



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.terrannotaplaza.com



Major Retailers:

Marshalls

Smart & Final
extra!

DICK'S
SPORTING GOODS

Great Clips
IT'S GONNA BE GREAT

FedEx
Office

hearX

CVS pharmacy

BIG 5
SPORTING GOODS

SUBWAY



R&B
TEA

A Masterful Mix

Over 40 Tenants also including:

Mattress Firm, San Diego Blood 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	HearX	900
209	Busy Bees Locks and Keys	863
210	San Diego Blood Bank	2,638
211	D'l-ish Pizza	3,488
214	Great Clips	900
215	Fairlane Cleaners	1,087
215A	White Dragon	3,490
601-603	Cabrillo Credit Union	2,700
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	POTENTIALLY AVAILABLE	5,229
901	POTENTIALLY AVAILABLE 2/1/25	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	Crumbly 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 & Bienes Vision Care Co.	909

#	TENANT	SF
1709	Robeks	849
1710	R & B Tea	943
201	AVAILABLE	2,907
202	Rady Children's Hospital	3,090
203	Performance Plus Physical Therapy	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



805 & EAST H STREET



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

415,387

Daytime Population

154,552

Employee Population

50,866



East H Street

East H Street

Telegraph Canyon Rd.

N. Rancho Del Rey Pkwy.

Parkside Ave

Valley Rd.

54

East L Street

o-Rancher

4,963,954 Annual Visits



83rd & 92nd percentiles

for California and US Shopping Center Traffic



Dynamic Location

261,000 VPD Traffic Count



6 Monument Signs



Demographics

	1 MILE	2 MILE	3 MILE
POPULATION			
2023 Population	14,321	79,933	196,069
HOUSEHOLDS			
2023 Households	4,747	23,538	62,330
2020-2024 Annual Household Growth Rate	0.17%	0.13%	0.03%
HOUSEHOLD INCOME			
2023 Average Household Income	\$133,450	\$123,164	\$112,996
2023 Per Capita Income	\$44,133	\$39,724	\$35,932
HOUSING UNITS			
2023 Housing Units	4,875	24,571	64,547
AGE			
2023 Median Age	40.6	39.9	38.5



805 & EAST H STREET





When you love shopping centers, it shows.

www.terranovalplaza.com • www.newmarkmerrill.com

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