



# Encelia Mixed Use Center

FOR LEASE  
±1,365 - ±2,853 SF

SIGNED LEASE  
Otay Ranch  
Market

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



Meta Housing Corporation

**FLOCKE &  
AVOYER**  
Commercial Real Estate

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





CÔTE  VERA

## Encelia Mixed Use Center

±8,268 SF WITH ±175 AFFORDABLE APARTMENTS

MIXED USE CENTER

CHULA VISTA, CA

Côte 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.

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



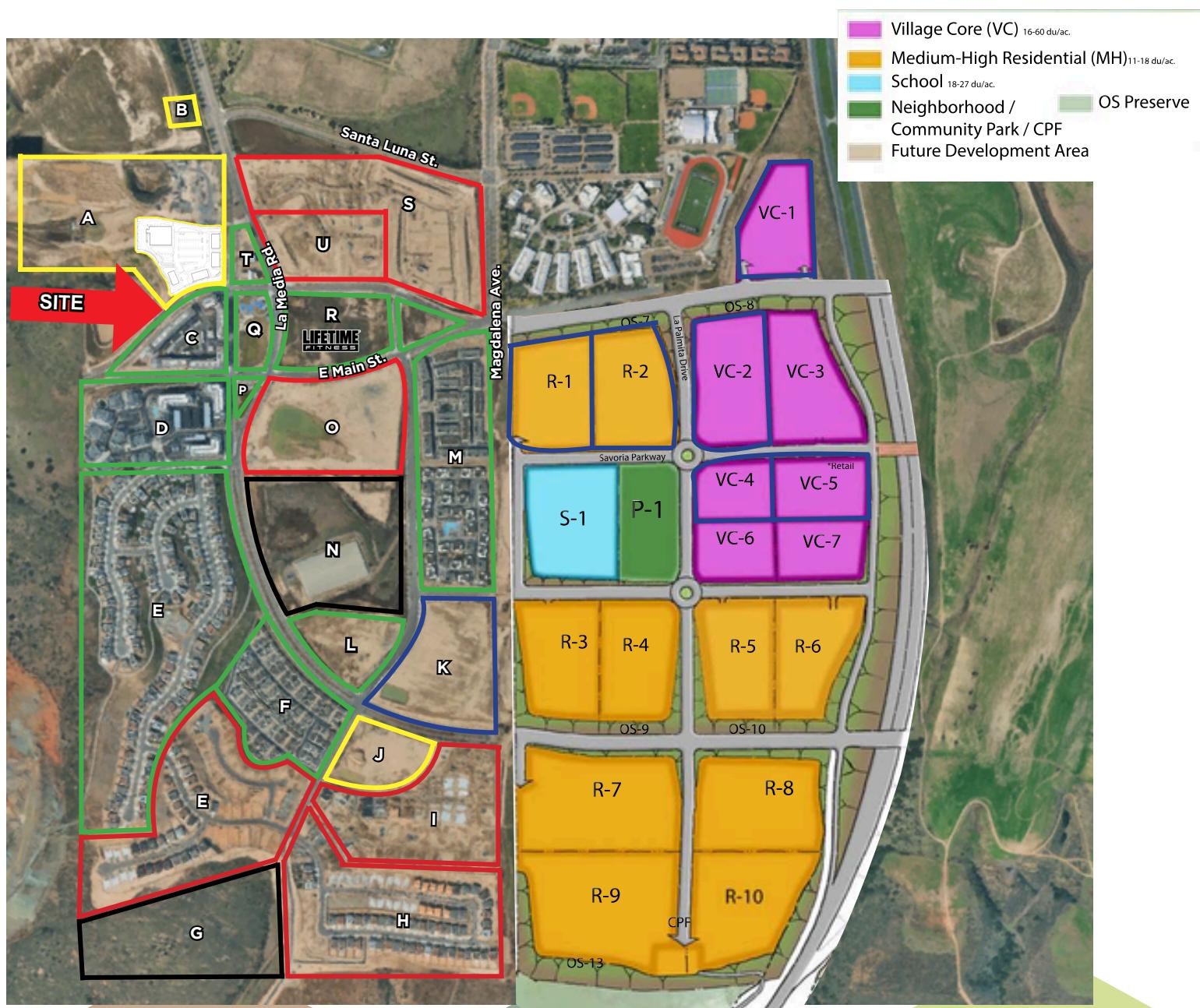
**Encelia**  
has everything you need to  
thrive in one beautifully  
designed space.

**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 ( $\pm 50,000$ SF Retail / $\pm 300$ 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)<br>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)<br>Bluestone by Lennar (116 units)          |
| N                         | San Diego Reservoir   |
| O                         | Mixed-use by Homefed Lennar ( $\pm 400$ 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)                                     |
| <b>TOTAL</b>              | $\pm 5,855$ Units   |



**Phase 1**  
 **$\pm 2,579$**   
**Units**

**Phase 2**  
 **$\pm 3,276$  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 Vista                               | 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                  | -             | -                  | -             |
| <b>Total</b>                                 | <b>47,018</b>          | <b>29,036</b> | <b>2,305</b>       | <b>11,846</b> |
| 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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