

Eastlake TERRACES

NOW OPEN



125



EASTLAKE PKWY

OLYMPIC PKWY

±1,101 SF
AVAILABLE

RETAIL FOR LEASE

1320-1480 EASTLAKE PKWY & 2089-2127 OLYMPIC PKWY
CHULA VISTA, CA 91915

**FLOCKE &
AVOYER**
Commercial Real Estate

Eastlake TERRACES

1320-1480 EASTLAKE PKWY & 2089-2127 OLYMPIC PKWY
CHULA VISTA, CA 91915

Highlights

- Prominent $\pm 363,300$ SF power center
- Anchored by Walmart, Home Depot and Walgreens
- Part of the $\pm 3,200$ acre master-planned community of Eastlake
- Adjacent to the $\pm 23,000$ acre master-planned community of Otay Ranch ($\pm 15,000$ additional homes proposed at total build-out)
- About a mile from the master-planned Millenia community (up to ± 3.5 million SF of retail, office, civic, hotel and non-residential uses, $\pm 2,859$ residential units proposed)
- Exceptional visibility to the CA-125 highway
- Highly visible tenant signage on the back of buildings facing Eastlake Pkwy & Olympic Pkwy

$\pm 1,101$ SF
AVAILABLE



Eastlake TERRACES





Eastlake TERRACES



Site Plan & Availabilities

Max's RESTAURANT since 1945
Smiles of Eastlake Cosmetic and General Dentistry
ups
iTAM SUN - SPRAY - SPA
SUPERCUTS
N&YO FROZEN YOGURT
Starbucks
OKAYAMA STEAKHOUSE
H&R BLOCK
±1,101 SF AVAILABLE
NAIL SPA
SD KABOB SHACK
MOCHINUT
NAVY FEDERAL Credit Union
HANDEL'S homemade ice cream & yogurt since 1945



Eastlake TERRACES

±1,101 SF
AVAILABLE

Smiles of Eastlake
Cosmetic and General Dentistry

SUPERCUTS



MOCHINUT

H&R BLOCK

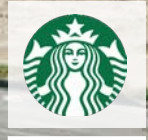
DORI BOBA

Max's
RESTAURANT
since 1945



iTAN
SUN • SPRAY • SPA

NuYo
FROZEN YOGURT



NAVY FEDERAL
Credit Union

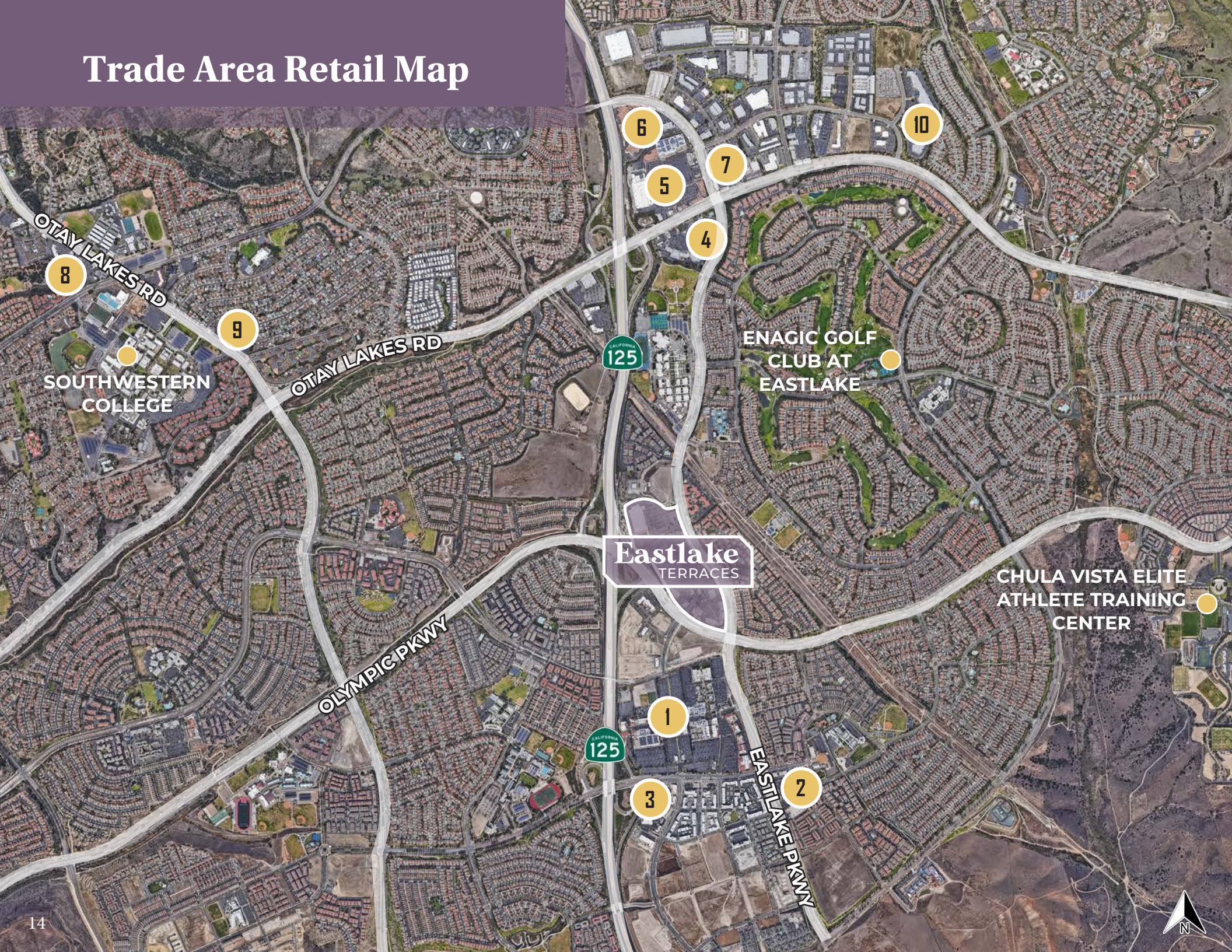
HANDEL'S
HOMEMADE ICE CREAM SINCE 1945

Visibility & Exposure

- Prominent signage on the street-facing side of the buildings
- Tenants benefit from excellent exposure to two of the busiest roads in Eastlake
- EastLake Pkwy: 32,930 cars per day
- Olympic Pkwy: 41,988 cars per day

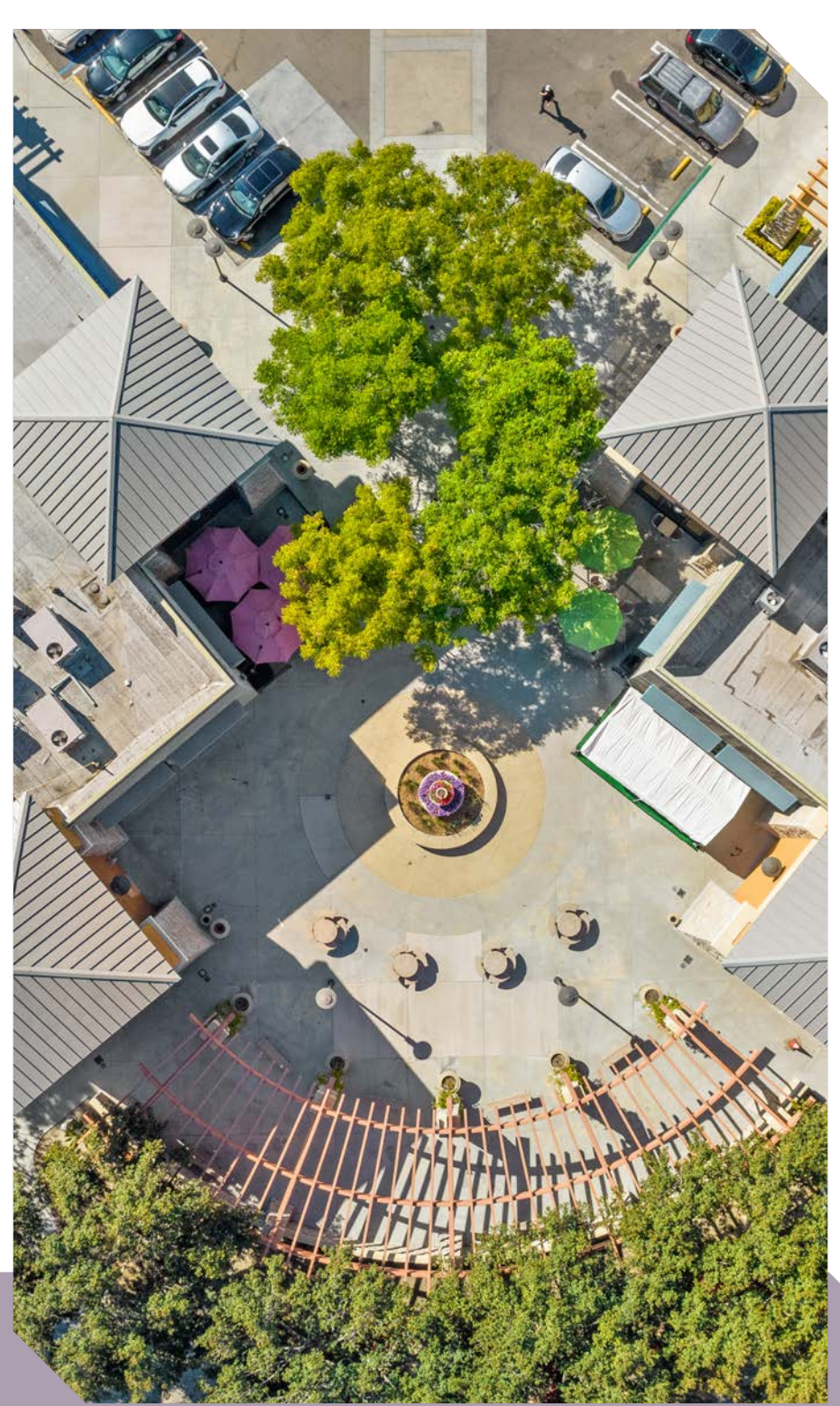


Trade Area Retail Map



Major Retailers

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 10

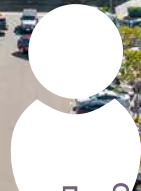


Demographics



population

1 Mile: 28,231
3 Miles: 117,293
5 Miles: 196,090



annual visitors

7 Million Visitors
(06/01/23 - 05/31/24)



daytime population

1 Mile: 9,037
3 Miles: 43,809
5 Miles: 96,572



cars per day

CA-125: 119,749
Eastlake Pkwy: 38,447
Olympic Pkwy: 64,706



avg. household income

1 Mile: \$174,247
3 Miles: \$174,046
5 Miles: \$164,399

Eastlake TERRACES

For Leasing Information

1320-1480 EASTLAKE PKWY &
2089-2127 OLYMPIC PKWY
CHULA VISTA, CA 91915

BRAD WILLIAMS
858.875.4668
bwilliams@flockeavoyer.com
CA DRE No. 01802468

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

**FLOCKE &
AVOYER**

Commercial Real Estate
6165 Greenwich Drive, Suite 110
San Diego, CA 92122
619.280.2600
flockeavoyer.com

*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.
- *Figures and statements appearing on this form represent our best knowledge and belief based on information gathered regarding the above property. This analysis is to be taken, therefore, as an estimate and not as a guarantee or warranty. Information contained herein is subject to independent verification and no liability for errors or omissions is assumed. You should rely on your own independent analysis and investigation regarding the above property and on the advice of your legal counsel and tax consultant.
- *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.
- *Demographics contained herein are produced using private and government sources deemed to be reliable. The information herein is provided without representation or warranty. Additional information available upon request.
- *Any geofencing data herein is provided by Placer Labs, Inc. (www.placer.ai) and is provided without representation or warranty.
- *Photos contained herein are property of their respective owners. Use of these photos without the express written consent of the owner is prohibited. Photos do not guarantee the current condition of the property.
- *Figures and statements appearing on this form represent our best knowledge and belief based on information gathered regarding the above property. This analysis is to be taken, therefore, as an estimate and not as a guarantee or warranty. Information contained herein is subject to independent verification and no liability for errors or omissions is assumed. You should rely on your own independent analysis and investigation regarding the above property and on the advice of your legal counsel and tax consultant.