

It's all happening at

# Third and F

310 THIRD AVE. • CHULA VISTA, CA 91910

## Now Leasing

B6 - 825 sf

B22/23 - 1649sf

C2 - 731sf

### MICRO OFFICES

80sf - 270sf



# smiser

FAMILY PROPERTIES, INC

PO Box 181977  
Coronado, CA 92178  
619.342.7207 ext 2  
email [help@THIRDandF.com](mailto:help@THIRDandF.com)

website - [ThirdandF.com](http://ThirdandF.com)

- 2 **Third and F** Overview
- 3 First Floor Siteplan
- 4 Second Floor Siteplan
- 5 Micro Office Siteplan

- 6 Aerial Map
- 7 Vicinity Map
- 8 Chula Vista Overview

## OVERVIEW

Third and F is an award-winning office, restaurant and retail marketplace in the heart of Chula Vista, and the cornerstone of what is now called Third Avenue Village. The Village was originally developed to recreate the village atmosphere which prevailed in the early 1900's when it was the site of a major farmer's market and commercial district.

Third Avenue Village is rapidly becoming the social, dining and entertainment destination for San Diego's South Bay. A new resort and convention facility is under construction at the end of H st. There are over 30 restaurants and bars along in the Third Ave. Village.

Third and F is complemented with substantial street parking as well as a free, 650 space, city owned parking structure. The complex is easily accessible via 3 major freeways, as well as several major bus lines and the trolley. There is high density residential directly adjacent to the facility, with several high density residential projects currently under construction in the Village.



AT THIRD AND F  
**WORK**

310 THIRD AVE. #AB  
CHULA VISTA, CA 91910

## MICRO OFFICES: COMMON SENSE LEASING

PRIVATE OFFICES from 80sf to 280sf  
LOW OVERHEAD - no long terms commitments, no utility contracts - everything is included.

PROFESSIONAL IMAGE - meet your customers at a professional location with wonderful ambiance and restaurants on site.

COMPLETE OFFICE - desks & chairs included,  
UTILITIES & INTERNET INCLUDED



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MANAGEMENT OFFICE - A3

• • •

619.342.7207

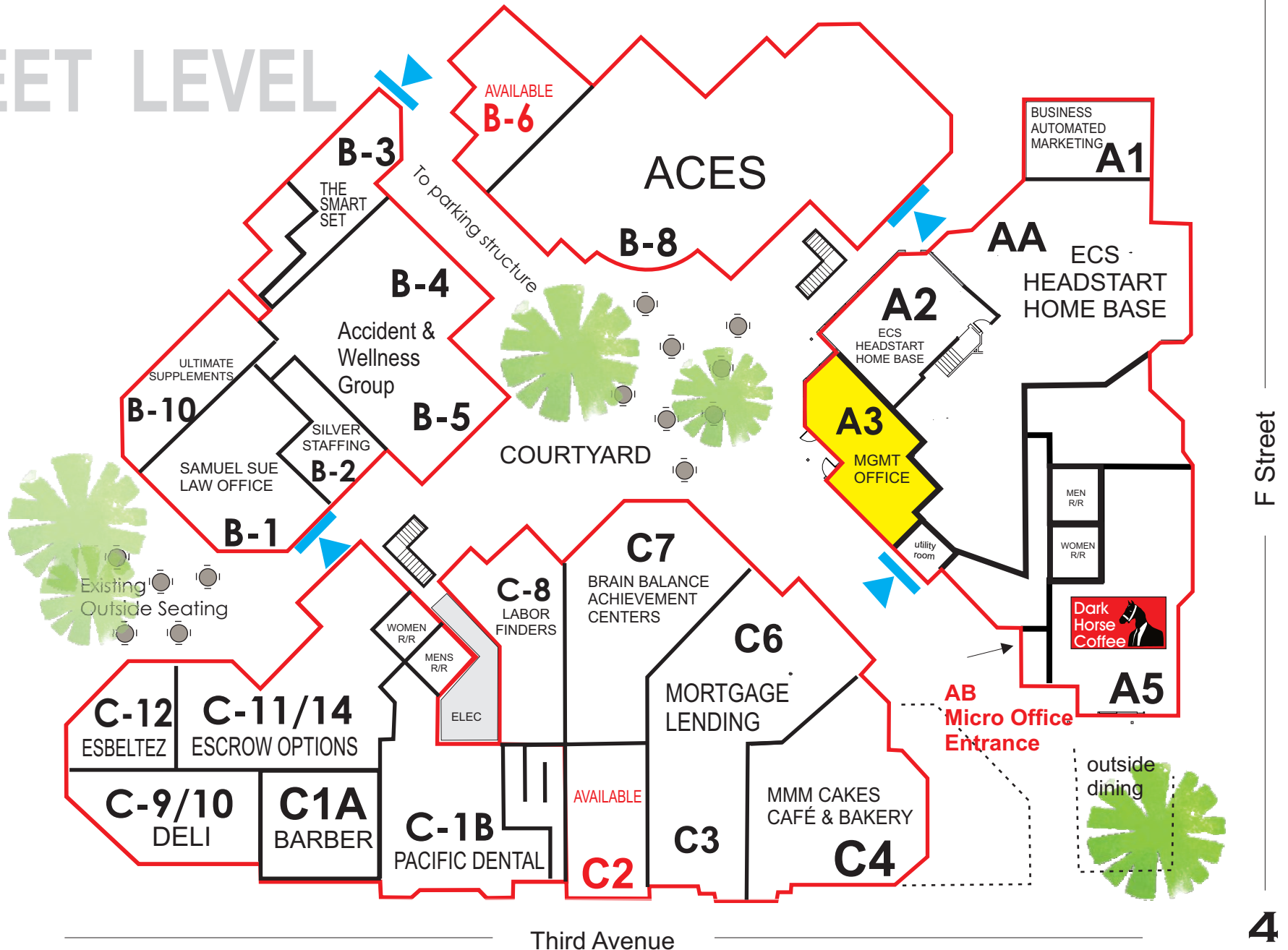
## TENANT DIRECTORY

B-8 Aces  
B-4/5 Accident & Wellness Group  
C-25 All State Insurance  
C-21 Annel Lopez Investments  
C-27A American Profit Consulting  
C-1A Barber Shop  
C-7 Brain Balance  
A-27 Cross Country Health Care  
AB-MB01 C47 Systems  
A-5 Dark Horse Coffee  
A-A ECS Head Start Home Base  
C-12 Esbeltez - Weight Clinic  
C-11/14 Escrow Options Group  
A-1 Fearless Realty  
A-29 Ibarra, Carrillo & Soto APC  
C8 Labor Finders Staffing  
B-6, C-2 Law Office Giovanna Gallo

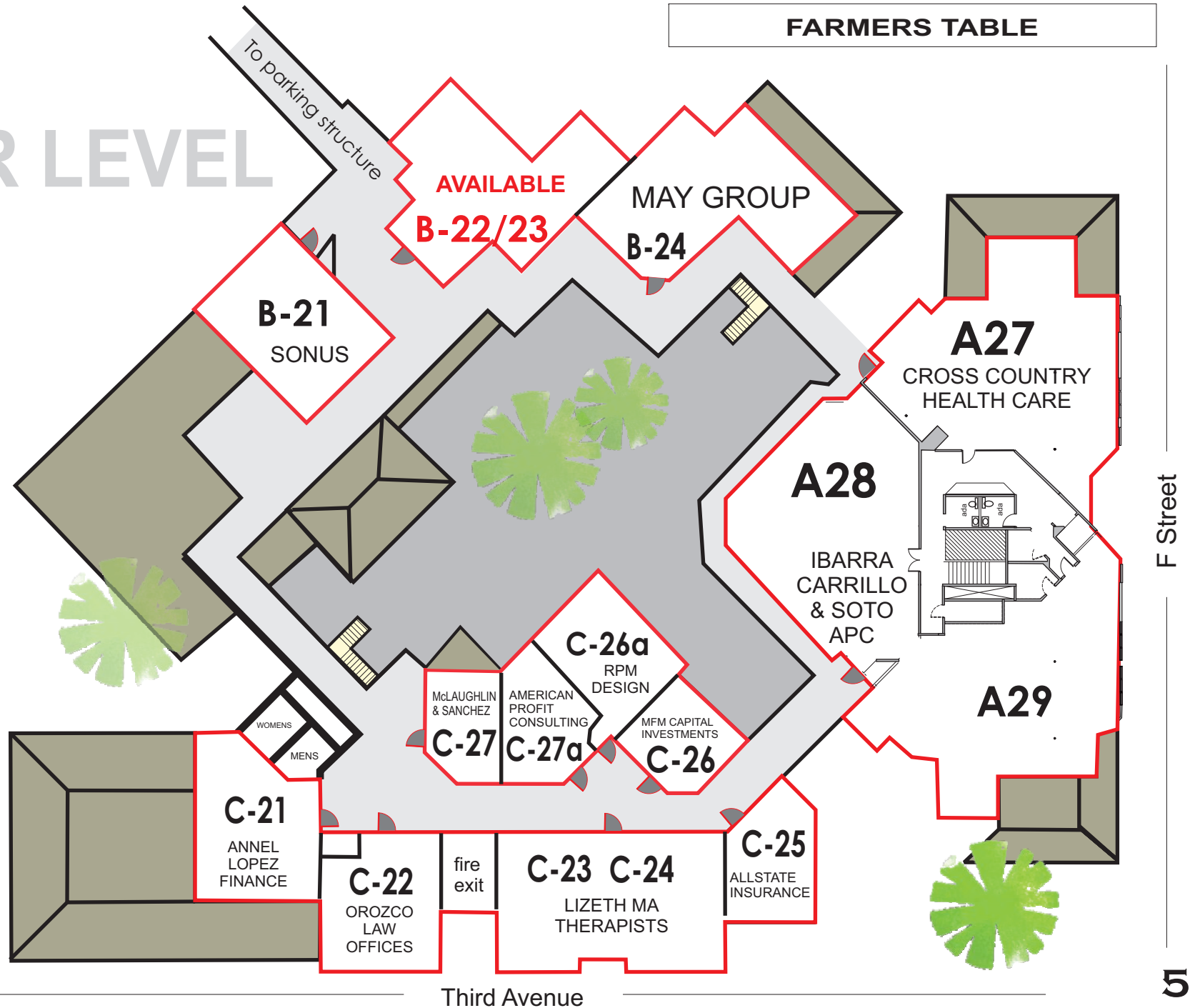
C-23 Lizeth Ma, MA LMFT  
B-24 May Group - Attorneys  
C-27 Mclaughlin & Sanchez, APC  
C-26 M F M Capital Investments  
C-4/5 MMM Cakes  
C-22 Orozco Law Offices  
C-1B Pacific Dental  
C-26A RRM Design Group  
C-3/6 Realty One Group Pacific  
B-1 Samuel Sue Law Offices  
C-3/6 Secure Funding Group  
B-2 Silver Medical Staffing  
B-3 Smart Set  
B-21 Sonus Hearing  
C-9/10 Sweet Life Ice Cream  
B-10 Ultimate Supplements

## FARMERS TABLE

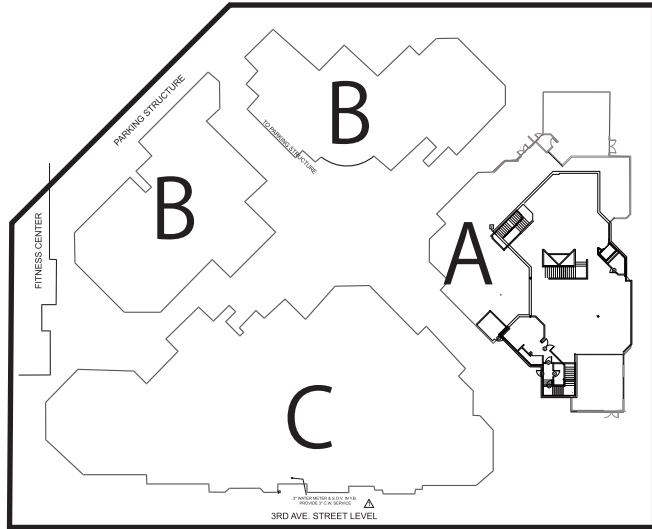
# STREET LEVEL



## UPPER LEVEL

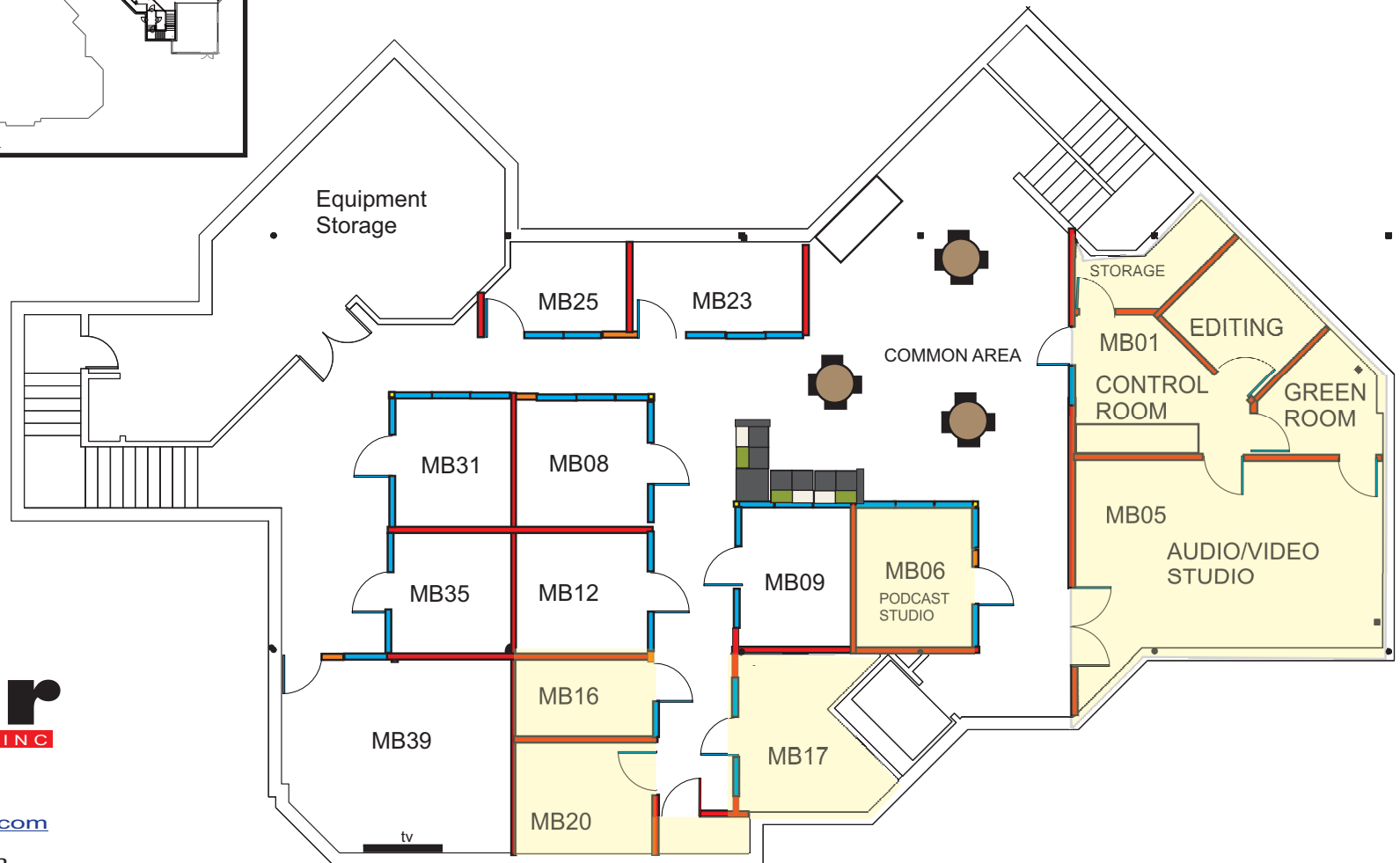






AT THIRD AND F  
**WORK**  
**MICRO OFFICES**  
 lower level Suite AB

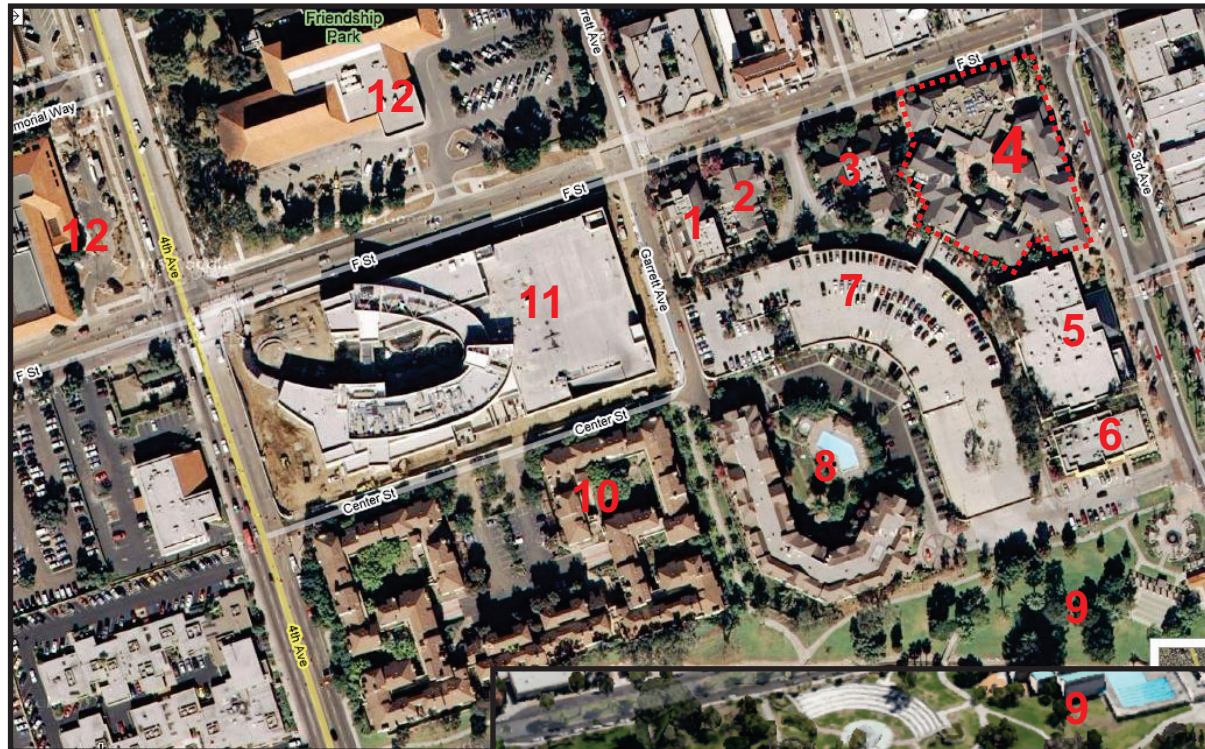
AVAILABLE UNITS		
	SF	RATE
MB08	110	\$ 715
MB09	99	\$ 644
MB12	105	\$ 627
MB23	100	\$ 600
MB25	81	\$ 486
MB31	100	\$ 700
MB35	95	\$ 570
MB39	274	\$ 1,370



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## Aerial Map

- 1 Office Building
- 2 Marie Callendar's Restaurant
- 3 Medical Building
- 4 ThirdandF
- 5 24 Hour Fitness
- 6 Kalaveras Restaurant
- 7 650 Space Parking Structure
- 8 High Density Residential Properties
- 9 City Park & Recreation Facilities
- 10 High Density Residential Properties
- 11 New \$60 Million Dollar Police Station
- 12 City Hall (newly Remodeled) & Library

Located at the center of the Chula Vista village, the complex is walking distance to the newly renovated Chula Vista City Hall, the new Chula Vista Police Station, the Library, and numerous office buildings and high-density residential complexes. The 650-space parking structure is owned by the city of Chula Vista but managed by the Park Plaza ownership.

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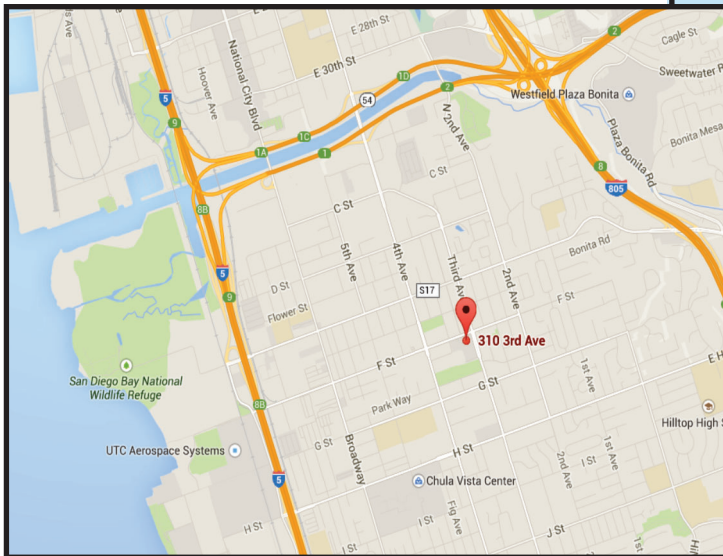
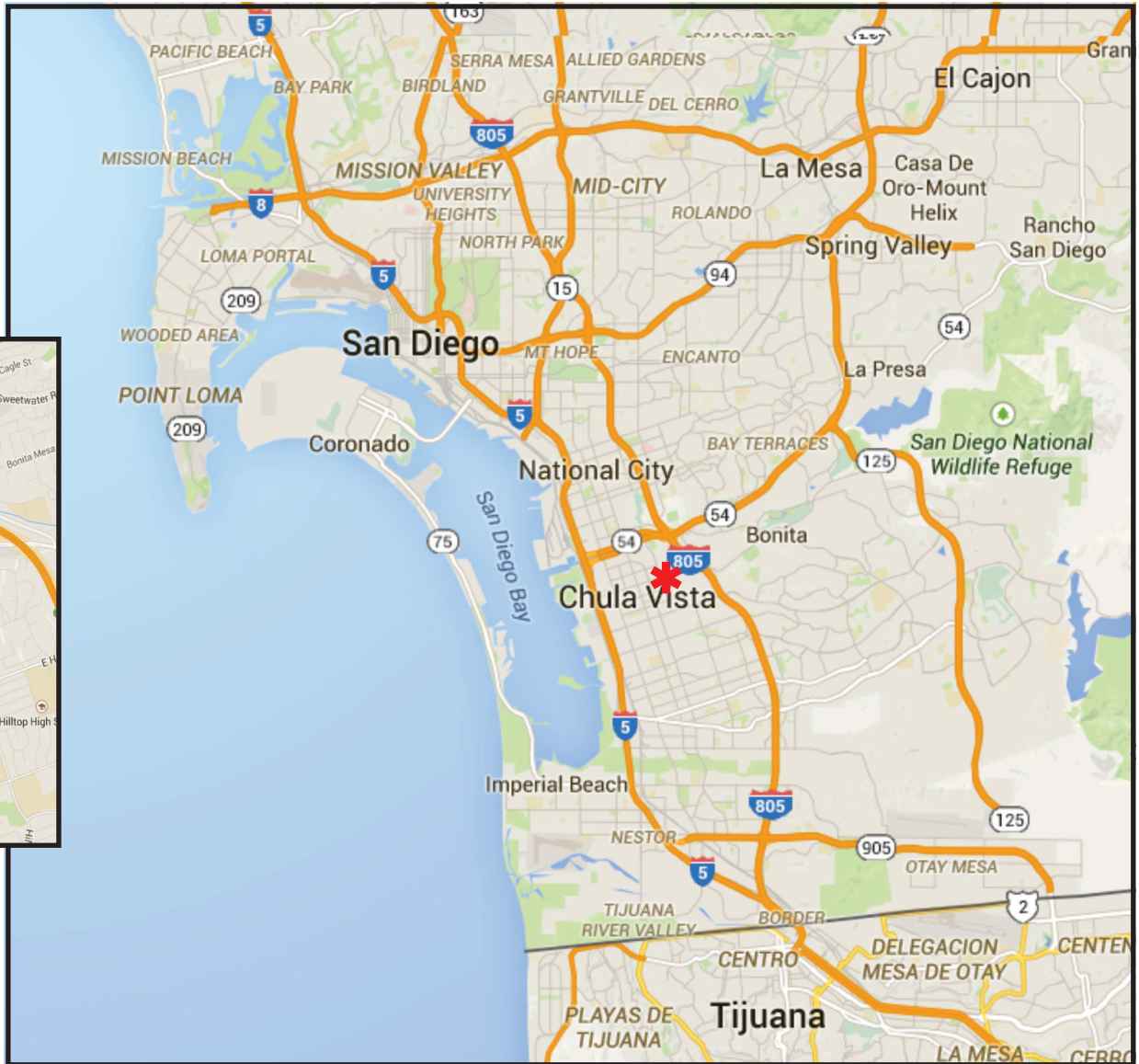




## Vicinity Map

The City of Chula Vista is located just 15 minutes to downtown San Diego and 20 minutes to the Mexico border crossing at Tijuana.

The location of Park Plaza boasts easy access to three major freeway on-ramps as well as the San Diego Trolley and bus system.



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Third Avenue -  
the heart of Chula Vista



Chula Vista Marina

Chula Vista Police Station



Chula Vista City Hall



## Chula Vista

The City of Chula Vista is located at the center of one of the richest cultural, economic and environmentally diverse zones in the United States. It is the second-largest City in San Diego County with a population of 250,000. Chula Vista boasts more than 50 square miles of coastal landscape, canyons, rolling hills, mountains, quality parks, and miles of trails. Chula Vista is a leader in conservation and renewable energy, has outstanding public schools, and has been named one of the top safest cities in the country.

Major attractions in Chula Vista include: Seaworld's Aquatica Waterpark, Sleep Train Amphitheater, the Chula Vista Marina, Len Moore Skate Park, and the US Olympic Training Center.

Third Avenue Village is billed as the cultural center of the city, features historic buildings, city hall, unique shops and landmark restaurants. Numerous public parades and events are centered at this location, including the famous Lemon Festival, the Classic Car shows, the Cinco de Mayo celebration, A Taste of Third, and Avenue Amps and Ales.

The spectacular Gaylord Pacific Resort, located close by on H St. at the water front is scheduled to open in July 2025.



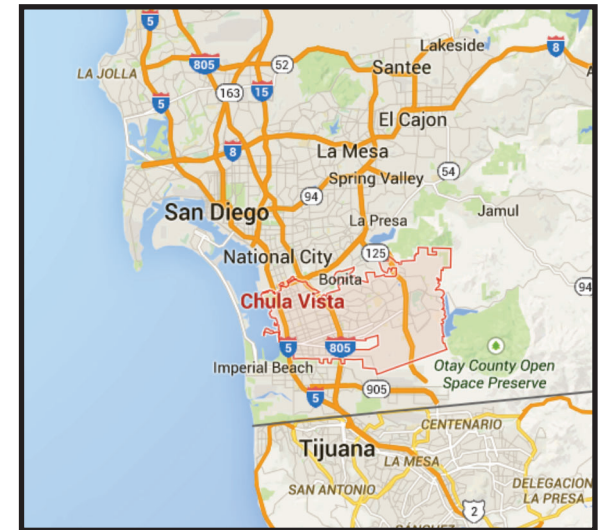
Olympic Training Center



Sleep Train Amphitheatre



Gaylord Pacific Resort opening July 2025



Photos courtesy of City of Chula Vista

LINKS FOR MORE INFO ON CHULA VISTA:

<http://www.chulavistaca.gov/>

<http://www.chulavistachamber.org/>

<http://www.chulavistaconvis.com/>

[thirdavenuevillage.com](http://thirdavenuevillage.com)

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