

Pulse Millenia

2043 Artisan Way
Chula Vista, CA 91915



FOR LEASE | Retail Spaces Available

Valley Coleman
Sales & Leasing Associate
Lic. 02065336

Chase Pelton
Sales & Leasing Associate
Lic. 01918260


**PACIFIC COAST
COMMERCIAL**
SALES - MANAGEMENT - LEASING

TCN
WORLDWIDE
REAL ESTATE SERVICES

PROPERTY FEATURES



Pulse Millenia - A 273 Unit Mixed-Use Property
2043 Artisan Way, Chula Vista, CA 91915



Approx. 856 SF - 1,128 SF Retail Spaces



Lease Rate: \$3.50/SF, Gross



Easy Access to SR-125 & SR-905



Close Proximity to an Abundance of Retail Amenities including In-N-Out Burger, Vons, Ross, Best Buy, Denny's, HomeGoods, World Market, Macy's, Ulta



Zoning: EUC Millenia SPA Planned Community PC16

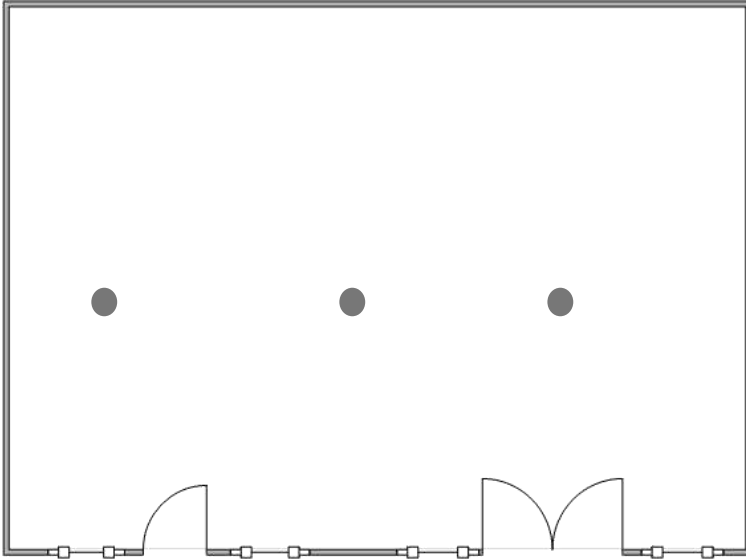


Highest & Best Uses:
Tax or Insurance Office, Convenience Store, Flower Shop and More!



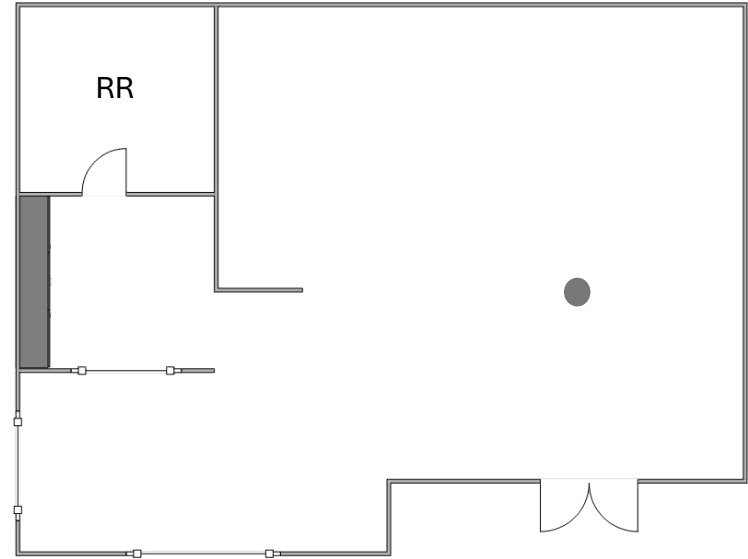
FLOOR PLANS

1,128 SF



Floor Plans Not Fit to Scale; for Reference Purposes Only.

856 SF



MILLENNIA PHOTOS



DEMOGRAPHICS

Pulse Millenia is nestled within the thriving Millenia master plan. Boasting sleek design and top-notch amenities, Pulse Millenia offers residents a sanctuary to unwind and recharge with easy access to shopping, dining, entertainment, and major highways. <[Pulse Millenia Website](#)>

The Millenia master plan, a 210-acre completely walkable pedestrian paradise in Chula Vista, is expected to have approximately 3,000 residential units, over 200 retail options, parks, promenades, restaurants, and a local market.

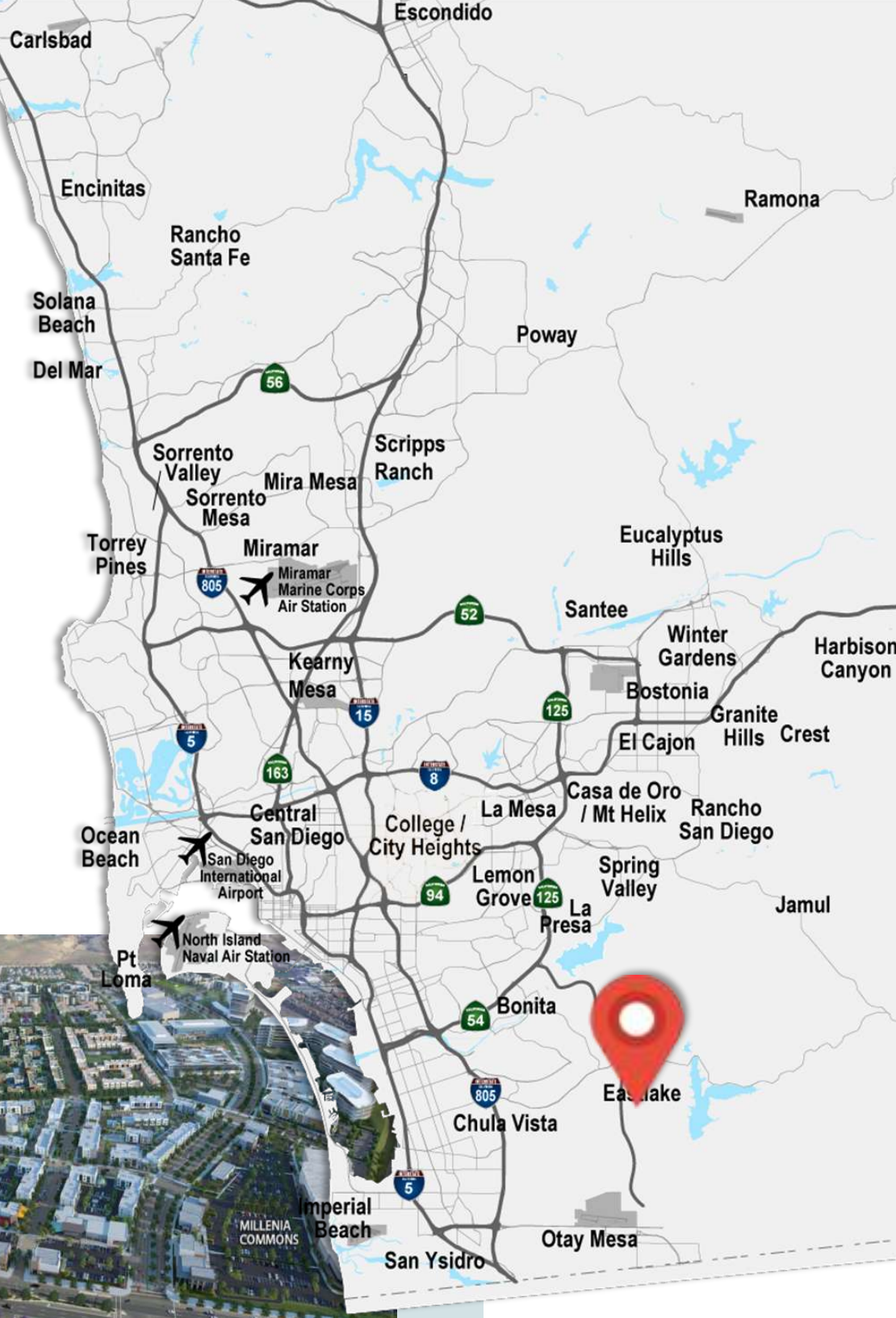
	1 Mile	3 Mile	5 Mile
Avg. HH Income	\$139,687	\$135,273	\$129,995
Population	25,425	109,926	197,958
Employees	3,259	17,140	45,170
Businesses	378	2,165	5,535
Households	7,417	32,866	57,392
Consumer Spending	\$352.5M	\$1.5B	\$2.6B



TRAFFIC COUNTS

10,827 VPD Birch Road

9,194 VPD Eastlake Parkway



NEARBY AMENITIES



BIRCH ROAD

EASTLAKE PKWY



CONTACT INFORMATION



FOR LEASE | Retail Spaces Available

Valley Coleman

Sales & Leasing Associate

D: (619) 944-1979

Valley@PacificCoastCommercial.com

Lic. 02065336

Chase Pelton

Sales & Leasing Associate

D: (619) 535-9177

Chase@PacificCoastCommercial.com

Lic. 01918260

619.469.3600 | 10721 Treena St., Ste 200, San Diego, CA 92131 | www.PacificCoastCommercial.com | Lic. 01209930

The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information, including zoning and use, should be verified prior to purchase or lease.

