



RESTAURANT / RETAIL SPACE AVAILABLE

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## 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	S F
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	S F
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)

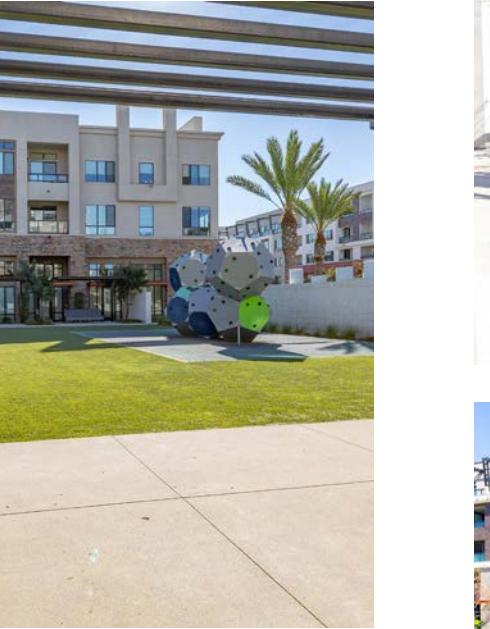
# Available Spaces

**B-3** | 2,636 SF



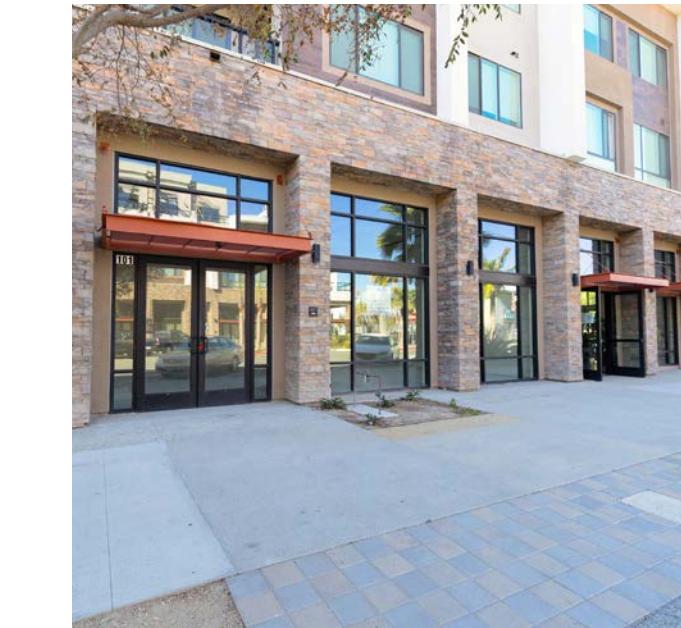
**B-3A** | 1,251 SF

**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

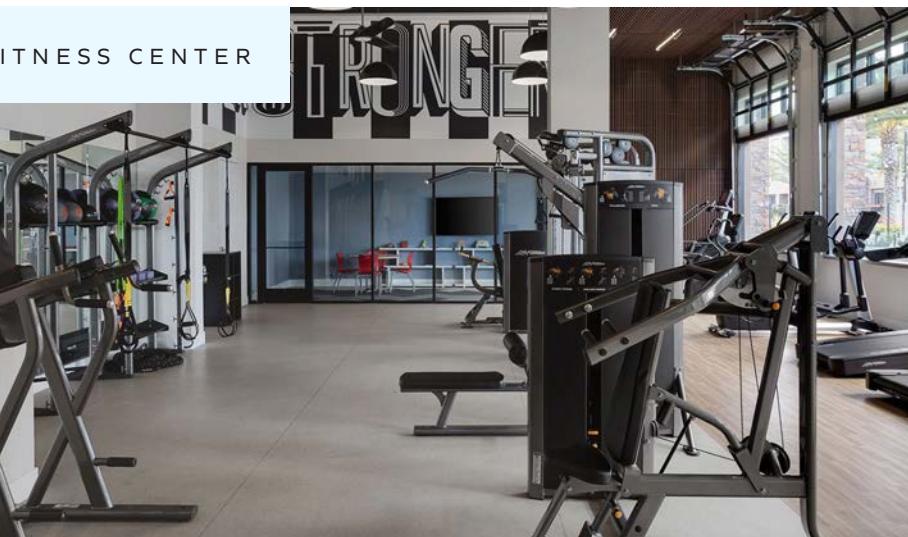
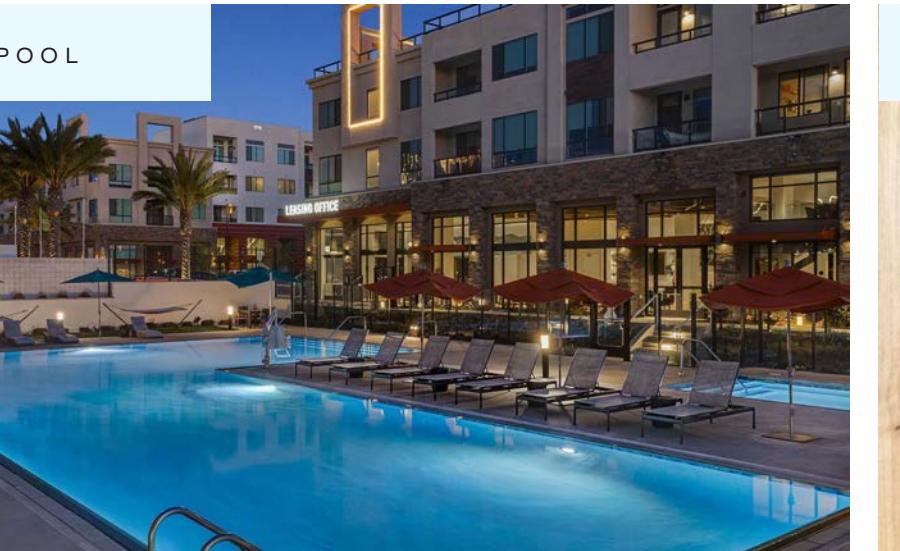
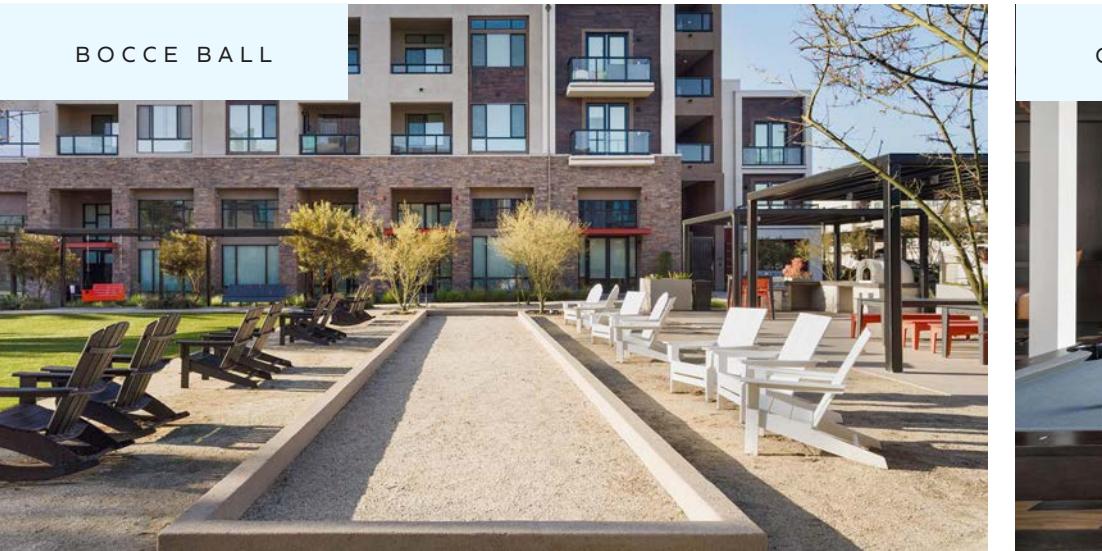
- 43-acres of commercial land
- Existing 135 room hotel
- Existing 13-acre, 125,000 sf retail center
- 26-acres of employment land, inclusive of an approved office project of 325,000 sf

### 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



# 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

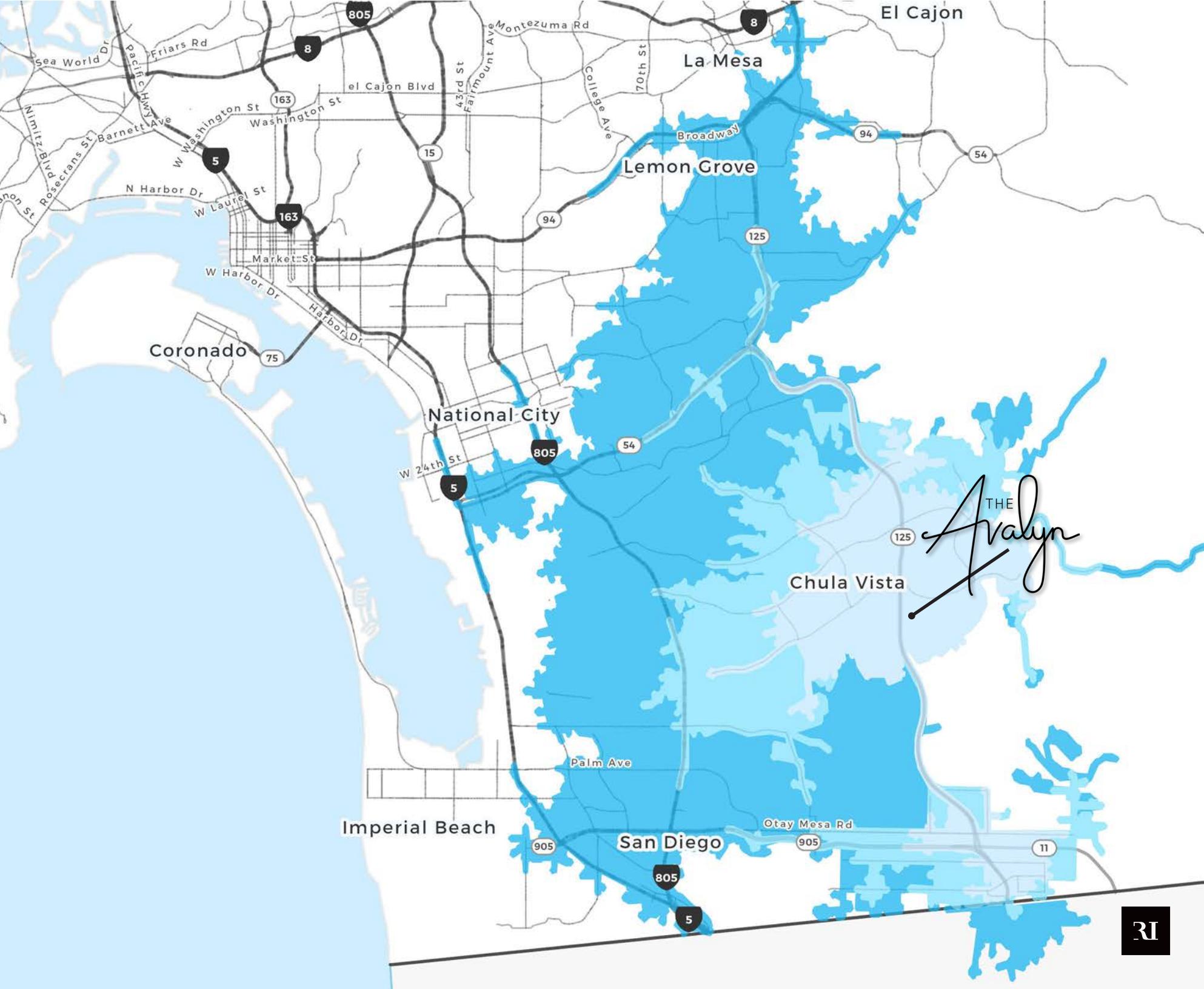
**Total Population** 53,372 105,066 334,298

**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



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