

THE MARKETPLACE

±1,274 SF AVAILABLE

AT WINDINGWALK

2110-2160 BIRCH RD. & 1725-1745 EASTLAKE PKWY., CHULA VISTA, CA 91915



**VETERINARY
EMERGENCY
GROUP**

LEASE SIGNED

**FLOCKE &
AVOYER**

Commercial Real Estate

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

*DISCLAIMERS

DEMOGRAPHICS

VISITS

3.3M
1/1/24-
12/31/24

GROWTH

10.8%
over 36 months



TRAFFIC COUNTS

EASTLAKE PKWY
±23,700 ADT

BIRCH RD
±31,300 ADT



AVERAGE HHI*

1 MILE
\$164,225

3 MILES
\$174,111

5 MILES
\$170,445



POPULATION

1 MILE
23,058

3 MILES
104,130

5 MILES
184,669



DAYTIME POPULATION

1 MILE
7,496

3 MILES
42,865

5 MILES
111,178

*Disclaimer pg. 8



THE MARKETPLACE AT WINDINGWALK

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

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 ±15,600 additional 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 with up to 840 units planned.

TENANTS



*Disclaimer pg. 8



SITE PLAN

SUITE	TENANT	SF
1725	In-N-Out	3,265
1735	Bank of America	4,500
1741		
101	Otay Ranch Eyeworks	1,691
102	Postal Annex	1,283
104	Cal Coast Credit Union	2,578
105	AVAILABLE	1,274
106	Sally Beauty Supply	1,290
107	Pediatrics in Paradise	2,074
1745		
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
2110		
101	Denny's	4,933
103	Happy Lemon	1,117
104	Kaiyo Sushi	1,118
105	Domino's	1,477
2130		
101	Mandarin Beijing	1,786
102	Los Panchos	1,786
104	Veterinary Emergency Group (Proposed)	5,109
2160		
	Wells Fargo	4,500



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FOR LEASING INFORMATION

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VONS



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