



R E S T A U R A N T / R E T A I L S P A C E A V A I L A B L E

**Brian G. Pyke**

858.324.6103  
bpyke@retailinsite.net  
LIC #01506790

**Connor Stevens**

858.369.6458  
cstevens@retailinsite.net  
LIC #02016996







# Millenia, Chula Vista

---

Millenia is a master planned, 210-acre mixed-use development that exemplifies the modern shift towards a LIVE, WORK, PLAY environment. Situated just east of SR-125 & south of Birch Rd, Millenia is well positioned within the rapidly growing Otay Ranch community. Millenia offers a carefully curated mix of commercial, residential, hospitality, and civic offerings that has transformed Millenia into

**SAN DIEGO'S NEXT ICONIC URBAN VILLAGE.**







**PART OF A MIXED-USE COMMERCIAL DEVELOPMENT**

512,000 SF MIXED-USE PROJECT  
16,000 SF OF RETAIL  
FULLY LEASED 480 MARKET-RATE LUXURY APARTMENTS

THE  
*Avalyn*

Completed in 2024, The Avalyn is a 512,000-square-foot mixed-use project featuring approximately 16,000 square feet of retail/restaurant space to amenitize the 480 market-rate luxury apartments. Community amenities include a resort-style pool and spa, clubhouse, community kitchen, community co-working spaces, fitness center, two dog run areas, two rooftop decks, bocce ball court, bike maintenance and storage, a speakeasy, live music studio, a pickleball court, and community green areas.

[WWW.THEAVALYN.COM](http://WWW.THEAVALYN.COM)



# Site Plan

SUITES	SF
B - 3	2,636 SF
B - 4 A	1,238 SF
B - 4 B	1,398 SF
B - 5 B	1,183 SF

USES:  
RESTAURANT | MEDICAL | FITNESS

- Enclosed Patios
- Grease interceptors
- High Ceilings (17-20 Ft)
- Vanilla Shell Delivery
- Ventilation Shafts



SUITES	SF
B - 3 A	1,251 SF
B - 4	1,251 SF

- USES:  
BEAUTY | SERVICES
- Vanilla Shell Delivery
  - Street Exposure
  - Grease interceptors
  - High Ceilings (17-20 Ft)



# Available Spaces

B-3 | 2,636 SF



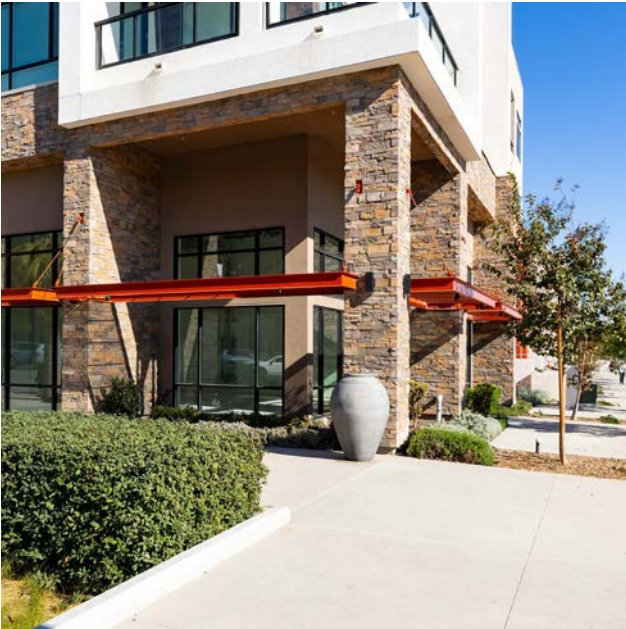
B-3A | 1,251 SF

B-4 | 1,251 SF



B-4A | 1,238 SF

B-4B | 1,398 SF



B-5B | 1,183 SF



Current Retail





# Aerial Map

## Millenia Total Expected Unit Count / Product Types:

### RESIDENTIAL

- 1,315 Market rate rental units
- 950 for-sale residential units in various formats and product types – 885 occupied or under construction
- 410 affordable rental units – split between senior and family units (210 existing)

### COMMERCIAL

- 43-acres of commercial land
- Existing 135 room hotel
- Existing 13-acre, 125,000 sf retail center
- 26-acres of employment land, inclusive of an approved office project of 325,000 sf

### CIVIC

- Six parks totaling 130-acres (four are completed; one under construction and the final park is in preliminary design)
- Multiple award-winning City fire station open and operating
- Planned 6.5 acre elementary school
- Existing pedestrian bridge over Eastlake Parkway – part of the City’s Regional Trail network



OTAY RANCH TOWN CENTER

Panera BREAD

Apple

SEPHORA

AMC THEATRES

planet fitness

H&M

BARNES & NOBLE

The Cheesecake Factory

COACH

Barons market

Bath & Body Works

MILLENIA COMMONS

ROSS DRESS FOR LESS

COST PLUS WORLD MARKET

Starbucks

jamba

HomeGoods

Board & Brew

McDonald's



# Lifestyle



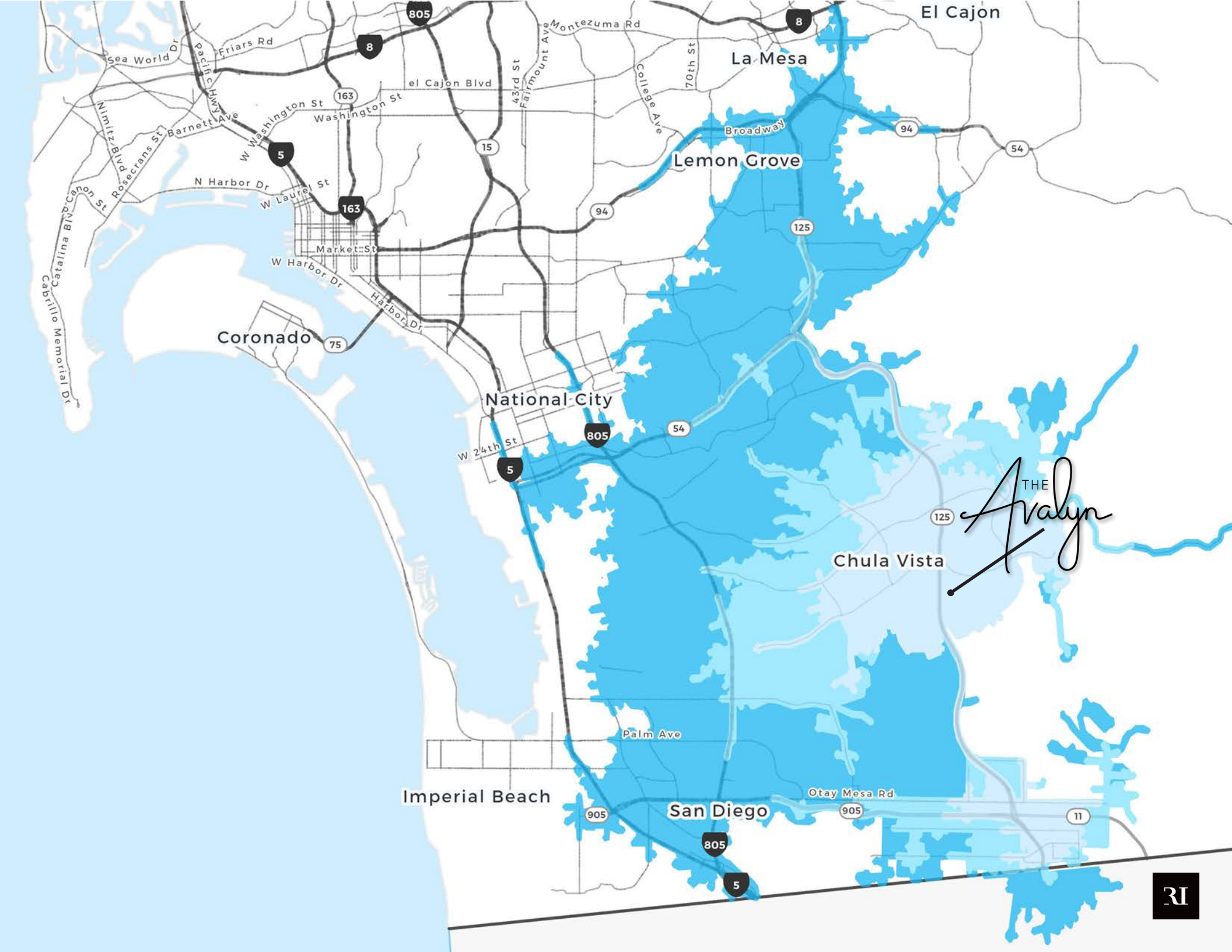


CHULA VISTA, CALIFORNIA

# 2024 Demographics

	1 MILE	3 MILES	5 MILES
Total Population	22,067	114,713	211,046
Total Households	6,779	33,362	61,156
Average Household Income	\$164,803	\$166,836	\$158,564
Daytime Population	14,899	79,032	161,175
Median Age	34.4	36.2	37.2

	7 MINUTES	10 MINUTES	15 MINUTES
Total Population	53,372	105,066	334,298
Total Households	16,104	31,583	99,006
Average Household Income	\$162,690	\$167,815	\$141,047
Daytime Population	36,723	74,345	246,293
Median Age	34.7	36.0	37.5





# THE Avalyn



## Brian G. Pyke

858.324.6103  
bpyke@retailinsite.net  
LIC #01506790

## Connor Stevens

858.369.6458  
cstevens@retailinsite.net  
LIC #02016996



RETAIL INSITE

405 S. Highway 101, #150, Solana Beach, CA 92075  
Lic #01206760