

# BOARDWALK

## AT MILLENIA



**NOW AVAILABLE**  
**±2,150 SF TURNKEY FITNESS SPACE**

1660 Metro Avenue, Chula Vista, California 91915

**FLOCKE &  
AVOYER**  
Commercial Real Estate



## FOR LEASING INFORMATION

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# BOARDWALK AT MILLENIA

1660 Metro Avenue, Chula Vista, California 91915

*Spaces Available*  
±2,150 SF Retail Space

### *Property Details*

Boardwalk at Millenia is part of the Millenia masterplan, designed to be San Diego's next iconic urban village. This property is a mixed-used development with ±8,640 SF of ground floor retail in three separately demised spaces, along with 309 residential units. Location allows ease of access to SR-125 Toll Road & Birch Road. The master plan includes 3.5 million SF of retail, office, civic, hotel, non-residential uses, along with ±3,300 residential units. Nearby neighbors include Buy Buy Baby, HomeGoods, World Market and Ross. Boardwalk Apartments were completed in 2019, and have been stabilized (±90%) since 2020.

# OVERALL SITE PLAN

**A**



CASA DE OTAY  
EST. 2023  
Coffee & Community  
OTAY RANCHO, CALIFORNIA

TOWNHOUSE ABOVE

**B**



YOGA LAB

TOWNHOUSE ABOVE

**C**



**Retail Space Available**  
±2,150 SF

TOWNHOUSE ABOVE



# Retail Spaces

**A**



1665 Metro Ave.  
Suite 100



**B**



1685 Metro Ave.  
Suite 100



**C**



1680 Metro Ave.  
Suite 100

**AVAILABLE**  
±2,150 SF

1680 Metro Ave. Suite 100



**Former Gym Use**  
 ±2,150 SF Available

- Turn-Key
- Built-out Bathrooms (one with shower)
- Lighting & HVAC System
- Quality Gym Flooring Installed



# BOARDWALK AT MILLENIA

Within walking distance to Millenia Town Center.

# Demographics



Eastlake Business Center  
±200 Acres

CVS pharmacy TJ-MAXX SPROUTS FARMERS MARKET TRADER JOE'S petco

KOHL'S

Office DEPOT Lowe's Target

VONS McDonald's RITE AID IHOP

LA FITNESS

OTAY LAKES ROAD

CALIFORNIA 125

Southwestern College  
±19,000 Students

Walmart Walgreens THE TRIPLE POINT

OLYMPIC PARKWAY

AMC THEATRES REI macy's BEST BUY

PROPERTY

VONS IN-N-OUT BURGER

SDSU Cinematic Arts Library  
(Proposed)

High Tech Elementary, Middle & High Schools  
±1,300 Students



## Average Daily Traffic

Birch Road	±32,266 CPD
Eastlake Pkwy	±32,969 CPD



## Average HH Income

1 Mile	\$125,424
3 Miles	\$122,756
5 Miles	\$119,194



## Population

1 Mile	23,444
3 Miles	107,776
5 Miles	203,998

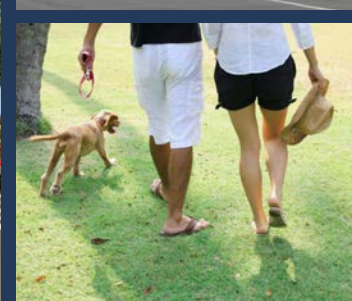
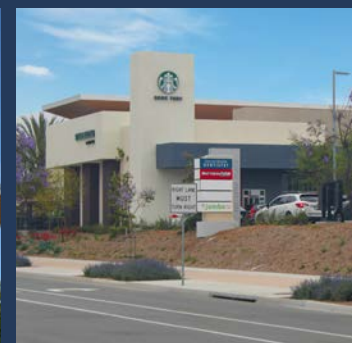


# About Millenia

Millenia is a unique mixed-use hub that embodies the new shift towards lifestyle-centric living. A blend of activities, ages, and all the perks of a thriving community, intelligently designed into 80 walkable city blocks — about the size of downtown San Diego.

The Millenia masterplan is proposed/envisioned to include ±3.5 million SF of retail, office, civic, hotel and other non-residential uses providing an estimated 9,000 permanent jobs, along with ±3,300 residential units in an urban, walkable and environmentally friendly community.

Situated at the Birch Road interchange with SR-125 Toll Road and immediately across the street from the front of the Otay Ranch Town Center Mall, Millenia has excellent visibility to and from Macy's, H&M, DSW Shoes, Best Buy, Ulta Beauty, Famous Footwear, Party City, PF Chang's, Macaroni Grill and Chili's, just to name a few.



# District Information

## MILLENNIA TOWN CENTER

By Sudberry Properties

±131,000 SF center to feature an eclectic mix of shops, services and restaurants - including HomeGoods, Cost Plus World Market, Ross Dress for Less, BuyBuyBaby, Starbucks, Luna Grill, Board & Brew, Hurricane Grill & Wings, La Sabrosita Mexican Restaurant, Jamba Juice and much more.



- A PULSE**  
For Lease  
by Fairfield Residential  
±273 luxury apartments  
EXISTING
- B VOLTA & DUETTA**  
For Lease  
by Chelsea Investments  
±210 stylish apartments  
designed around  
convenience and  
affordability.  
EXISTING
- C EVO | METRO | TRIO**  
For Sale  
by Meridian Communities  
±216 sophisticated  
townhomes, row homes,  
penthouse flats and two-  
story garden homes.  
EXISTING
- D PINNACLE**  
For Sale  
by Meridian Communities  
±126 attached townhomes  
and row homes with a chic,  
modern design.  
UNDER CONSTRUCTION
- E ELEMENT & Z**  
For Sale  
by Shea Homes  
±70 detached urban  
homes and ±106 attached  
condominiums.  
EXISTING
- F SKYLAR AT MILLENIA**  
For Sale  
by KB Homes  
±79 modern style  
detached homes.  
EXISTING
- G CLEO**  
For Sale  
by Lennar  
±118 townhomes and  
±4,500 SF commercial  
UNDER CONSTRUCTION
- H VIBE**  
For Sale  
by Lennar  
±92 urban inspired  
townhomes and  
±4,500 SF commercial.  
Under Construction
- I RYAN MILLENIA**  
For Lease  
by Ryan Companies  
±480 luxury apartments with  
±16,000 SF commercial.  
PROPOSED START 3Q 2020
- J BOULEVARD**  
For Sale  
by CalAtlantic  
±78 contemporary, attached  
row townhomes.  
EXISTING / UNDER  
CONSTRUCTION
- K ALEXAN RIVER**  
For Lease  
by Trammel Crow Residential  
±253 contemporary urban  
style apartments.  
EXISTING / UNDER  
CONSTRUCTION
- L THINK. DISCOVER.  
INVENT.**  
by Chesnut Properties  
Up to ±1.4 million SF  
cluster of office campus  
environments designed for  
innovation and collaboration.  
PROPOSED
- M FIRE STATION**  
Existing
- N AYRES HOTEL**  
±135-room stylish  
and contemporary  
boutique hotel.  
Existing
- O BOARDWALK AT MILLENIA**  
±309-unit mixed used  
community with ±6,705 SF of  
ground floor retail space.  
EXISTING

# Otay Ranch Town Center



1680 METRO AVE, SUITE 100

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