



Retail that resonates



NewMark Merrill
COMPANIES



805 & EAST H STREET

Located at the Southeast corner of I-805 and East H St. • Chula Vista, CA
www.terranovaplaza.com



Major Anchors:

Marshalls

Smart & Final extra!

DICK'S SPORTING GOODS

BED BATH & BEYOND

CVS pharmacy

BIG 5 SPORTING GOODS

unleashed by petco

FedEx Office

EINSTEIN BROS. BAGELS

SUBWAY

A Masterful Mix

Over 40 Tenants also including:

Mattress Firm, San Diego Blook Bank, European Wax Center, Taco Bell, Jack in the Box, Honey Baked Ham, Chase Bank, Geico Insurance



1-2 pm
Busiest Time
of Day



51 min.
Avg. Length
of Visit





#	TENANT	SF
208	AVAILABLE	900
209	Busy Bees Locks and Keys	863
210	San Diego Blood Bank	2,638
211	D'lish Pizza	3,488
214	AVAILABLE	900
215	Fairlane Cleaners	1,087
215A	White Dragon	3,490
601	AVAILABLE	900
602/3	Cabrillo Credit Union	1,800
604	Knockout Chicken	1,853
701	Leslie's Pools	3,025
701A	Total Wellness Health Center	675
702	Honey Baked Ham	2,395
703	Happy Head Foot Reflexology	3,285
704	Carter's	5,229
901	Unleashed by Petco	8,550
901A	Verizon Wireless	1,675
1	Dick's Sporting Goods	
3	CVS Pharmacy	
4	Big 5 Sporting Goods	
5	Smart & Final Extra	
8	Marshalls	
11	McMillin Property Mgmt.	
12	JP Morgan Chase Bank	
13	Taco Bell	
15	Mission Federal Credit Union	
16	Terra Nova Fuels	
18	Jack in the Box	



310,000

SF OF RETAIL SPACE

#	TENANT	SF
1001/2	AVAILABLE	1,650
1004	Belle Image Salon	1,710
1005	European Wax Center	1,676
1401	Nutrition Zone	987
1402/3	Soliant Health	1,888
1404/7	FedEx Kinko's	4,436
1409	Maroon DDS PC INC	1,796

#	TENANT	SF
1701	Einstein Bros. Bagels	1,050
1702	Crumbl Cookies	1,276
1703	Los Panchos Taco Shop	1,383
1704/5	Caffe Tazza	1,818
1706	Postal Annex +	909
1707	Subway	909
1708	Pack & Biances Vision Care Co.	909

#	TENANT	SF
1709	Robeks	849
1710	R & B Tea	943
201	Jenny Craig	2,907
202	Rady Children's Hospital	3,090
203	Geico Insurance	2,250
204/5	Mattress Firm	3,454
207	China China	3,693

For Leasing Information
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DRE LIC# 01504403



★ macy's

JCPenney



T-Mobile



In the vicinity

Major Employers

- Qualcomm
- UC San Diego
- Illumina
- U.S. Marine Corps
- General Atomics
- U.S. Navy
- Intuit
- Salk Institute
- Service Now
- San Diego State University

Trade Area Population

369,366

Daytime Population

176,413

Employee Population

49,723



3.93M Annual Visits



94th & 91st percentiles
for California and US
Shopping Center Traffic

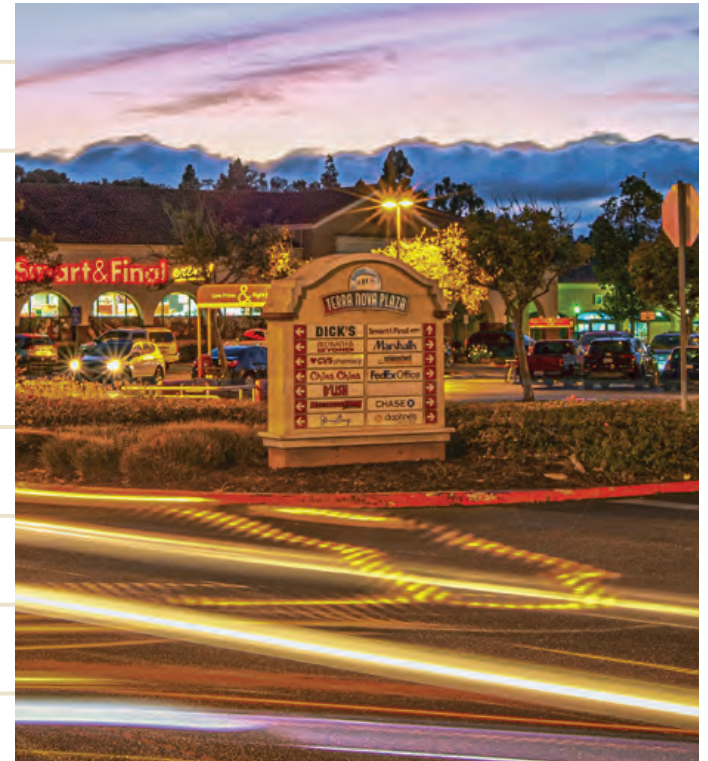


Dynamic Location

309,382 VPD Traffic Count



6 Monument Signs



Demographics

1 MILE 2 MILE 3 MILE

POPULATION

2020 Population	13,446	71,428	200,758
2010-2020 Annual Population Growth Rate	0%	3.6%	3.9%

HOUSEHOLDS

2020 Households	4,673	23,250	62,873
2010-2020 Annual Household Growth Rate	0%	2.3%	2.8%

HOUSEHOLD INCOME

2020 Average Household Income	\$108,726	\$92,404	\$83,711
2020 Per Capita Income	\$36,489	\$30,067	\$26,230

HOUSING UNITS

2020 Housing Units	4,993	23,892	64,060
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AGE

2020 Median Age	40.7	38.3	35.9
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When you love shopping centers, it shows.

www.terranovalplaza.com • www.newmarkmerrill.com

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