

**AVAILABLE  
±4,800 SF  
(DIVISIBLE)  
WITH DRIVE THRU**

# Eastlake TERRACES

**NOW OPEN**



CALIFORNIA  
125

EASTLAKE PKWY

OLYMPIC PKWY

**±1,101 SF  
AVAILABLE**

**FLOCKE &  
AVOYER**  
Commercial Real Estate

## RETAIL FOR LEASE

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



# 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 ( $\pm 18,000$  additional homes proposed at total build-out)
- About a mile from the master-planned Millenia community (up to  $\pm 3.5$  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

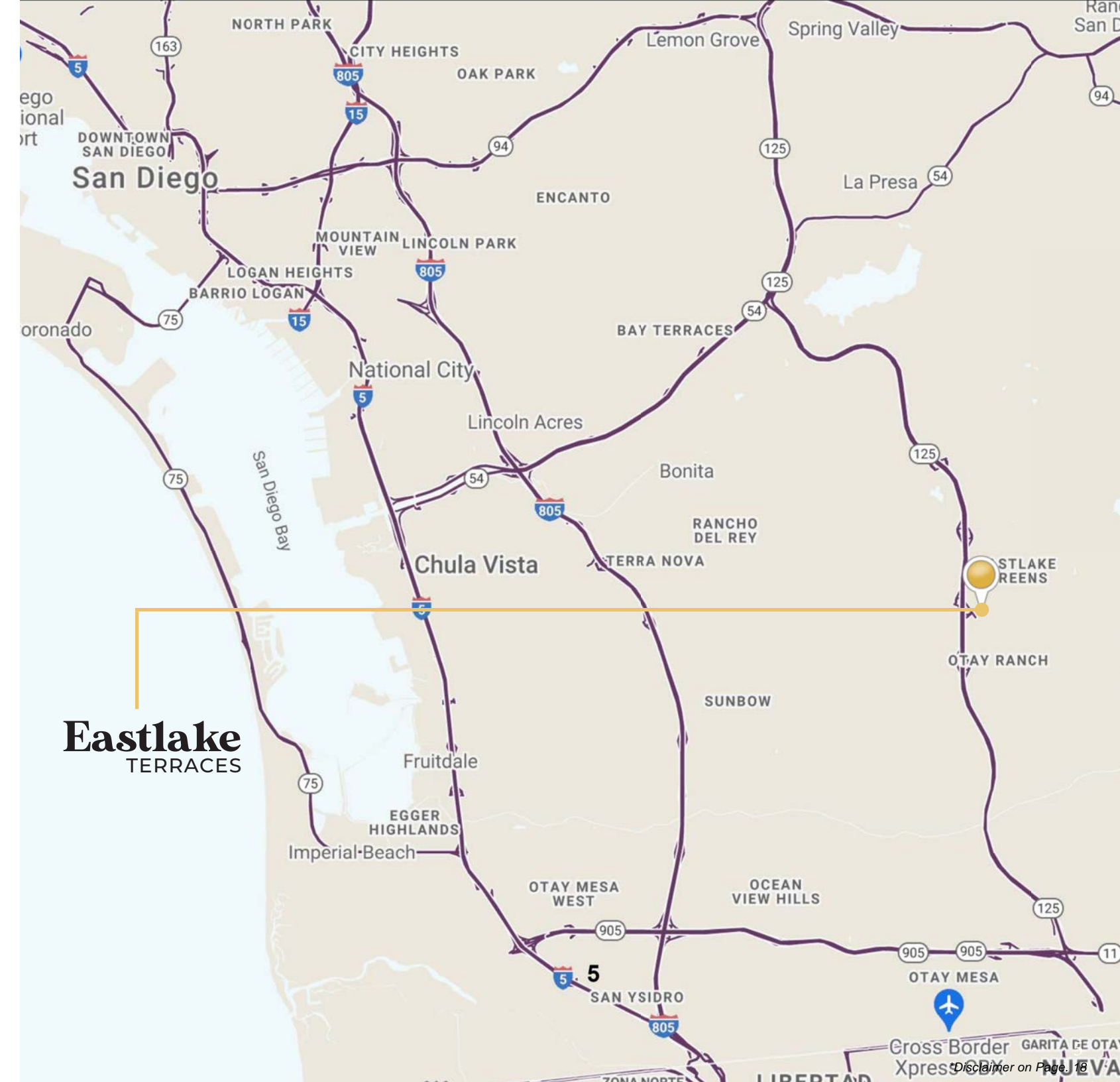


**OTAY RANCH TOWN CENTER**  
Macy's, AMC, Best Buy  
anchored shopping center

**OLYMPIC PKWY**  
64,706 ADT

**EASTLAKE PKWY**  
32,930 ADT

**±4,800 SF (Divisible)  
Drive Thru**



## Eastlake TERRACES



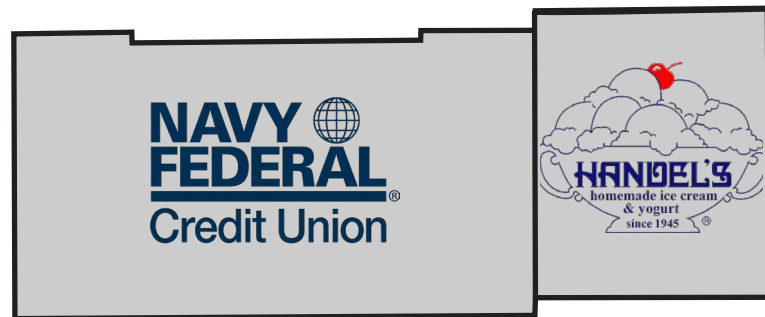
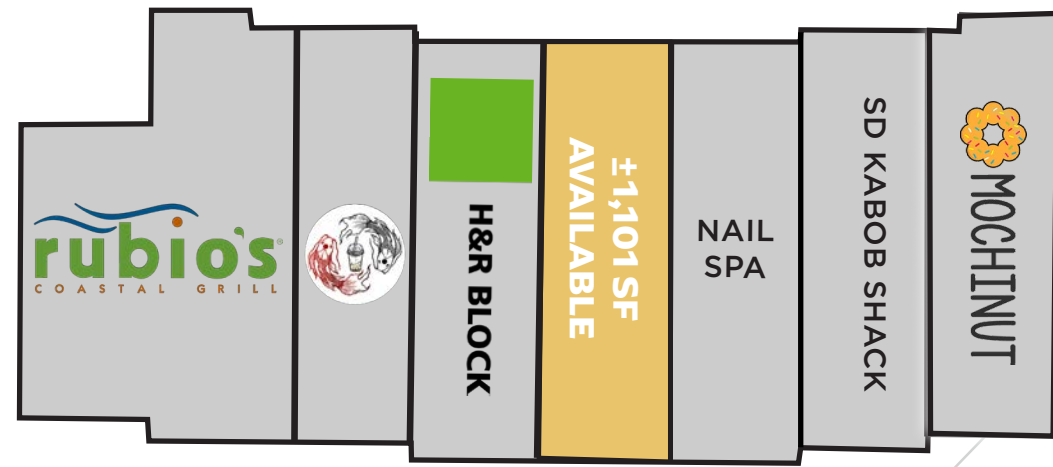


# Eastlake TERRACES





# Site Plan & Availabilities





# Eastlake TERRACES

±1,101 SF  
AVAILABLE

Smiles of Eastlake  
Cosmetic and General Dentistry

**SUPERCUTS**



**rubio's**  
COASTAL GRILL

**MOCHINUT**

**H&R BLOCK**

**Max's**  
RESTAURANT  
since 1945



**iTAN**  
SUN • SPRAY • SPA

**NuYo**  
FROZEN YOGURT



**NAVY FEDERAL**  
Credit Union

**DORI BOBA**

**HANDELS**  
HOMEMADE ICE CREAM SINCE 1945





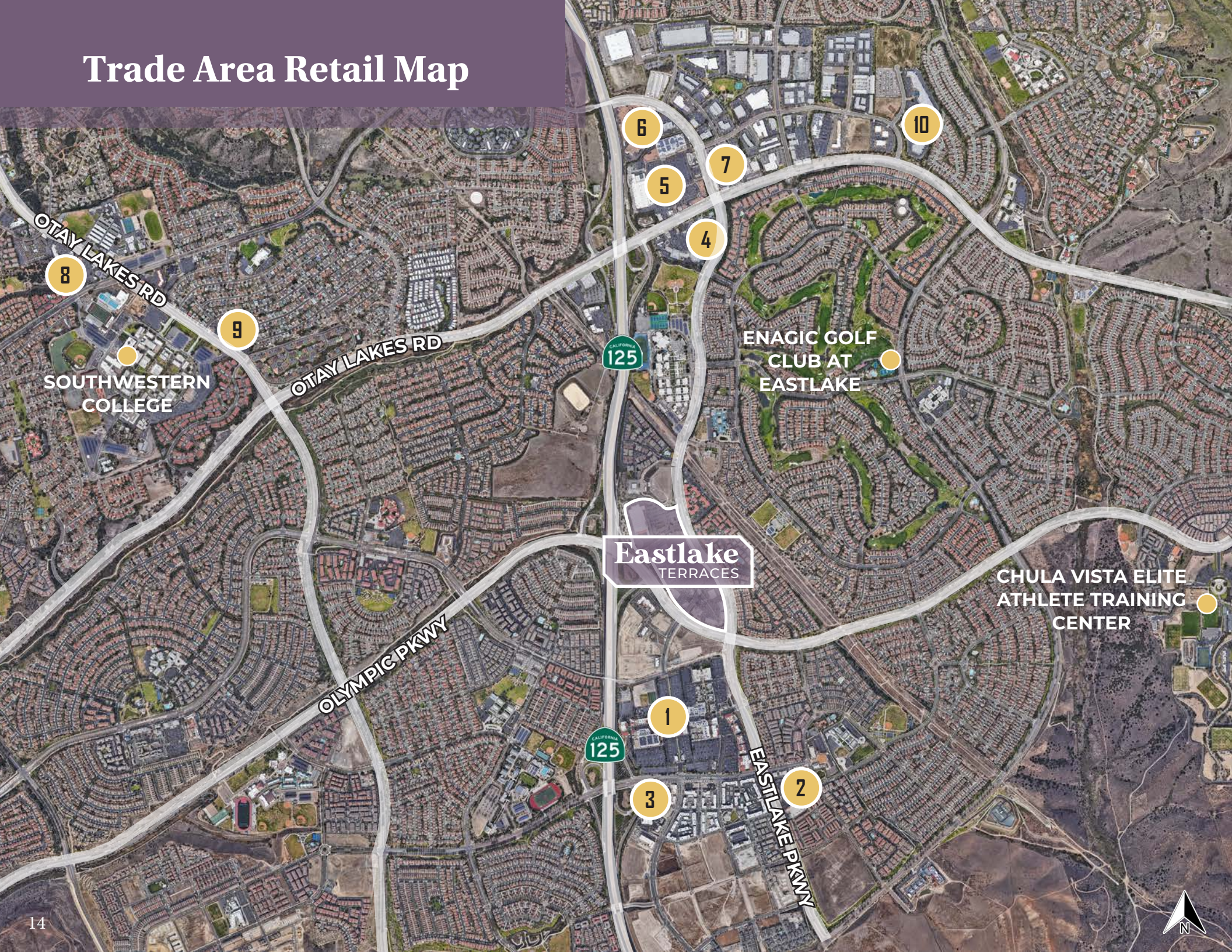
## Visibility & Exposure

- 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



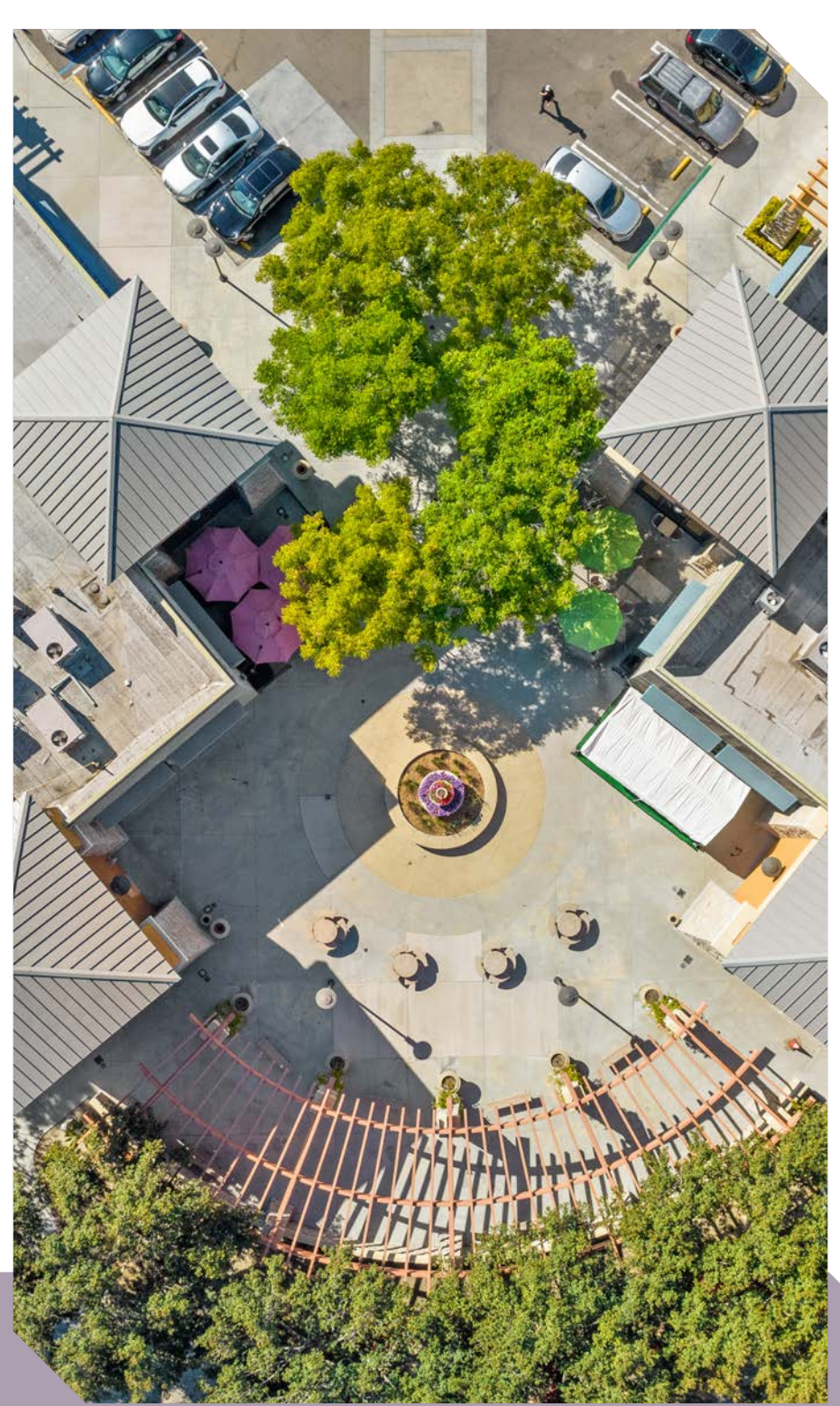


# Trade Area Retail Map



# Major Retailers

- 1 AMC THEATRES, BEST BUY, macy's, Apple, BARONS
- 2 VONS, IN-N-OUT BURGER, Denny's, CALIFORNIA COAST CREDIT UNION
- 3 ROSS DRESS FOR LESS, COST PLUS WORLD MARKET, HomeGoods, McDonald's, Michaels
- 4 VONS, CHIPOTLE MEXICAN GRILL, IHOP
- 5 TARGET, LOWE'S, Office DEPOT, Wendy's, BevMo!
- 6 SPROUTS FARMERS MARKET, TJ-maxx, CVS pharmacy, TRADER JOE'S, petco, five BELOW
- 7 KOHL'S, Jack in the box, Jersey Mike's SUBS, Krispy Kreme DOUGHNUTS
- 8 Ralphs, RITE AID, Starbucks, CHIPOTLE MEXICAN GRILL, Carl's Jr.
- 9 DOLLAR TREE, 7 ELEVEN, Jack in the box, Domino's Pizza
- 10 CROUCH FITNESS, SKY ZONE





# Demographics





# Eastlake TERRACES

## For Leasing Information

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2089-2127 OLYMPIC PKWY  
CHULA VISTA, CA 91915

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