

THE MARKETPLACE AT WINDINGWALK

COMMUNITY SHOPPING CENTER

1,117 SF POTENTIAL RESTAURANT SPACE
+/-1,117-5,155 SF OF RETAIL SPACE



FOR LEASE

DESCRIPTION

- ±104,000 square foot grocery anchored retail center in the prestigious Eastlake Community.
- Strategically located at the intersection of Eastlake Parkway and Birch Road, across the street from The Otay Ranch Town Center Regional Mall (Macy's, REI, Best Buy, AMC Theatres).
- Tenants include Vons, In-N-Out Burger, Oggi's Pizza & Brewing Company, Bank of America, Wells Fargo and Denny's (Now Open!)

TRAFFIC COUNT (SANDAG, ESTIMATES)

- ±11,000 Average Daily Traffic on Birch Road
- ±27,300 Average Daily Traffic on Eastlake Parkway
- ±134,300 Average Annual Daily Traffic on SR-125

DEMOGRAPHICS (ALTERYX, 2014)

	1 MILE	3 MILES	5 MILES
2014 EST. POPULATION	14,606	91,447	168,583
2019 FORECAST POPULATION	18,837	110,987	196,458
TOTAL HOUSEHOLDS	4,140	24,718	47,037
AVERAGE H.H. INCOME	\$110,655	\$106,936	\$104,959



For more information, please contact:

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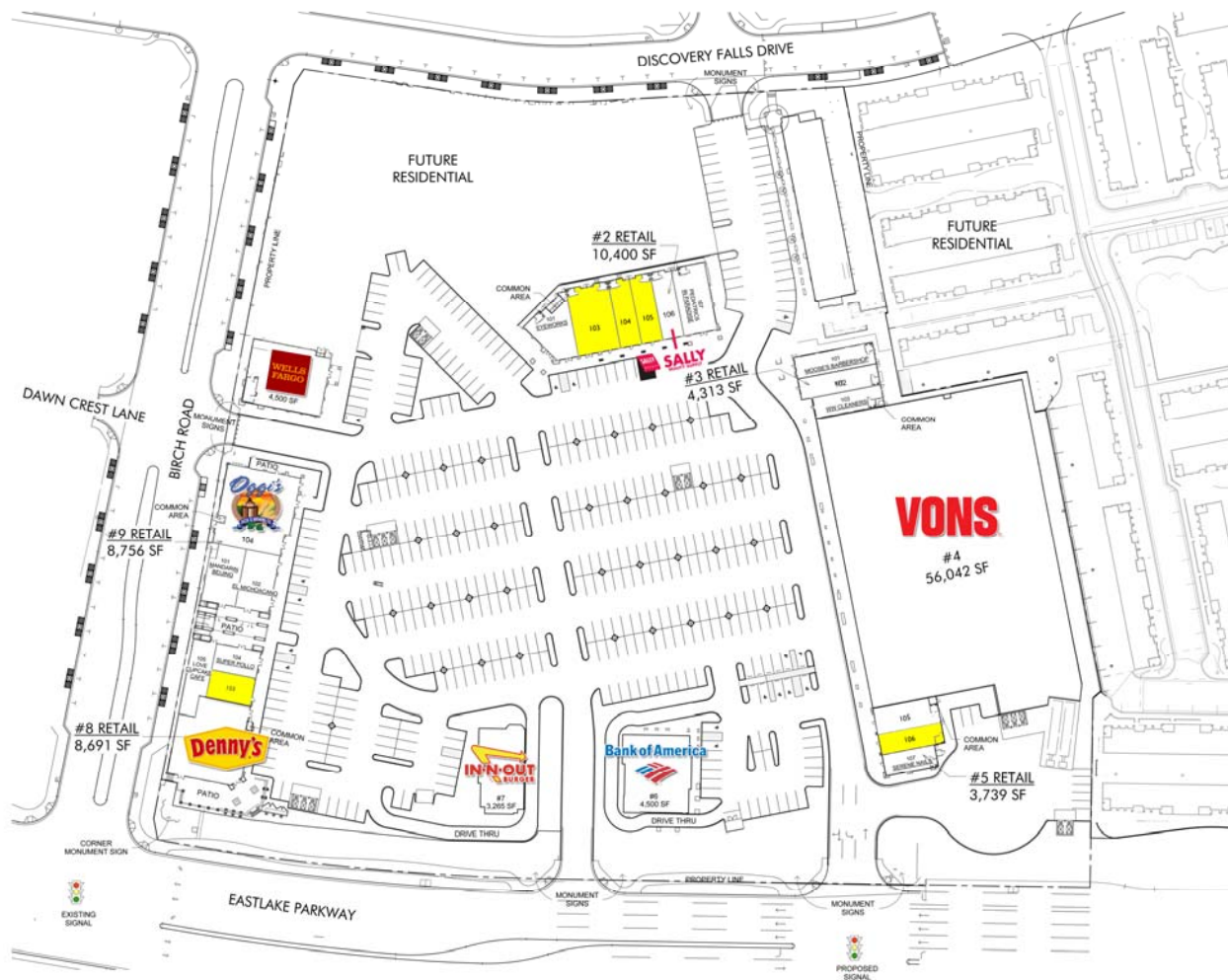
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1745-2160 Eastlake Parkway, Chula Vista, CA 91915

RETAIL / RESTAURANT
SPACE FOR LEASE
1,117 – 5,155 SF

BLDG	STE	TENANT	SQ. FT.
1725		In N Out Burger	3,265
1735		Bank of America	4,500
1741	101	Optometrist	1,691
1741	103	Vacant	2,575
1741	104	Vacant	1,290
1741	105	Vacant	1,290
1741	106	Sally Beauty Supply	1,290
1741	107	Pediatrics in Paradise	2,069
1745	101	Moose's Barbershop	1,503
1745	102	Two Rivers Dental	1,493
1745	103	Winding Walk Cleaners	1,257
1745	104	Vons	56,042
1745	105	Massage Eden	1,377
1745	106	Vacant	1,241
1745	107	Serene Hair & Nails	1,032
2110	101	Denny's	4,933
2110	103	Vacant	1,117
2110	104	Super Pollo	1,116
2110	105	Love Cupcake Café	1,477
2130	101	Mandarin Beijing	1,786
2130	102	El Michoacano Taco Shop	1,779
2130	104	Oggi's Pizza & Brewing	5,133
2160		Wells Fargo	4,500



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4-YEAR RESIDENTIAL OUTLOOK | 4,879 PERMITS FORECASTED

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