

THE MARKETPLACE AT WINDINGWALK

2110-2160 BIRCH ROAD & 1725-1745 EASTLAKE PARKWAY, CHULA VISTA, CA 91915

**RESTAURANT SPACE FOR LEASE
±5,109 SF PLUS PATIO (DIVISIBLE)**



**FLOCKE &
AVOYER**

Commercial Real Estate

6165 GREENWICH DRIVE, SUITE 110 · SAN DIEGO, CA, 92122 · 619.280.2600 · WWW.FLOCKEAVOYER.COM

*DISCLAIMERS

DEMOGRAPHICS

VISITS 2.6M 6/1/22-5/31/23	DWELL TIME 43 minutes	GROWTH 29.7% over 24 months
---	---------------------------------	--



TRAFFIC COUNTS

EASTLAKE PKWY ±37,865 ADT	BIRCH RD ±39,017ADT
-------------------------------------	-------------------------------



AVERAGE HHI*

1 MILE \$155,162	3 MILES \$175,580	5 MILES \$163,828
----------------------------	-----------------------------	-----------------------------



POPULATION

1 MILE 25,357	3 MILES 107,257	5 MILES 194,407
-------------------------	---------------------------	---------------------------



DAYTIME POPULATION

1 MILE 7,914	3 MILES 40,548	5 MILES 112,370
------------------------	--------------------------	---------------------------



THE MARKETPLACE AT WINDINGWALK

2110-2160 BIRCH ROAD &
1725-1745 EASTLAKE PARKWAY
CHULA VISTA, CA 91915

PROPERTY DESCRIPTION

The Marketplace at Windingwalk is the dominant daily needs center serving the southern portion of the Otay Ranch master plan, which is proposed to add ±17,000 residential units at build out.

The ±104,000 SF center is also well-positioned to benefit from the housing/employment growth planned for and currently underway across the street at Millenia. A new master planned community, Millenia is proposed to include up to ±2,859 residential units and up to 3.5 million SF of office, retail, hotel, civic and other non-residential uses.

The Marketplace at Windingwalk is located immediately across the street from Otay Ranch Town Center, a ±675,000 SF open air shopping mall with more than 100 shops, including Macy's, Best Buy and AMC Theatres.

TENANTS

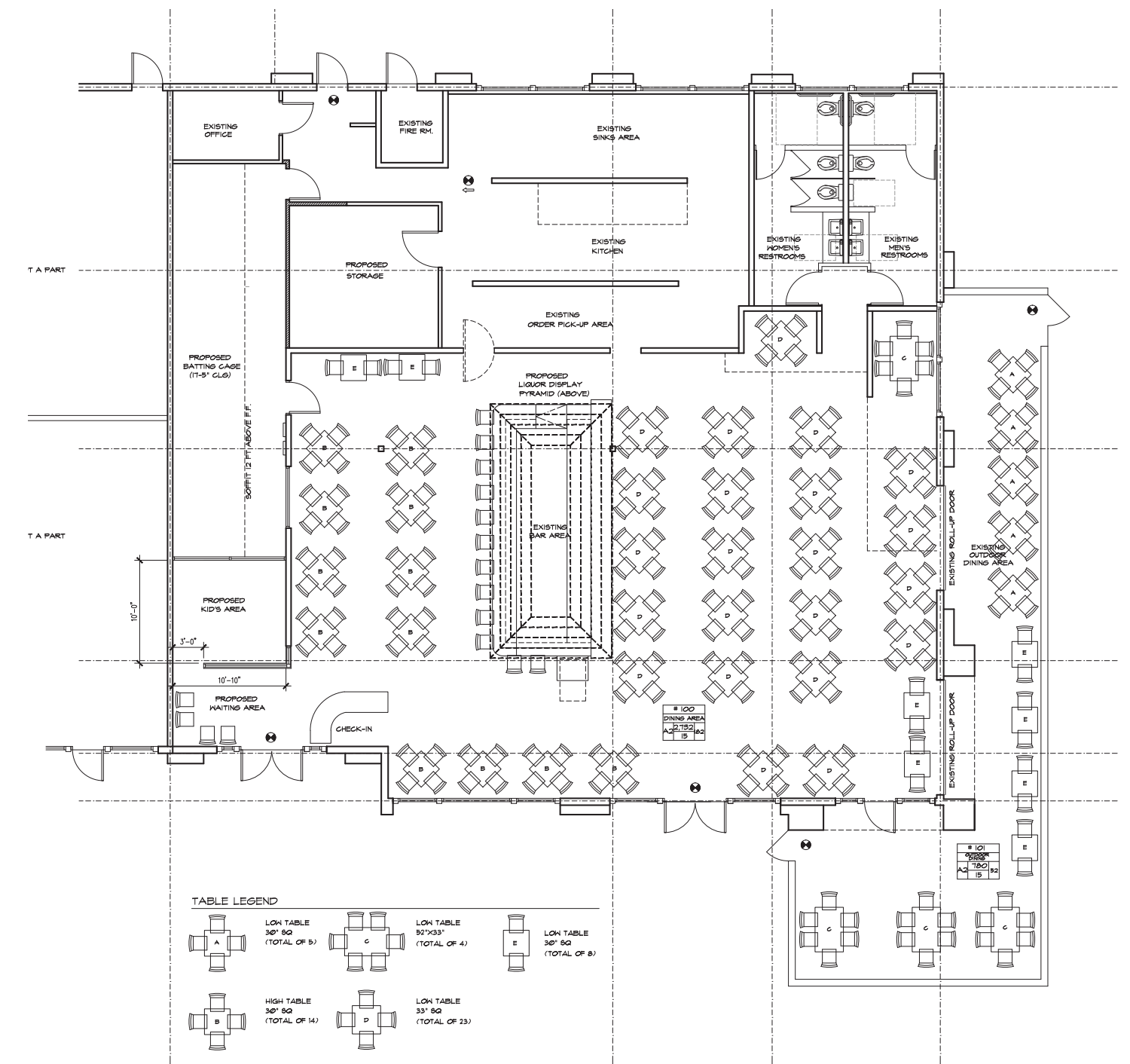


SITE PLAN

SUITE	TENANT	SF
1725	In-N-Out	3,265
1735	Bank of America	4,500
1741	Otay Ranch Eyeworks	1,691
102	Postal Annex	1,283
104	Cal Coast Credit Union	2,578
105	Nekter	1,274
106	Sally Beauty Supply	1,290
107	Pediatrics in Paradise	2,074
1745	Moose's Barbershop	1,503
102	Millenia Dental	1,493
103	Windwalk Cleaners	1,257
104	Vons	56,042
105	Massage Eden	1,377
106	Stretch Lab	1,241
107	Sassy Nails	1,032
2110	Denny's	4,933
103	Happy Lemon	1,117
104	Kaiyo Sushi	1,118
105	Domino's	1,477
2130	Mandarin Beijing	1,786
102	Los Panchos	1,786
104	RESTAURANT SPACE AVAILABLE (DIVISIBLE)	5,109
2160	Wells Fargo	4,500



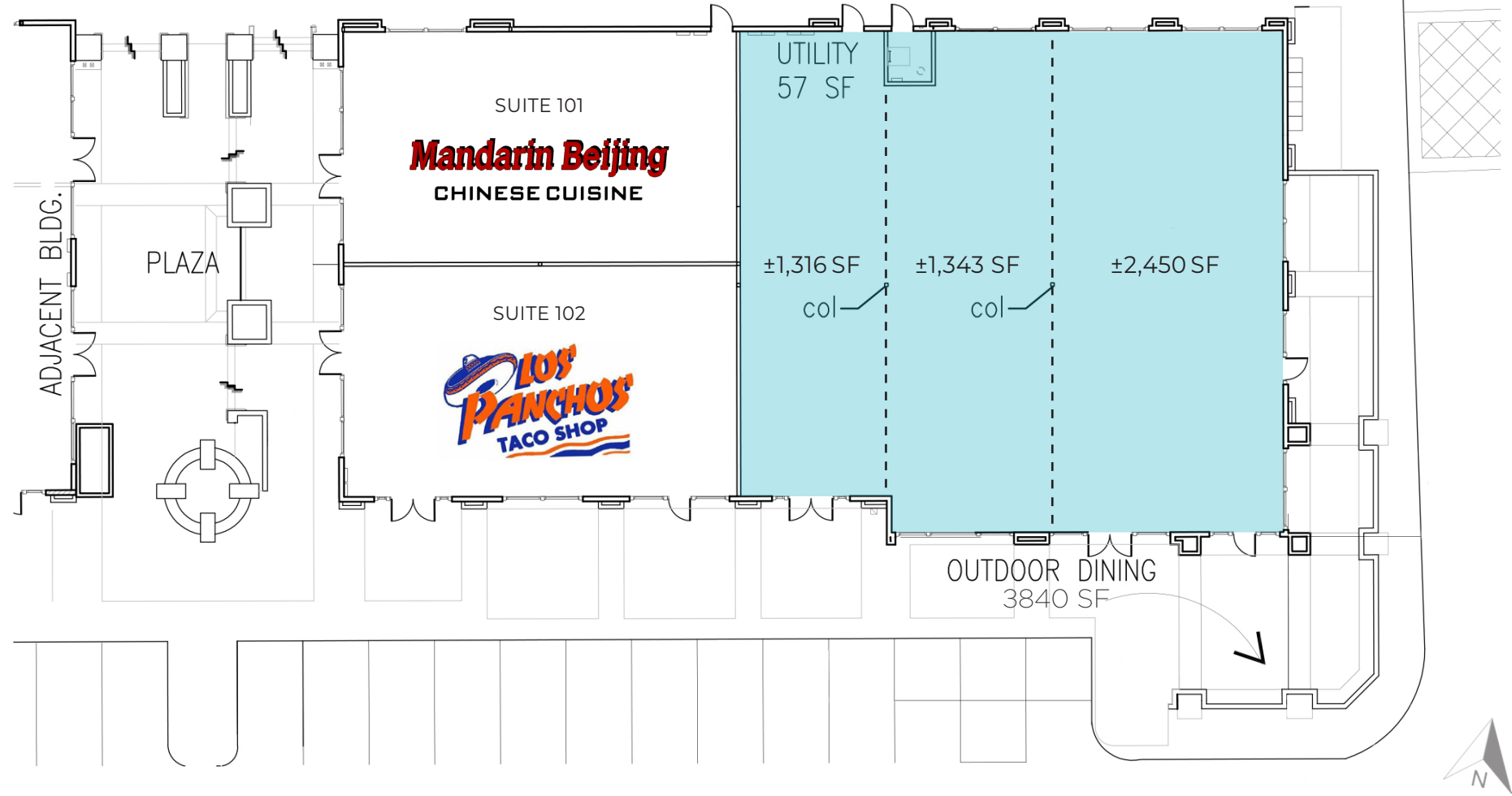
FLOOR PLAN



THE MARKETPLACE
AT WINDINGWALK

BUILDING 9

POTENTIAL DEMISING PLAN
±5,109 SF TOTAL



THE MARKETPLACE
AT WINDINGWALK



AERIAL



**FLOCKE &
AVOYER**

Commercial Real Estate

6165 GREENWICH DRIVE, SUITE 110
SAN DIEGO, CA 92122
619.280.2600 · FLOCKEAVOYER.COM

FOR LEASING INFORMATION

STEWART KEITH

858.875.4669

skeith@flockeavoyer.com

CA DRE No.: 01106365

THE MARKET PLACE



VONS



AVAILABLE

*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.