

# Eastlake TERRACES



CALIFORNIA  
125

Chick-fil-A

Chevron

Starbucks

Carl's Jr.

CHASE

THE HOME DEPOT

Walmart  
Save money. Live better.

Walgreens

NAVY FEDERAL  
Credit Union

Max's  
RESTAURANT  
SINCE 1945

Rubio's  
RESTAURANT

EASTLAKE PKWY

OLYMPIC PKWY

±1,101 SF - ±1,470 SF  
AVAILABLE

## RETAIL FOR LEASE

**FLOCKE &  
AVOYER**  
Commercial Real Estate

1320-1480 EASTLAKE PKWY & 2089-2127 OLYMPIC PKWY  
CHULA VISTA, CA 91915

# Eastlake TERRACES

1320-1480 EASTLAKE PKWY & 2089-2127 OLYMPIC PKWY  
CHULA VISTA, CA 91915

## Highlights

- Prominent  $\pm 363,300$  SF power center
- Anchored by Walmart, Home Depot and Walgreens
- Part of the  $\pm 3,200$  acre master-planned community of Eastlake
- Adjacent to the  $\pm 23,000$  acre master-planned community of Otay Ranch ( $\pm 18,000$  additional homes proposed at total build-out)
- About a mile from the master-planned Millenia community (up to  $\pm 3.5$  million SF of retail, office, civic, hotel and non-residential uses,  $\pm 2,859$  residential units proposed)
- Exceptional visibility to the CA-125 highway
- Highly visible tenant signage on the back of buildings facing Eastlake Pkwy & Olympic Pkwy

$\pm 1,101$  SF -  $\pm 1,470$  SF  
AVAILABLE



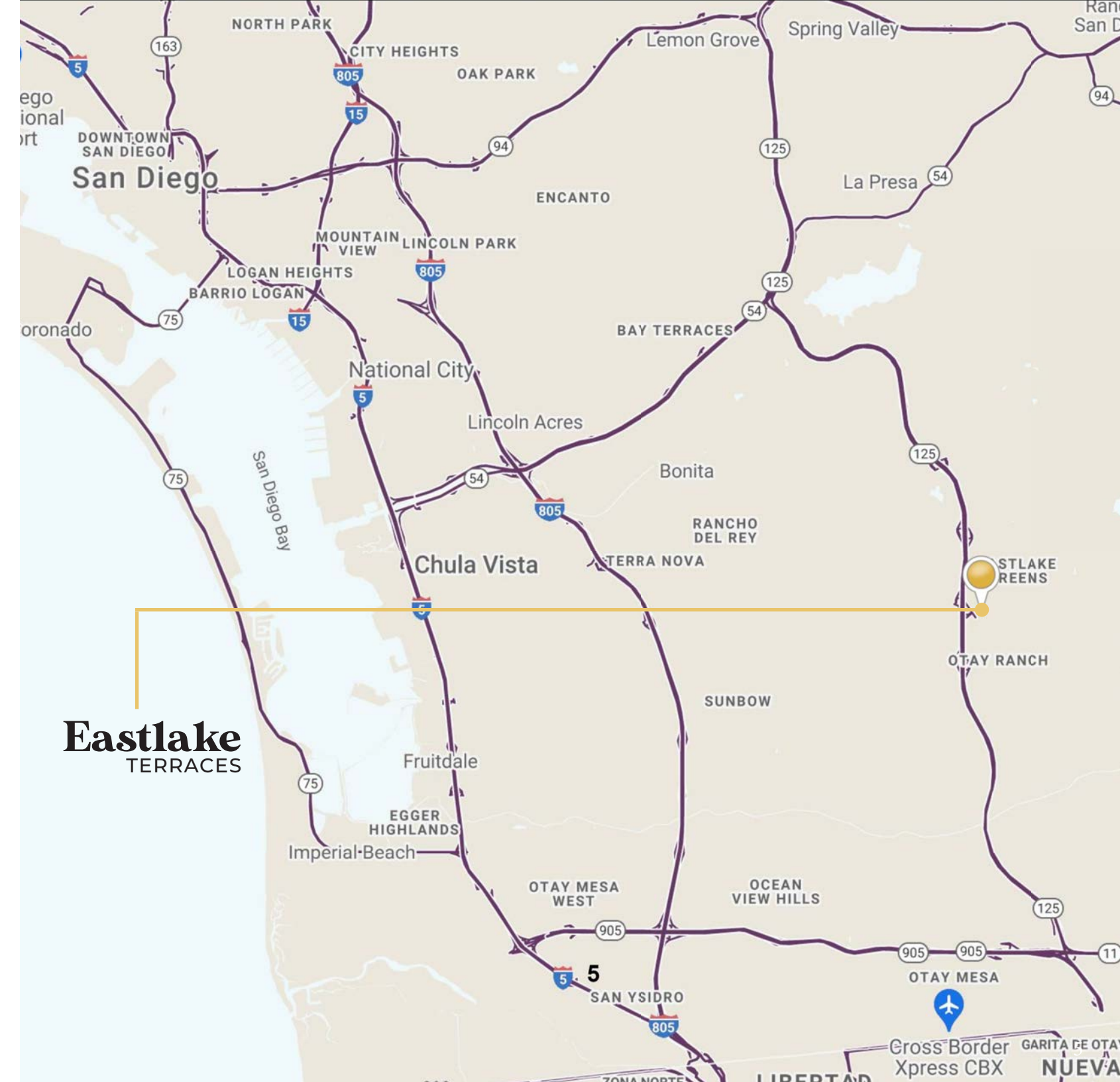
# Eastlake TERRACES



OTAY RANCH  
TOWN CENTER  
Macy's, AMC, Best Buy  
anchored shopping center

OLYMPIC PKWY  
38,616 ADT

EASTLAKE PKWY  
34,231 ADT



Eastlake  
TERRACES



# Eastlake TERRACES





# Eastlake TERRACES



# Site Plan & Availabilities

±1,101 SF AVAILABLE

NAIL SPA

±1,470 SF AVAILABLE



*\*This site plan is not a representation, warranty or guarantee as to 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.*

# Eastlake TERRACES

±1,101 SF  
AVAILABLE

±1,470 SF  
AVAILABLE

Smiles of Eastlake  
Cosmetic and General Dentistry

**SUPERCUTS**

**rubio's**  
COASTAL GRILL

**H&R BLOCK**

**Max's**  
RESTAURANT  
since 1945

**ups**

**iTAN**  
SUN • SPRAY • SPA

**NuYo**  
FROZEN YOGURT

**Starbucks**

**MOCHINUT**

**TapiocaExpress**

**NAVY FEDERAL**  
Credit Union

**HANDEL'S**  
HOMEMADE ICE CREAM SINCE 1945

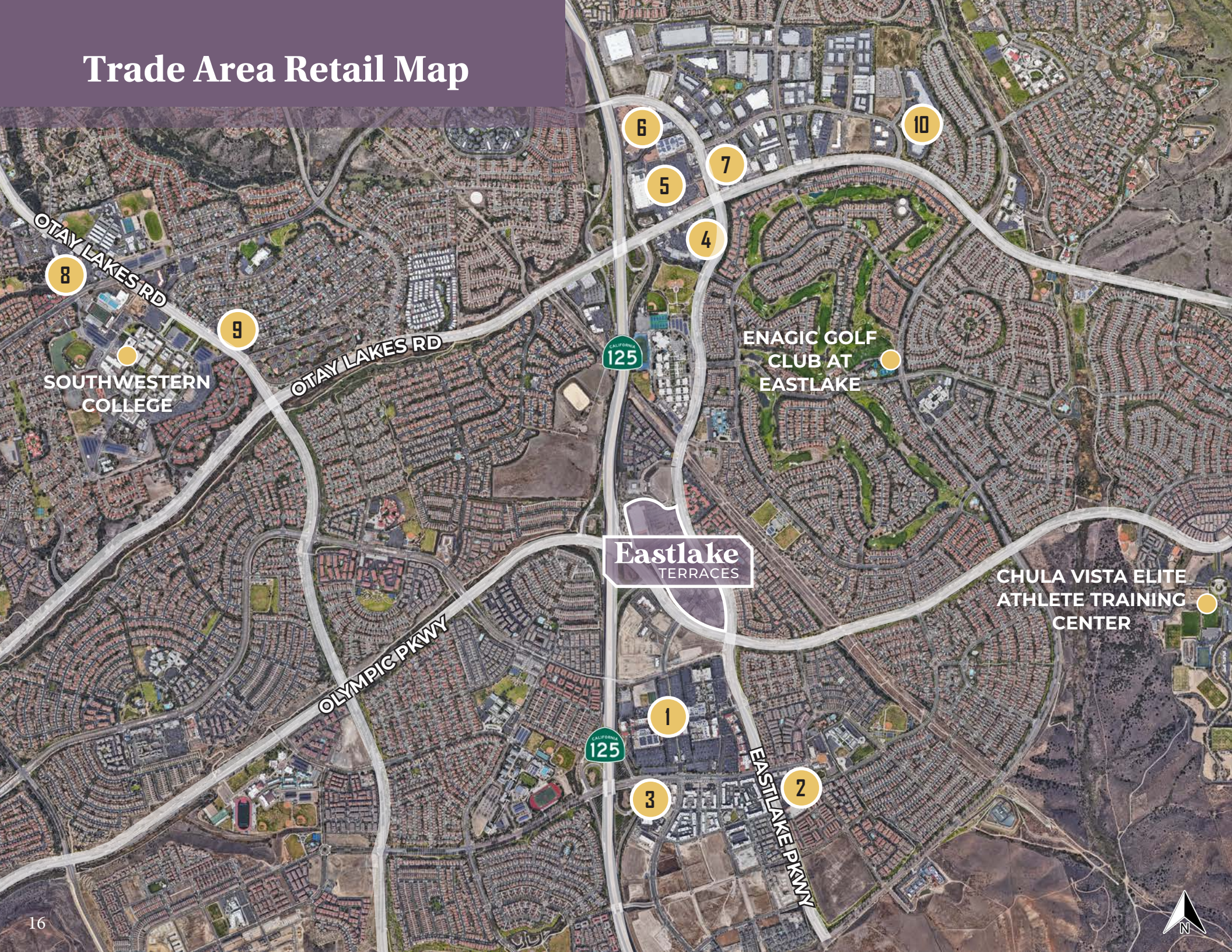
## Visibility & Exposure

- Prominent signage on the street-facing side of the buildings
- Tenants benefit from excellent exposure to two of the busiest roads in Eastlake
- EastLake Pkwy: 34,231 cars per day
- Olympic Pkwy: 38,616 cars per day



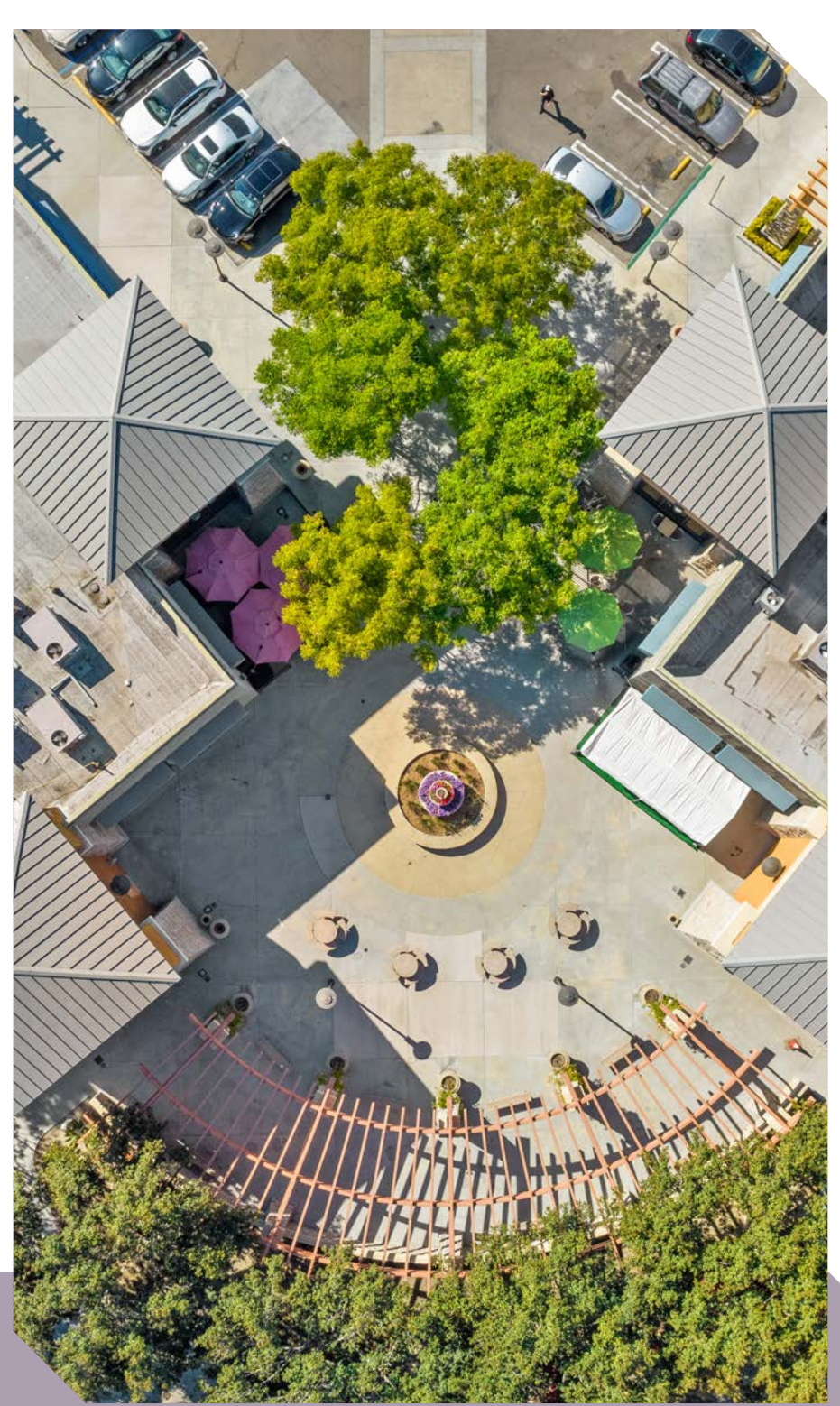


# Trade Area Retail Map



# Major Retailers

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 10



# Demographics



## daytime population

1 Mile: 13,506  
3 Miles: 54,838  
5 Miles: 114,850



## population

1 Mile: 32,447  
3 Miles: 124,569  
5 Miles: 204,207



## cars per day

CA-125: 105,996  
Eastlake Pkwy: 34,231  
Olympic Pkwy: 38,616



## avg. household income

1 Mile: \$136,256  
3 Miles: \$135,682  
5 Miles: \$127,260

# Eastlake TERRACES

## For Leasing Information

**STEWART KEITH**  
858.875.4669  
skeith@flockeavoyer.com  
CA DRE No. 01106365

**BRAD WILLIAMS**  
858.875.4668  
bwilliams@flockeavoyer.com  
CA DRE No. 01802468

**ASHLEY TIEFEL**  
858.875.4674  
atiefel@flockeavoyer.com  
CA DRE No. 01984741

**FLOCKE &  
AVOYER**

Commercial Real Estate

6165 Greenwich Drive, Suite 110  
San Diego, CA 92122  
619.280.2600  
flockeavoyer.com

\*All information regarding this property is deemed to be reliable, however, no representation, guarantee or warranty is made to the accuracy thereof and is submitted subject to errors, omissions, change of price rental, or withdrawal without notice.