

**FORMER FOOD USE
FOR LEASE
±1,200 - 2,400 SF**



MILLENIA
Life has a new hub.

1610-1690 MILLENIA AVENUE CHULA VISTA, CA 91915



DRIVE THRU



EASTLAKE MODERN
DENTISTRY

MATTRESS FIRM

jamba
DRIVE THRU

AYRES hotel



MILLENNIA

**1610-1690 MILLENIA AVENUE
CHULA VISTA, CA 91915**

PROPERTY FEATURES

- The center includes two projects totaling $\pm 131,000$ SF of retail space at the gateway to the ± 210 acre residential community.
- Prime location with maximum exposure to SR 125 Toll Road and Birch Road.
- Directly across the street from Otay Ranch Town Center Mall.
- The trade area includes:
 - ± 200 acre Eastlake Business park
 - ± 150 acre Chula Vista Elite Athlete Training Center
 - ± 384 acre University site (Proposed)
 - ± 85 acre Regional Technology Park (Proposed)
 - ± 2 million SF UnivCity office park
 - $\pm 15,600$ additional residential units at build out.



SITE PLAN



Lot 2

Site Area 10.09 Acres Net

Building Area 105,534 SF

Building Summary

A. Retail	15,502 SF
B. Retail	25,006 SF
C. Retail	18,315 SF
D. Retail	21,048 SF
E. Retail/Food	8,835 SF*
F. Retail/Food	7,591 SF*
G. Fast Food/Financial	4,100 SF
H. Fast Food/ Financial/Commercial	5,137 SF

*Includes Utility Rooms

Parking Summary

Parking Provided 443 Stalls (4.2/1,000)

Lot 3

Site Area 2.65 Acres

Building Area 24,955 SF

Building Summary

K. Retail/Financial/Food	3,488 SF*
L. Retail/Financial/Food	3,200 SF*
M. Retail/Food	6,415 SF*
N. Retail/Food	11,852 SF *

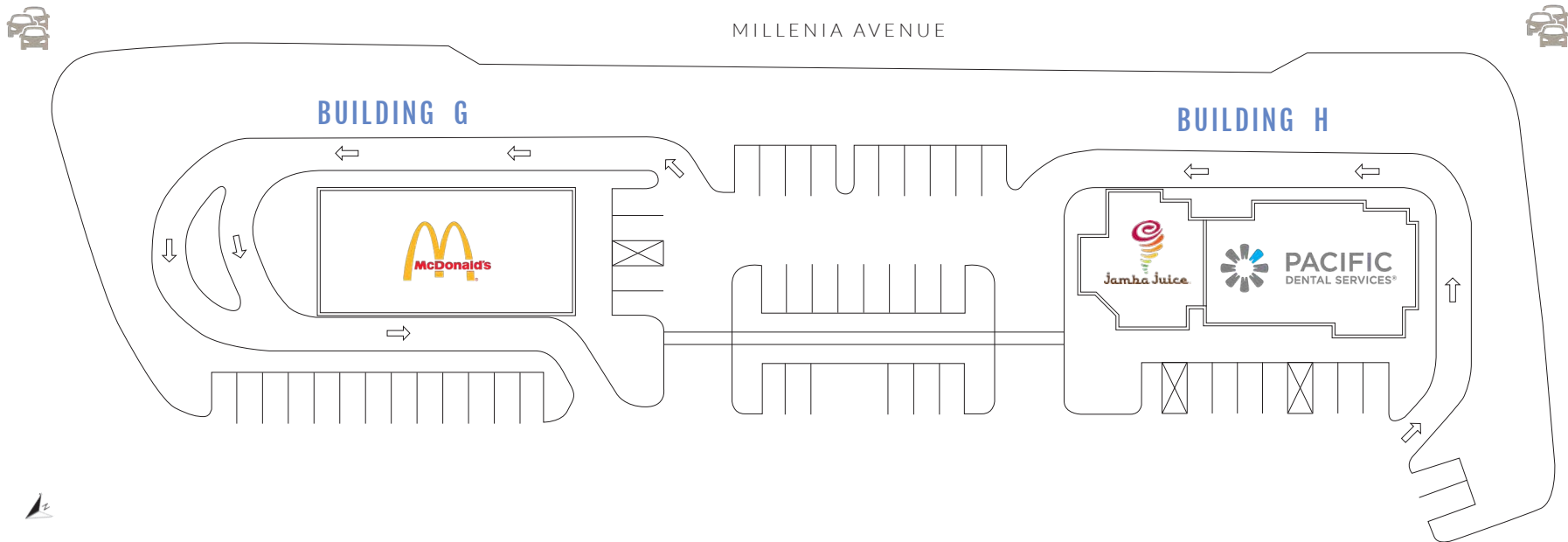
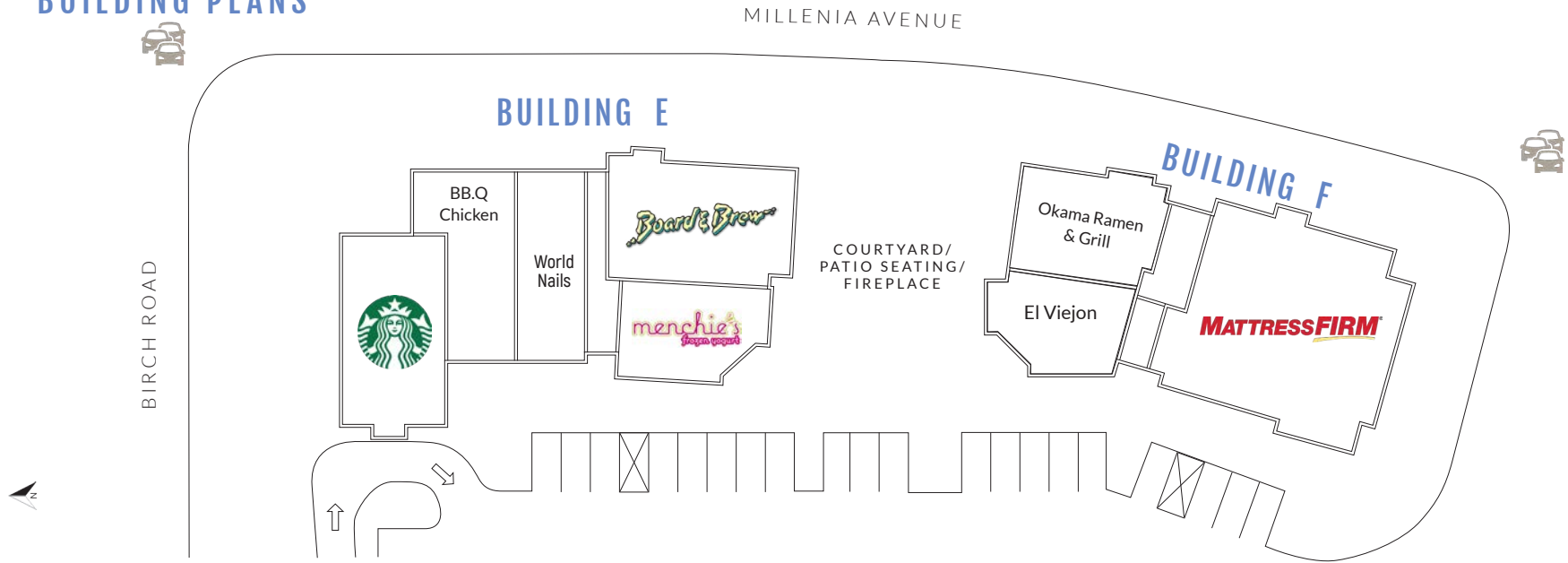
*Includes Utility Rooms

Parking Summary

Parking Provided 130 Stalls (5.2/1,000)



BUILDING PLANS



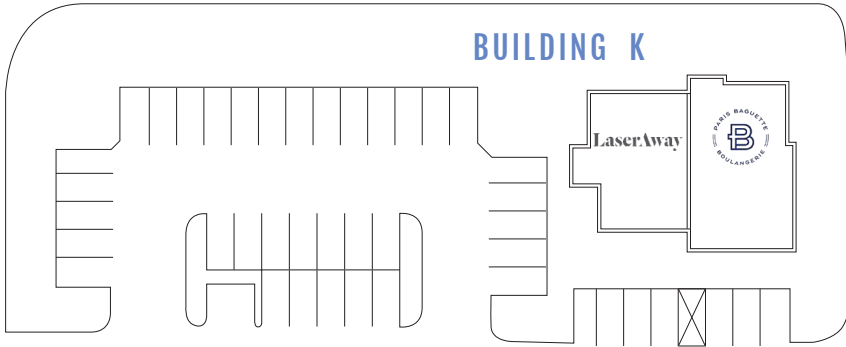
BUILDING PLANS



BIRCH ROAD

MILLENNIA AVENUE

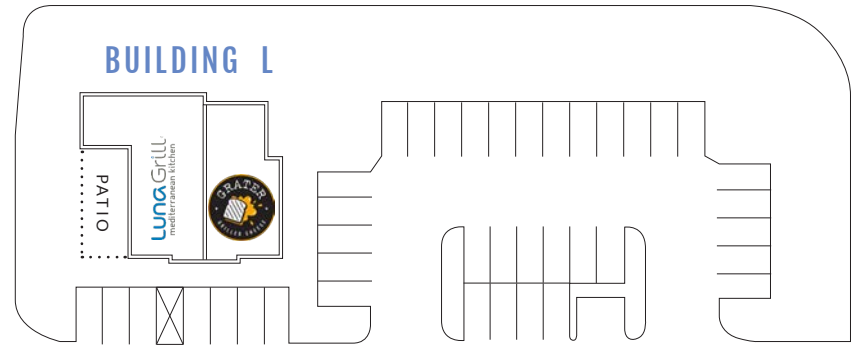
BUILDING K



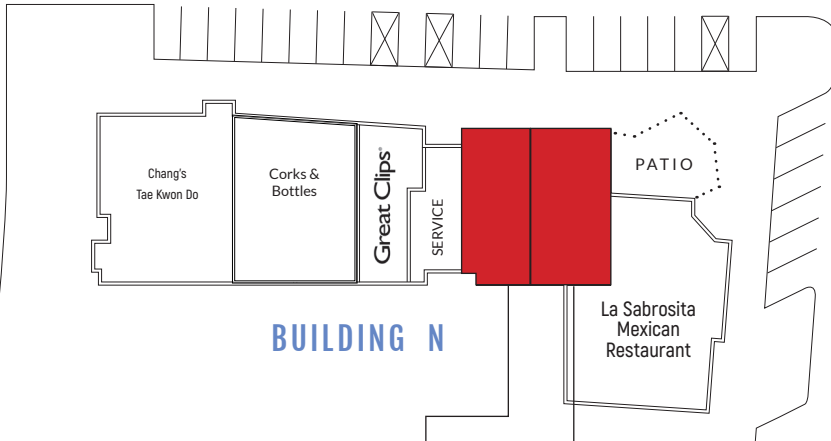
BIRCH ROAD

ORION AVENUE

BUILDING L



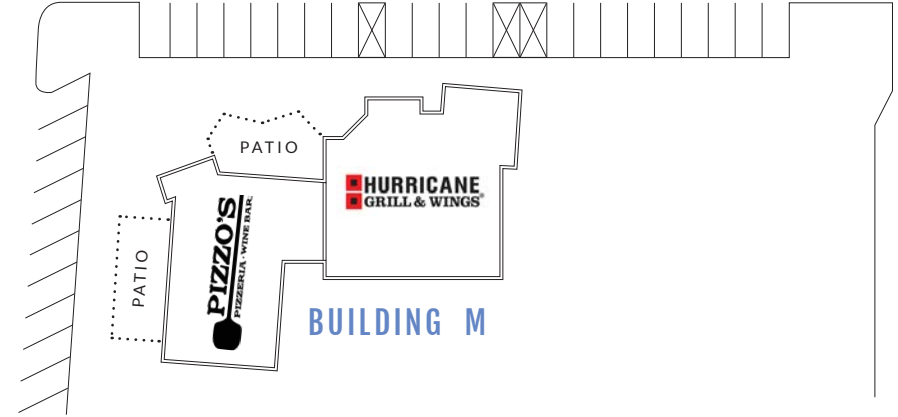
BUILDING N



AVAILABLE
±1,200 SF

AVAILABLE
±1,200 SF

(Can be combined)





MILLENNIA

San Diego's next iconic urban village, Millenia is a unique mixed-use hub that embodies the new shift towards lifestyle-centric living. A blend of activities, ages, and all the perks of a thriving community, intelligently designed into 80 walkable city blocks – about the size of downtown San Diego.

The Millenia Town Center consists of a ± 12.58 acre portion of the ± 210 acre Millenia masterplan which is proposed/envisioned to include up to ± 3.5 million SF of retail, office, civic, hotel and other non-residential uses providing an estimated 9,000 permanent jobs, along with $\pm 2,859$ residential units in an urban, walkable and environmentally friendly community equivalent to ± 80 city blocks.

The epicentre of people, places and worn-out walking shoes.



DISTRICT INFORMATION

MILLENIA TOWN CENTER

By Sudberry Properties
 ±131,000 SF center to feature an eclectic mix of shops, services and restaurants - including HomeGoods, Cost Plus World Market, Ross Dress for Less, Michael's, Starbucks, Luna Grill, Board & Brew, Hurricane Grill & Wings, La Sabrosita Mexican Restaurant, Jamba Juice and much more.
 EXISTING



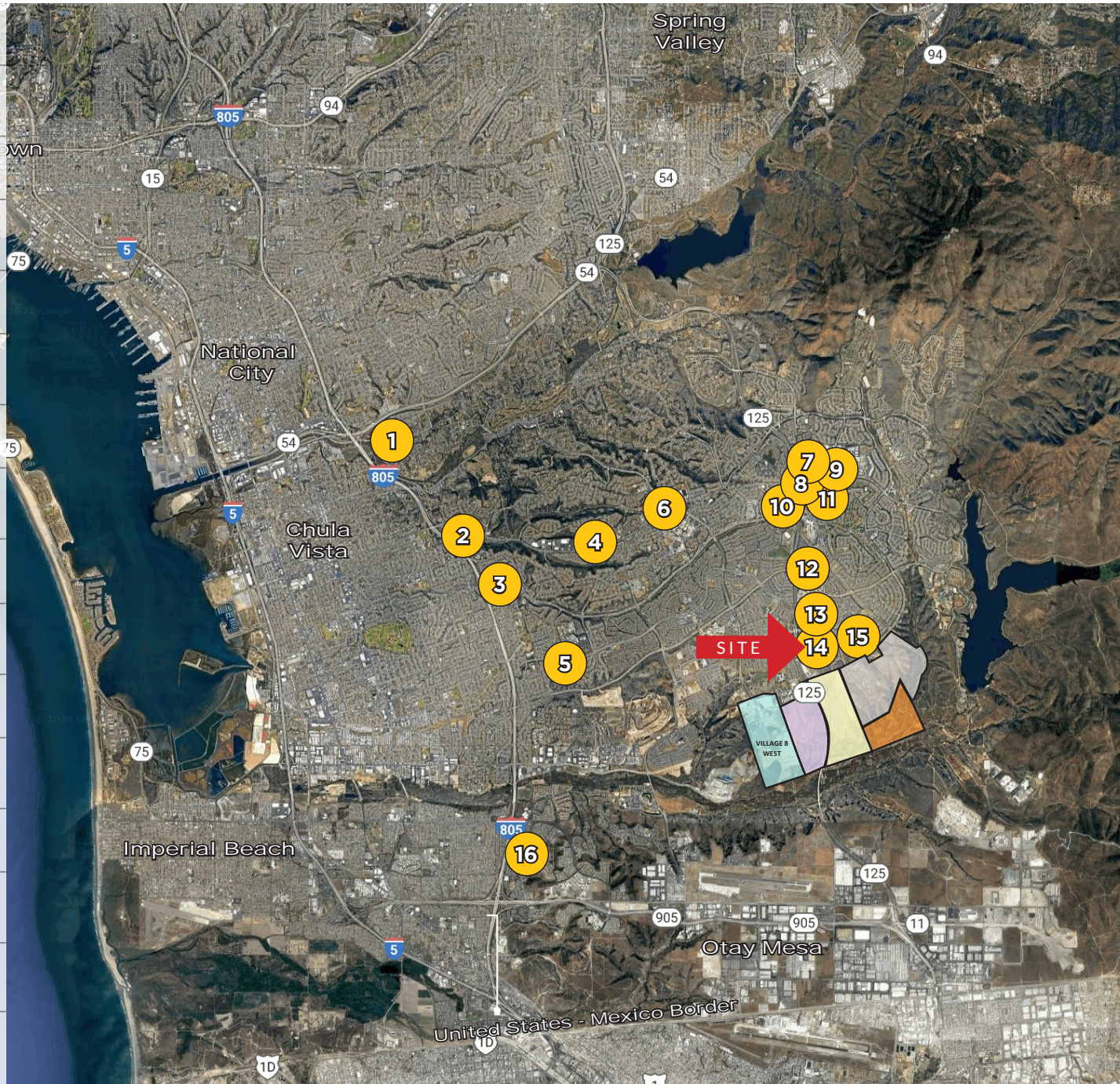
OTAY RANCH TOWN CENTER

- A PULSE** - For Lease by Fairfield Residential ±273 luxury apartments EXISTING
- B VOLTA & DUETTA** - For Lease by Chelsea Investments ±210 stylish apartments designed around convenience and affordability EXISTING
- C EVO | METRO | TRIO** - For Sale by Meridian Communities ±216 sophisticated townhomes, row homes, penthouse flats and two-story garden homes EXISTING
- D COLUMBA** - For Lease by Chelsea Investments ±200 affordable apartments with a modern design aesthetic
- E PINNACLE** - For Sale by Meridian Communities ±126 attached townhomes and row homes with a chic, modern design EXISTING
- F ELEMENT & Z** - For Sale by Shea Homes ±70 detached urban homes and ±106 attached condominiums EXISTING
- G SKYLAR AT MILLENIA** - For Sale by KB Homes ±79 modern style detached homes EXISTING
- H CLEO** - For Sale by Lennar ±118 townhomes and ±4,500 SF commercial EXISTING
- I VIBE** - For Sale by Lennar ±92 urban inspired townhomes and ±4,500 SF commercial EXISTING

- J BOULEVARD** - For Sale by CalAtlantic ±78 contemporary, attached row townhomes EXISTING
- K ALEXAN RIVUE** - For Lease by Trammel Crow Residential ±253 contemporary urban style apartments EXISTING
- L ELEMENTARY SCHOOL** PROPOSED
- M AVALYN** - For Lease by Ryan Companies ±480 luxury apartments with ±16,000 SF commercial EXISTING
- N THINK.** by Chesnut Properties ±168,000 SF office/City of Chula Vista Library/SDSU School of Nursing & Global Campus UNDER CONSTRUCTION
- O FIRE STATION** EXISTING
- P TBD PROJECT** - For Lease by Ryan Companies ±278 luxury apartments UNDER CONSTRUCTION
- Q INVENT** Up to ±1.7 million SF; CV Entertainment Complex - Phases 2 & 3 by City of Chula Vista PROPOSED
- R MARRIOTT HOTEL** ±130 keys PROPOSED
- S AYRES HOTEL** ±135-room stylish and contemporary boutique hotel EXISTING
- T BOARDWALK AT MILLENIA** ±309-unit mixed used community with ±6,705 SF of ground floor retail space EXISTING

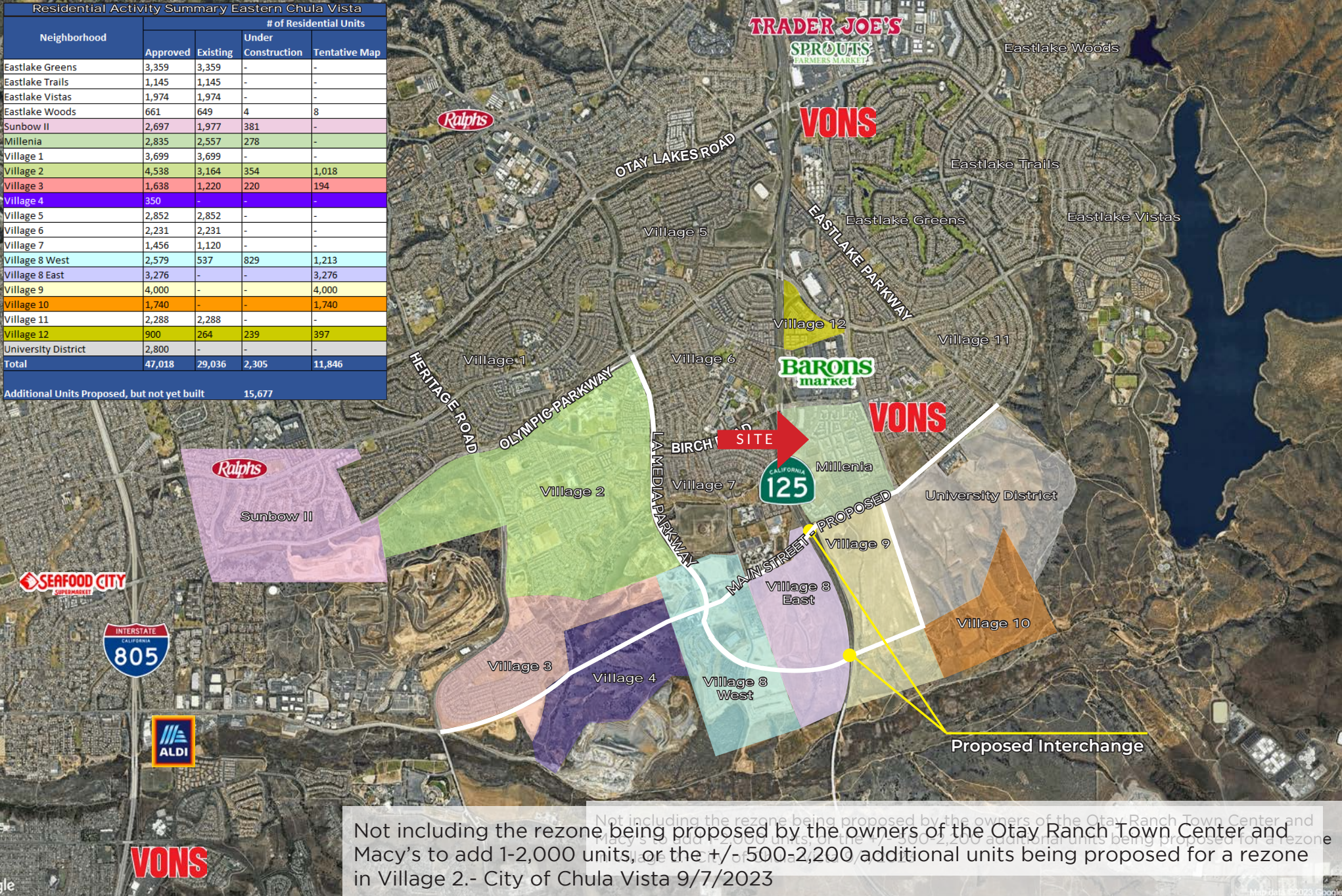
COMPETITION AERIAL

1	Plaza Bonita	AMC THEATRES, macy's, JCPenney, TARGET
2	Terra Nova Plaza	DICK'S, CVS, BEST BUY, Marshalls
3	Canyon Plaza	99, RITE AID
4	Rancho Del Rey	Coronado, COSTCO WHOLESALE, Walmart, ROSS DRESS FOR LESS
5	Plaza at Sunbow	Ralphs, CVS
6	Bonita Point Plaza	Ralphs, RITE AID
7	Villagewalk at Eastlake	CVS, SPROUTS, TRADER JOE'S, TJ-MAXX
8	Eastlake Village Marketplace	TARGET, LOWE'S, Office DEPOT
9	Eastlake Village Center East	KOHL'S
10	Otay Lakes Professional Plaza	LAIFITNESS
11	Eastlake Village Center South	VONS
12	Eastlake Terraces	Walmart, Walgreens, THE HOME DEPOT
13	Otay Ranch Town Center	AMC THEATRES, macy's, BEST BUY
14	Millenia Town Center	HomeGoods, ROSS DRESS FOR LESS, Michaels, WORLD MARKET
15	Marketplace at Windingwalk	VONS, IN-N-OUT
16	Palm Promenade	VONS, AMC THEATRES, Walmart, THE HOME DEPOT



COMPETITION AERIAL

Residential Activity Summary Eastern Chula Vista				
Neighborhood	# of Residential Units			
	Approved	Existing	Under Construction	Tentative Map
Eastlake Greens	3,359	3,359	-	-
Eastlake Trails	1,145	1,145	-	-
Eastlake Vistas	1,974	1,974	-	-
Eastlake Woods	661	649	4	8
Sunbow II	2,697	1,977	381	-
Millenia	2,835	2,557	278	-
Village 1	3,699	3,699	-	-
Village 2	4,538	3,164	354	1,018
Village 3	1,638	1,220	220	194
Village 4	350	-	-	-
Village 5	2,852	2,852	-	-
Village 6	2,231	2,231	-	-
Village 7	1,456	1,120	-	-
Village 8 West	2,579	537	829	1,213
Village 8 East	3,276	-	-	3,276
Village 9	4,000	-	-	4,000
Village 10	1,740	-	-	1,740
Village 11	2,288	2,288	-	-
Village 12	900	264	239	397
University District	2,800	-	-	-
Total	47,018	29,036	2,305	11,846
Additional Units Proposed, but not yet built			15,677	



Not including the rezone being proposed by the owners of the Otay Ranch Town Center and Macy's to add 1-2,000 units, or the +/- 500-2,200 additional units being proposed for a rezone in Village 2.- City of Chula Vista 9/7/2023

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DEMOGRAPHICS



3.4M ANNUAL VISITORS

1/1/24-12/31/24

TRAFFIC COUNTS

Birch Road: ±31,300 CPD

EastLake Parkway: ±20,300 CPD

AVERAGE HHI

1 Mile: \$168,981

3 Miles: \$172,772

5 Miles: \$167,265

POPULATION

1 Mile	3 Miles	5 Miles
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26,429	108,389	201,869
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8,132 (Day)	42,578 (Day)	120,016 (Day)
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A photograph of a HomeGoods store building with a large sign on the roof. The building is a modern, single-story structure with large windows and a flat roof. The sign is in a stylized, red font. The background shows some greenery and a clear sky.

HomeGoods

*DISCLAIMER

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*Any site plans and maps contained herein 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.

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FOR LEASING INFORMATION

**FLOCKE &
AVOYER**
Commercial Real Estate

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

BILL THAXTON
858.875.4675
bthaxton@flockeavoyer.com
CA DRE No.: 00813835