

1.4 Acres for Sale at The Village of Escaya

Heritage Road & Avenida Escaya | Chula Vista, CA 91913



1.4 ACRES
FOR SALE

THE VILLAGE OF
escaya



HERITAGE ROAD



±220 UNITS
COMING SOON

SUBJECT

THE SHOPS AT ESCAYA

FAHARI L.
JEFFERS
ELEMENTARY



SELF
STORAGE

PARK/
SWIM CLUB

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±220 UNITS
COMING SOON

±259 UNITS
COMING SOON

SUBJECT

Executive Summary

The Offering

The subject site is across the street from The Village of Escaya, a ±1,250 residential unit community in a sprawling park and a mixed-use Village Center.

The Village of Escaya is officially sold out, but they have rezoned three additional sites within Escaya for an additional ±500 residential units, which are coming soon.

FOR SALE

\$2,500,000
OPENING PRICE

Heritage Road & Avenida Escaya
Chula Vista, CA 91913

Land Size	1.4 AC 60,984 SF
Zoning	C - Commercial
Parcel #	644-61-37-00



Investment Highlights



CORE LOCATION

The site is located on the major thoroughfare of the Village of Escaya, directly across the street from Village of Escaya Mixed-use Project (±20,000 SF of Retail) and close to the ±205,000 SF Business Park which is currently under construction.



ZONING

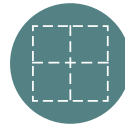
Otay Ranch Village 3 North Land Uses 1 which allows Commercial/Retail uses along with Office, Business, Medical and Professional



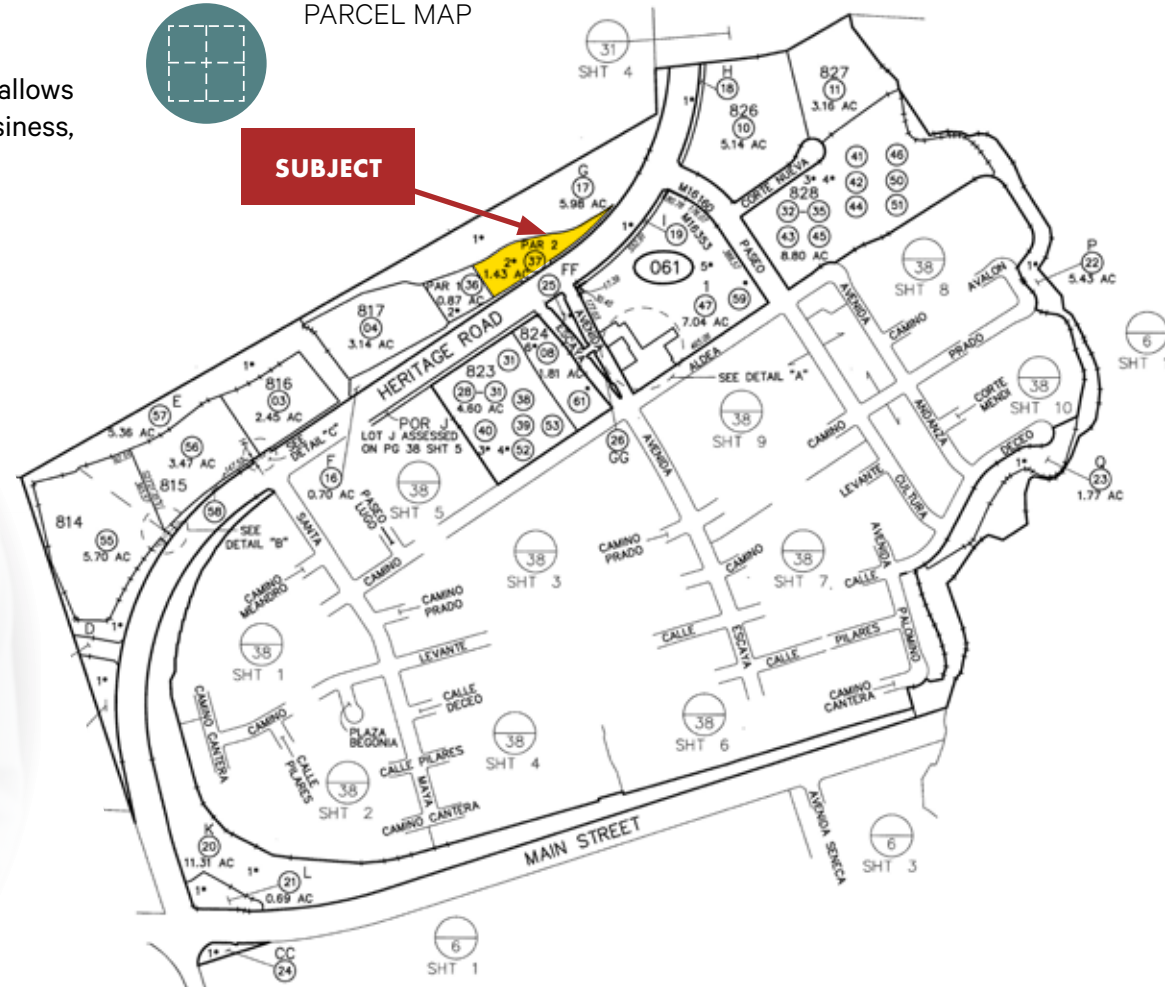
EXCELLENT VISIBILITY

With an established growing community, the site caters heavily to residents while benefiting from a solid daytime population.

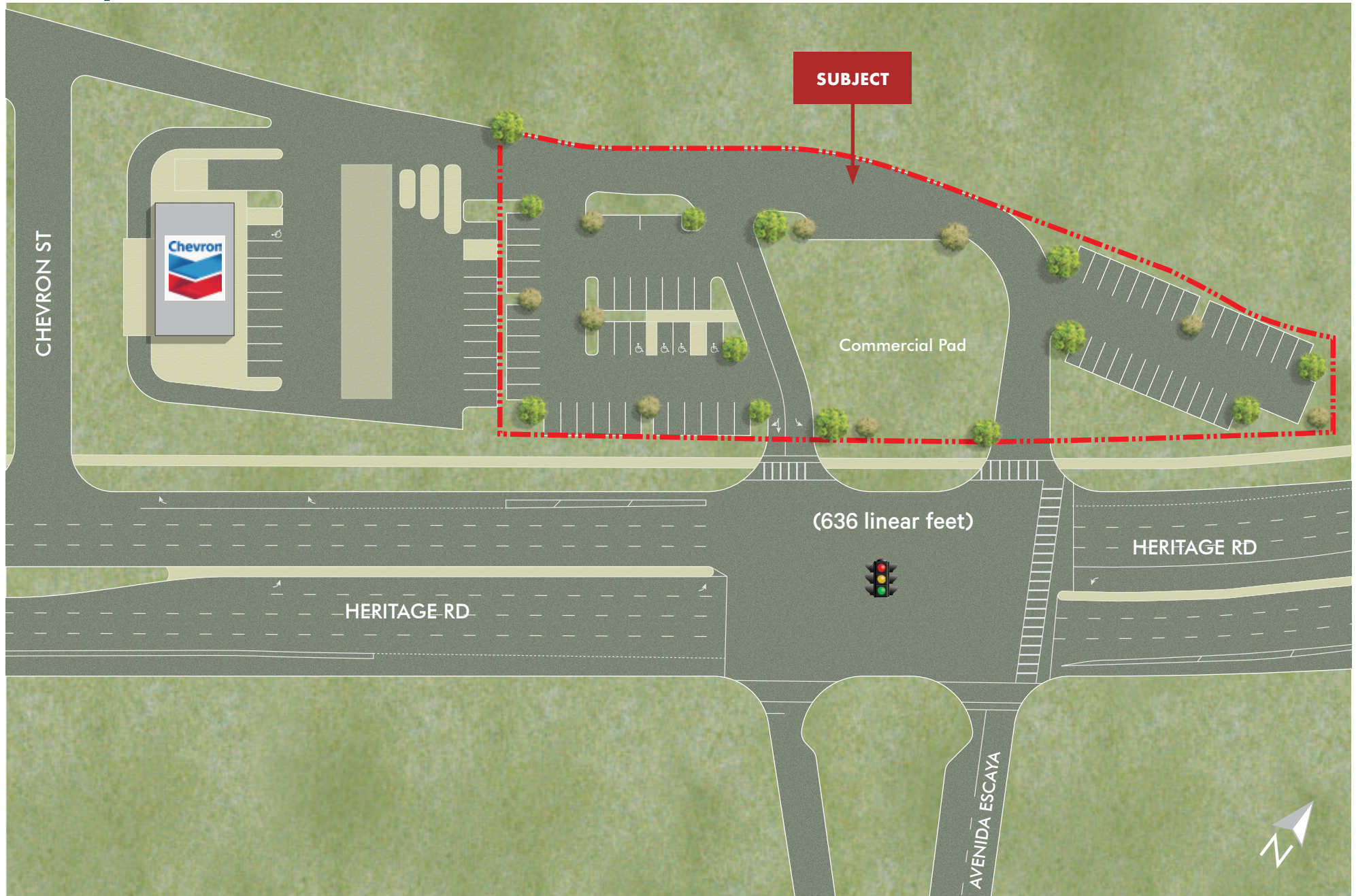
Heritage Rd.....±40,000 ADT



PARCEL MAP



Proposed Site Plan



This site plan is not a representation, warranty or guarantee as to size, location or identity of any tenant, and the building, improvements, parking, ingress and egress are subject to such changes, additions and deletions as the architect, Landlord or any governmental agency may direct. Any specified tenant referenced herein is subject to change, deletion, change of location, etc. at any time without prior notice



SUBJECT

Village Center

K-6 School

Reserve Trailhead

Dog Park

Business Park

Neighborhood Park

Clubhouse, Pool & Gym

Nature Reserve

About Village of Escaya

Project Site Plan

The walkable village is designed around a large community park and anchored by the Village Center for shopping and dining. Overlooking the nearby Otay Valley Regional Park, The Village of Escaya features neighborhoods inspired by Farm, Ranch and Spanish Heritage styles, reinterpreted for an open, airy, modern approach to living.

- A** Business Park (±205,000 SF, currently under construction)
- B** StorQuest Self Storage
- C** Chevron Gas Station
- D** Proposed Commercial 1.4 Acres (For Sale- subject site)
- E** Orchard Swim Club (Now Open)
- F** Escaya Park (Now Open)
- G** ±220 apartments coming soon
- H** Fahari L. Jeffers Elementary School (Now Open)
- I** ±259 single family homes coming soon



Subject site is across the street from
The Shops at Escaya

THE SHOPS AT ESCAYA



SUBJECT



SELF STORAGE

Area Overview

Chula Vista

The city of Chula Vista is located at the center of one of the richest cultural, economic and environmentally diverse zones in the United States. With a population of 272,300, it is the second-largest city in San Diego County. Chula Vista boasts more than 52 square miles of coastal landscape, canyons, rolling hills, mountains, quality parks, and miles of trails. Chula Vista is a leader in conservation and renewable energy, has outstanding public schools, and has been named one of the top safest cities in the country.

Chula Vista has made exceptional advances in preparing the city for business expansion and attraction, collaborating with Baja California officials, and creating an environment for economic growth and prosperity. The city has established economic development initiatives that have created quality infrastructure, a strong consumer base and a well-educated and experienced workforce. Civic leaders are not stopping there; amassing a large volume of commercial/industrial development lands, pursuing a progressive business and employment investment policy, and completing acquisition of the 375-acre University Park and Innovation-District site that will create even greater opportunities for businesses in the future.



Local Map



Demographics

	1 Mile	3 Miles	5 Miles
2022 Businesses	153	2,609	8,753
2022 Employees	1,066	24,753	70,068
2022 Population - Current Year Estimate	19,341	144,622	333,150
2027 Population - Five Year Projection	19,845	145,940	334,419
Daytime Workers	2,707	34,273	85,149
Daytime Residents	10,705	76,919	177,606
2022 Housing Units	5,808	43,881	100,920
2022 Average Household Income	\$141,016	\$135,053	\$120,753
2027 Average Household Income	\$185,644	\$165,867	\$145,785
2022 Average Value of Owner Occ. Housing Units	\$662,892	\$633,005	\$626,729

3 Mile Highlights



Average HHI
±\$135,053



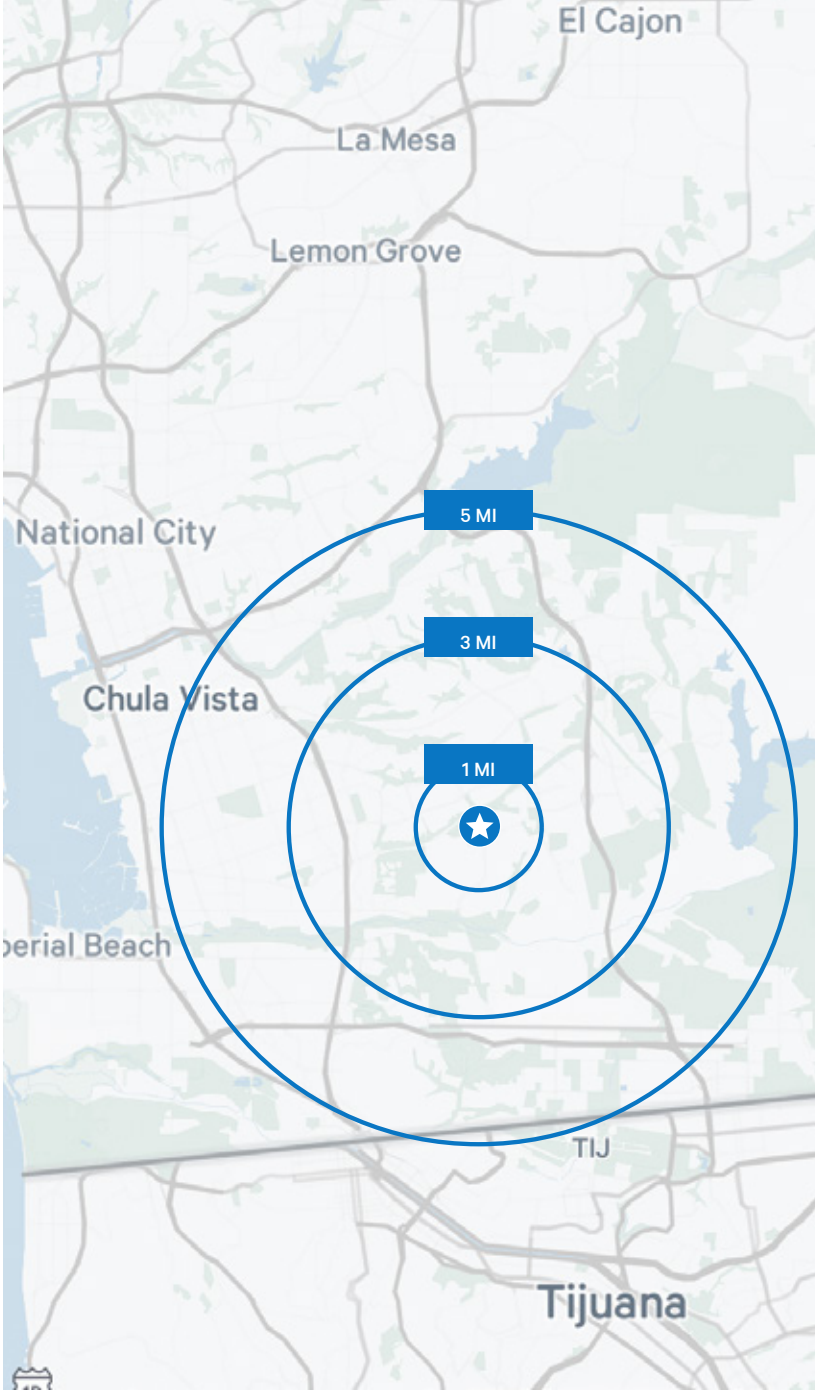
Population
±144,622



Median Home Value
±\$165,867



Traffic Counts
Heritage Rd
±40,000 ADT





THE SHOPS AT ESCAYA

SUBJECT



SELF STORAGE

PARK/
SWIM CLUB

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