

VILLAGE WALK

■ AT EASTLAKE

±1,502 SF AVAILABLE (2ND FLOOR)
±1,400 SF POTENTIALLY AVAILABLE
±4,788 SF RESTAURANT AVAILABLE

**FLOCKE &
AVOYER**

Commercial Real Estate

**866-884 EASTLAKE PARKWAY
CHULA VISTA, CA 91914**

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Property Highlights

- ±158,700 SF of upscale specialty retail and dining experiences
- Strategically positioned for easy freeway access
- Excellent exposure and frontage to the 125 freeway
- Close proximity to Vons, Rite Aid, Target, Lowe's, Office Depot and Kohl's
- Unique lifestyle ambiance, refined craftsman architecture, inviting displays and a koi pond

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Welcome to the ultimate shopping experience



POSITIONED IN THE HEART
OF THE PRESTIGIOUS
Eastlake Trade Area



VILLAGE WALK

AT EASTLAKE

Over 30 Shops & Restaurants



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Site Plan



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Building

A



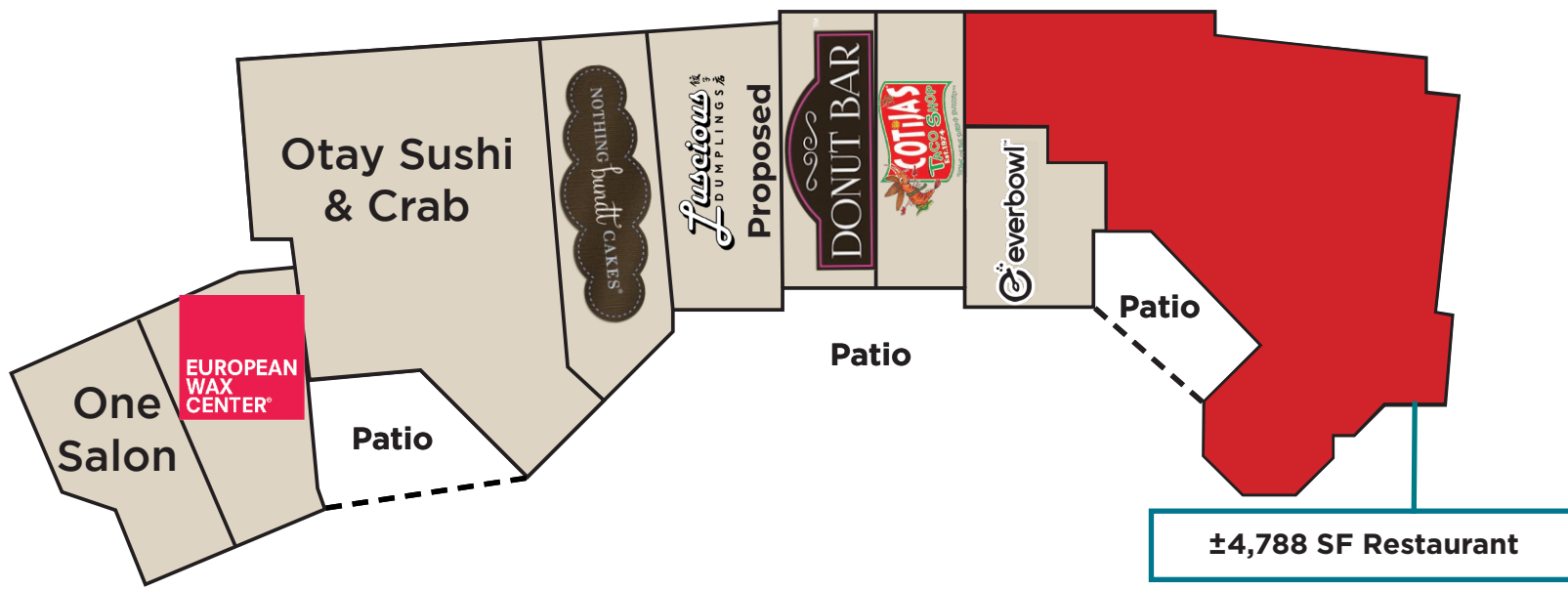
Building

B



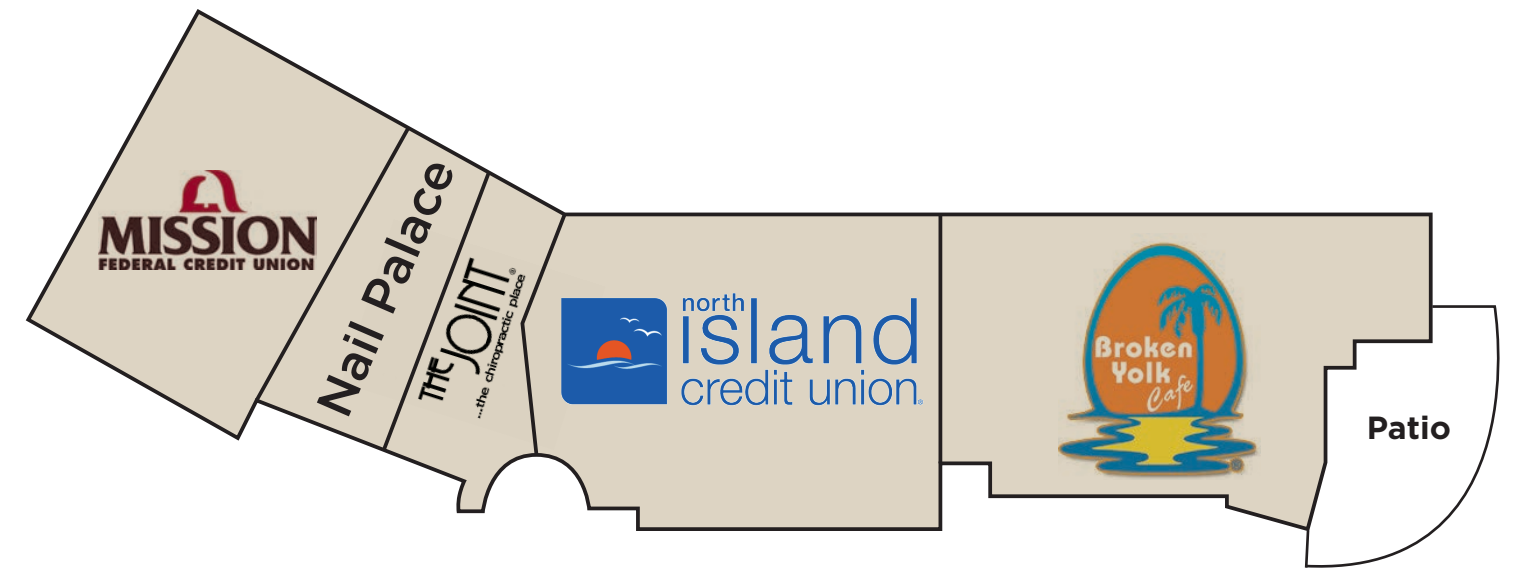


Building



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Building



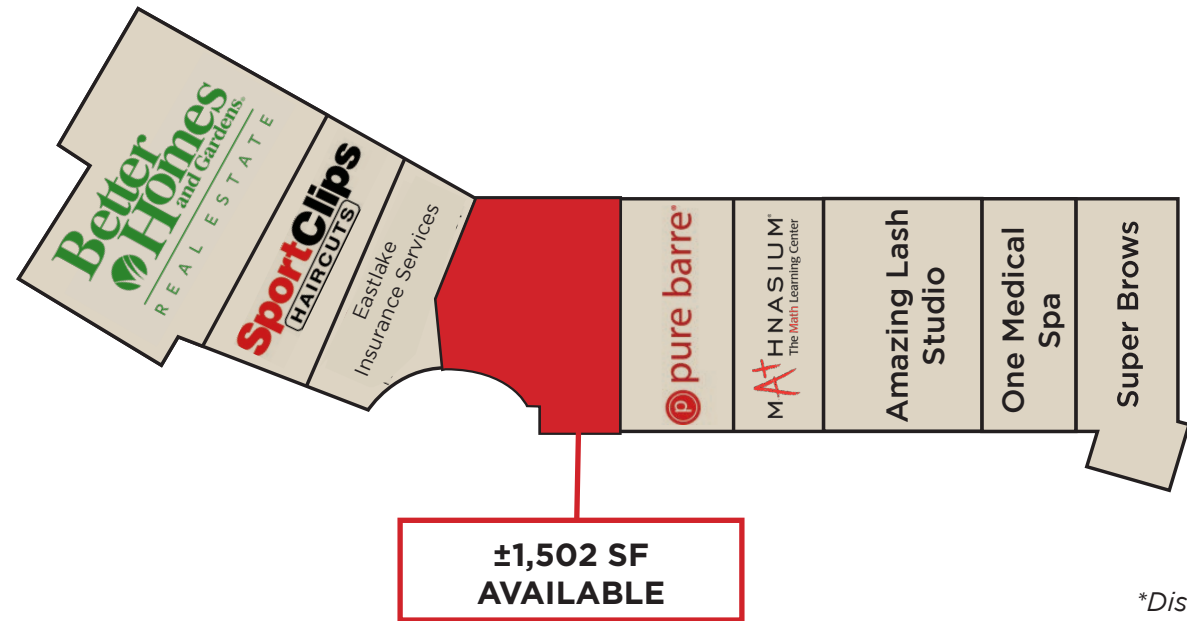
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Building

E

2ND FLOOR



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Demographics



VISITORS

VISITS: 3.9 MILLION (JUNE 1, 2023 - June 30, 2024)
39.7% Growth over 36 months



TRAFFIC COUNTS

CA-125: ±43,557 ADT
EASTLAKE PKWY: ±39,532 ADT



AVERAGE HOUSEHOLD INCOME

1 MILE: \$153,967
3 MILES: \$166,539
5 MILES: \$156,337



POPULATION

1 MILE: 17,146
3 MILES: 114,589
5 MILES: 213,506



DAYTIME POPULATION

1 MILE: 12,180
3 MILES: 46,587
5 MILES: 95,116



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FOR MORE INFORMATION

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REV. 7.29.24



**VILLAGE
WALK**
AT EASTLAKE

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