



BONITA POINT



CHULA VISTA | SAN DIEGO COUNTY



Bonita Point is an essential needs grocery-anchored neighborhood shopping center in the affluent submarket of Eastern Chula Vista in San Diego County. The center is adjacent to Southwestern College and Bonita Vista High School (combined in excess of 20,000 students) and sits at the signalized intersection of Otay Lakes Road and East H Street averaging $\pm 60,000$ cars per day.



Credit Tenancy

National credit tenant roster including Ralphs, Wells Fargo, Starbucks, Subway, Chipotle



Neighborhood

$\pm 29,000$ residents in a 1-mile radius with average annual incomes of \$105,000



Students

20,000+ students directly across the street at Southwestern College and Bonita Vista High School



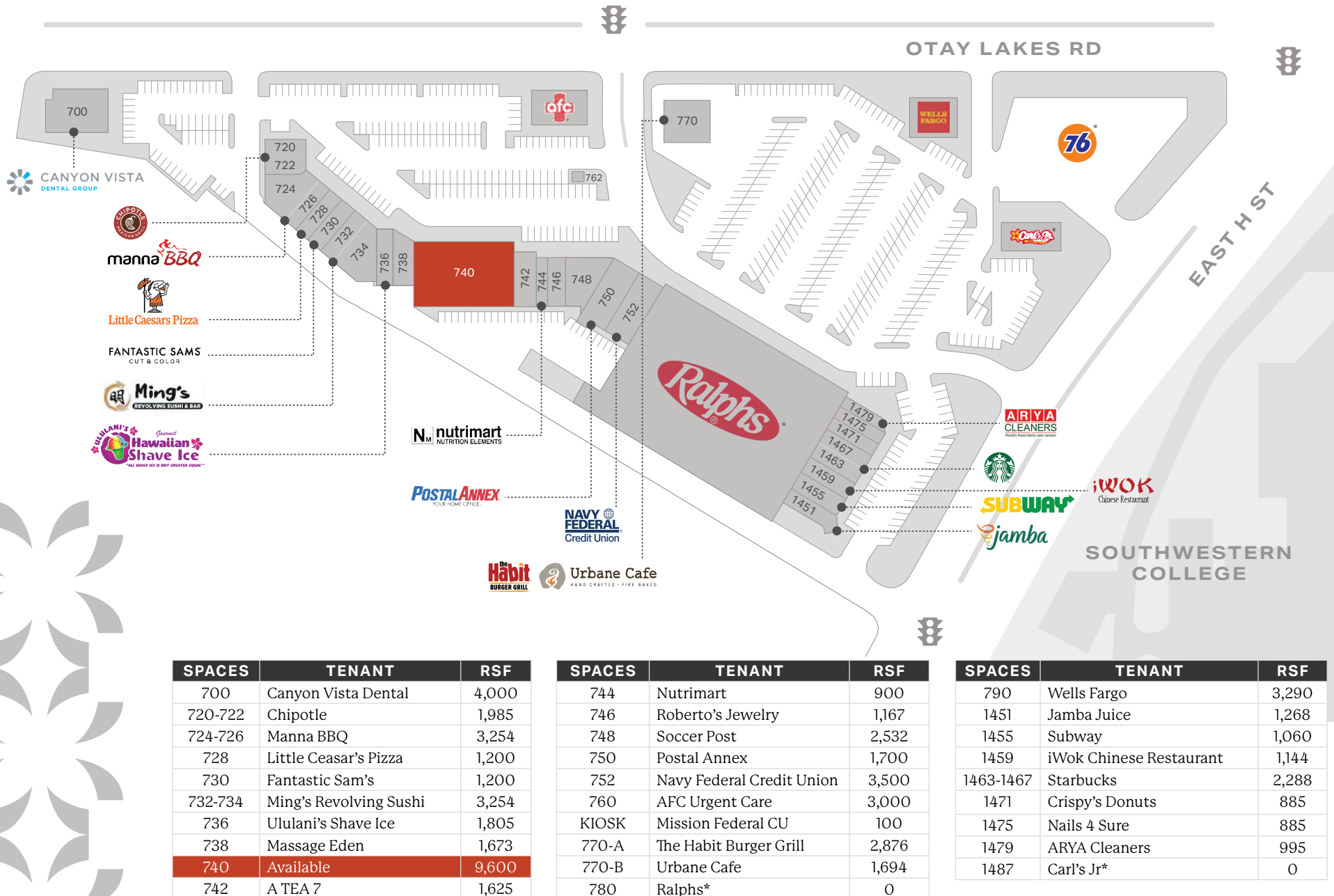
Traffic Counts

$\pm 60,000$ average cars per day at the intersection of Otay Lakes Road and East H Street

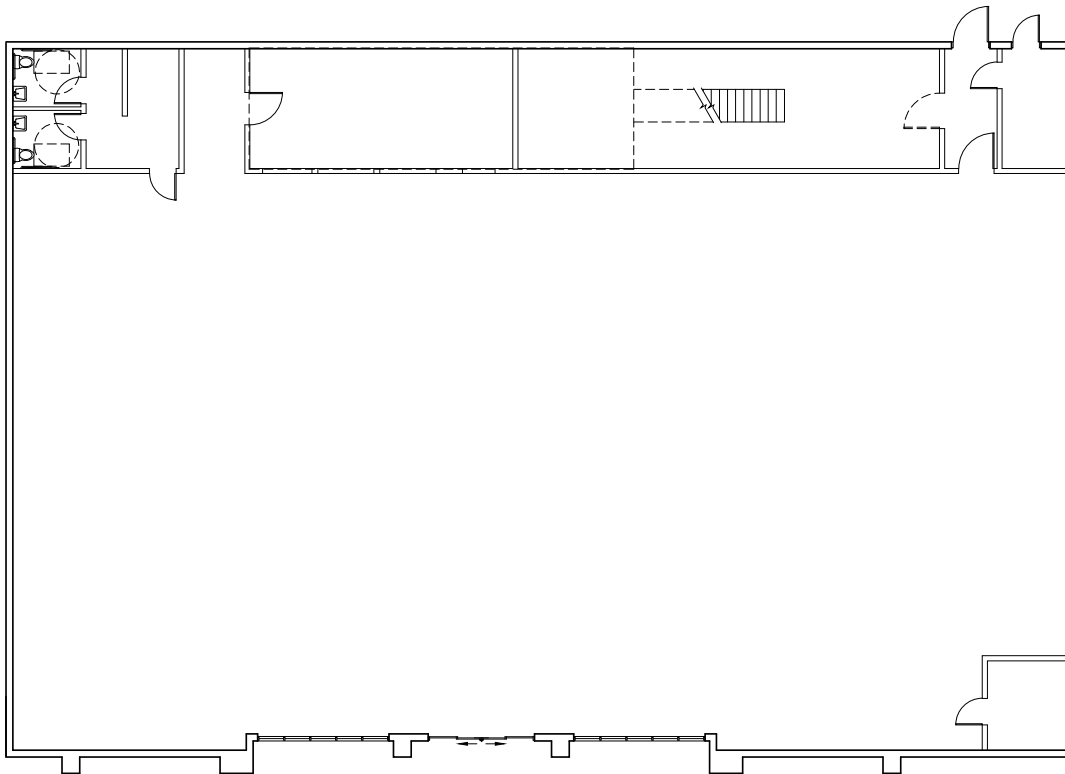


SITE PLAN

BONITA VISTA HIGH SCHOOL



*Not a part



Suite 740

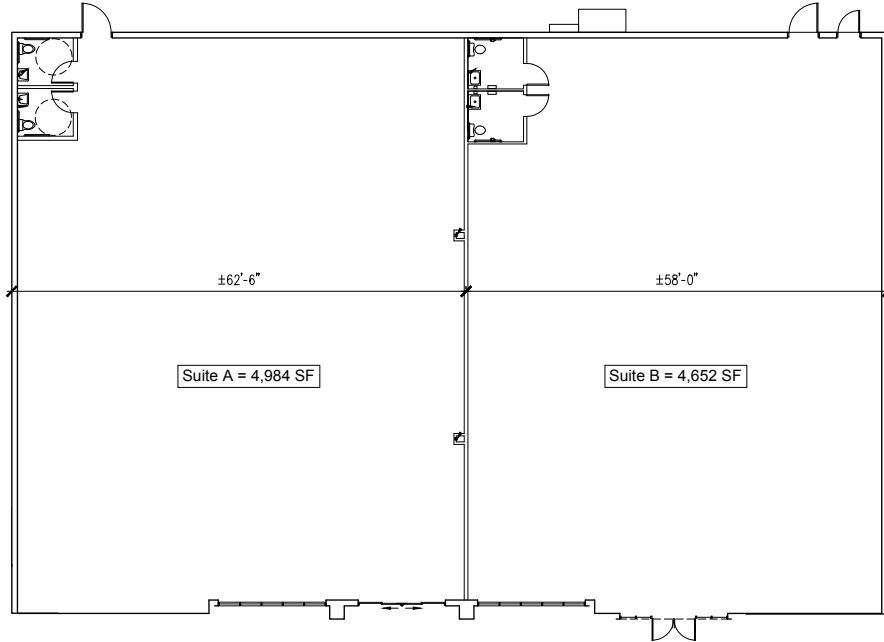
Junior Anchor | Available Now

9,600 SF

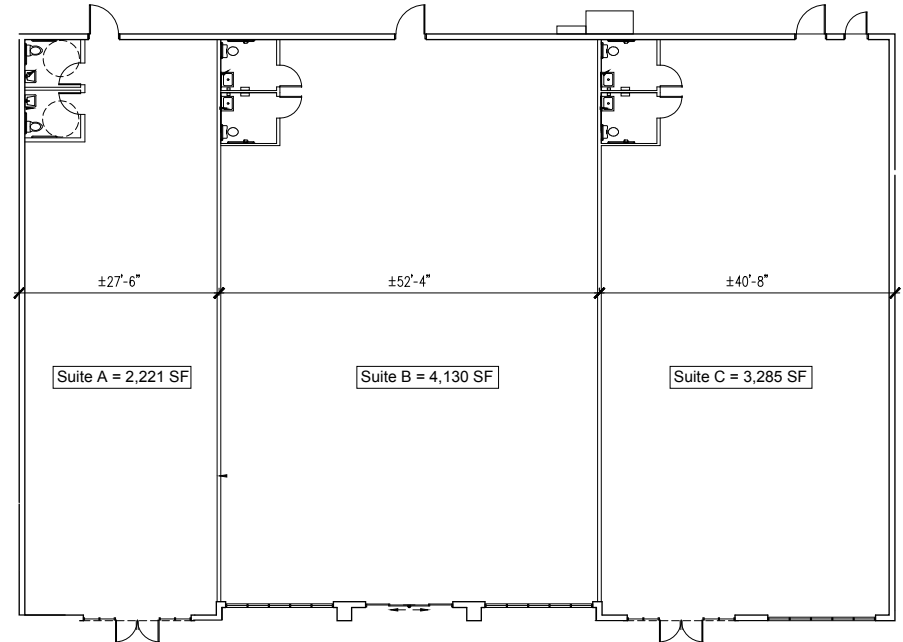
Suite 740 Demise Options

Junior Anchor | Available Now

Two Tenants



Three Tenants



LOCATION



AIRPORT

DOWNTOWN
SAN DIEGO

CORONADO

PACIFIC
OCEAN

EL CAJON

LEMON
GROVE



CHULA
VISTA

OTAY
MESA



OTAY LAKES ROAD
H STREET

1 MILE

3 MILES

5 MILES

US / MEXICO BORDER

BONITA POINT | 7



Traffic Counts

East H Street: $\pm 31,500$

Otay Lakes Road: $\pm 33,400$

Avg. Household Income

1 mile: \$105,935

3 miles: \$105,783

5 miles: \$87,397

Population

1 mile: 29,383

3 miles: 144,783

5 miles: 316,215

Daytime Population

1 mile: 19,817

3 miles: 144,783

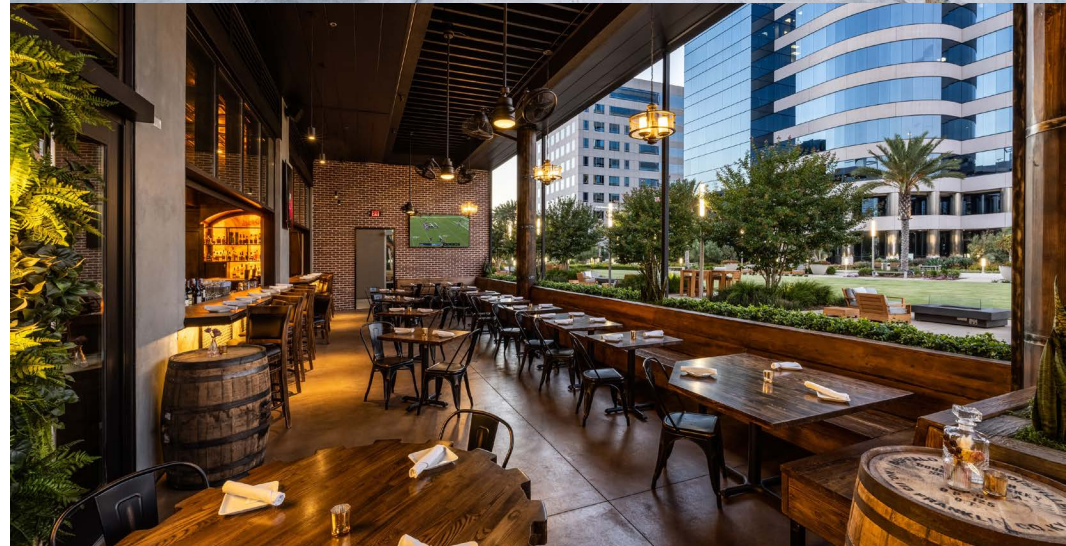
5 miles: 316,215

SEN TRE

Founded in 1989, we have developed deep investment, development and operating expertise across office, multi-family, retail and industrial properties throughout the West Coast and Mexico totaling more than 12 million square feet and \$4.5B in transactional volume.

We partner on a variety of real estate projects in urban and/or urban-like locations that are walkable, amenity rich and located near transportation, education and employment centers.

Bonita Point is an embodiment of our real estate philosophy.





BONITA POINT

1451-1479 EAST H STREET & 700-790 OTAY LAKES ROAD, CHULA VISTA, CA 91910



BRAD WILLIAMS

858.875.4668

bwilliams@flockeavoyer.com

Lic. ID #01802468

STEVE AVOYER

619.280.2600

savoyer@flockeavoyer.com

Lic. ID #00407899