

# GATEWAY CHULA VISTA

333 H ST, CHULA VISTA, CA

AVAILABLE FOR LEASE



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## PROPERTY HIGHLIGHTS

➤ **131,760 SF CLASS "A" SIX STORY BUILDING**

➤ **OFFICE, MEDICAL & RETAIL USE AVAILABLE**

Allowing for a multitude of users

➤ **SAFE & SECURE**

24/7 on-site security with after hours key card access

➤ **EASILY ACCESSIBLE**

To I-5, I-805 and public transportation. 6-story parking garage with 4/1000 parking

➤ **ON-SITE & NEARBY AMENITIES**

On-site amenities and close to Chula Vista Shopping Center. Across the street from SD County Regional Courthouse and walking distance to Scripps Mercy Hospital

➤ **SIGNAGE OPPORTUNITIES**



# GATEWAY CHULA VISTA

## FIRST FLOOR

SUITE	AVAILABLE SF	AVAILABILITY	RATE
145	2,097 SF	NOW	\$2.85/SF
165	6,588 SF	NOW	\$2.85/SF

\*Suite 145 & 165 are contiguous for 8,685 SF

## SECOND FLOOR

SUITE	AVAILABLE SF	AVAILABILITY	RATE
*205	2,762 SF	NOW	\$2.85/SF
220	2,506 SF	NOW	\$2.85/SF
*230	1,516 SF	NOW	\$2.85/SF
*250	1,222 SF	NOW	\$2.85/SF

\*Suite 205, 230 & 250 are contiguous for 5,500 SF

## FIFTH FLOOR

SUITE	AVAILABLE SF	AVAILABILITY	RATE
510	5,160 SF	NOW	\$2.85/SF

## SIXTH FLOOR

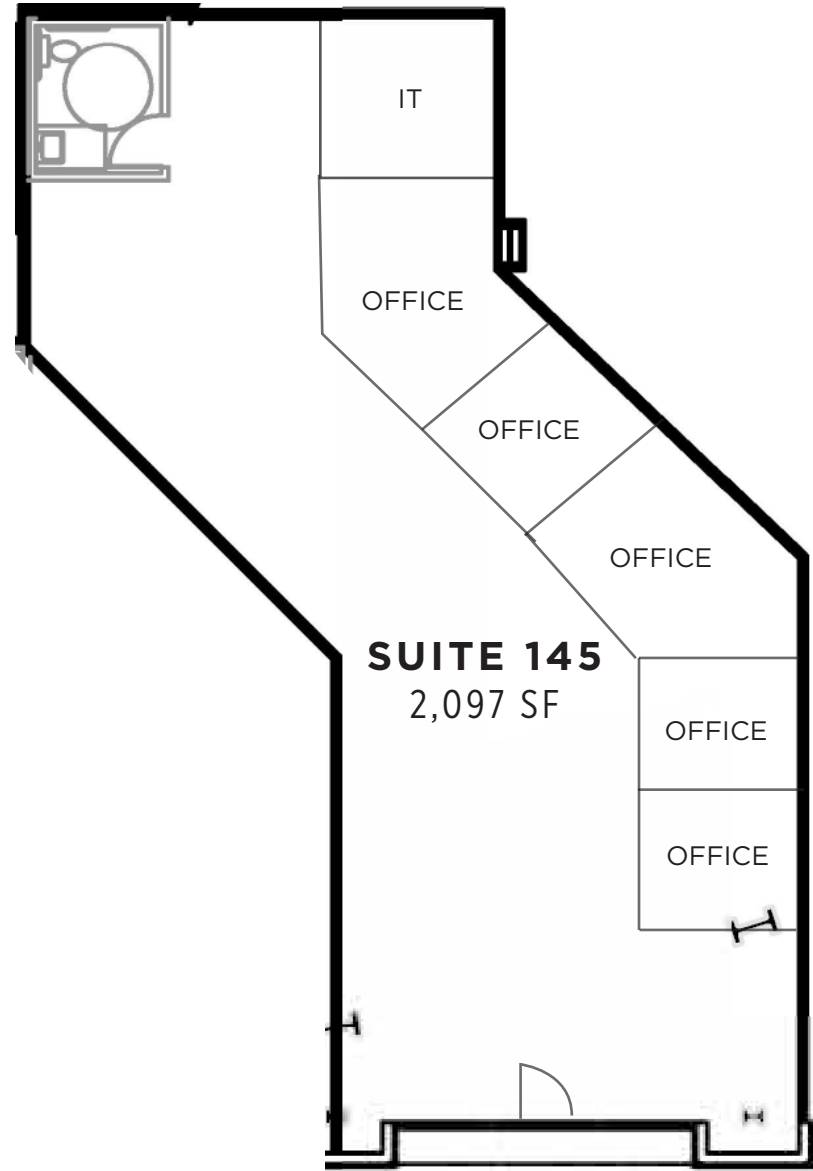
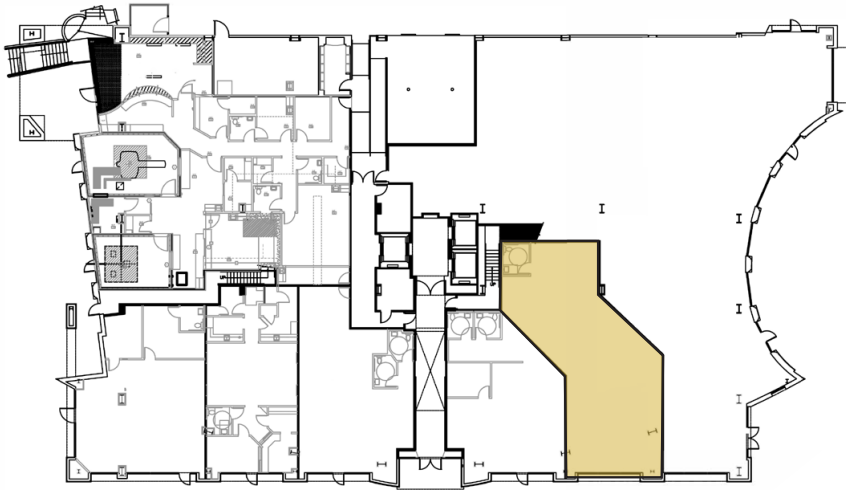
SUITE	AVAILABLE SF	AVAILABILITY	RATE
610	2,863 SF	NOW	\$2.85/SF
*640	3,744 SF	NOW	\$2.85/SF
*660	3,000 SF	NOW	\$2.85/SF
690	1,300 SF	NOW	\$2.85/SF

\*Suite 640 & 660 are contiguous for 6,744 SF



# GATEWAY CHULA VISTA

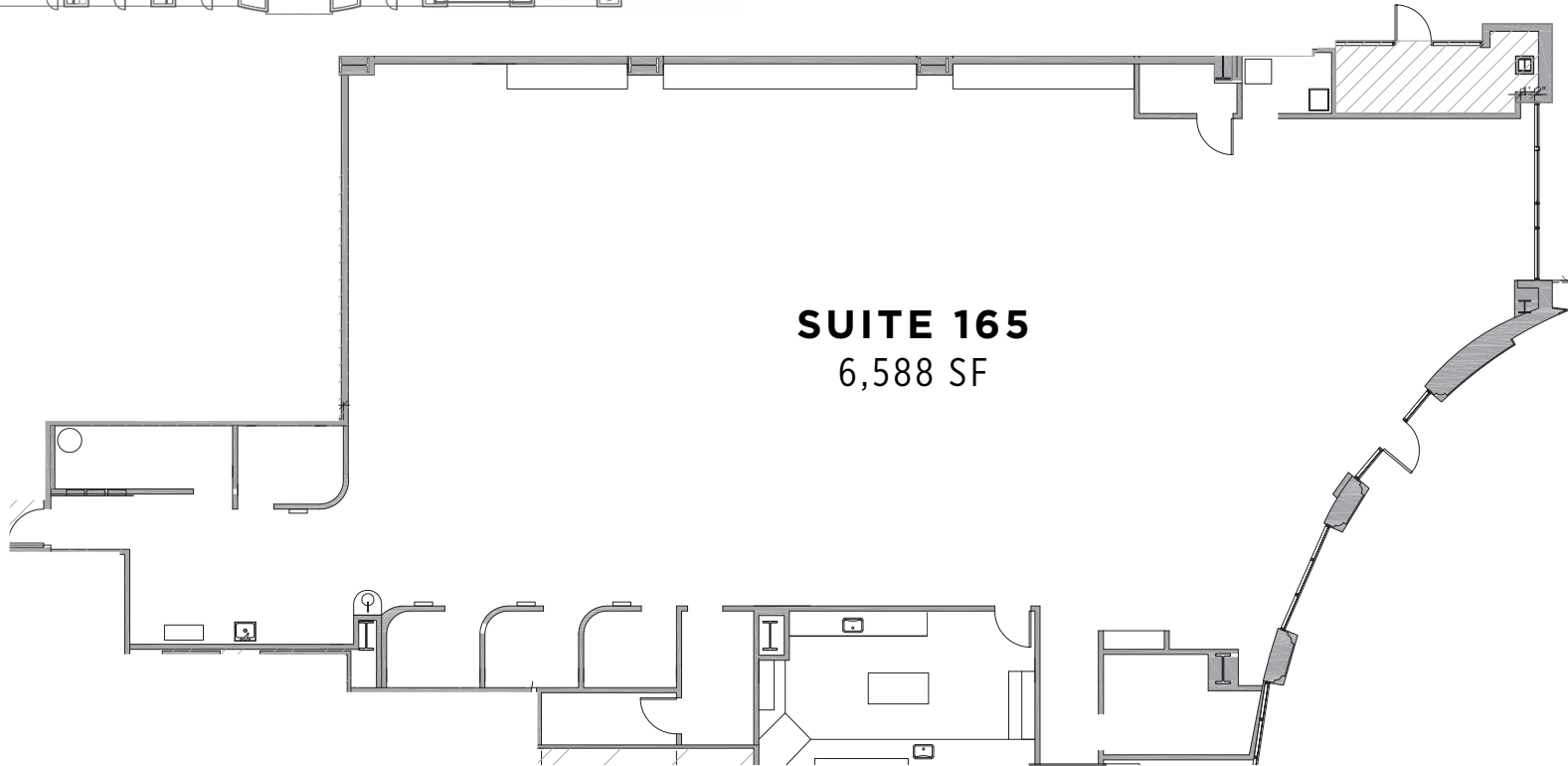
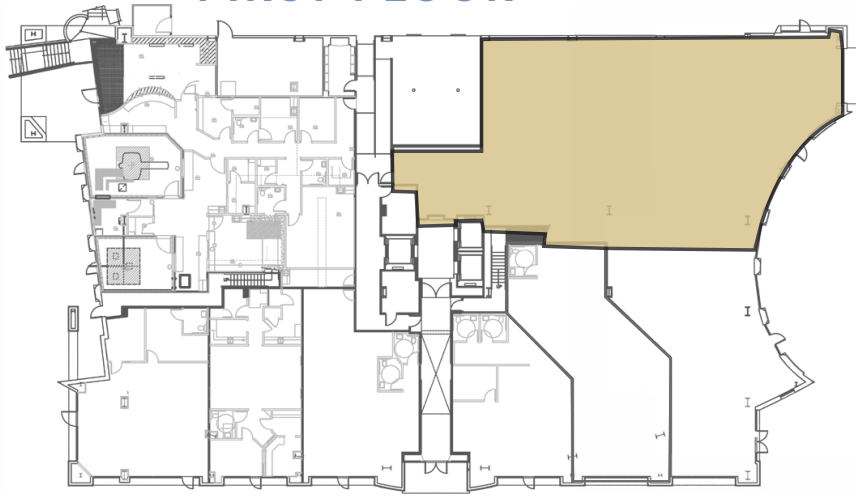
## FIRST FLOOR



SUITE	AVAILABLE SF	AVAILABILITY	RATE	COMMENTS
145	2,097 SF	NOW	\$2.85/SF	Five (5) Offices, Restroom, IT Room

# GATEWAY CHULA VISTA

## FIRST FLOOR

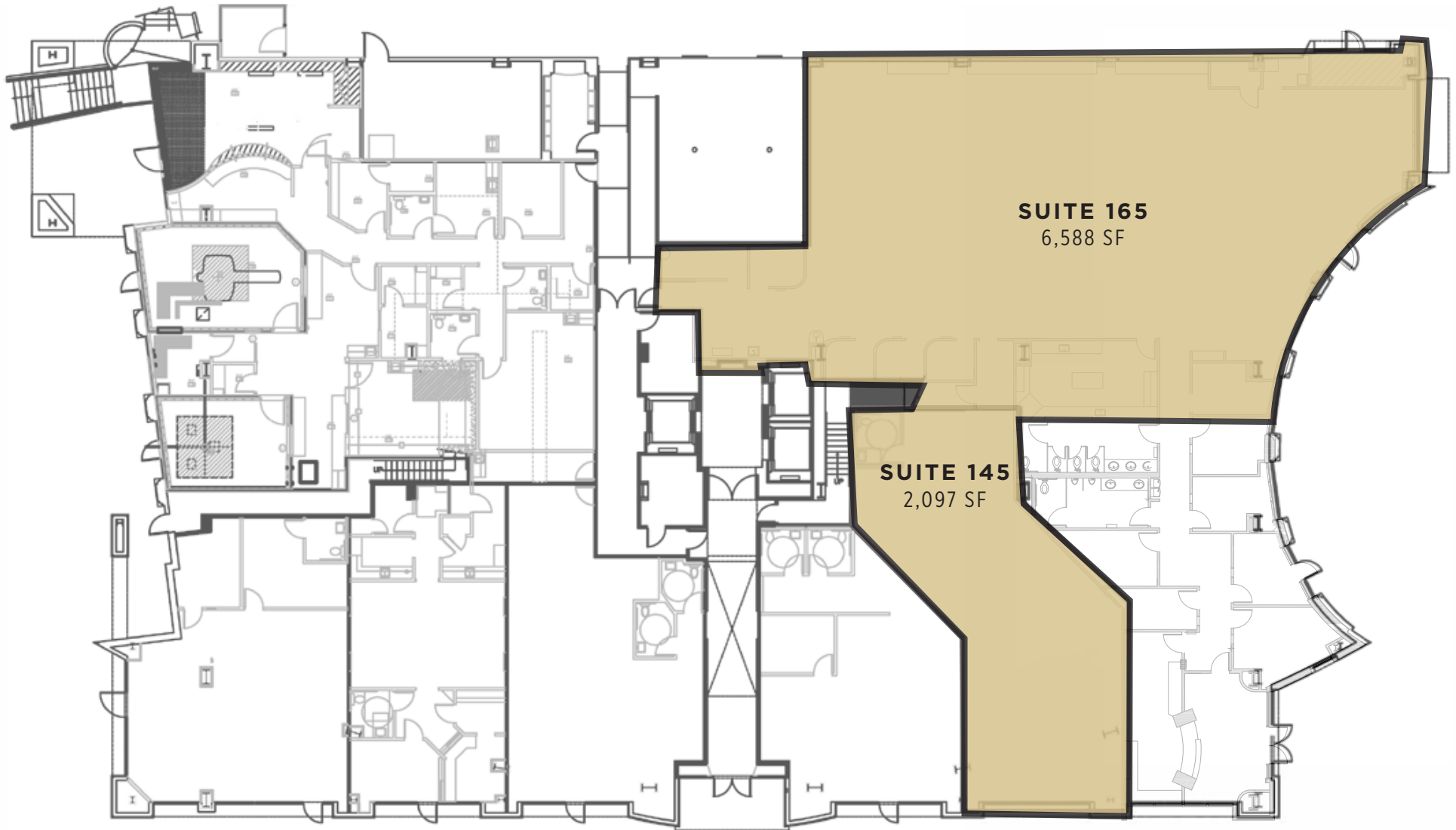


**SUITE 165**  
6,588 SF

SUITE	AVAILABLE SF	AVAILABILITY	RATE	COMMENTS
165	6,588 SF	NOW	\$2.85/SF	Former Dental School

# GATEWAY CHULA VISTA | FIRST FLOOR CONTIGUOUS AVAILABILITY

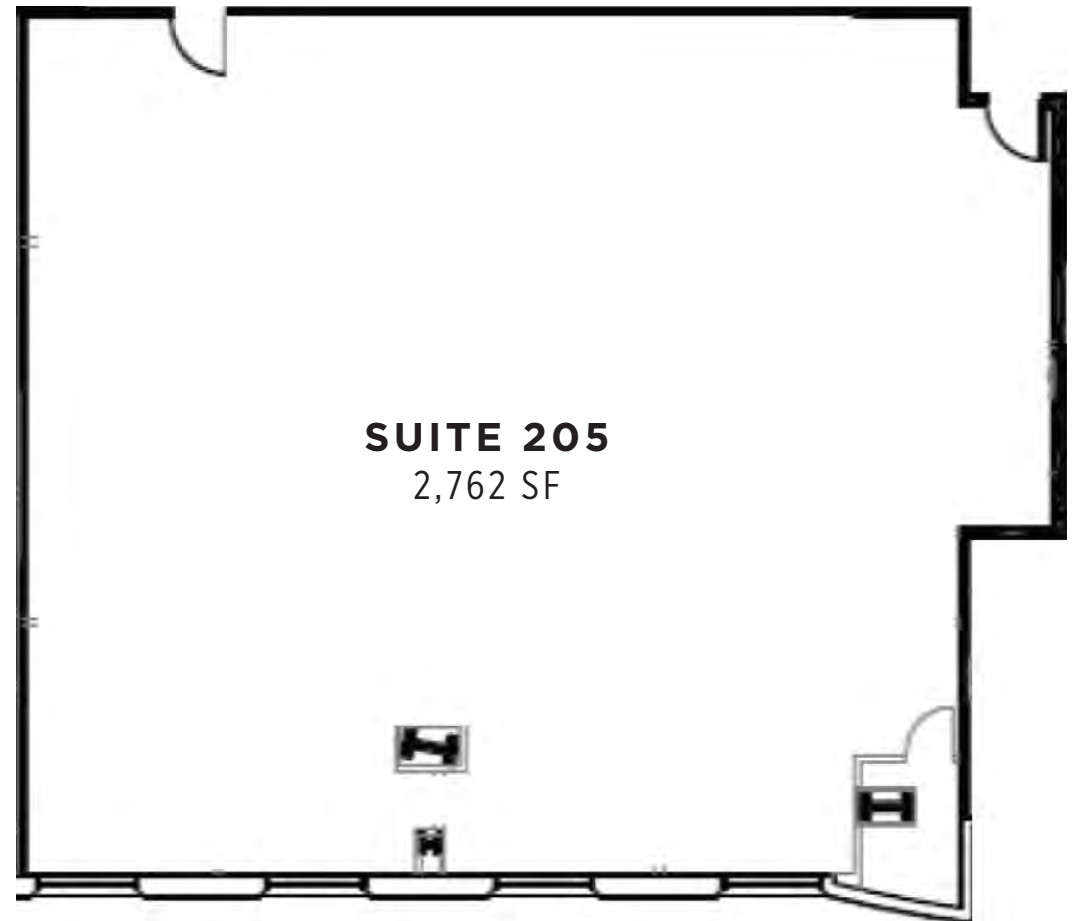
SUITE 145 & 165 | 8,685 SF



SUITE	AVAILABLE SF	AVAILABILITY	RATE	COMMENTS
145/165	8,685 SF	NOW	\$2.85/SF	Former Dental School + Five (5) Offices, Restroom, IT Room

# GATEWAY CHULA VISTA

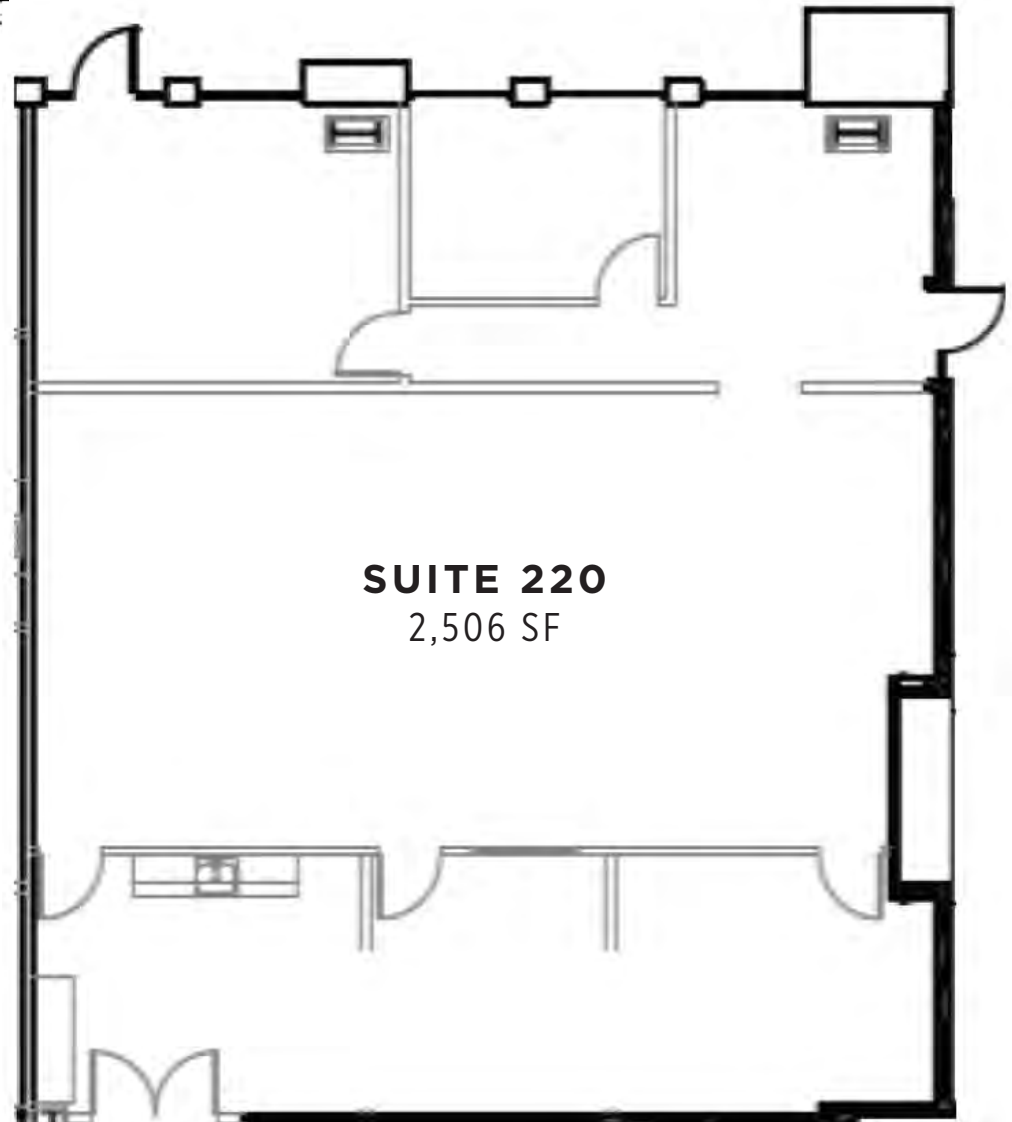
## SECOND FLOOR



SUITE	AVAILABLE SF	AVAILABILITY	RATE	COMMENTS
205	2,762 SF	NOW	\$2.85/SF	Open Office Floor Plan

# GATEWAY CHULA VISTA

## SECOND FLOOR



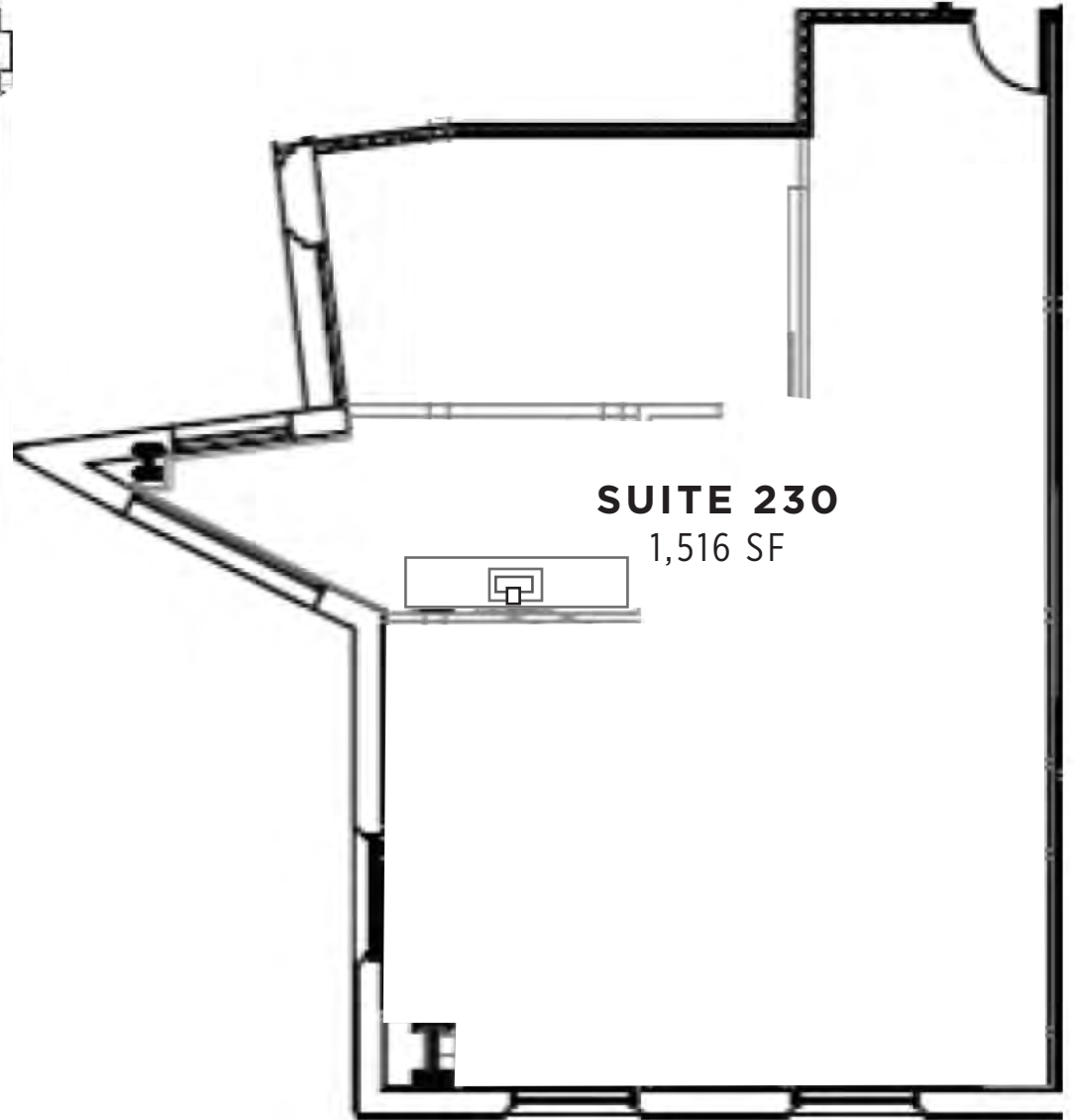
**SUITE 220**  
2,506 SF

SUITE	AVAILABLE SF	AVAILABILITY	RATE	COMMENTS
220	2,506 SF	NOW	\$2.85/SF	Three (3) Offices, Open Office Area, Break Room



# GATEWAY CHULA VISTA

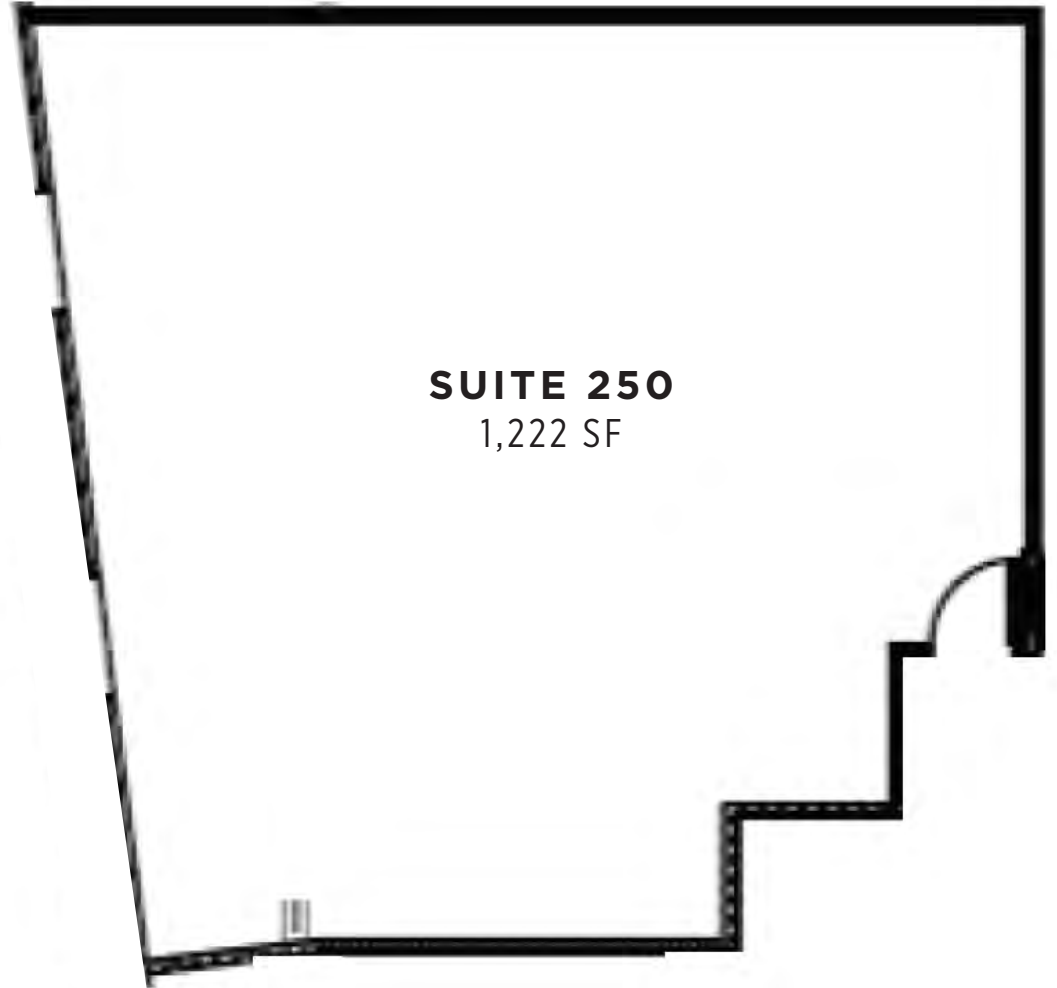
## SECOND FLOOR



SUITE	AVAILABLE SF	AVAILABILITY	RATE	COMMENTS
230	1,516 SF	NOW	\$2.85/SF	Break Room, Office, Open Office Area

# GATEWAY CHULA VISTA

## SECOND FLOOR



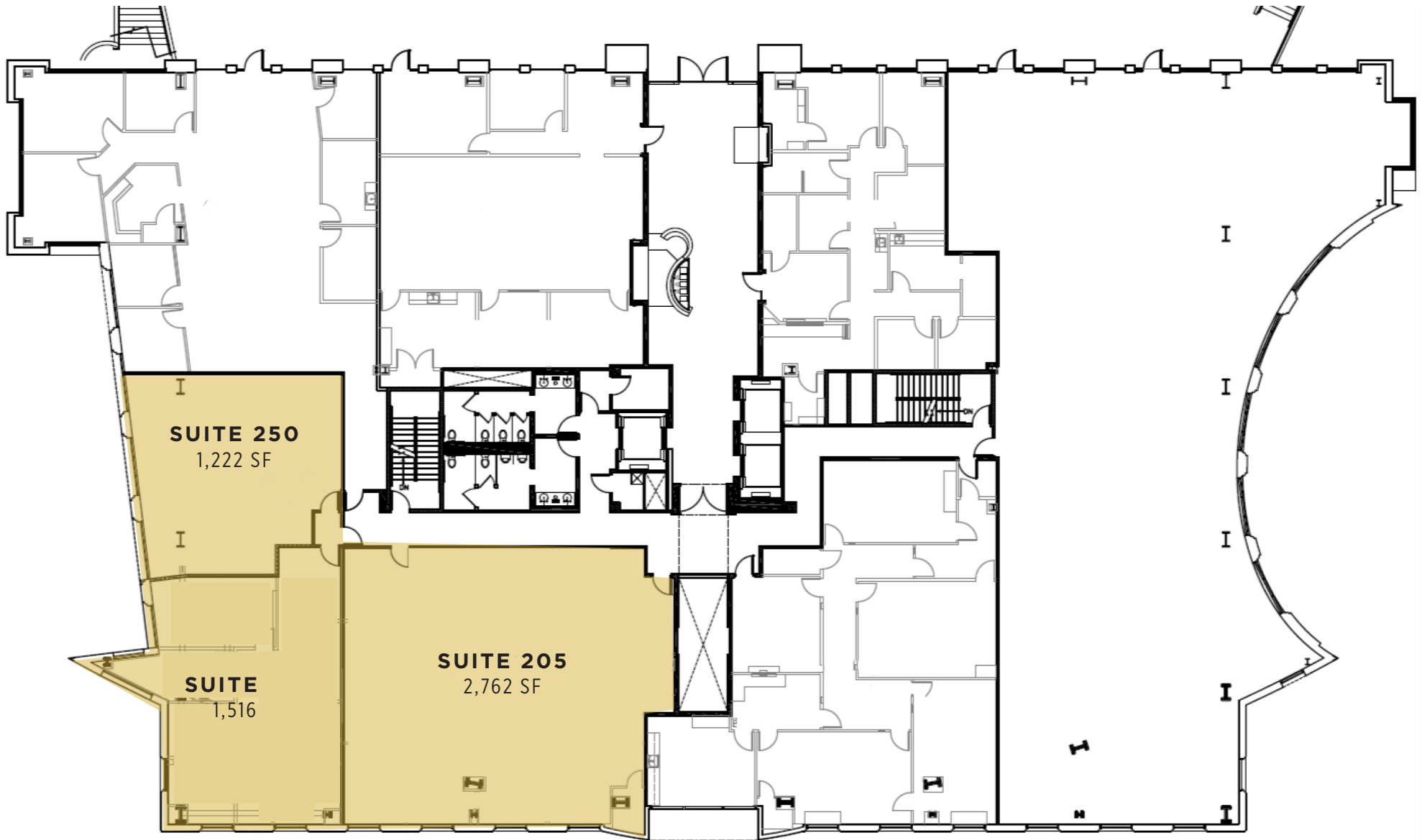
**SUITE 250**

1,222 SF

SUITE	AVAILABLE SF	AVAILABILITY	RATE	COMMENTS
250	1,222 SF	NOW	\$2.85/SF	Shell Space

# GATEWAY CHULA VISTA | SECOND FLOOR CONTIGUOUS AVAILABILITY

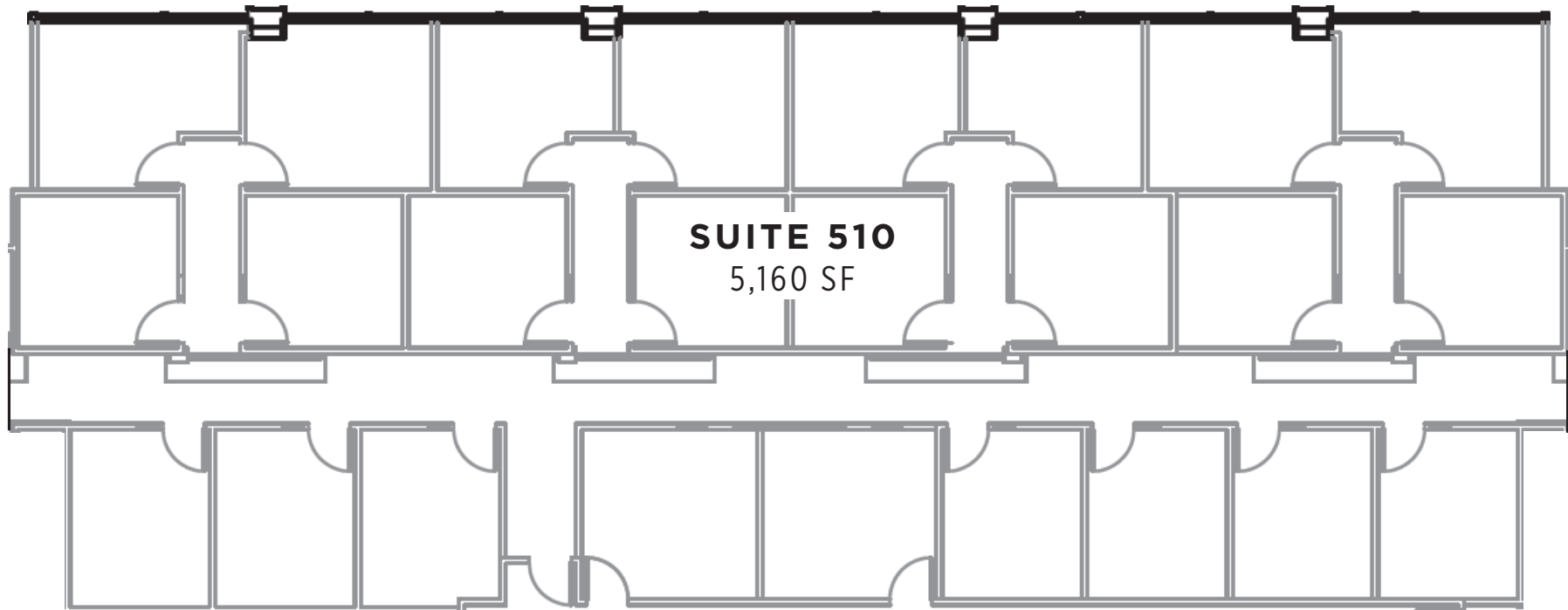
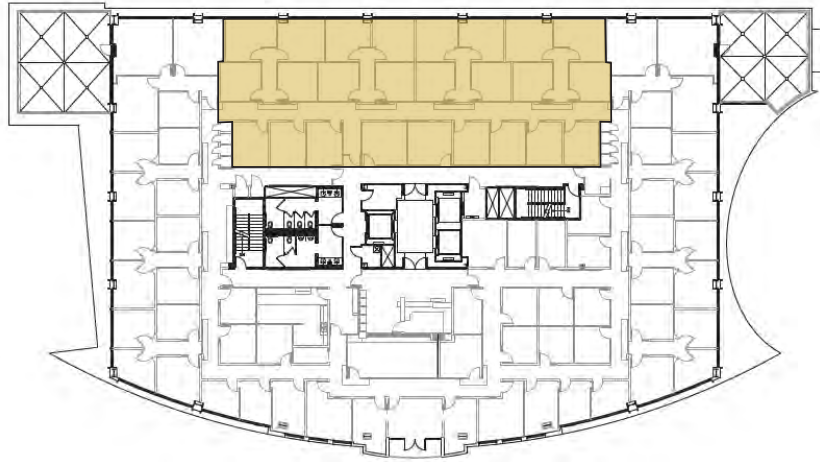
SUITE 205, 230 & 250 | 5,500 SF



SUITE	AVAILABLE SF	AVAILABILITY	RATE	COMMENTS
205/230/250	5,500 SF	NOW	\$2.85/SF	Four (4) Offices, Open Office Area, Break Room

# GATEWAY CHULA VISTA

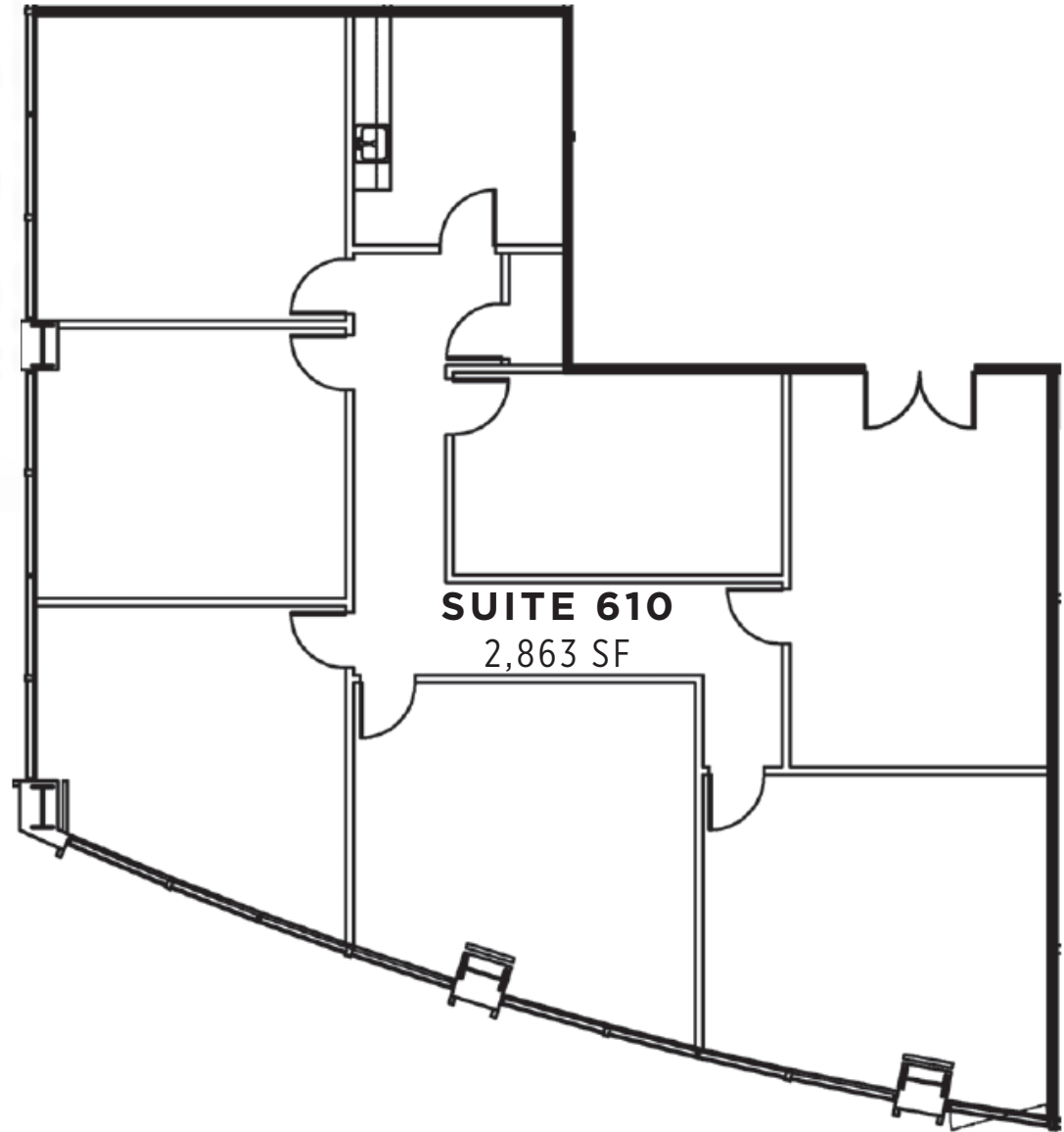
## FIFTH FLOOR



SUITE	AVAILABLE SF	AVAILABILITY	RATE	COMMENTS
510	5,160 SF	NOW	\$2.85/SF	Former Executive Suite Office. Views to Coronado Bridge and Downtown

# GATEWAY CHULA VISTA

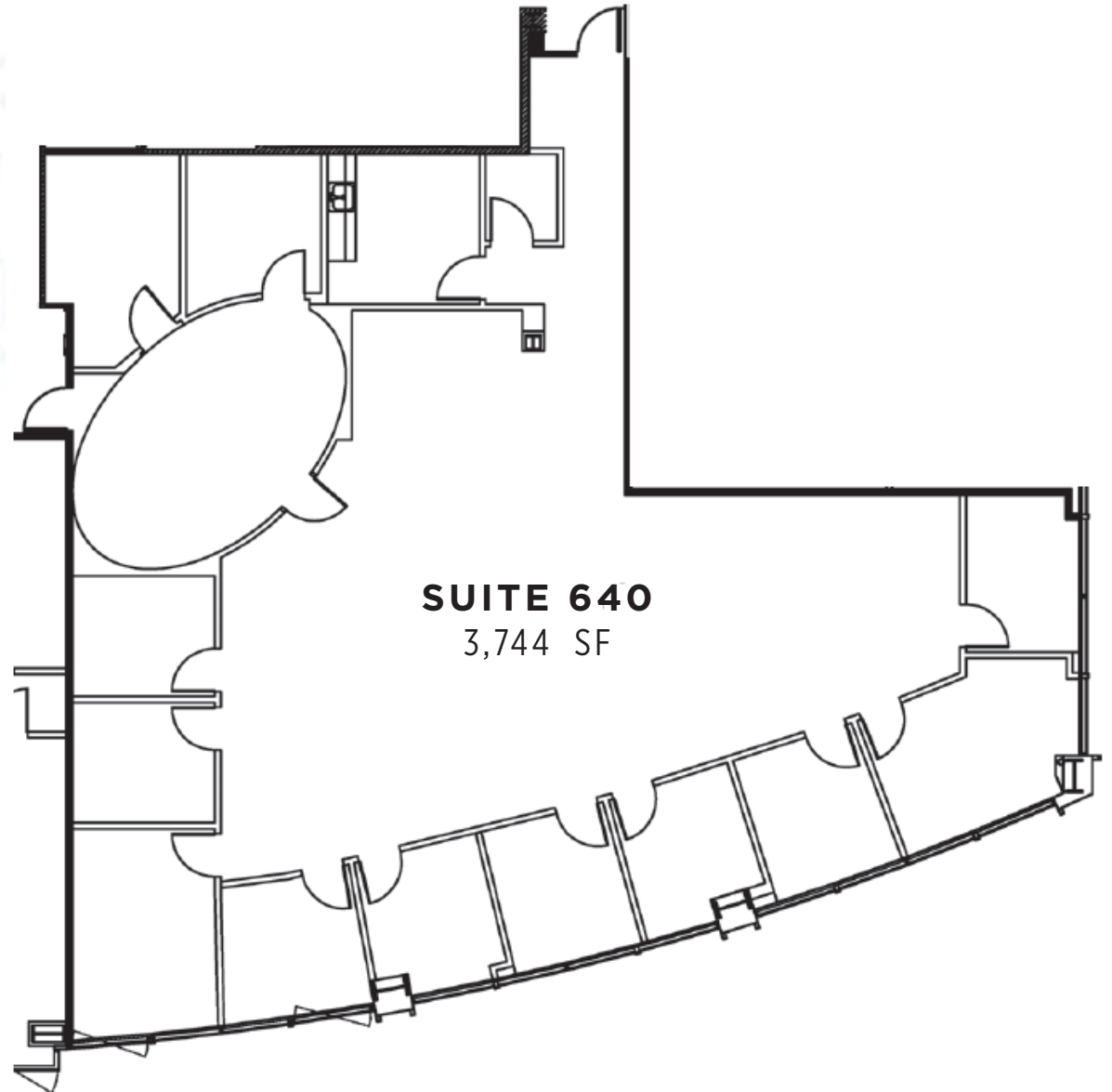
## SIXTH FLOOR



SUITE	AVAILABLE SF	AVAILABILITY	RATE	COMMENTS
610	2,863 SF	NOW	\$2.85/SF	Seven (7) Offices, Breakroom

# GATEWAY CHULA VISTA

## SIXTH FLOOR

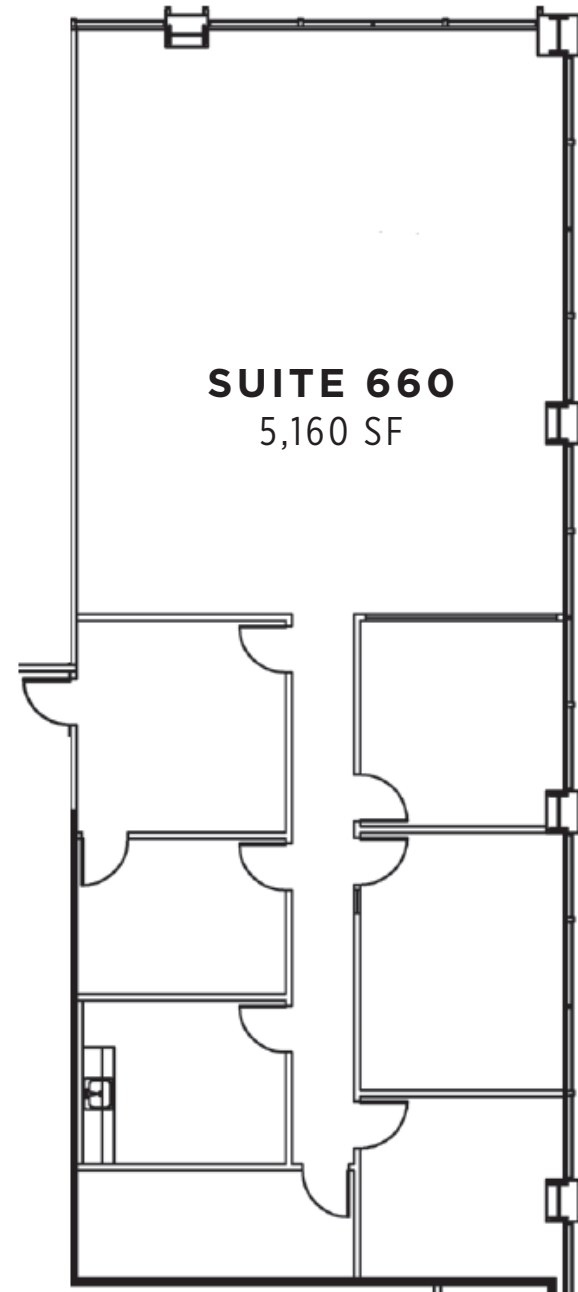


**SUITE 640**  
3,744 SF

SUITE	AVAILABLE SF	AVAILABILITY	RATE	COMMENTS
640	3,744 SF	NOW	\$2.85/SF	Eleven (11) Offices, Conference Room, Breakroom

# GATEWAY CHULA VISTA

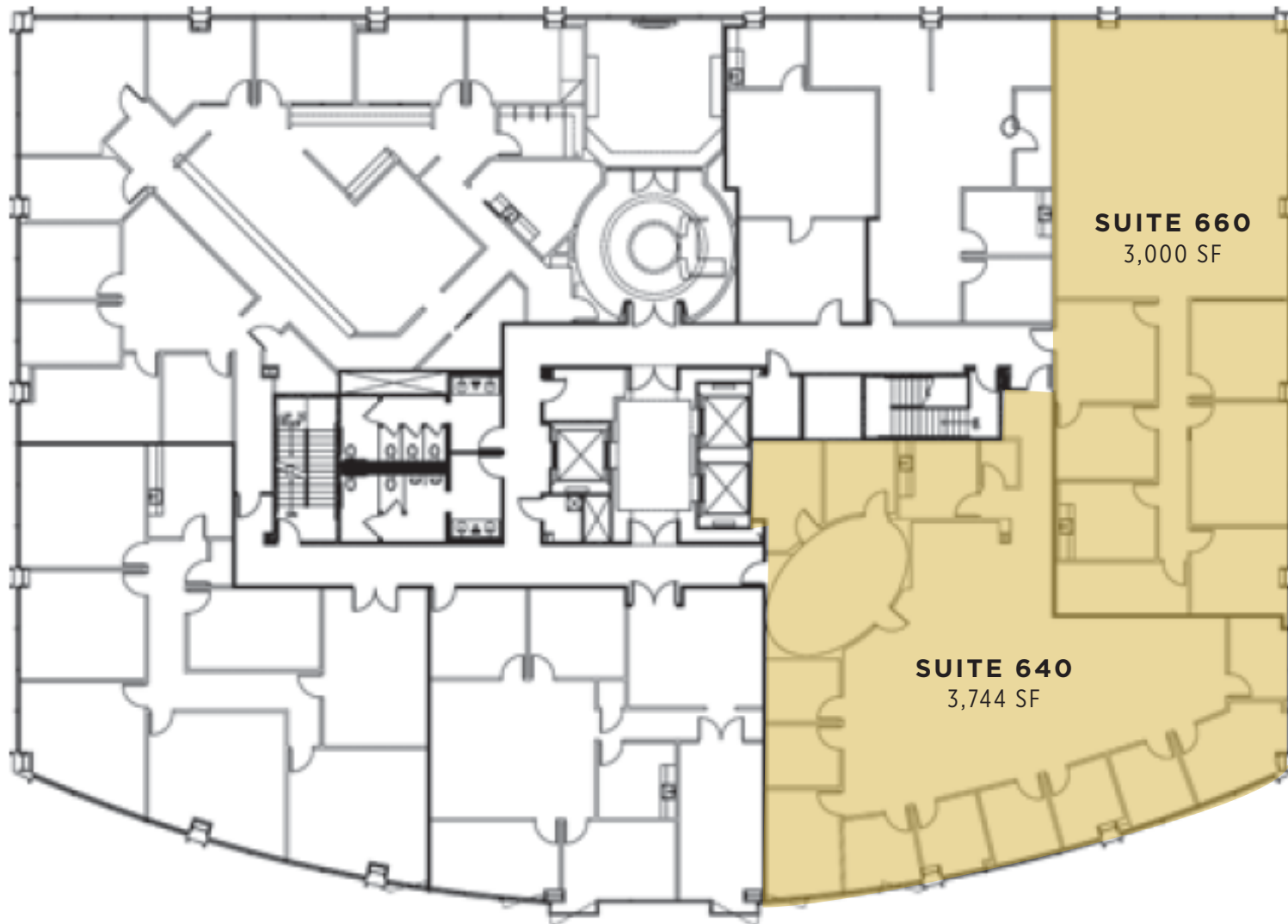
## SIXTH FLOOR



SUITE	AVAILABLE SF	AVAILABILITY	RATE	COMMENTS
660	3,000 SF	NOW	\$2.85/SF	Five (5) Offices, Break Room, Open Office Area. Views to Coronado Bridge and Downtown

# GATEWAY CHULA VISTA | SIXTH FLOOR CONTIGUOUS AVAILABILITY

SUITE 640 & 660 | 6,744 SF

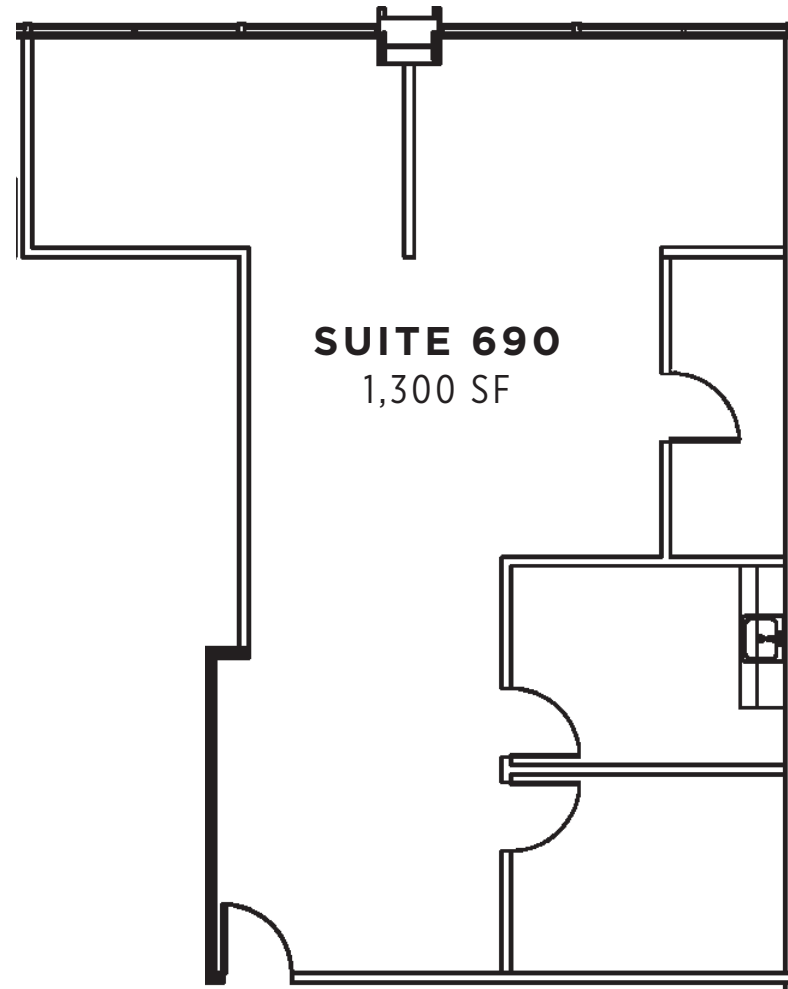
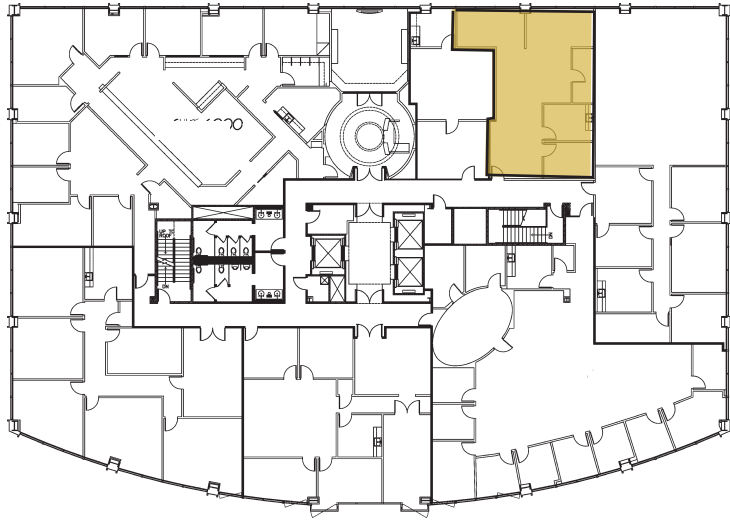


SUITE	AVAILABLE SF	AVAILABILITY	RATE	COMMENTS
640/660	6,744 SF	NOW	\$2.85/SF	Sixteen (16) Offices, Conference Room, Breakroom, Open Office Area. Views to Coronado Bridge and Downtown



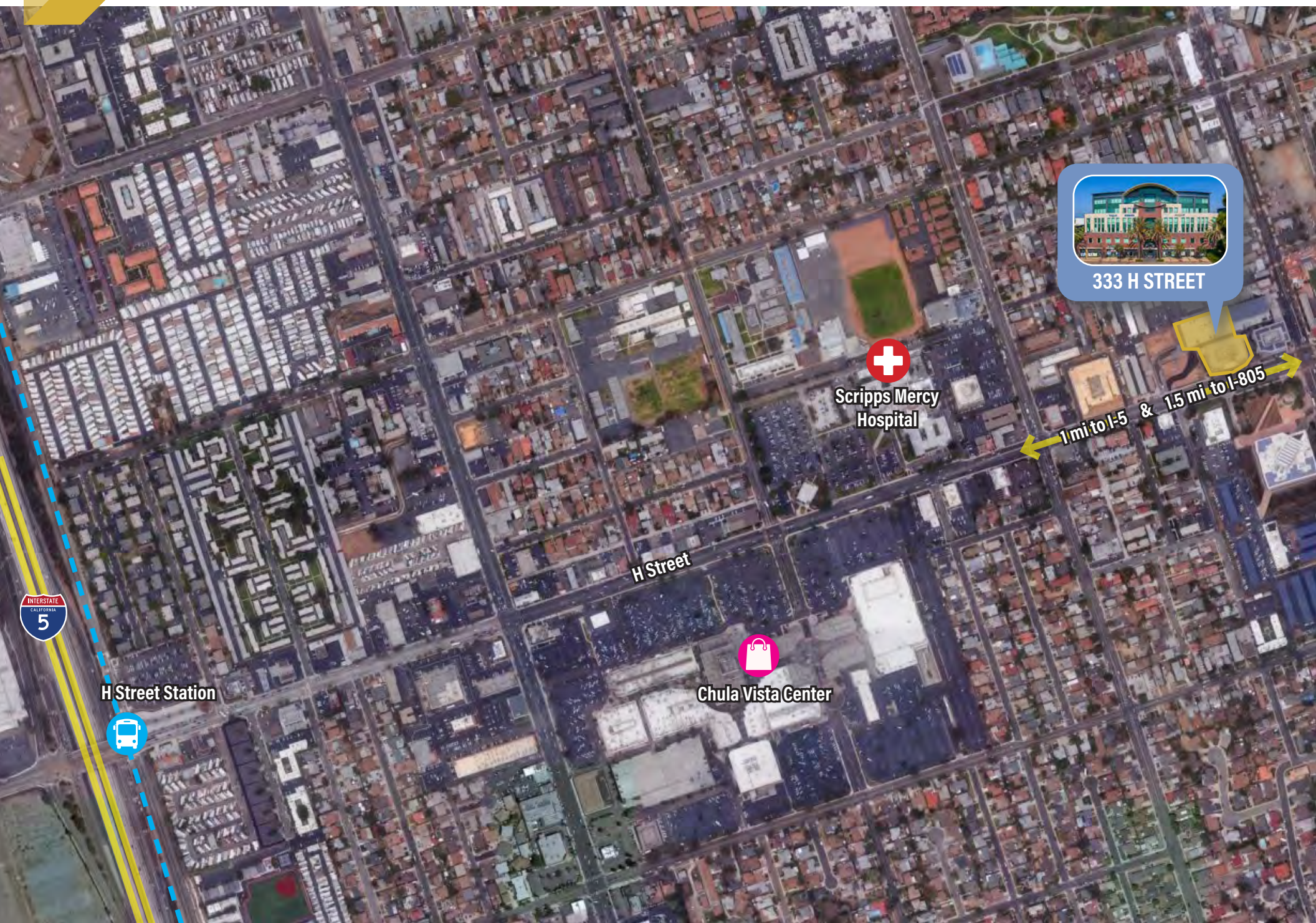
# GATEWAY CHULA VISTA

## SIXTH FLOOR



SUITE	AVAILABLE SF	AVAILABILITY	RATE	COMMENTS
690	1,300 SF	NOW	\$2.85/SF	One (1) Office, Break Room, Open Office Area.

# GATEWAY CHULA VISTA | ACCESSIBILITY



333 H STREET



Scripps Mercy Hospital



Chula Vista Center



H Street Station



1 mi to I-5 & 1.5 mi to I-805

H Street



**POPULATION**

169,193



**HOUSEHOLDS**

53,369



**MEDIAN AGE**

35.70

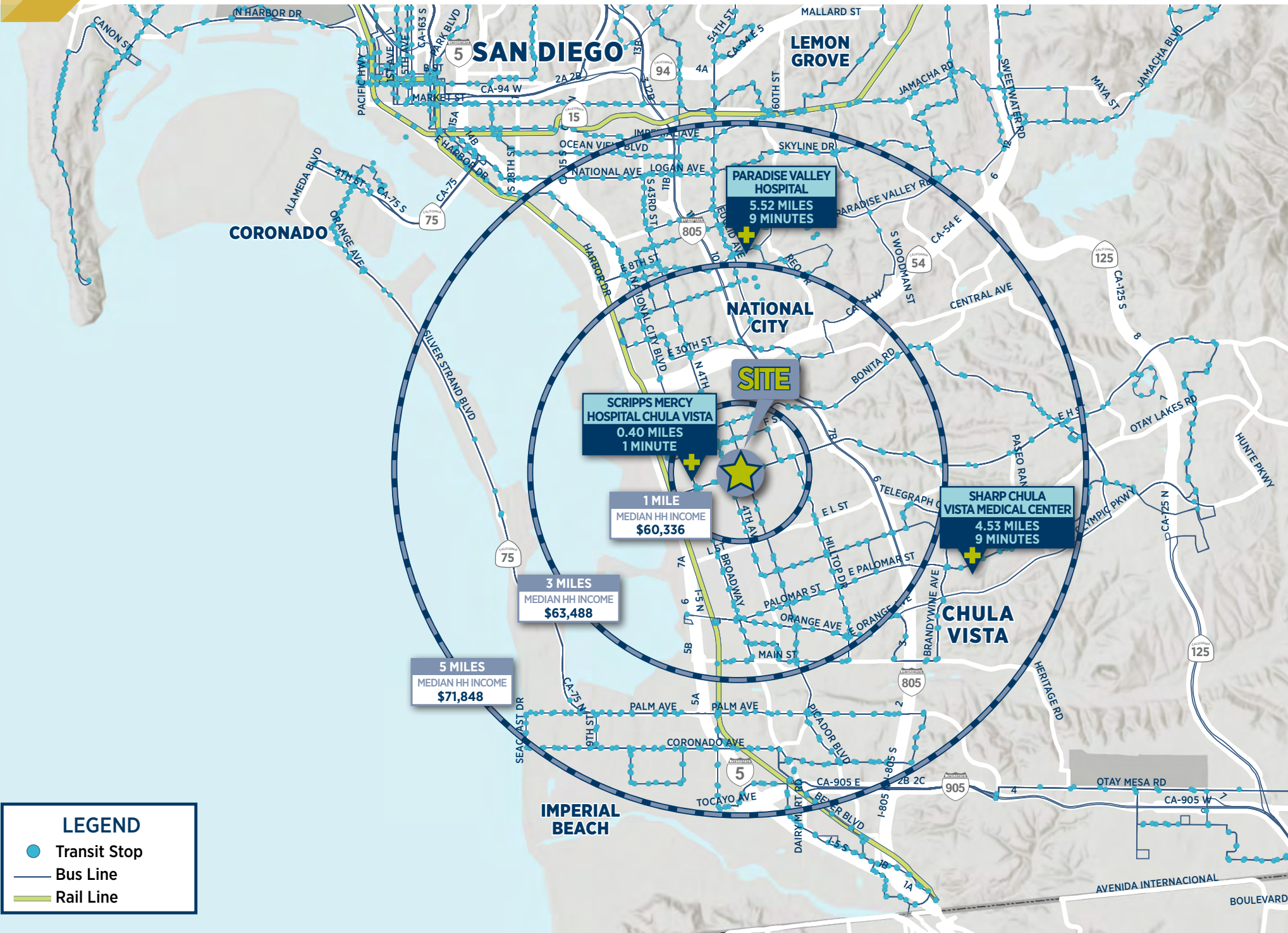


**AVG. HOUSEHOLD INCOME**

\$59,171

\*DATA WITHIN A 3 MILE RADIUS





# PATIENT DEMAND FORECAST

## CHULA VISTA

Service Line	2021 Volume	2026 Volume	5 Year Growth
Psychiatry	156,379	182,376	16.6%
Endocrinology	2,350	2,670	13.6%
Vascular	17,817	19,769	11.0%
Spine	2,195	2,418	10.1%
Orthopedics	33,324	36,244	8.8%
Physical Therapy/Rehabilitation	295,603	321,128	8.6%
Ophthalmology	96,191	104,112	8.2%
ENT	37,500	40,508	8.0%
Pain Management	12,556	13,529	7.7%
Nephrology	5,836	6,278	7.6%
Cardiology	106,140	113,704	7.1%
Miscellaneous Services	239,870	256,553	7.0%
Lab	497,760	525,319	5.5%
Podiatry	17,658	18,511	4.8%
Pulmonology	16,396	17,105	4.3%
Gastroenterology	27,153	28,315	4.3%
Evaluation and Management	1,183,637	1,230,408	4.0%
Neurosurgery	1,068	1,109	3.9%
Neurology	19,912	20,573	3.3%
Oncology	16,889	17,442	3.3%
Radiology	343,336	351,909	2.5%
Gynecology	11,564	11,811	2.1%
Cosmetic Procedures	9,500	9,686	2.0%
Dermatology	50,819	51,541	1.4%
Urology	10,971	11,127	1.4%
Trauma	8,626	8,704	0.9%
General Surgery	6,975	7,026	0.7%

# GATEWAY CHULA VISTA 333 H ST, CHULA VISTA, CA

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