



Retail that resonates



NewMark Merrill
COMPANIES



Located at the Southeast corner of I-805 and East H St. • Chula Vista, CA
www.terranovaplaza.com



Major Retailers:

Marshalls®

Smart & Final
extra!

DICK'S
SPORTING GOODS

Great Clips®
IT'S GONNA BE GREAT

petco

♥ CVS pharmacy

BIG 5
SPORTING GOODS

FedEx®
Office

hearX

SUBWAY®



R&B
TEA

A Masterful Mix

Over 40 Tenants also including:

Mattress Firm, San Diego Blood Bank, European Wax Center, Taco Bell, Jack in the Box, Honey Baked Ham, Chase Bank, Carter's



1-2 pm
Busiest Time
of Day



51 min.
Avg. Length
of Visit





#	TENANT	SF
208	HearX	900
209	Busy Bees Locks and Keys	863
210	San Diego Blood Bank	2,638
211	D'lish Pizza	3,488
213	California Coast Credit Union	4,579
214	Great Clips	900
215	Fairlane Cleaners	1,087
215A	White Dragon	3,490
601	AVAILABLE	900
602-603	Cabrillo Credit Union	1,800
604	Knockout Chicken	1,853
701	Leslie's Pools	3,025
701A	Total Wellness Health Center	675
702	Honey Baked Ham	2,395
703	Happy Head Foot Reflexology	3,285
704	Carter's	5,229
901	Petco	8,550
901A	Verizon Wireless	1,675
1	Dick's Sporting Goods	
3	CVS Pharmacy	
4	Big 5 Sporting Goods	
5	Smart & Final Extra	
8	Marshalls	
11	McMillin Property Mgmt.	
12	JP Morgan Chase Bank	
13	Taco Bell	
15	Mission Federal Credit Union	
16	Terra Nova Fuels	
18	Jack in the Box	



310,000

SF OF RETAIL SPACE

#	TENANT	SF
1001/2	BeMobile	1,650
1004	Belle Image Salon	1,710
1005	European Wax Center	1,676
1401	Nutrition Zone	987
1402/3	AVAILABLE 10/1/2025	1,888
1404/7	FedEx Kinko's	4,436
1409	Maroon DDS PC INC	1,796

#	TENANT	SF
1701	Einstein Bros. Bagels	1,050
1702	Crumbi Cookies	1,276
1703	Los Panchos Taco Shop	1,383
1704/5	Caffe Tazza	1,818
1706	Postal Annex +	909
1707	Subway	909
1708	Pack & Bienes Vision Care Co.	909

#	TENANT	SF
1709	Robeks	849
1710	R & B Tea	943
201	AVAILABLE	2,907
202	Rady Children's Hospital	3,090
203	Performance Plus Physical Therapy	2,250
204/5	Mattress Firm	3,454
207	China China	3,693

For Leasing Information
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DRE LIC# 01504403



★ macy's

JCPenney



T-Mobile



805 & EAST H STREET

AutoZone



rubio's
COASTAL GRILL

COSTCO
WHOLESALE

REGAL

In the vicinity

Major Employers

Qualcomm
UC San Diego
Illumina
U.S. Marine Corps
General Atomics
U.S. Navy
Intuit
Salk Institute
Service Now
San Diego State University

Trade Area Population

415,387

Daytime Population

154,552

Employee Population

50,866

4,943,122 Annual Visits



82nd & 92th percentiles

for California and US
Shopping Center Traffic



Dynamic Location

261,000 VPD Traffic Count



6 Monument Signs



Demographics

	1 MILE	2 MILE	3 MILE
POPULATION			
2025 Population	14,222	72,759	195,650
HOUSEHOLDS			
2025 Households	4,742	23,674	62,745
HOUSEHOLD INCOME			
2025 Average Household Income	\$138,664	\$126,295	\$115,623
2025 Per Capita Income	\$46,054	\$41,089	\$37,125
HOUSING UNITS			
2025 Housing Units	3,225	13,713	32,410
AGE			
2025 Median Age	40.6	39.6	38.1





**When you love
shopping centers, it shows.**

www.terranovalplaza.com • www.newmarkmerrill.com

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