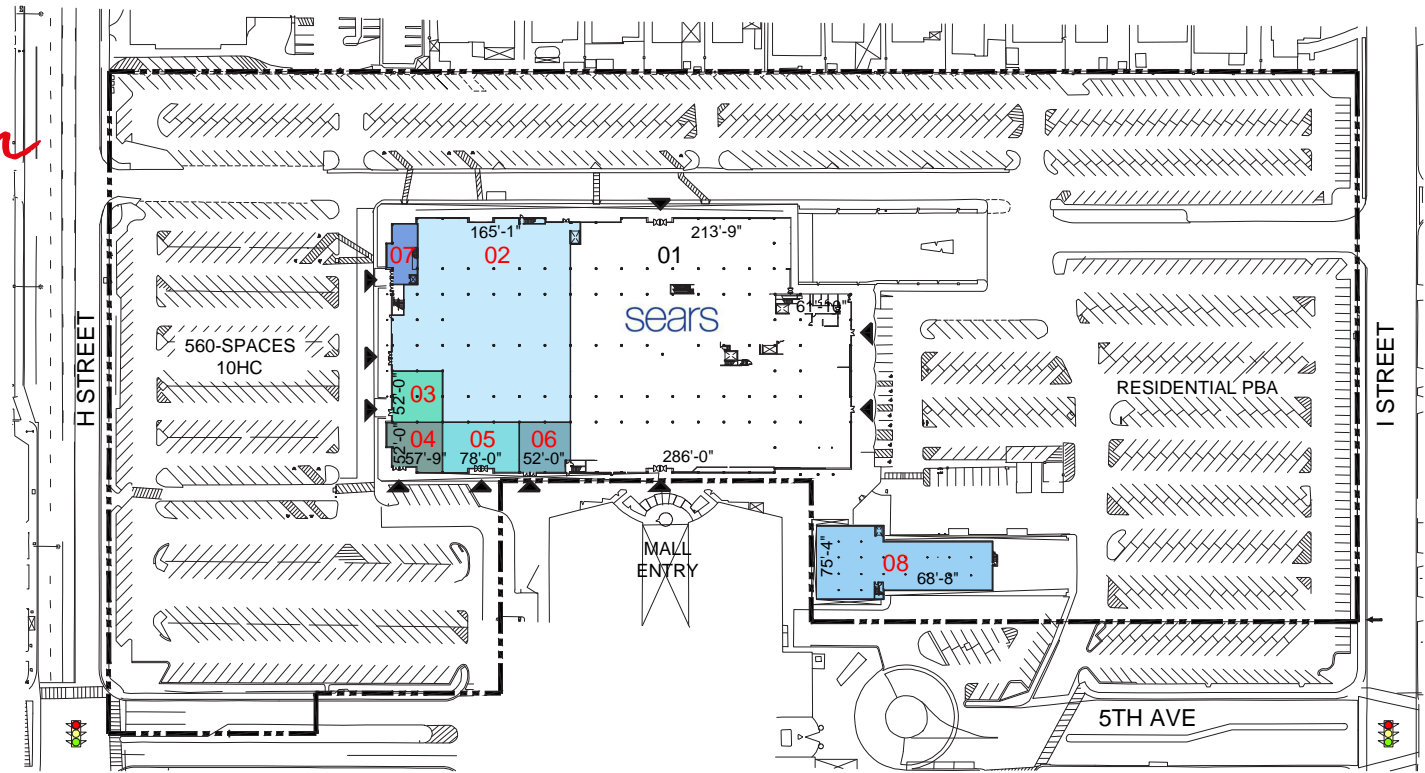
## Center Profile

sears ★macy's JCPenney

amc  
THEATRES

CVS  
pharmacy

# Site Plan



GROUND LEVEL



CHULA VISTA, CA

01 SEARS	126,300 SF	04 AVAILABLE	42,700 SF	07 AVAILABLE	12,250 SF
02 AVAILABLE	37,050 SF	05 AVAILABLE	3,950 SF	08 AVAILABLE	10,750 SF
03 AVAILABLE	2,700 SF	06 AVAILABLE	2,650 SF		



# Area Demographics



**146,715 | 426,120 | 1,130,565**

3 mile ----- 5 miles ----- 10 miles

**Total Population**



**\$390,283 | \$402,284 | \$451,017**

3 mile ----- 5 miles ----- 10 miles

**Median Home Value**

**3.07 | 3.32 | 2.94**

3 mile ----- 5 miles ----- 10 miles

**Average Household Size**



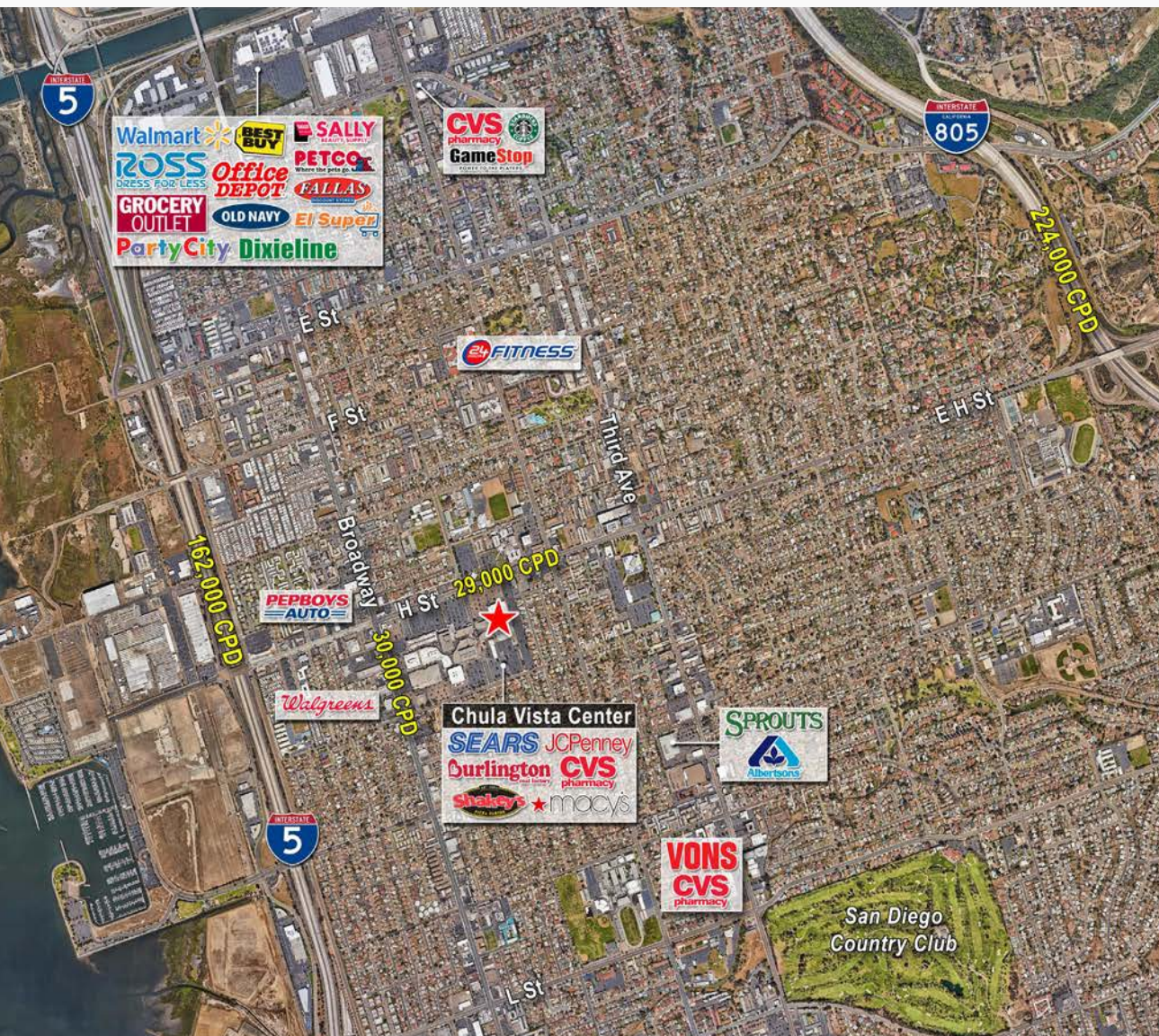
**\$66,433 | \$72,567 | \$80,481**

3 mile ----- 5 miles ----- 10 miles

**Average Household Income**







# Area Retailers

**TRAFFIC COUNT:**  
**Over 162,000 Cars Per Day**  
**Freeway Count**  
**I-5 at Avalon**

(Per ESRI Traffic Count Profile)

# The Team

Our retail advisors are here to support your business goals.  
Let our expertise guide you in brokerage, investments,  
management, development and more.



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