

VILLAGE WALK

AT EASTLAKE



**FLOCKE &
AVOYER**
Commercial Real Estate

866-884 EASTLAKE PARKWAY
CHULA VISTA, CA 91914



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Property Highlights

- ±158,700 SF of upscale specialty retail and dining experiences
- Strategically positioned for easy freeway access
- Excellent exposure and frontage to the 125 freeway
- Close proximity to Vons, Target, Lowe's, Office Depot and Kohl's
- Unique lifestyle ambiance, refined craftsman architecture, inviting displays and a koi pond







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Welcome to the ultimate shopping experience



POSITIONED IN THE HEART
OF THE PRESTIGIOUS
Eastlake Trade Area





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Over 30 Shops & Restaurants

SPROUTS
FARMERS MARKET

TRADER JOE'S **T.J.maxx**

petco

ME **Massage Envy.**

CVS
pharmacy

NOTHING **Bundt** CAKES®



EUROPEAN
WAX CENTER®

MISSION
FEDERAL CREDIT UNION

pure barre®

AT&T

AMERICA'S BEST
CONTACTS & EYEGLASSES.

MATHNASIUM
The Math Learning Center

SportClips
HAIRCUTS

five
BELow

north
Island
credit union.

**Disclaimer on Page. 16*



Site Plan



CALIFORNIA
125





Building

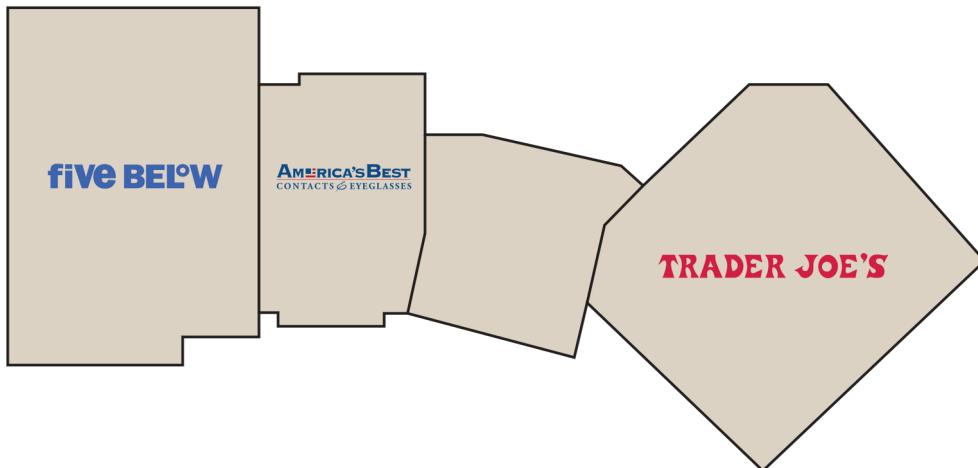
A





Building

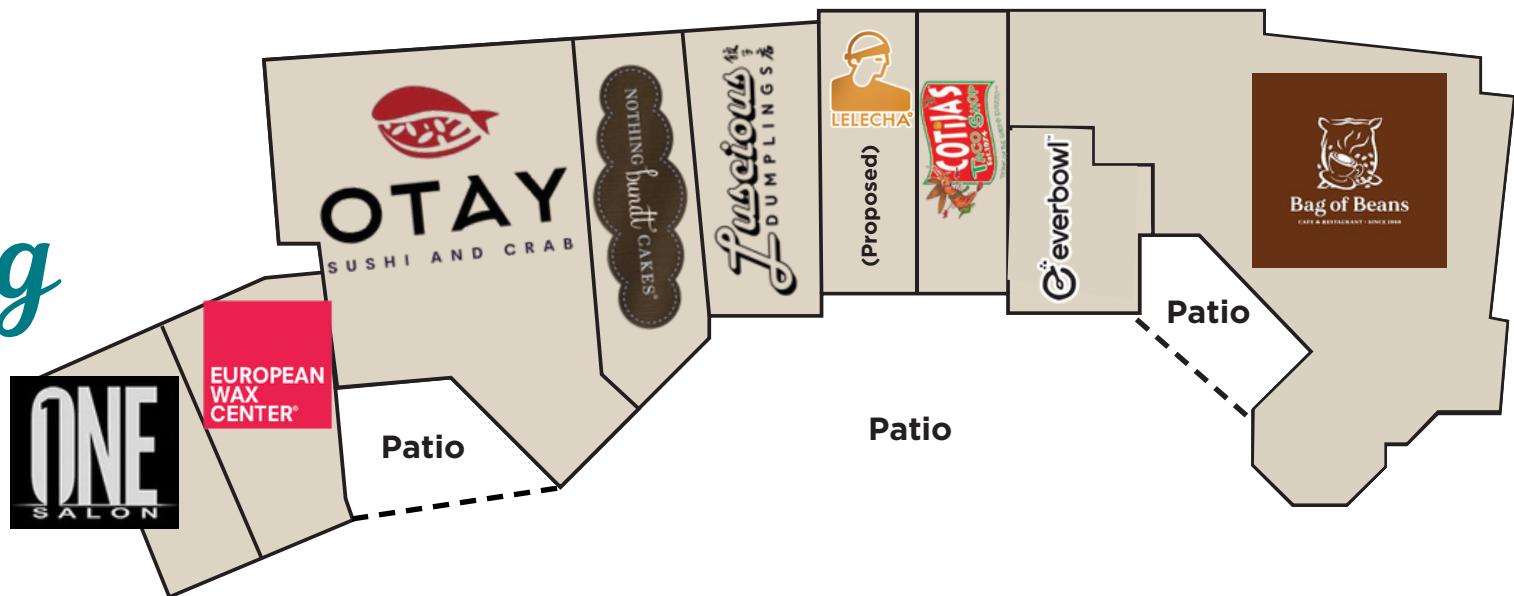
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Building

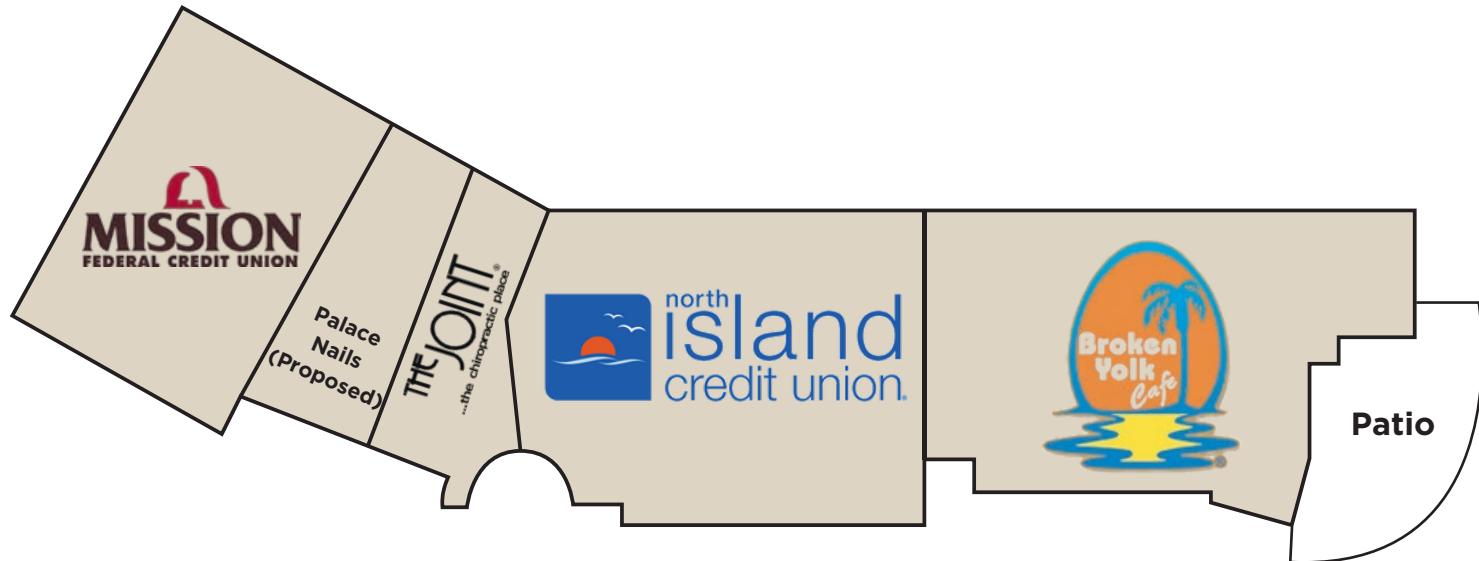
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Building

D



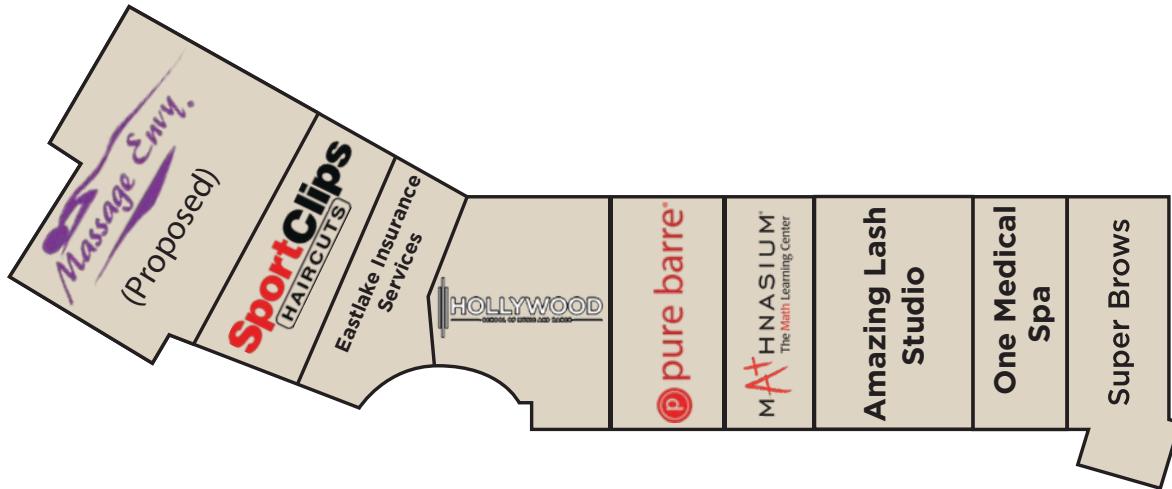
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Building

E

2ND FLOOR



Demographics



VISITORS

VISITS: 4.1 MILLION (12/1/24-11/30/25)
17.6% Growth over 36 months



TRAFFIC COUNTS

CA-125: ±43,557 ADT
EASTLAKE PKWY: ±39,532 ADT



AVERAGE HOUSEHOLD INCOME

1 MILE: \$153,967
3 MILES: \$166,539
5 MILES: \$156,337



POPULATION

1 MILE: 17,146
3 MILES: 114,589
5 MILES: 213,506



DAYTIME POPULATION

1 MILE: 12,180
3 MILES: 46,587
5 MILES: 95,116



FOR MORE INFORMATION

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REV.
08.27.25



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AT EASTLAKE

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