

*Rustic Boards*  
ARTISANAL CUISINE

**AQUI**  
Coffee House

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# The Shops at Escaya

1925-1970 AVENIDA ESCAYA, CHULA VISTA, CA 91913

FOR  
LEASE

# The Shops at Escaya

is a mixed-use project located in Village 3 (“Escaya”) of the award-winning Otay Ranch master plan consisting of ±20,000 SF of retail space, a ±10,200 SF community purpose building and offers sweeping views of the Otay River Valley

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±40,000 CARS PER DAY-AT BUILD OUT



The Shops at Escaya are located close to SeaWorld’s Sesame Place, North Island Amphitheatre, Chula Vista Auto Mall and other daytime employment along Main Street, and nearby to a park, swim club, and the brand new Fahari L. Jeffers Elementary School.

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Escaya is nearing completion of construction and is proposed to include a total of ±1,638 residential units and is estimated for full build-out in approximately end of 2024.



## Traffic Counts Cars Per Day

Heritage Road (at build-out)  
±40,000



## Population

<b>3 Miles</b>	<b>5 Miles</b>
119,933	325,707

## Daytime Population

<b>3 Miles</b>	<b>5 Miles</b>
53,140	185,942



## Average HHI\*

<b>3 Miles</b>	<b>5 Miles</b>
\$108,8505	\$97,160



## The Shops at Escaya

is located in the Village Core area of Escaya and is well-positioned to take advantage of the ±200,000 SF of industrial across the street.





# ESCAYA Site Plan OTAY RANCH



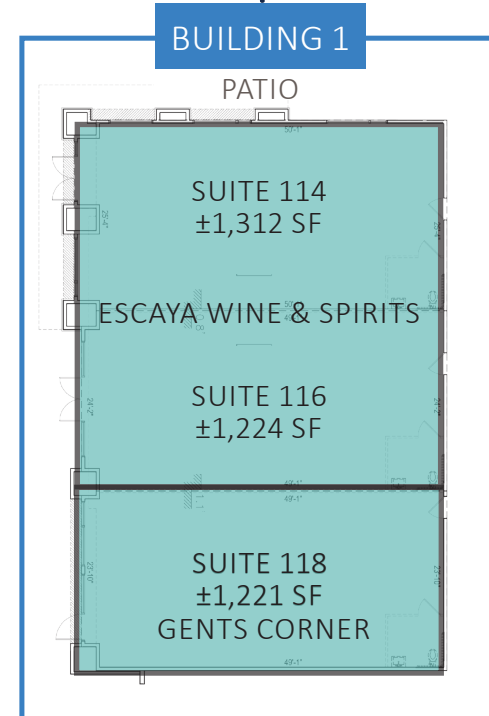
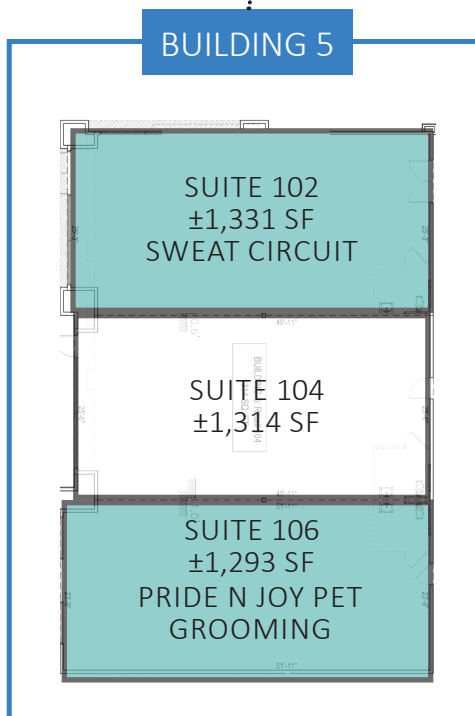
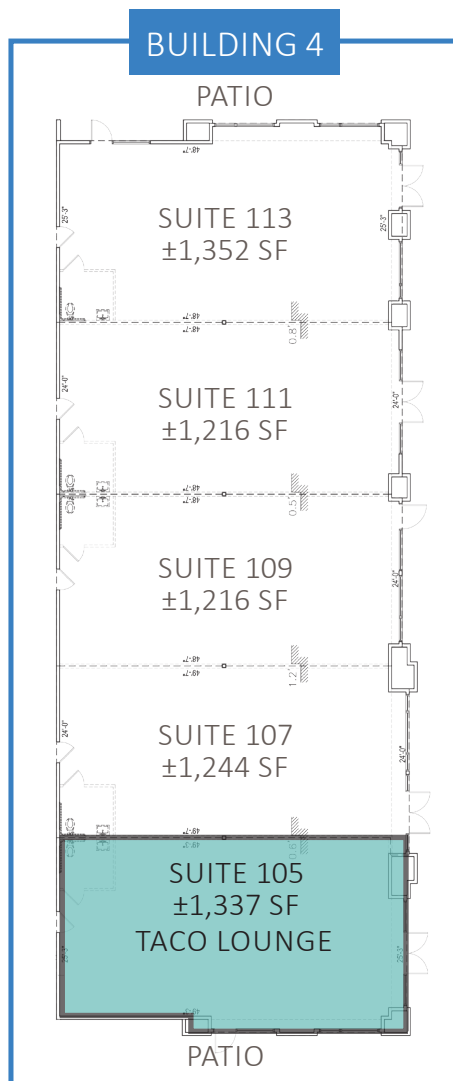
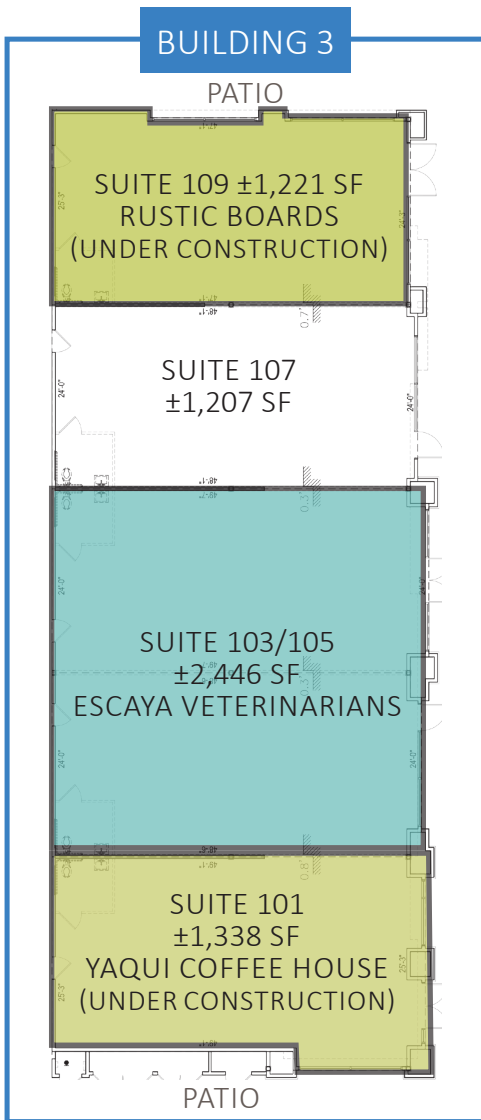
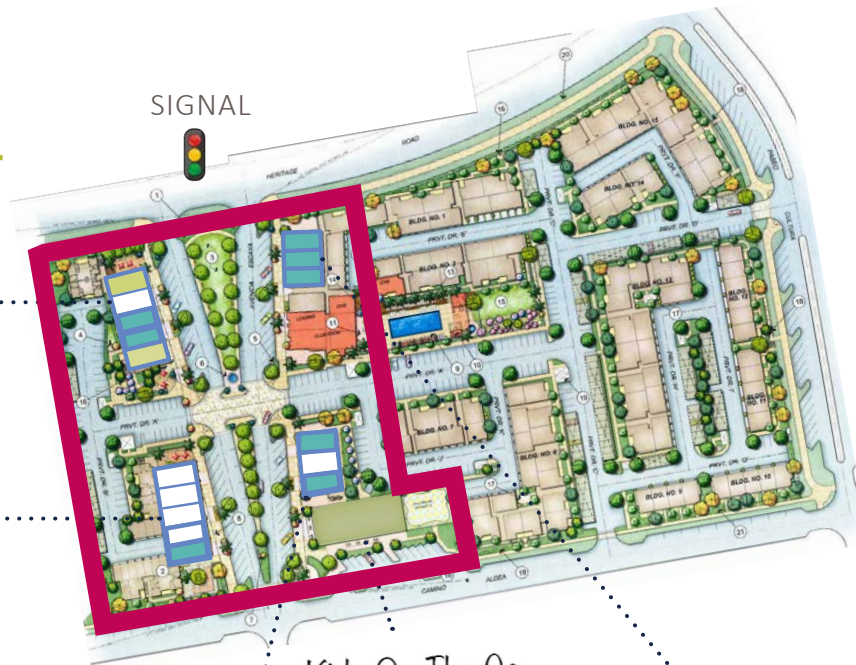
- A** Proposed Business Park (up to ±200,000 SF) Under Construction
- B** StorQuest Self Storage
- C** Chevron
- D** Proposed Commercial (up to ±9,600 SF)
- E** Orchard Swim Club (now open)
- F** Escaya Park (now open)
- G** Proposed ±218 apartments (under construction)
- H** Fahari L. Jeffers Elementary School- grades K-6 (now open)
- I** Proposed ±194 single family homes



\*Disclaimer on pg. 8

# The Shops at Escaya

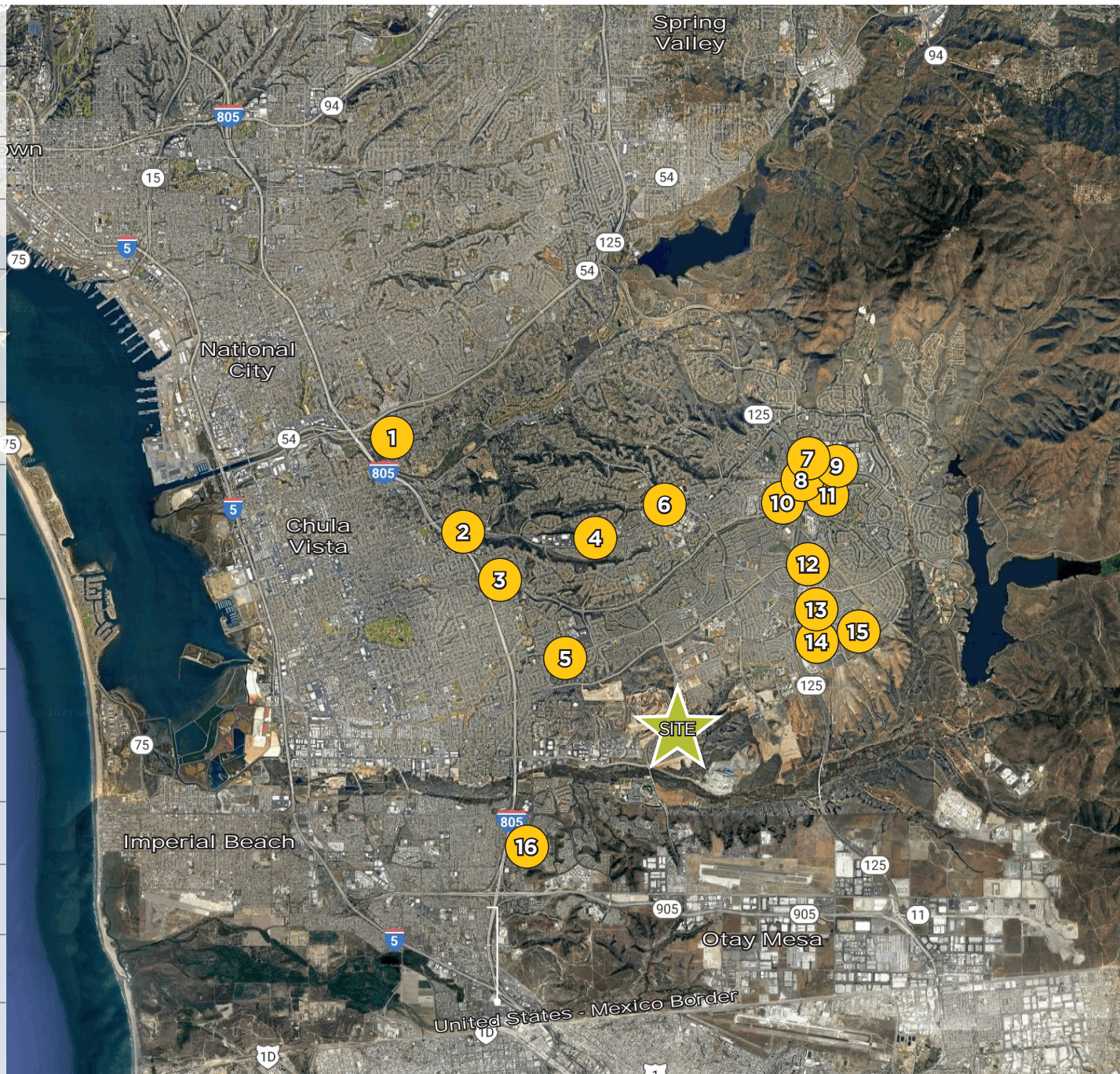
## BUILDING PLANS



Kids On The Go  
(LEASE SIGNED)

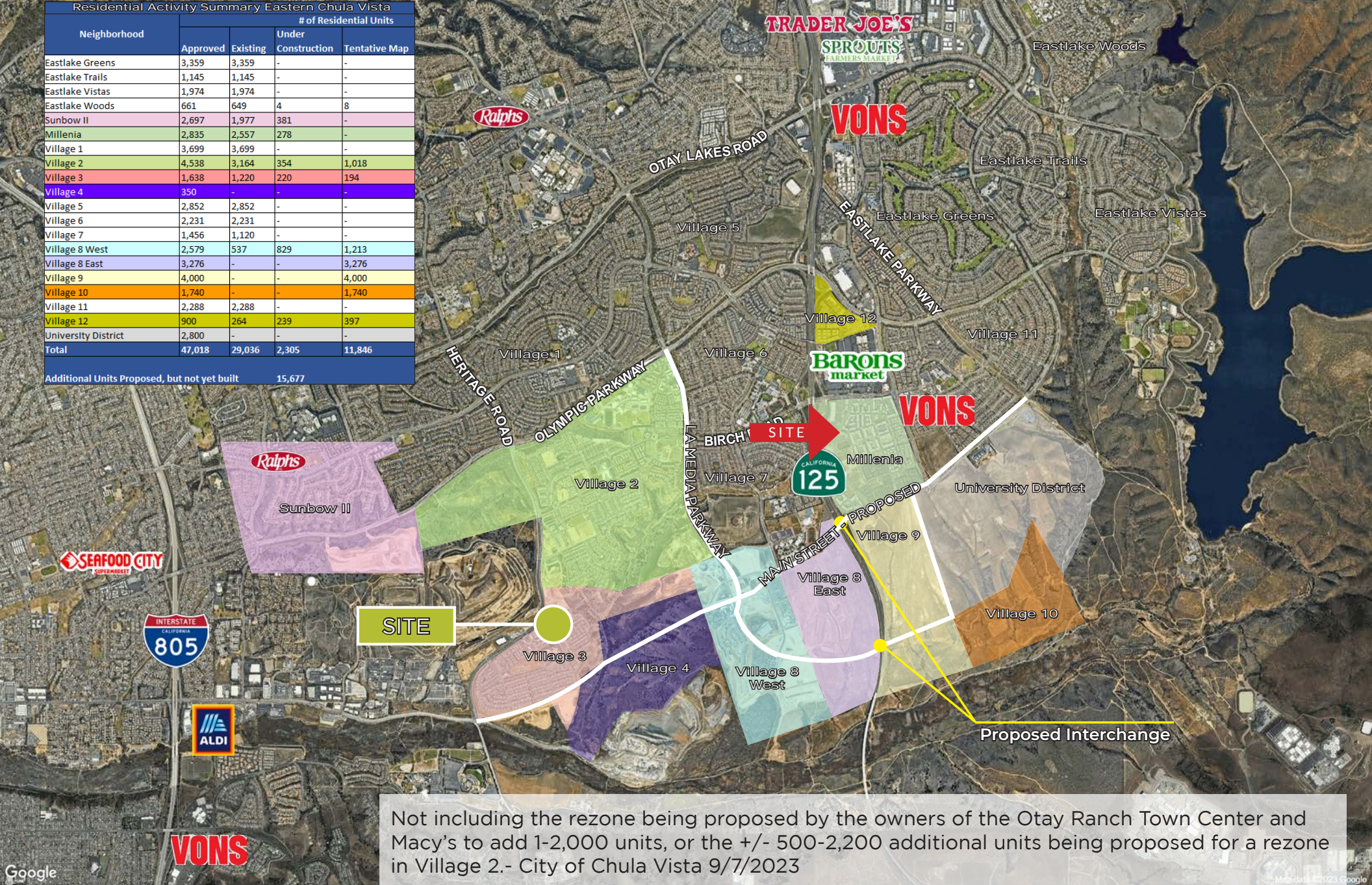
# Area Competition Map

1	Plaza Bonita	AMC THEATRES, macy's, JCPenney, TARGET
2	Terra Nova Plaza	DICK'S, CVS, Marshalls
3	Canyon Plaza	99, RITE AID
4	Rancho Del Rey	THE HOME DEPOT, Costco, Walmart, ROSS DRESS FOR LESS
5	Plaza at Sunbow	Ralphs, CVS
6	Bonita Point Plaza	Ralphs, RITE AID
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
12	Eastlake Terraces	Walmart, Walgreens, THE HOME DEPOT
13	Otay Ranch Town Center	AMC THEATRES, macy's, 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



# Grocery Competition Map

Neighborhood	Residential Activity Summary Eastern Chula Vista			
	# 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	-	-	-
<b>Total</b>	<b>47,018</b>	<b>29,036</b>	<b>2,305</b>	<b>11,846</b>
Additional Units Proposed, but not yet built			15,677	



Not including the rezone being proposed by the owners of the Otoy 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.- City of Chula Vista 9/7/2023

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FOR LEASING INFORMATION



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