



MILLENNIA
Life has a new hub.

1610-1690 MILLENIA AVENUE CHULA VISTA, CA 91915



DRIVE THRU



EASTLAKE MODERN
DENTISTRY

MATTRESS FIRM

jamba

AYRES hotel



MILLENNIA

**1610-1690 MILLENIA AVENUE
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)

Lot 3

Site Area 2.65 Acres

Building Area 24,955 SF

Building Summary

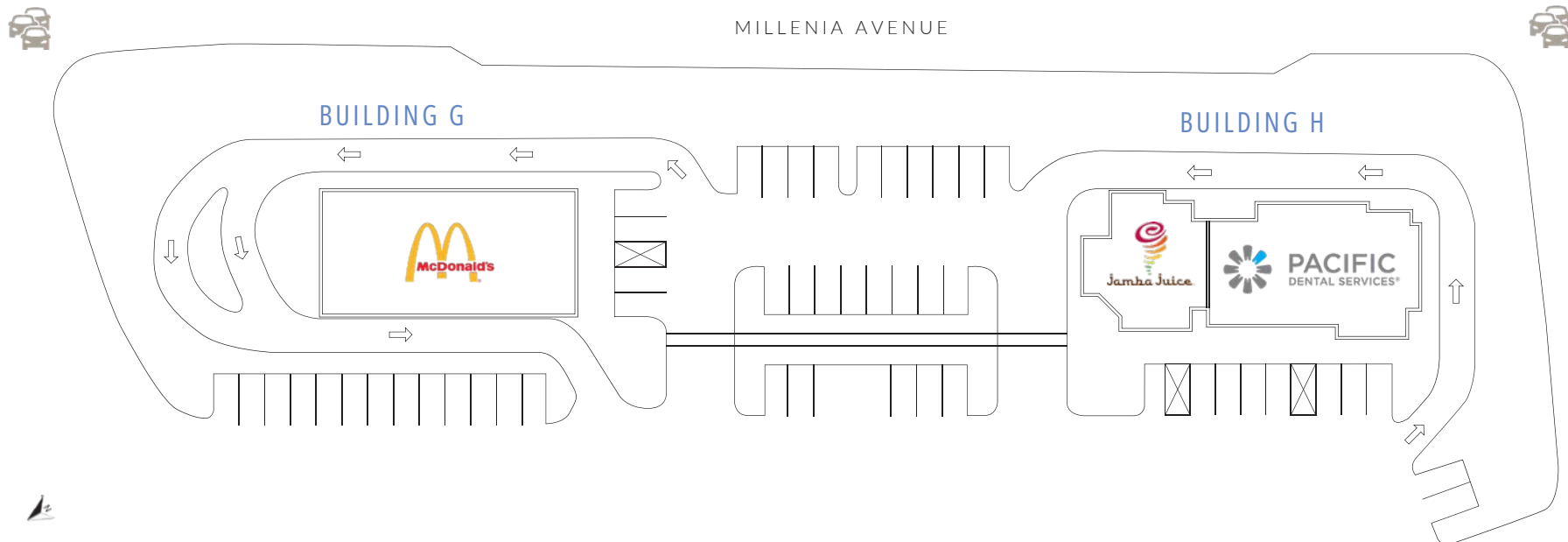
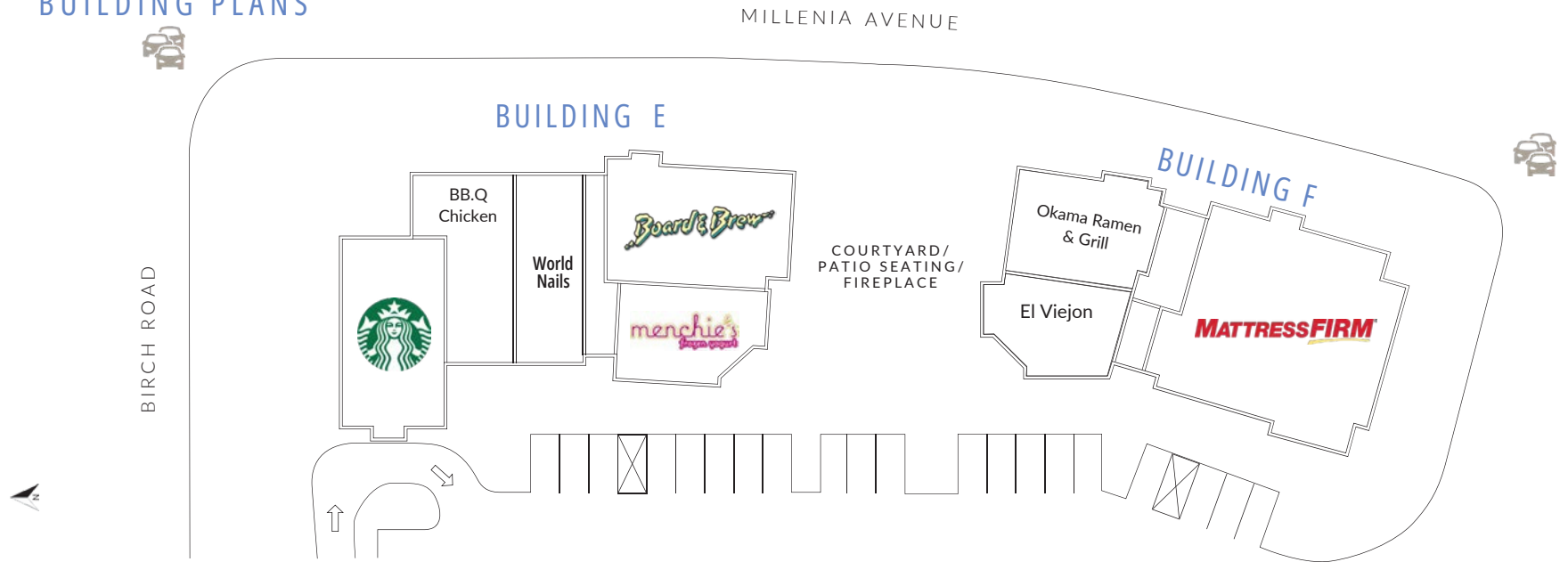
K. Retail/Financial/Food	3,488 SF*
L. Retail/Financial/Food	3,200 SF*
M. Retail/Food	6,415 SF*
N. Retail/Food	11,852 SF *

*Includes Utility Rooms

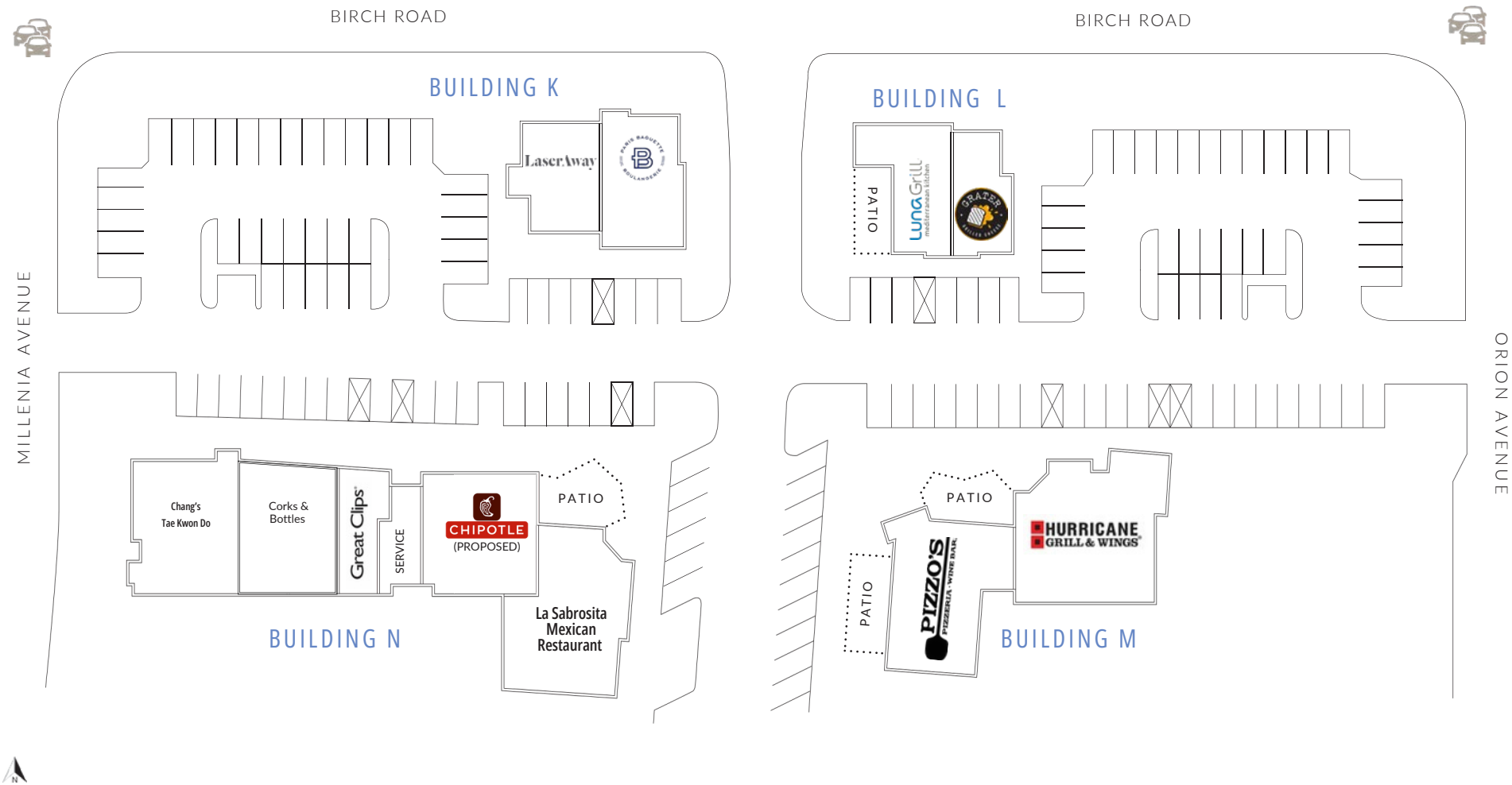
Parking Summary

Parking Provided 130 Stalls
(5.2/1,000)

BUILDING PLANS



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

MILLENIA 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, Michael's, Starbucks, Luna Grill, Board & Brew, Hurricane Grill & Wings, La Sabrosita Mexican Restaurant, Jamba Juice and much more.

EXISTING



OTAY RANCH TOWN CENTER

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 MILLENIA - 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 MILLENIA
±309-unit mixed used community with ±6,705 SF of ground floor retail space
EXISTING

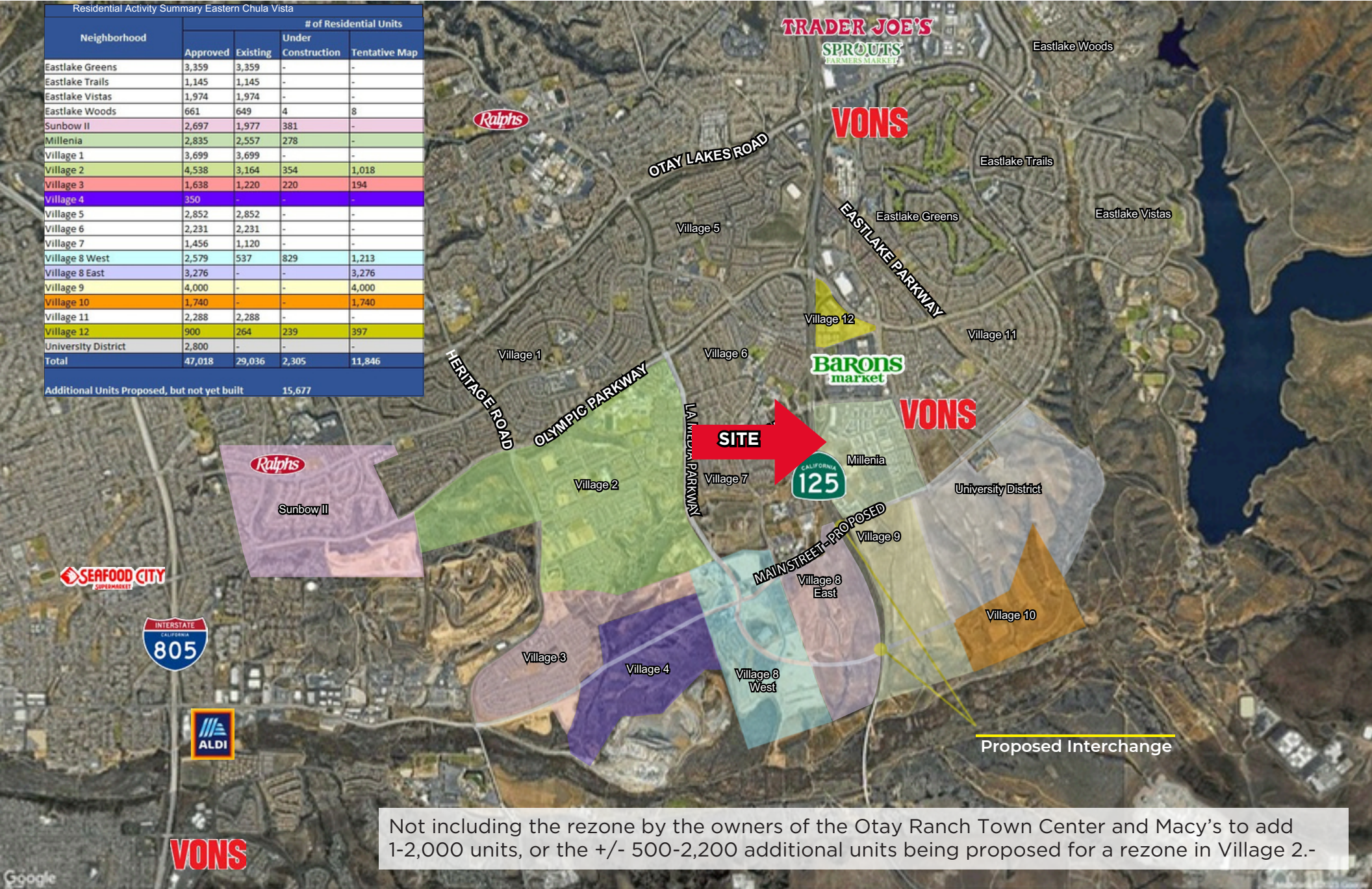
COMPETITION AERIAL

1	Plaza Bonita	AMC THEATRES	MACYS	JCPenney	TARGET
2	Terra Nova Plaza	DICK'S	CVS	WALCO	Marshalls
3	Canyon Plaza	99c DISCOUNTS	dd's DISCOUNTS		
4	Rancho Del Rey	THE HOME DEPOT	COSTCO	Walmart	ROSS DRESS FOR LESS
5	Plaza at Sunbow	Ralphs	CVS		
6	Bonita Point Plaza	Ralphs			
7	Villagewalk at Eastlake	CVS	SPROUTS	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	LAIFITNESS			
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	Michael's	WORLD MARKET
15	Marketplace at Windingwalk	VONS	IN-N-OUT		
16	Palm Promenade	VONS	AMC THEATRES	Walmart	THE HOME DEPOT



COMPETITION AERIAL

Residential Activity Summary Eastern Chula Vista				
Neighborhood	# of Residential Units			
	Approved	Existing	Under Construction	Tentative Map
Eastlake Greens	3,359	3,359	-	-
Eastlake Trails	1,145	1,145	-	-
Eastlake Vistas	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.-



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	3 Miles	5 Miles
28,620	115,703	208,107
9,266 (Day)	46,786 (Day)	112,793 (Day)

*DISCLAIMER

*All information regarding this property is deemed to be reliable, however, no representation, guarantee or warranty is made to the accuracy thereof and is submitted subject to errors, omissions, change of price or withdrawal without notice.

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*Any site plans and maps contained herein is not a representation, warranty or guarantee as to size, location, or identity of any tenant, and the improvements are subject to such changes, additions, and deletions as the architect, landlord, or any governmental agency may direct.

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FOR LEASING INFORMATION



STEWART KEITH
858.875.4669
skeith@flockeavoyer.com
CA DRE No.: 01106365