

CÔTA VERA

Encelia Mixed Use Center

SIGNED LEASE
Otay Ranch
Market

FOR LEASE
±1,365 - ±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

Côtà 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.

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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.

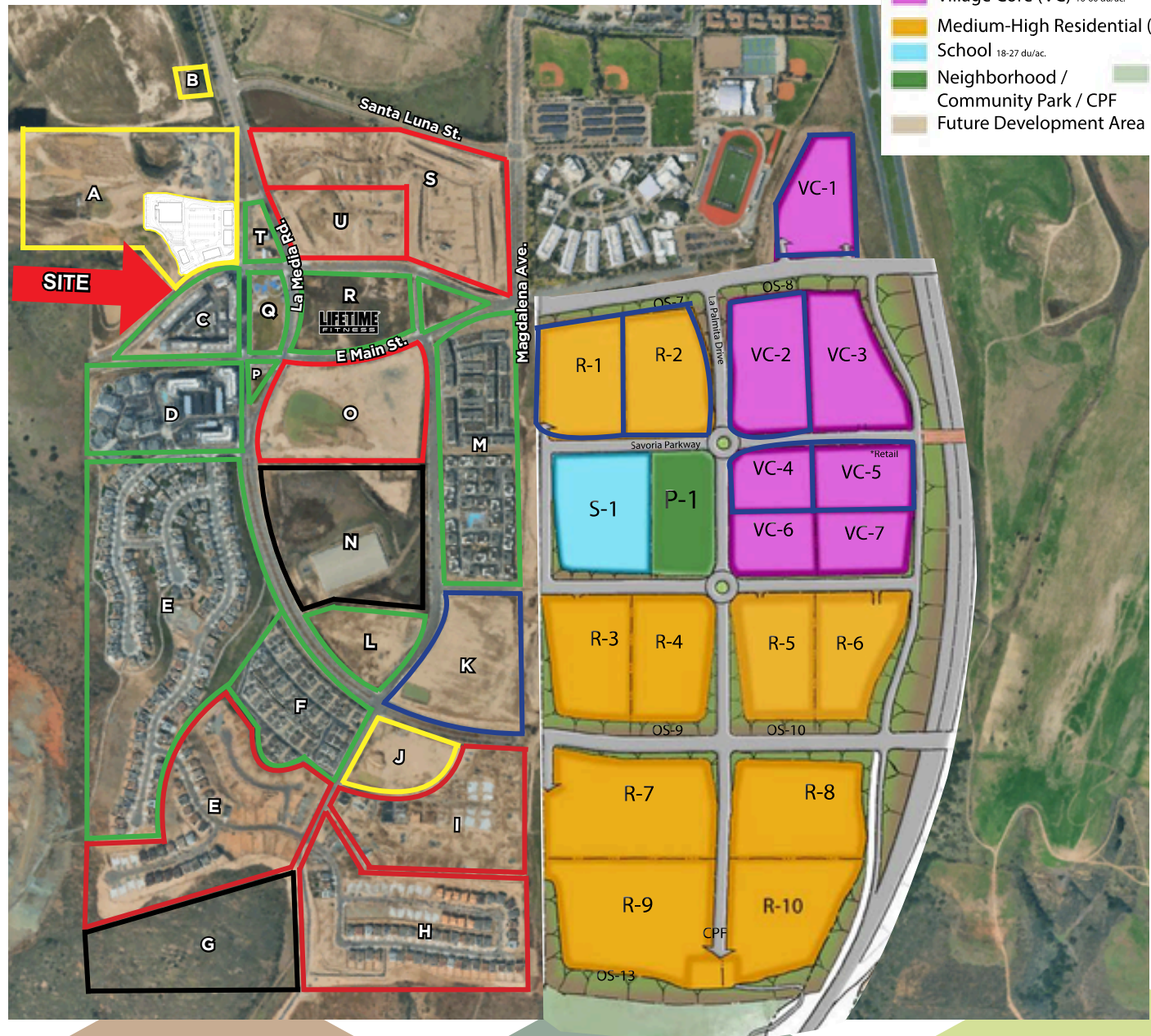
Designed

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 (175)
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



- Village Core (VC) 16-60 du/ac.
- Medium-High Residential (MH) 11-18 du/ac.
- School 18-27 du/ac.
- Neighborhood / Community Park / CPF
- OS Preserve
- Future Development Area

Phase 1
±2,579
Units

Phase 2
±3,276 Units
(Under Construction)

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



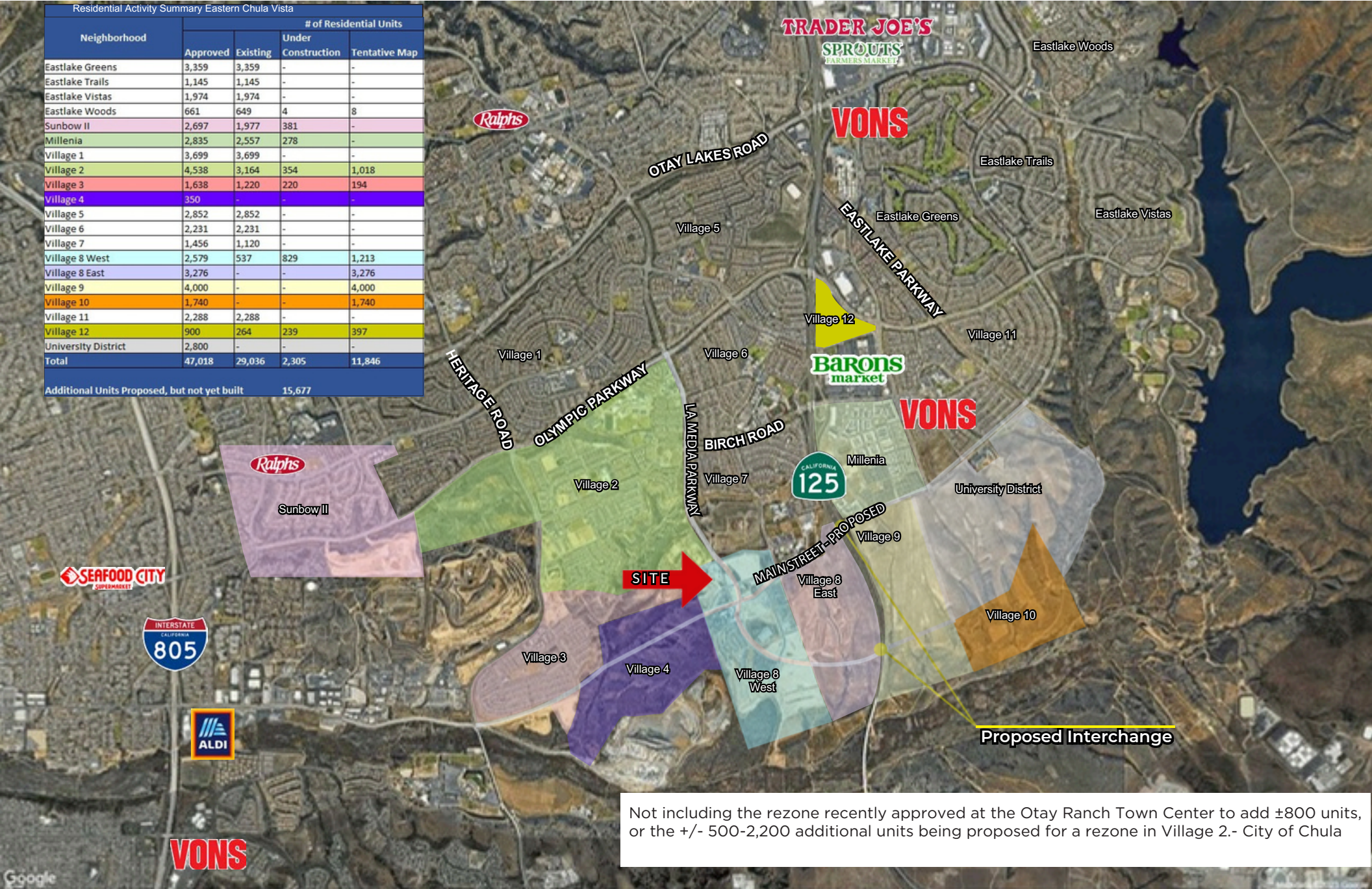
3 Miles
42,696

5 Miles
134,257

7 Miles
245,201

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

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Encelia Mixed Use Center

FOR LEASING
INFORMATION

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