

CÔTA VERA

Encelia Mixed Use Center

SIGNED LEASE
Otay Ranch
Market
Top Rated
Studio

FOR LEASE
±1,365 SF
±2,853 SF

ENCELIA
CÔTA VERA



Meta Housing Corporation

±8,268 SF Retail
±175 Affordable Apartments
Chula Vista, CA

**FLOCKE &
AVOYER**
Commercial Real Estate

Located in the prestigious CÔTA  VERA community of
Chula Vista, CA





CÔTA  VERA

Encelia Mixed Use Center

±8,268 SF WITH ±175 AFFORDABLE APARTMENTS

MIXED USE CENTER

CHULA VISTA, CA

Côta Vera is the newest community within the award winning Otay Ranch master-plan, which is one of the largest master-planned communities in the United States.

The community has been designed to provide access to a collection of community amenities to serve the needs and convenience of residents. Walkable Mixed-use Town Center, New Elementary School, Central Town Square, Community Park, Trails and Paseo's connecting neighborhoods, Private Clubhouse & Pool, and HARVEST Wellness Center.

**FLOCKE &
AVOYER**
Commercial Real Estate

SITE PLAN



Enjoy

- Located across from ±85,000 SF Lifetime Fitness (Now Open) and ±50,000 SF neighborhood center (Proposed)
- Main St. ±38,000-55,000 ADT at buildout
- La Media Rd. ±22,000-29,000 ADT at buildout
- Close to Olympian High School (±2,500 students)



Encelia

has everything you need to thrive in one beautifully designed space.

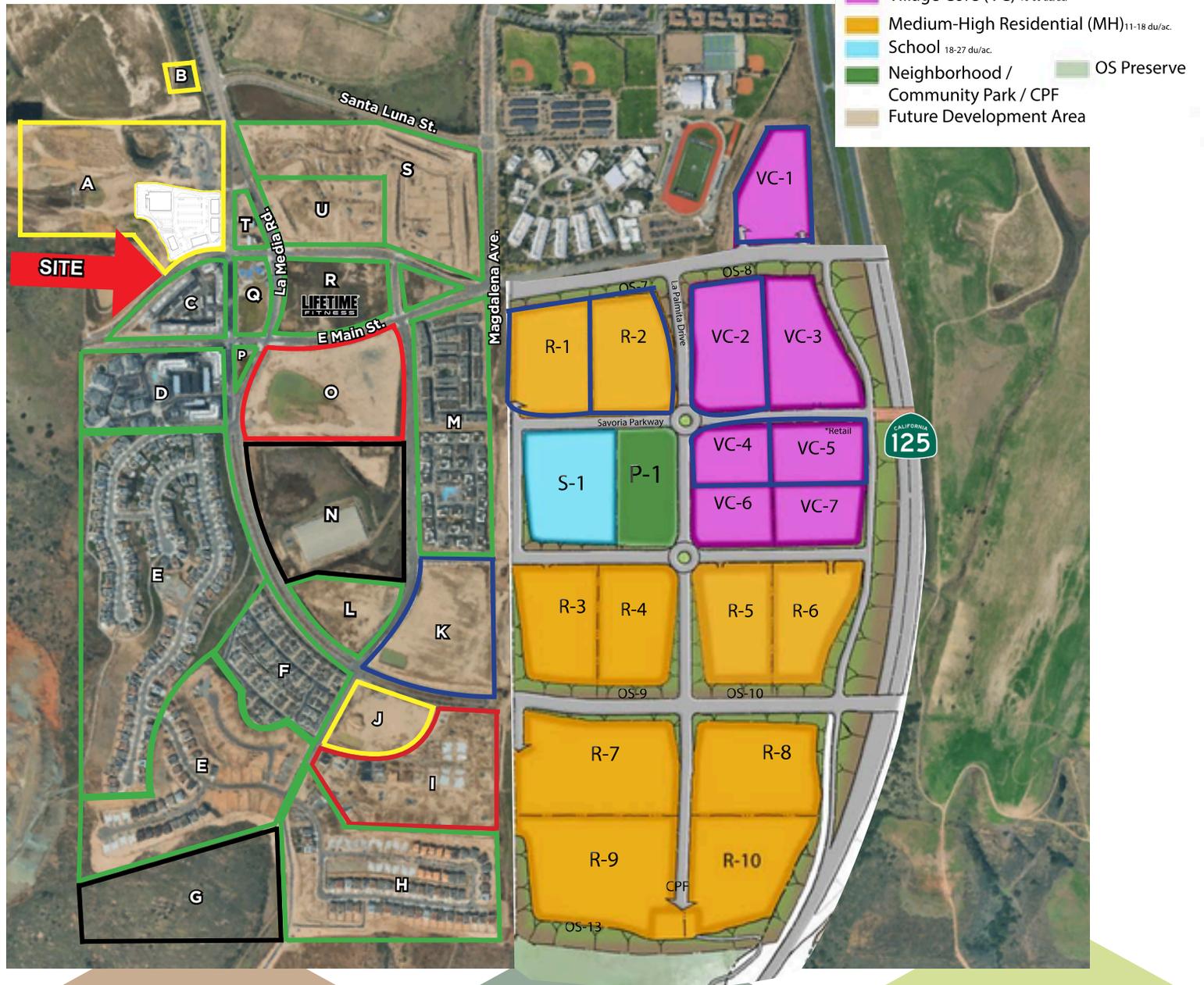
Designed

to compliment a variety of lifestyles, Encelia has every convenience you need at one epic hub of connectivity.

DEVELOPMENT PLAN

- Pursuing Permits
- Existing
- In Planning
- Under Construction

Cota Vera Development Map	
A	Mixed use by Homefed (±50,000 SF Retail / ±300 units)
B	Future Fire Station
C	Encelia Apartments by Meta Housing (175 units)
D	The Residences at Cota Vera Apartments by Homefed (280 units completed)
E	Lucca by Shea Homes (117 units) Savona by Shea Homes (115 units)
F	Whitmore by Lennar (106 units)
G	Open Space
H	Patria by Shea Homes (96 units)
I	Haddington By Cal West (127 units)
J	Future Park
K	Future condos by Homefed (121)
L	Swim Club
M	Trevi by Lennar (108 units) Bluestone by Lennar (116 units)
N	San Diego Reservoir
O	Mixed-use by Homefed Lennar (±400 units)
P	Dog Park
Q	Park
R	Lifetime Fitness (Now Open)
S	Stirling By Homefed (272 units)
T	Conserv Gas Station/ C-Store/ Carwash
U	Luminary By Homefed (267 units)
VC-1	Affordable Housing by Meta Housing (270 Units)
VC-2	Harmony by Homefed (315 Units)
VC-4/VC-5	Serenity by Homefed (178 Units)
R1/R-2	Townhomes by Shea Homes (365 Units)
TOTAL	± 5,855 Units



Phase 1
±2,000 Units
(Existing)

Phase 2
±3,276 Units
(In Development)

DEMOGRAPHICS



TRAFFIC COUNTS (ADT)

Main Street
±38,000-55,000
(at build out)

La Media Road
±22,000-29,000
(at build out)



AVERAGE HHI*

3 Miles
\$119,602

5 Miles
\$112,677

7 Miles
\$93,759



POPULATION

3 Miles
99,604

5 Miles
245,660

7 Miles
441,062



DAYTIME POPULATION

3 Miles
42,696

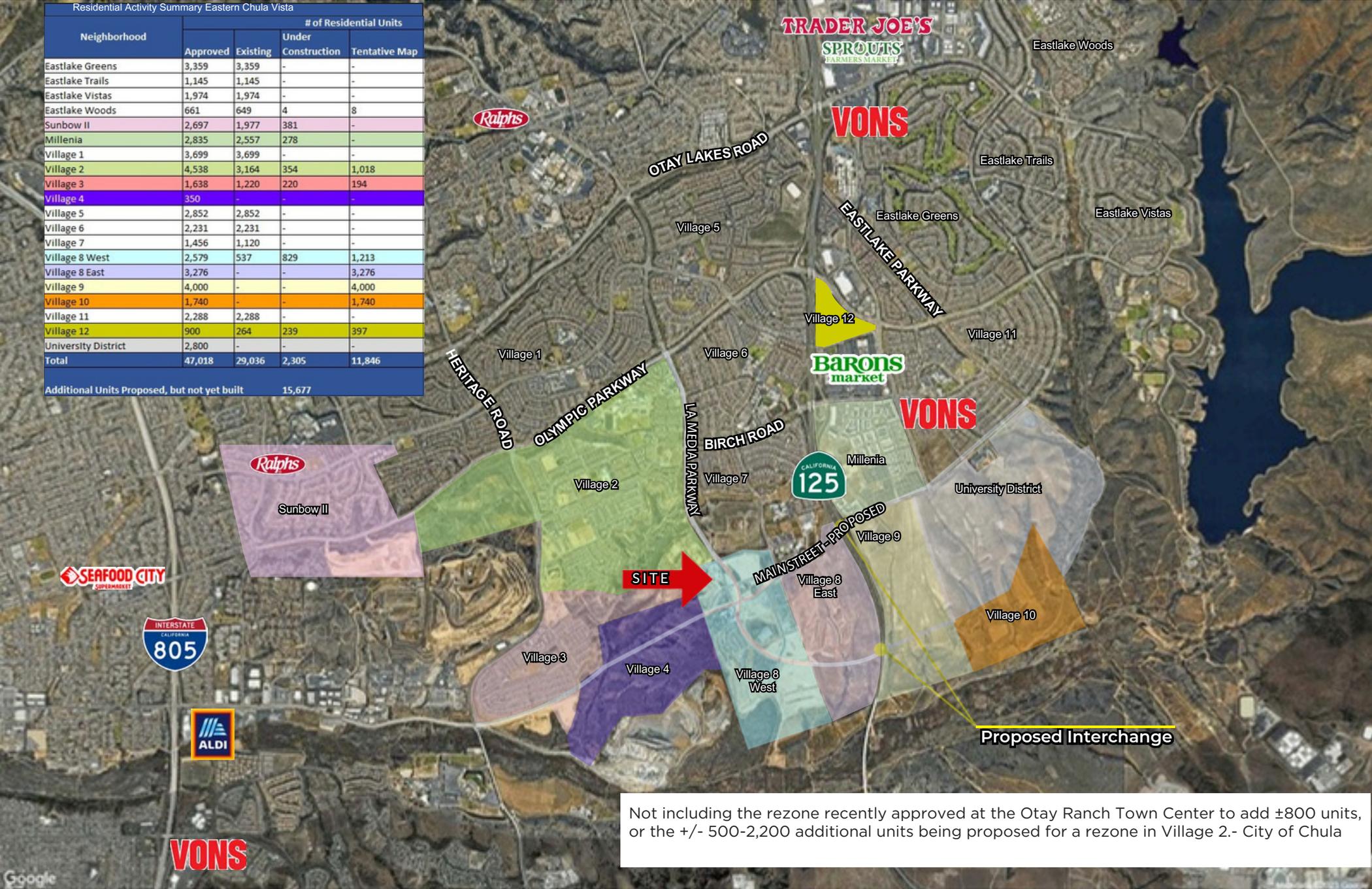
5 Miles
134,257

7 Miles
245,201

*Disclaimer pg. 9 | 7

RETAIL AERIAL

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 recently approved at the Otay Ranch Town Center to add ±800 units, or the +/- 500-2,200 additional units being proposed for a rezone in Village 2.- City of Chula

The attached information has been obtained by Flocke & Avoyer Commercial Real Estate from sources deemed reliable, but is not warranted or guaranteed. All such information is subject to any changes, additions or deletions as the Property Owner or any governmental agency may direct. Any prospective Tenant or Buyer should independently verify all information contained herein.

Encelia Mixed Use Center

FOR LEASING
INFORMATION

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

*DISCLAIMER

*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 or withdrawal without notice.

*Figures and statements appearing on this form represent our best knowledge and belief based on information gathered regarding the above property. This analysis is to be taken, therefore, as an estimate and not as a guarantee or warranty. Information contained herein is subject to independent verification and no liability for errors or omissions is assumed. You should rely on your own independent analysis and investigation regarding the above property and on the advice of your legal counsel and tax consultant.

*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.

*Demographics contained herein are produced using private and government sources deemed to be reliable. The information herein is provided without representation or warranty. Additional information available upon request.

*Any geofencing data herein is provided by Placer Labs, Inc. (www.placer.ai) and is provided without representation or warranty.

*Photos contained herein are property of their respective owners. Use of these photos without the express written consent of the owner is prohibited. Photos do not guarantee the current condition of the property.

**FLOCKE &
AVOYER**
Commercial Real Estate