



MILLENNIA
Life has a new hub.

1610-1690 MILLENIA AVENUE CHULA VISTA, CA 91915





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CHULA VISTA, CA 91915**

PROPERTY FEATURES

- The center includes two projects totaling $\pm 131,000$ SF of retail space at the gateway to the ± 210 acre residential community.
- Prime location with maximum exposure to SR 125 Toll Road and Birch Road.
- Directly across the street from Otay Ranch Town Center Mall.
- The trade area includes:
 - ± 200 acre Eastlake Business park
 - ± 150 acre Chula Vista Elite Athlete Training Center
 - ± 384 acre University site (Proposed)
 - ± 85 acre Regional Technology Park (Proposed)
 - ± 2 million SF UnivCity office park
 - $\pm 15,600$ additional residential units at build out.



SITE PLAN



Lot 2

Site Area	10.09 Acres Net
Building Area	105,534 SF
Building Summary	
A. Retail	15,502 SF
B. Retail	25,006 SF
C. Retail	18,315 SF
D. Retail	21,048 SF
E. Retail/Food	8,835 SF*
F. Retail/Food	7,591 SF*
G. Fast Food/Financial	4,100 SF
H. Fast Food/ Financial/Commercial	5,137 SF

*Includes Utility Rooms

Parking Summary

Parking Provided	443 Stalls (4.2/1,000)
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Lot 3

Site Area	2.65 Acres
Building Area	24,955 SF
Building Summary	
K. Retail/Financial/Food	3,488 SF*
L. Retail/Financial/Food	3,200 SF*
M. Retail/Food	6,415 SF*
N. Retail/Food	11,852 SF*

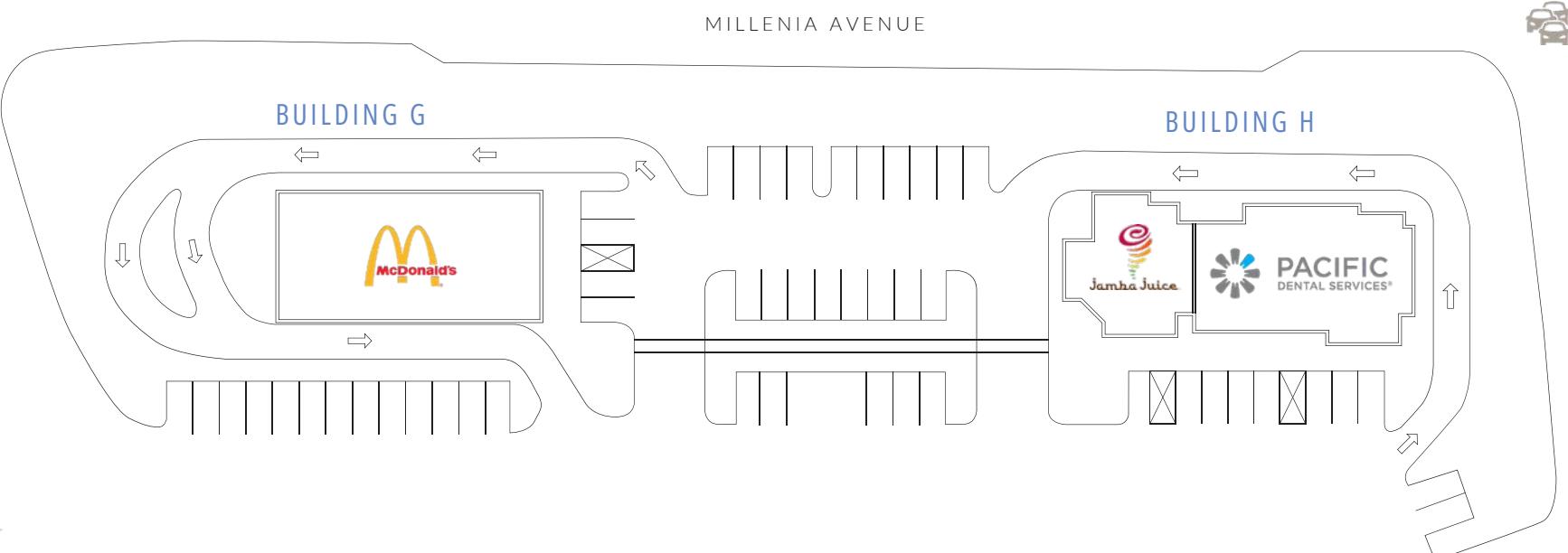
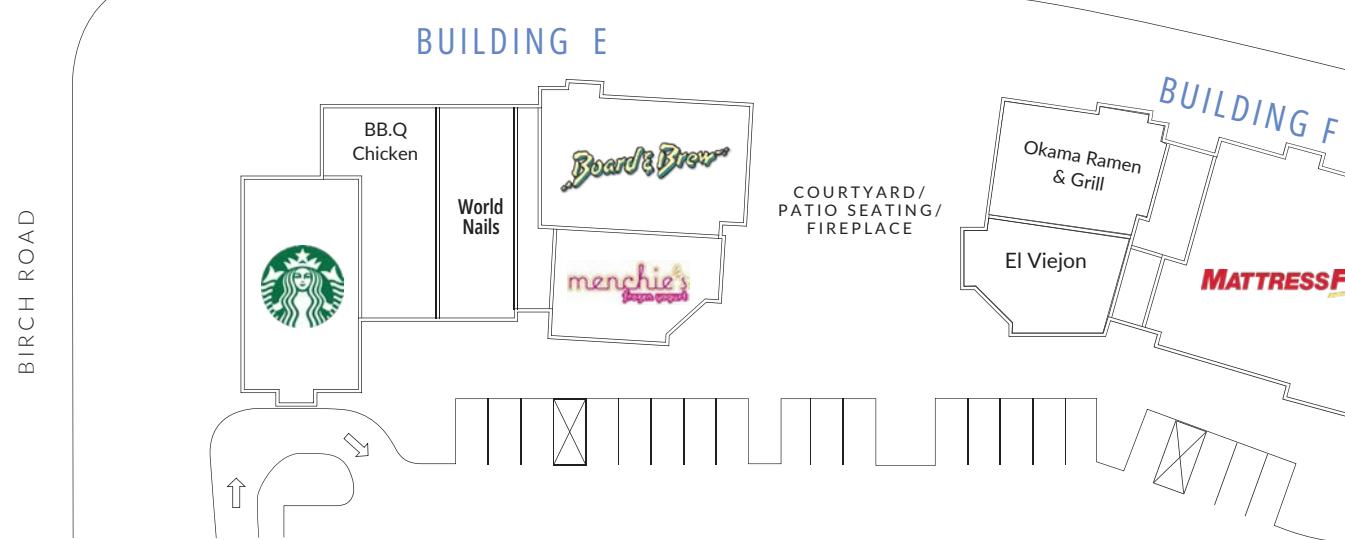
*Includes Utility Rooms

Parking Summary

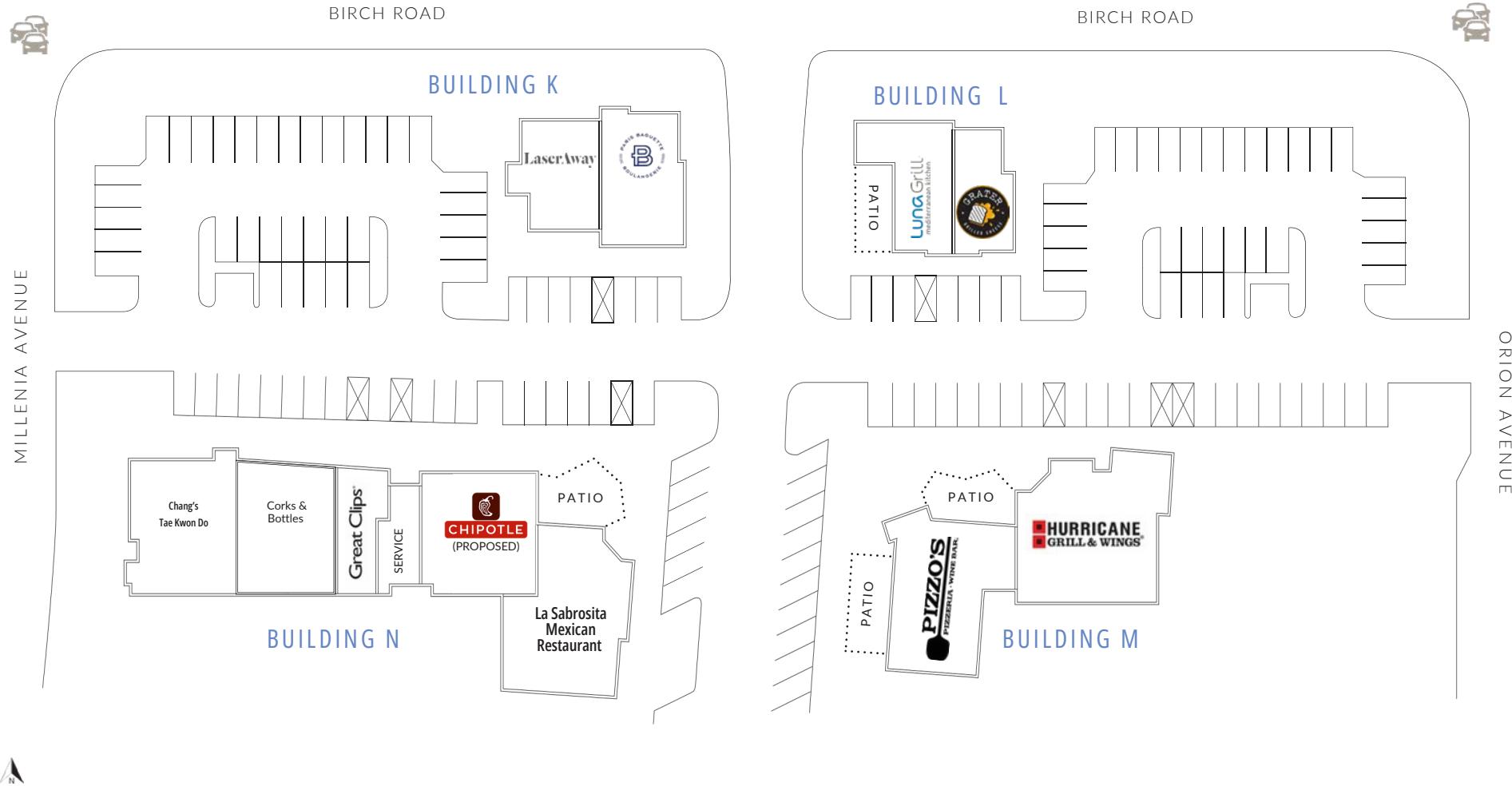
Parking Provided	130 Stalls (5.2/1,000)
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BUILDING PLANS

MILLENNIA AVENUE



BUILDING PLANS





MILLENNIA

San Diego's next iconic urban village, 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 Town Center consists of a ± 12.58 acre portion of the ± 210 acre Millenia masterplan which is proposed/envisioned to include up to ± 3.5 million SF of retail, office, civic, hotel and other non-residential uses providing an estimated 9,000 permanent jobs, along with $\pm 2,859$ residential units in an urban, walkable and environmentally friendly community equivalent to ± 80 city blocks.

The epicenter of people, places and worn-out walking shoes.



DISTRICT INFORMATION



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 **COLUMBA** - For Lease
by Chelsea Investments
±200 affordable apartments with a modern design aesthetic

E **PINNACLE** - For Sale
by Meridian Communities
±126 attached townhomes and row homes with a chic, modern design
EXISTING

F **ELEMENT & Z** - For Sale
by Shea Homes
±70 detached urban homes and ±106 attached condominiums
EXISTING

G **SKYLAR AT MILLENIUM** - For Sale
by KB Homes
±79 modern style detached homes
EXISTING

H **CLEO** - For Sale
by Lennar
±118 townhomes and ±4,500 SF commercial
EXISTING

I **VIBE** - For Sale
by Lennar
±92 urban inspired townhomes and ±4,500 SF commercial
EXISTING

J **BOULEVARD** - For Sale
by CalAtlantic
±78 contemporary, attached row townhomes
EXISTING

K **ALEXAN RIVUE** - For Lease
by Trammel Crow Residential
±253 contemporary urban style apartments
EXISTING

L **ELEMENTARY SCHOOL**
PROPOSED

M **AVALYN** - For Lease
by Ryan Companies
±480 luxury apartments with ±16,000 SF commercial
EXISTING

N **THINK.**
by Chesnut Properties
±168,000 SF office/City of Chula Vista Library/SDSU School of Nursing & Global Campus
UNDER CONSTRUCTION

O **FIRE STATION**
EXISTING

P **TBD PROJECT** - For Lease
by Ryan Companies
±278 luxury apartments
UNDER CONSTRUCTION

Q **INVENT**
Up to ±1.7 million SF; CV Entertainment Complex - Phases 2 & 3
by City of Chula Vista
PROPOSED

R **MARRIOTT HOTEL**
±130 keys
PROPOSED

S **AYRES HOTEL**
±135-room stylish and contemporary boutique hotel
EXISTING

T **BOARDWALK AT MILLENIUM**
±309-unit mixed used community with ±6,705 SF of ground floor retail space
EXISTING

COMPETITION AERIAL

1 Plaza Bonita	AMC THEATRES	macy's	JCPenney	TARGET
2 Terra Nova Plaza	DICK'S SPORTING GOODS	CVS	5	Marshalls
3 Canyon Plaza	99	dd's DISCOUNTS	Downtown	
4 Rancho Del Rey	THE HOME DEPOT	COSTCO WHOLESALE	Walmart	ROSS DRESS FOR LESS
5 Plaza at Sunbow	Ralphs	CVS		
6 Bonita Point Plaza	Ralphs			
7 Villagewalk at Eastlake	CVS	SPROUTS FRESH MARKET	TRADER JOE'S	TJ-MAXX
8 Eastlake Village Marketplace	TARGET	Lowe's	Office DEPOT	
9 Eastlake Village Center East	KOHL'S			
10 Otay Lakes Professional Plaza	LA FITNESS			
11 Eastlake Village Center South	VONS	Total Wine & MORE		
12 Eastlake Terraces	Walmart	Walgreens	THE HOME DEPOT	
13 Otay Ranch Town Center	AMC THEATRES	BEST BUY		
14 Millenia Town Center	HomeGoods	ROSS DRESS FOR LESS	Michaels	WORLD MARKET
15 Marketplace at Windingwalk	VONS	IN-N-OUT BURGERS		
16 Palm Promenade	VONS	AMC THEATRES	Walmart	THE HOME DEPOT



COMPETITION AERIAL

Neighborhood	# of Residential Units			
	Approved	Existing	Under Construction	Tentative Map
Eastlake Greens	3,359	3,359	-	-
Eastlake Trails	1,145	1,145	-	-
Eastlake Vista	1,974	1,974	-	-
Eastlake Woods	661	649	4	8
Sunbow II	2,697	1,977	381	-
Millenia	2,835	2,557	278	-
Village 1	3,699	3,699	-	-
Village 2	4,538	3,164	354	1,018
Village 3	1,638	1,220	220	194
Village 4	350	-	-	-
Village 5	2,852	2,852	-	-
Village 6	2,231	2,231	-	-
Village 7	1,456	1,120	-	-
Village 8 West	2,579	537	829	1,213
Village 8 East	3,276	-	-	3,276
Village 9	4,000	-	-	4,000
Village 10	1,740	-	-	1,740
Village 11	2,288	2,288	-	-
Village 12	900	264	239	397
University District	2,800	-	-	-
Total	47,018	29,036	2,305	11,846
Additional Units Proposed, but not yet built	15,677			



Not including the rezone by the owners of the Otay Ranch Town Center and Macy's to add 1-2,000 units, or the +/- 500-2,200 additional units being proposed for a rezone in Village 2.

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DEMOGRAPHICS



3.5M ANNUAL VISITORS

1/1/25-12/31/25

TRAFFIC COUNTS

Birch Road: ±27,504 CPD

EastLake Parkway: ±14,237 CPD

AVERAGE HHI

1 Mile: \$166,950

3 Miles: \$176,589

5 Miles: \$168,993

POPULATION

1 Mile

28,620

9,266 (Day)

3 Miles

115,703

46,786 (Day)

5 Miles

208,107

112,793 (Day)

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FOR LEASING INFORMATION



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