



SPIRE

FOR LEASE:

4,500 SF Second Generation Restaurant Building

1980 OPTIMA ST, CHULA VISTA, CA 91915 ~ MILLENIA



It's Everything You *Want*.
And Nothing You'd *Expect*.

The Mix at Millenia is an upbeat, offbeat, radically unique way to shop, dine, work, play and invent... a groundbreaking center brimming with local flavor and favorites, poised to take its rightful place as the high-energy nucleus of South County's new urban nexus!

Opportunity Summary

This second generation restaurant lease opportunity is part of Millenia's Masterplan Commercial Urban Center, and centrally located in "The Mix". It is completely surrounded by a bustling, vibrant residential community and adjacent to Millenia's Metro Park. Combined, the areas are defined to be the Civic Heart of the Millenia project corridor.



- 4,500 SF of restaurant or food services space
- Fully fixtured restaurant space built in 2024
- Stand alone restaurant building
- Prominent building signage
- Asking rent \$3.80/SF NNN



Millenia Masterplan...

This 4,500 SF restaurant leasing opportunity is located in the Core District of Millenia Masterplan Community, supporting 31,500 square feet of commercial retail.



The Masterplan's new urban city center, "Millenia", consisting of 210-acres, offers a fusion of cultures and styles represents a new heartbeat and downtown for South County, San Diego.

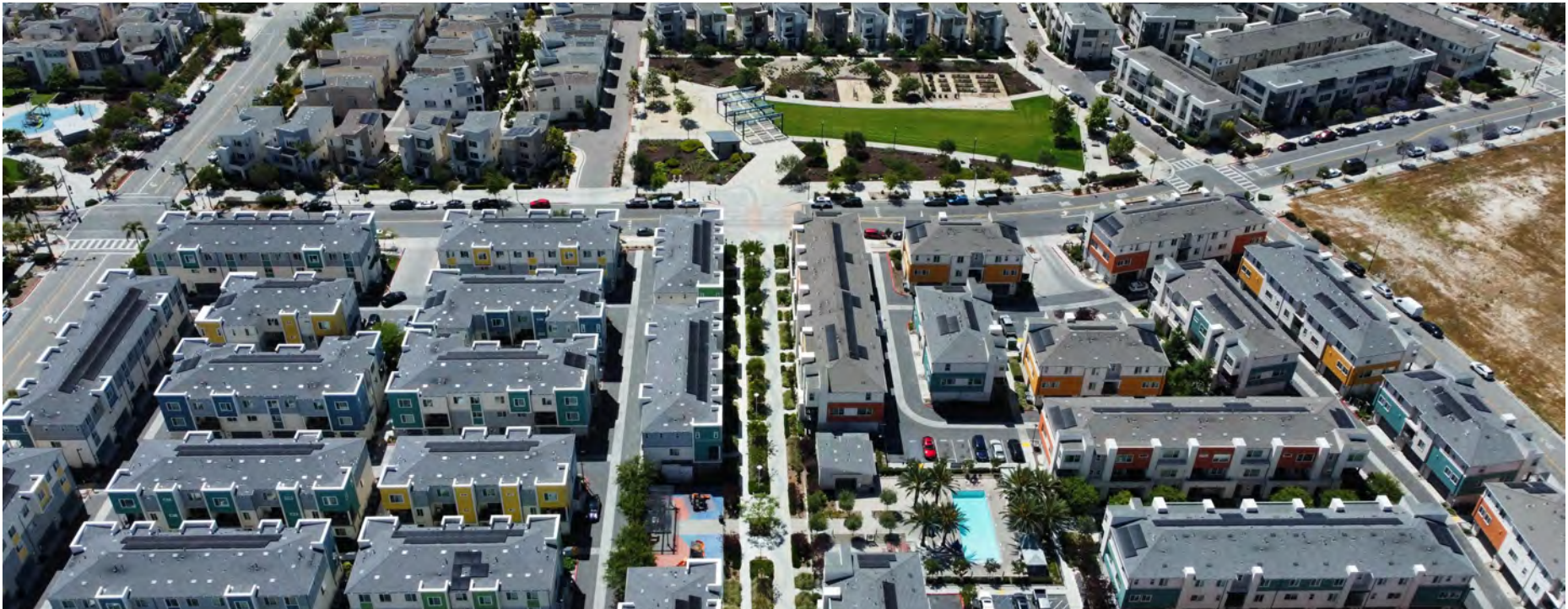


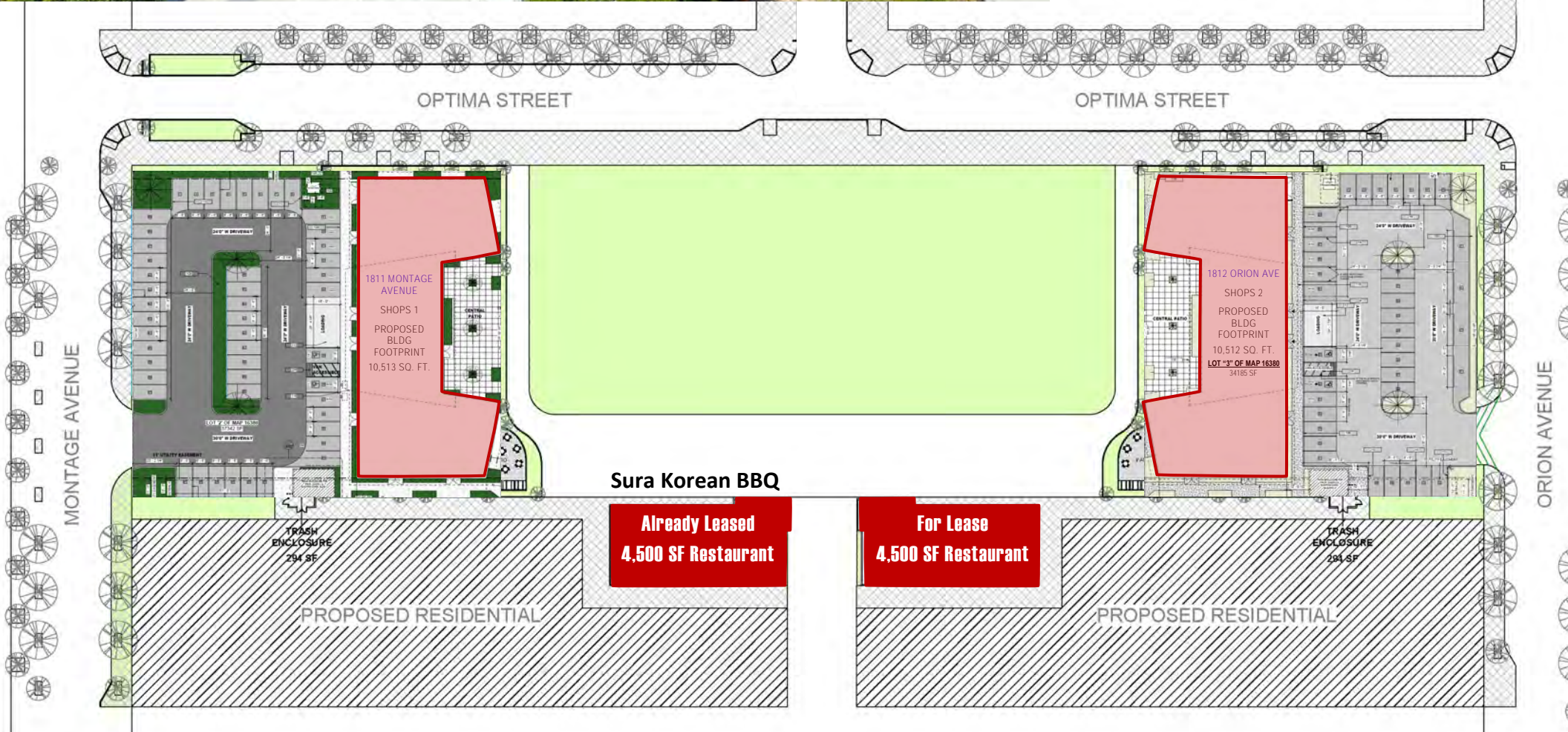
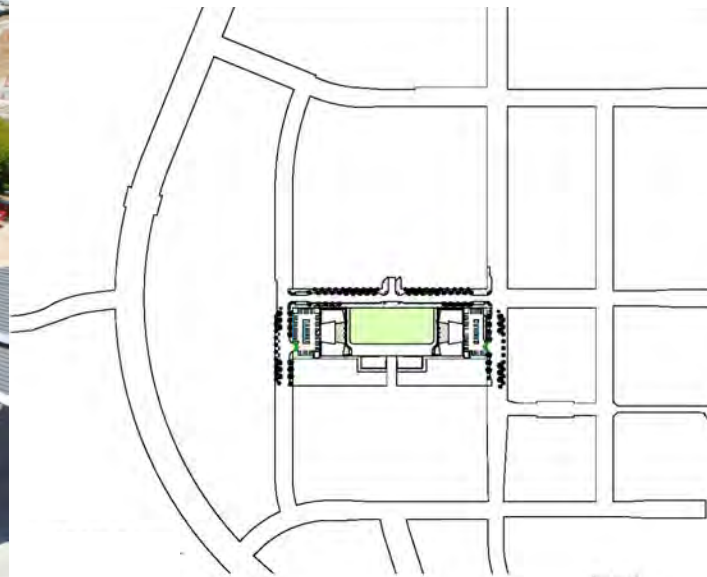
Millenia Masterplan Community includes:

- 135 Room Luxury Ayers Hotel
- 130,000 square foot retail center, "Millenia Commons"
- Approximately 3,000 homes and apartments throughout the residential district, offering living choices for every stage of life.
- 6 public parks, including Strata Park (below) and Millenia Park (above). Park highlights are an interactive fountain, bocce courts, community gardens, dog parks and playgrounds.
- \$89 Million Class A space for the new Millenia Library. Groundbreaking occurred in September 2023. The expansion includes San Diego State University on the lower level, with an anticipated move-in date set for August 2026. SDSU will occupy 6,505 SF of interior space plus an outdoor patio, which will host the Nursing and Global Campus.



MILLENNIA
Life has a new hub.





Demographics



	1 mile	3 miles
Population Growth '25-'30	↑ 1.75%	↑ 0.62%
Household Growth '25-'30	↑ 1.97%	↑ 0.49%
Population	19,502	101,513
Households	5,784	29,611
Median Age	35.20	36.50
Median HH Income	\$142,526	\$143,896
Daytime Employees	3,349	17,637



Exceptionally Car Friendly

100/100

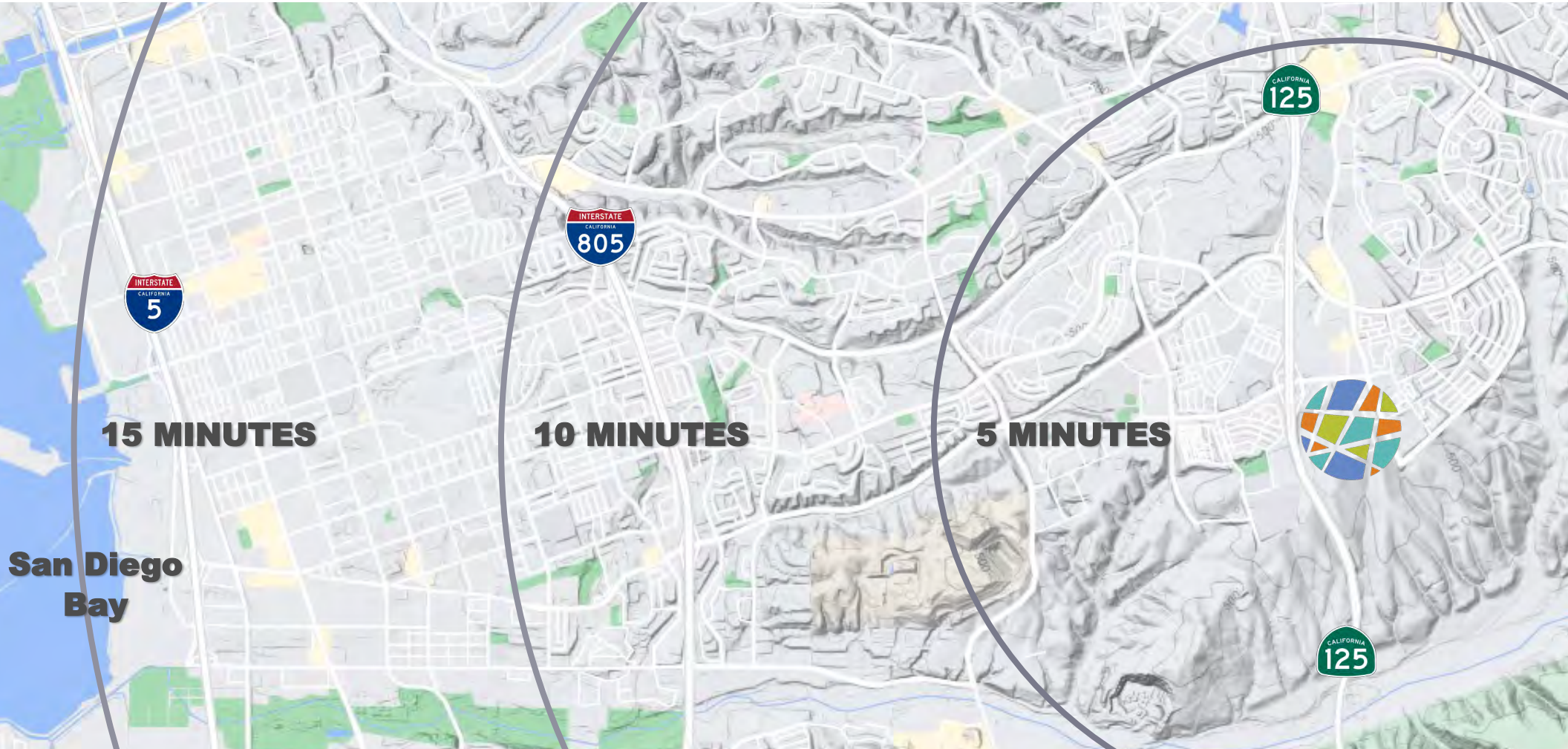


Fairly Cycling Friendly

50/100



In the area...



Meet your neighbors next-door...



OTAY RANCH TOWN CENTER

A PULSE | For Lease
by Fairfield Residential
Live in the epicenter of stylish design and elevated luxury, and across the street from 23 shops and eateries.
(888) 709-4777

B VOLTA & DUETTA | For Lease
by Chelsea Investments
A collection of 210 stylish apartments designed around convenience and affordability.

C EVO | METRO | TRIO | Sold Out
by Meridian Communities

D ELEMENT & Z | Sold Out
by Shea Homes

E PINNACLE | For Sale
by Meridian Communities
Pinnacle offers the perfect balance of comfort, convenience and style. 6 unique, urban 2 story floorplans ranging from 1,362 - 2,522 sq. ft. that feature meticulous detailing and wide-open living spaces. From the \$400s - \$600s
PinnacleAtMillenia.com

F SKYLAR at MILLENIA | Sold Out
by KB Home

G BOULEVARD | Sold Out
by Lennar

H CLEO | For Sale
by Lennar
An urban inspired collection of 6 distinctive floorplans ranging from approximately 1,182 - 1,675 sq. ft. with 2-4 bedrooms and 2 1/2 to 3 1/2 bathrooms. Select plans showcase contemporary open-concept living areas, second-story balconies, first floor bedrooms and luxe owner's suites.
619-684-2702

I VIBE | For Sale
by Lennar
Urban inspired 3 & 4 story townhomes with 3 distinctive floorplans ranging from 1,681 - 2,552 sq. ft. showcasing open-concept living spaces, first floor bedrooms or offices and rooftop decks in select residences.
619-363-0623

J The Avalyn | Future/For Lease
by Ryan Companies
480 luxury apartments, 16,000 sq. ft. of retail space, and an extensive list of amenities, Ryan Millenia is anticipated to be the highest quality rental living in South County San Diego.

K ALEXAN RIVUE | For Lease
by Trammell Crow Residential
253 contemporary, urban style apartments.

L MILLENIA OFFICE
by Chesnut Properties
A cluster of office campus environments which will serve as a breeding ground for innovation and collaboration among academia, life science, research and technology.

M AYRES HOTEL
Out-of-town guests and business travelers alike will love their stay at this stylish and contemporary boutique hotel.
(619) 870-8400

N BOARDWALK | For Lease
by Alliance Residential
This 309-unit mixed use community is filled with a myriad of amenities and offers one, two, and three bedroom floor plans and townhomes.
(619) 763-1539

O MILLENIA COMMONS and MILLENIA PLACE | Retail
by Sudberry Properties
This 135,000 sq. ft. center features an eclectic mix of shops, services and restaurants including Starbucks, HomeGoods, Cost Plus World Market, Ross Dress for Less, buybuy Baby, Hurricane Grill & Wings, Board & Brew, Papagayos Grill & Cantina, Jamba Juice and much more.



**Millenia
Construction
Site**





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