

# THE MARKETPLACE AT WINDINGWALK

2110-2160 BIRCH ROAD & 1725-1745 EASTLAKE PARKWAY, CHULA VISTA, CA 91915

**RESTAURANT SPACE FOR LEASE  
±5,109 SF PLUS PATIO (DIVISIBLE)**



**FLOCKE &  
AVOYER**

Commercial Real Estate

6165 GREENWICH DRIVE, SUITE 110 · SAN DIEGO, CA, 92122 · 619.280.2600 · WWW.FLOCKEAVOYER.COM

\*DISCLAIMERS



# DEMOGRAPHICS

<b>VISITS</b> 2.6M 6/1/22-5/31/23	<b>DWELL TIME</b> 43 minutes	<b>GROWTH</b> 29.7% over 24 months
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## TRAFFIC COUNTS

<b>EASTLAKE PKWY</b> ±37,865 ADT	<b>BIRCH RD</b> ±39,017ADT
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## AVERAGE HHI\*

<b>1 MILE</b> \$155,162	<b>3 MILES</b> \$175,580	<b>5 MILES</b> \$163,828
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## POPULATION

<b>1 MILE</b> 25,357	<b>3 MILES</b> 107,257	<b>5 MILES</b> 194,407
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## DAYTIME POPULATION

<b>1 MILE</b> 7,914	<b>3 MILES</b> 40,548	<b>5 MILES</b> 112,370
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..... **PROPERTY DESCRIPTION** .....

The Marketplace at Windingwalk is the dominant daily needs center serving the southern portion of the Otay Ranch master plan, which is proposed to add ±17,000 residential units at build out.

The ±104,000 SF center is also well-positioned to benefit from the housing/employment growth planned for and currently underway across the street at Millenia. A new master planned community, Millenia is proposed to include up to ±2,859 residential units and up to 3.5 million SF of office, retail, hotel, civic and other non-residential uses.

The Marketplace at Windingwalk is located immediately across the street from Otay Ranch Town Center, a ±675,000 SF open air shopping mall with more than 100 shops, including Macy's, Best Buy and AMC Theatres.

..... **TENANTS** .....



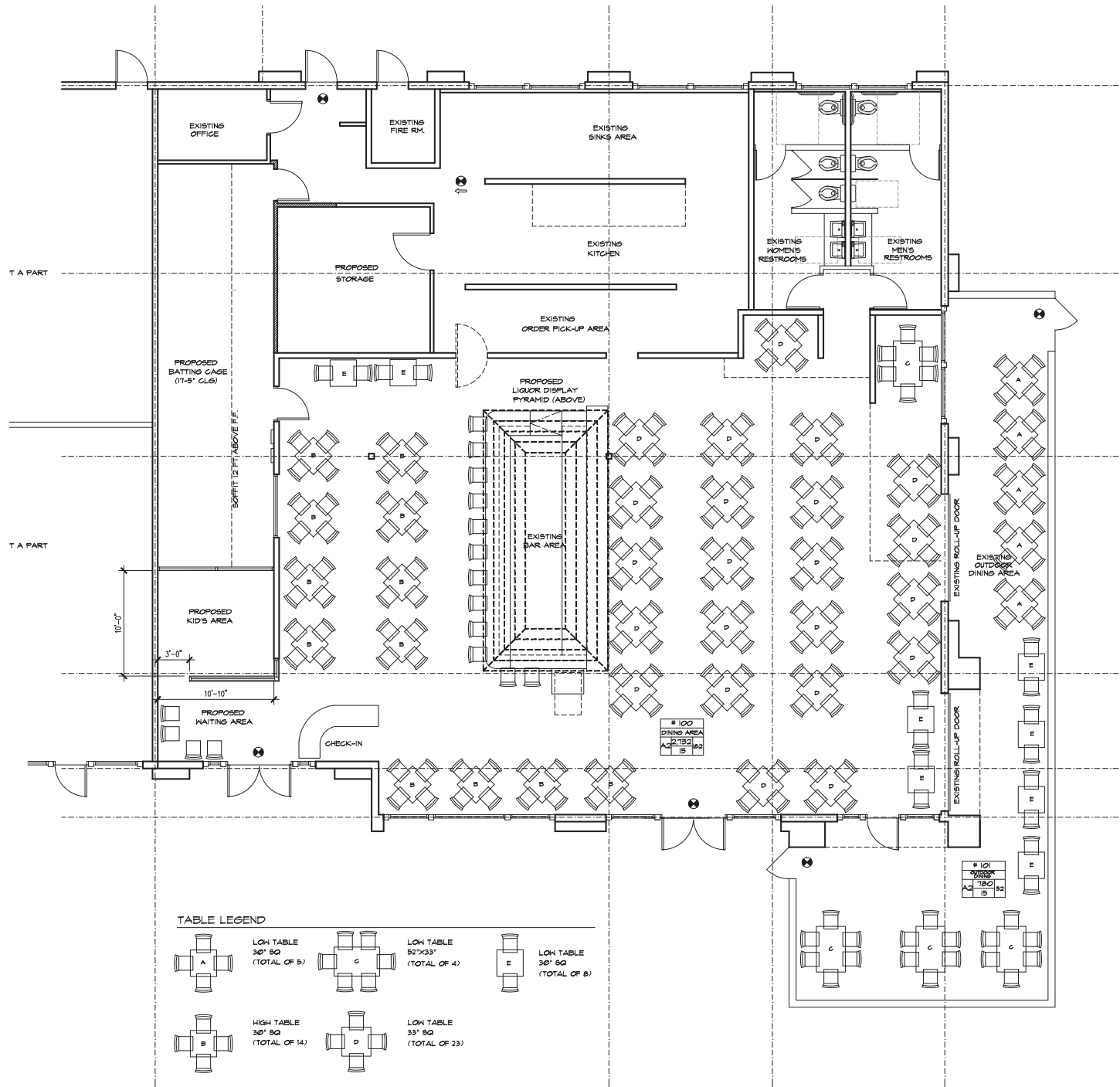
# SITE PLAN

SUITE	TENANT	SF
<b>1725</b>	In-N-Out	3,265
<b>1735</b>	Bank of America	4,500
<b>1741</b>		
101	Otay Ranch Eyeworks	1,691
102	Postal Annex	1,283
104	Cal Coast Credit Union	2,578
105	Nekter	1,274
106	Sally Beauty Supply	1,290
107	Pediatrics in Paradise	2,074
<b>1745</b>		
101	Moose's Barbershop	1,503
102	Millenia Dental	1,493
103	Windwalk Cleaners	1,257
104	Vons	56,042
105	Massage Eden	1,377
106	Stretch Lab	1,241
107	Sassy Nails	1,032
<b>2110</b>		
101	Denny's	4,933
103	Happy Lemon	1,117
104	Kaiyo Sushi	1,118
105	Domino's	1,477
<b>2130</b>		
101	Mandarin Beijing	1,786
102	Los Panchos	1,786
<b>104</b>	<b>RESTAURANT SPACE AVAILABLE (DIVISIBLE)</b>	<b>5,109</b>
<b>2160</b>		
	Wells Fargo	4,500



## THE MARKETPLACE AT WINDINGWALK

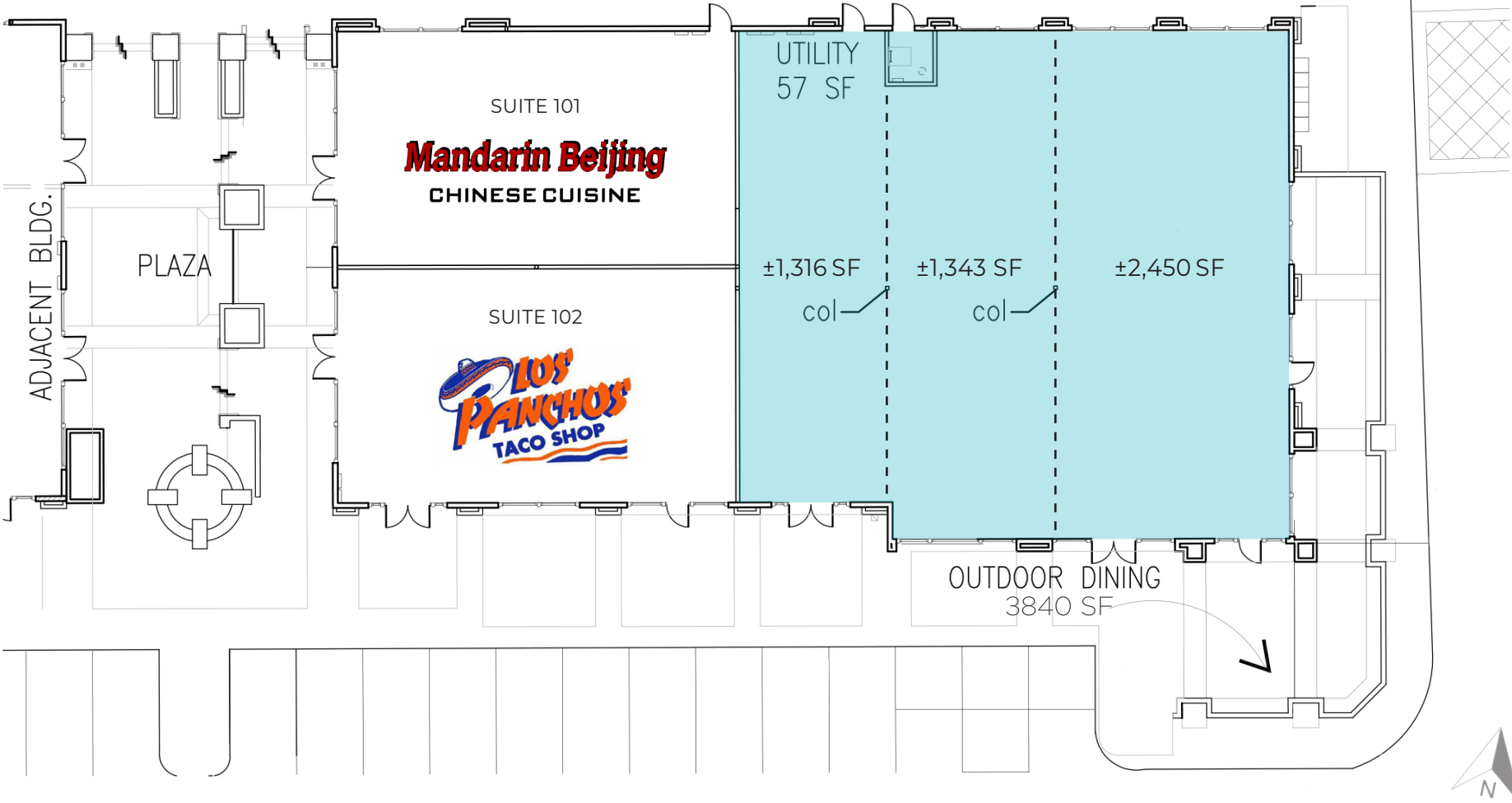
# FLOOR PLAN





# BUILDING 9

POTENTIAL DEMISING PLAN  
±5,109 SF TOTAL







# AERIAL

TRADER JOE'S   SPROUTS FARMERS MARKET   TJ-maxx   petco   five BELOW   CVS

Ralphs   RITE AID

KOHL'S

TARGET   LOWE'S   Office DEPOT

BONITA VISTA HIGH SCHOOL  
(±2,500 students)

VONS

CALIFORNIA 125

EASTLAKE HIGH SCHOOL  
(±3,200 students)

SOUTHWESTERN COLLEGE  
(±19,500 students)

Walmart   THE HOME DEPOT   Walgreens

OLYMPIC PKWY

CHULA VISTA ELITE ATHLETE TRAINING CENTER

LAMEDIA ROAD

MATER DEI CATHOLIC HIGH SCHOOL  
(±700 students)

AMC THEATRES   macy's   BEST BUY

THE MARKETPLACE AT WINDINGWALK

OTAY RANCH HIGH SCHOOL  
(±2,600 students)

BIRCH ROAD

HIGH TECH ELEMENTARY, MIDDLE & HIGH SCHOOLS  
(±1,300 students)

HomeGoods   Michaels  
ROSS DRESS FOR LESS   COST PLUS WORLD MARKET

OLYMPIAN HIGH SCHOOL  
(±2,500 students)









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## FOR LEASING INFORMATION

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THE MARKET PLACE



**VONS**



**AVAILABLE**

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