

Eastlake TERRACES

NOW OPEN



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±1,101 SF
AVAILABLE

RETAIL FOR LEASE

1320-1480 EASTLAKE PKWY & 2089-2127 OLYMPIC PKWY
CHULA VISTA, CA 91915

**FLOCKE &
AVOYER**
Commercial Real Estate

OLYMPIC PKWY

EASTLAKE PKWY

Eastlake

TERRACES

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CHULAVISTA, CA 91915

Highlights

- Prominent $\pm 363,300$ SF power center anchored by Walmart, Home Depot and Walgreens
- Part of the $\pm 3,200$ acre master-planned community of Eastlake
- Adjacent to the $\pm 23,000$ acre master-planned community of Otay Ranch ($\pm 17,000$ additional homes proposed at build-out)
- About a mile from the master-planned Millenia community (up to ± 3.5 million SF of retail, office, civic, hotel and non-residential uses, $\pm 2,859$ residential units at build out)
- Exceptional visibility to the CA-125 highway
- Highly visible tenant signage on the back of buildings facing Eastlake Pkwy & Olympic Pkwy

**$\pm 1,101$ SF
AVAILABLE**





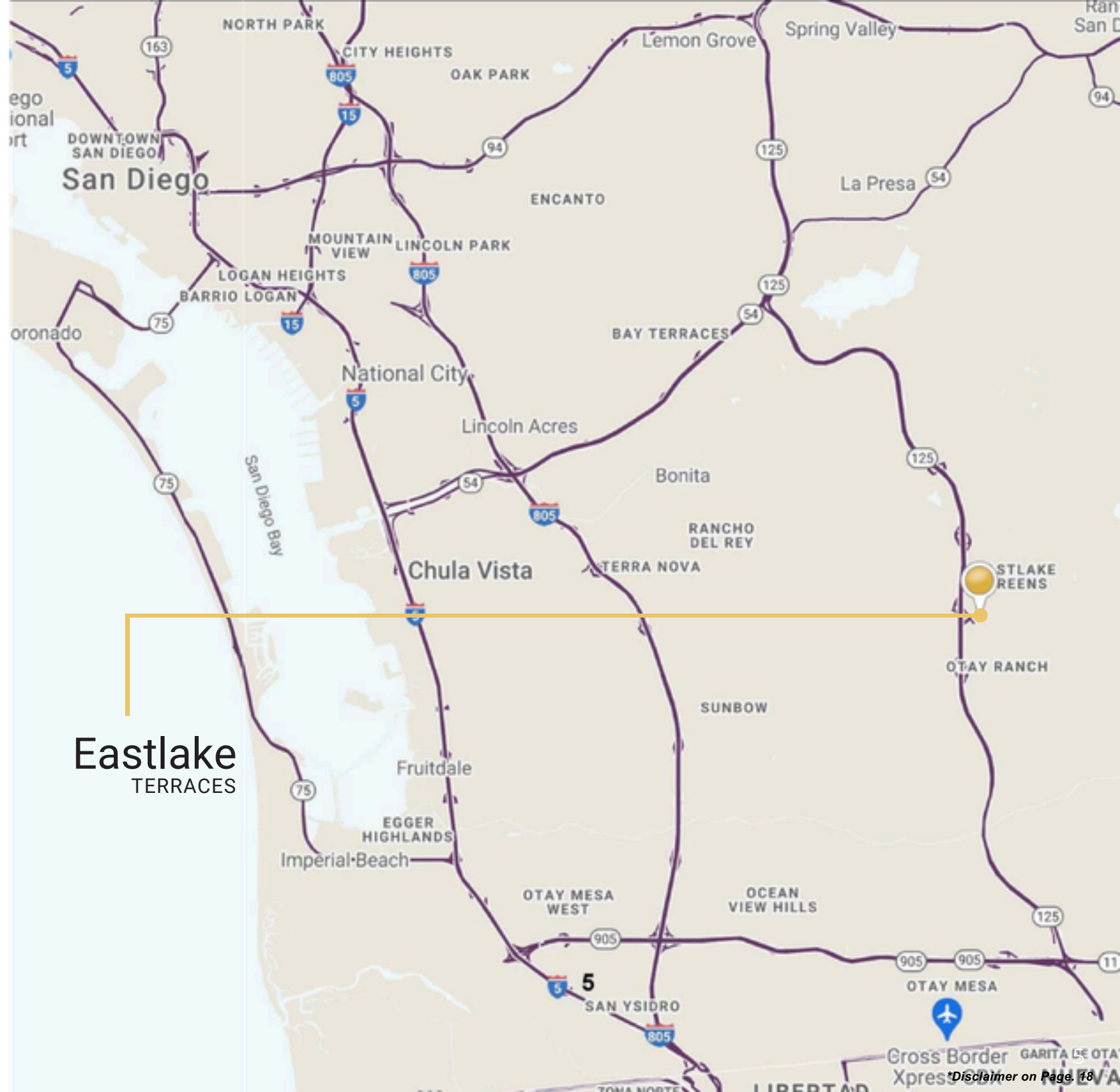
Eastlake TERRACES

OTAY RANCH TOWN CENTER
AMC, Best Buy, Barnes & Noble
anchored shopping center

EASTLAKE PKWY ±38,447 ADT

OLYMPIC PARKWAY ±64,706 ADT



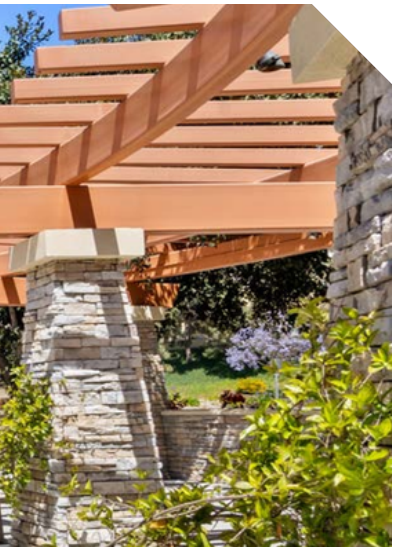


Eastlake
TERRACES

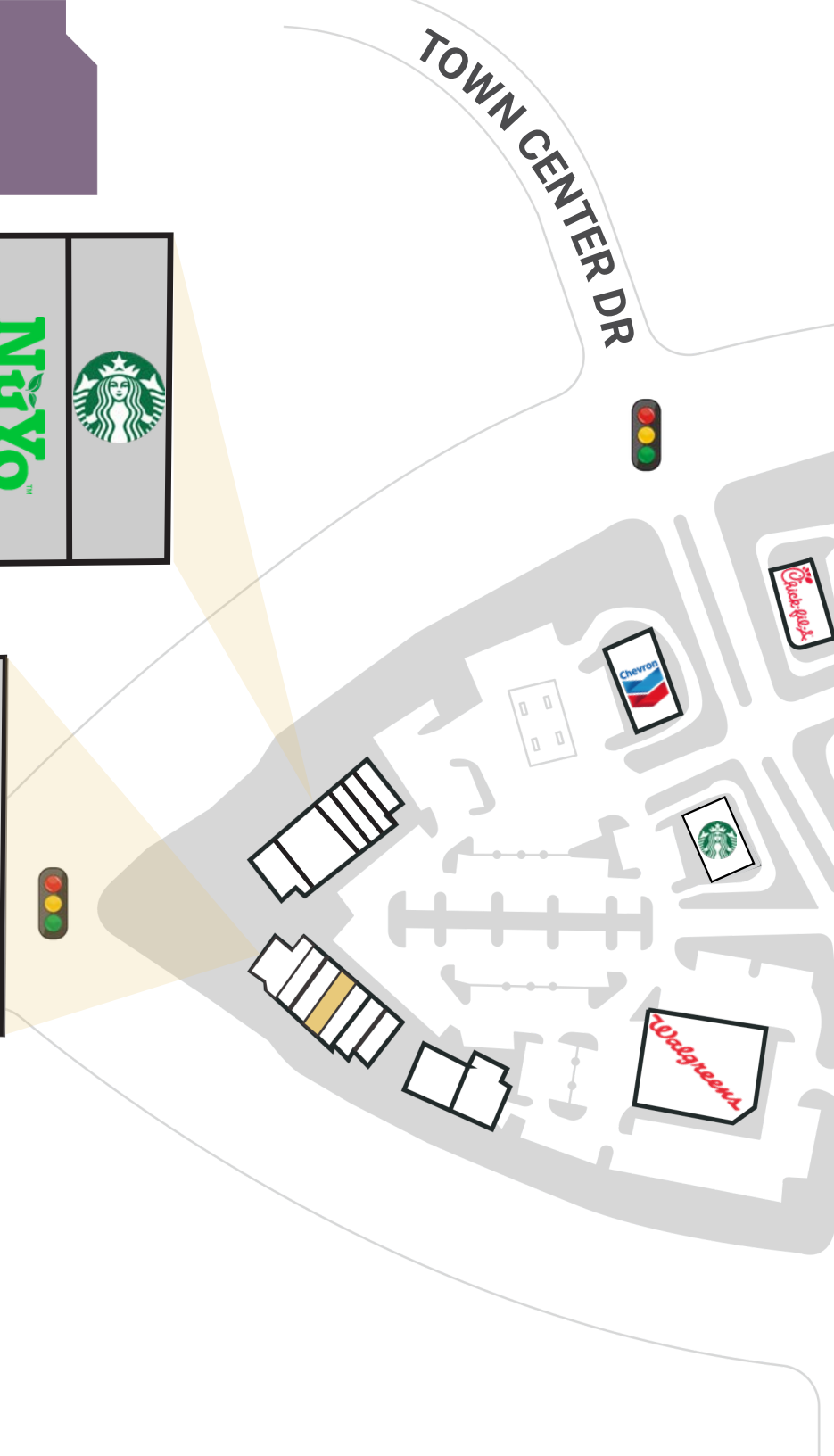
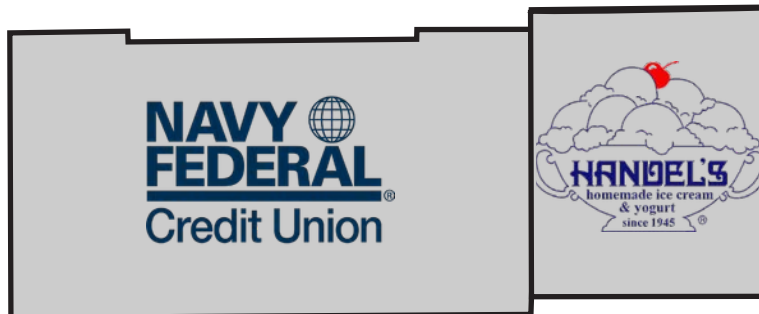
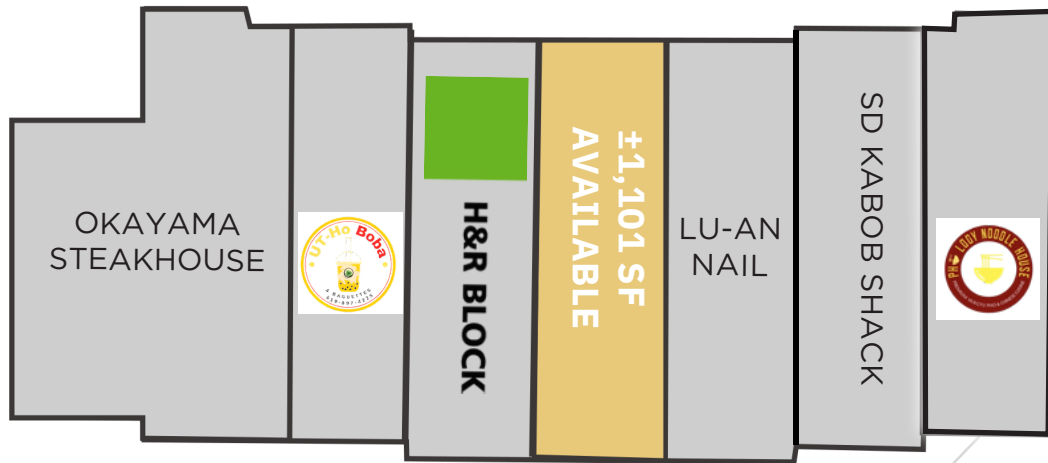


Eastlake TERRACES





Site Plan & Availabilities





OLYMPIC PKWY

ON-RAMP

Walmart 



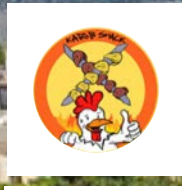
EASTLAKE PKWY



Eastlake TERRACES

HANDEL'S
HOMEMADE ICE CREAM SINCE 1945

NAVY FEDERAL
Credit Union



**±1,101 SF
AVAILABLE**

H&R BLOCK





Smiles of Eastlake
Cosmetic and General Dentistry

SUPERCUTS



Max's
RESTAURANT
since 1945



iTAN
SUN • SPRAY • SPAK

NuYo
FROZEN YOGURT



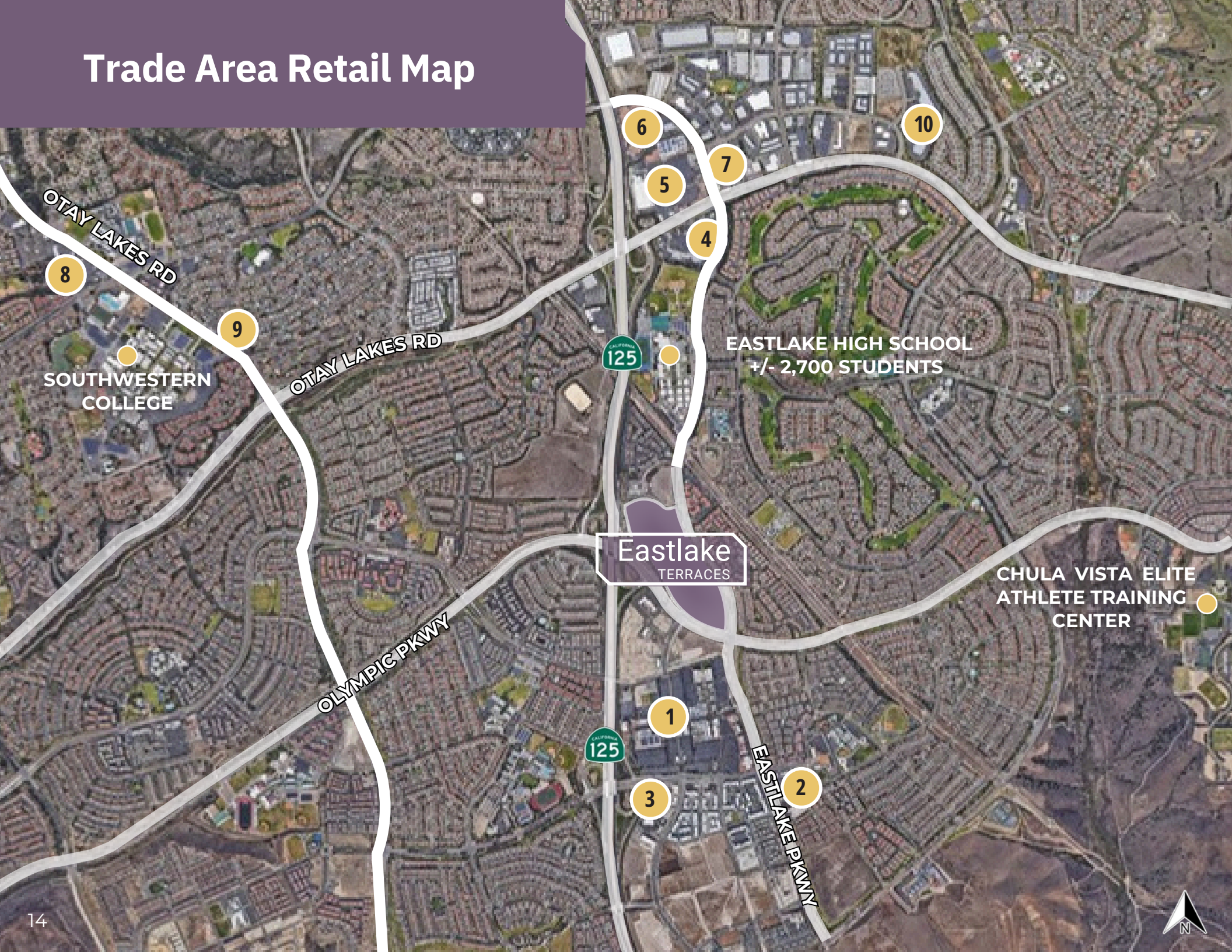
Visibility & Exposure

- Prominent signage on the street-facing side of the buildings
- Tenants benefit from excellent exposure to two of the busiest roads in Eastlake
- EastLake Pkwy: 38,447 cars per day
- Olympic Pkwy: 64,706 cars per day



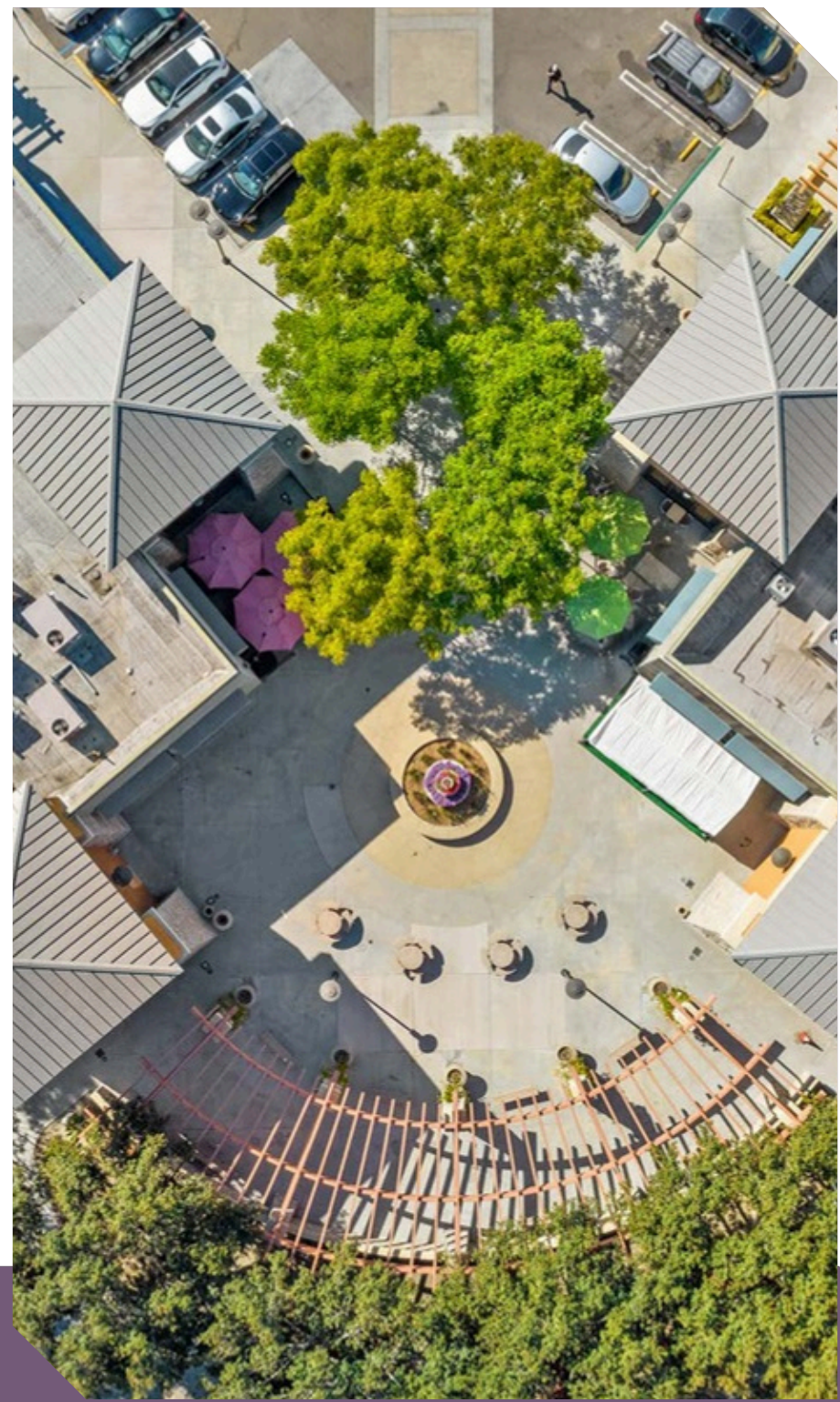


Trade Area Retail Map



Major Retailers

- 1    
- 2    
- 3     
- 4    
- 5     
- 6      
- 7    
- 8    
- 9    
- 10  

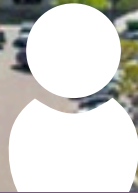


Demographics



population

1 Mile: 28,231
3 Miles: 117,293
5 Miles: 196,090



annual visitors

7 Million Visitors
(12/01/24 - 11/30/25)



cars per day

CA-125: 119,749
Eastlake Pkwy: 38,447
Olympic Pkwy: 64,706





daytime population

1 Mile: 9,037
3 Miles: 43,809
5 Miles: 96,572



avg. household income

1 Mile: \$174,247
3 Miles: \$174,046
5 Miles: \$164,399

Eastlake TERRACES

For Leasing Information

1320-1480 EASTLAKE PKWY &
2089-2127 OLYMPIC PKWY
CHULA VISTA, CA 91915

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