

1910

CÔTA VERA

Encelia Mixed Use Center

FOR LEASE
±1,365 - ±2,853 SF

ENCELIA
CÔTA VERA



Meta Housing Corporation

±8,268 SF Retail
±175 Affordable Apartments
Chula Vista, CA



Commercial Real Estate

Located in the prestigious CÔTA  VERA community of
Chula Vista, CA





CÔTA  VERA

Encelia Mixed Use Center

±8,268 SF WITH ±175 AFFORDABLE APARTMENTS
MIXED USE CENTER
CHULA VISTA, CA

Côtà Vera is the newest community within the award winning Otay Ranch master-plan, which is one of the largest master-planned communities in the United States.

The community has been designed to provide access to a collection of community amenities to serve the needs and convenience of residents. Walkable Mixed-use Town Center, New Elementary School, Central Town Square, Community Park, Trails and Paseo's connecting neighborhoods, Private Clubhouse & Pool, and HARVEST Wellness Center.

**FLOCKE &
AVOYER**
Commercial Real Estate

SITE PLAN



Enjoy

- Located across from ±85,000 SF Lifetime Fitness (under construction) and ±75,000 SF neighborhood center (Proposed)
- Main St. ±38,000-55,000 ADT at buildout
- La Media Rd. ±22,000-29,000 ADT at buildout
- Close to Olympian High School (±2,500 students)



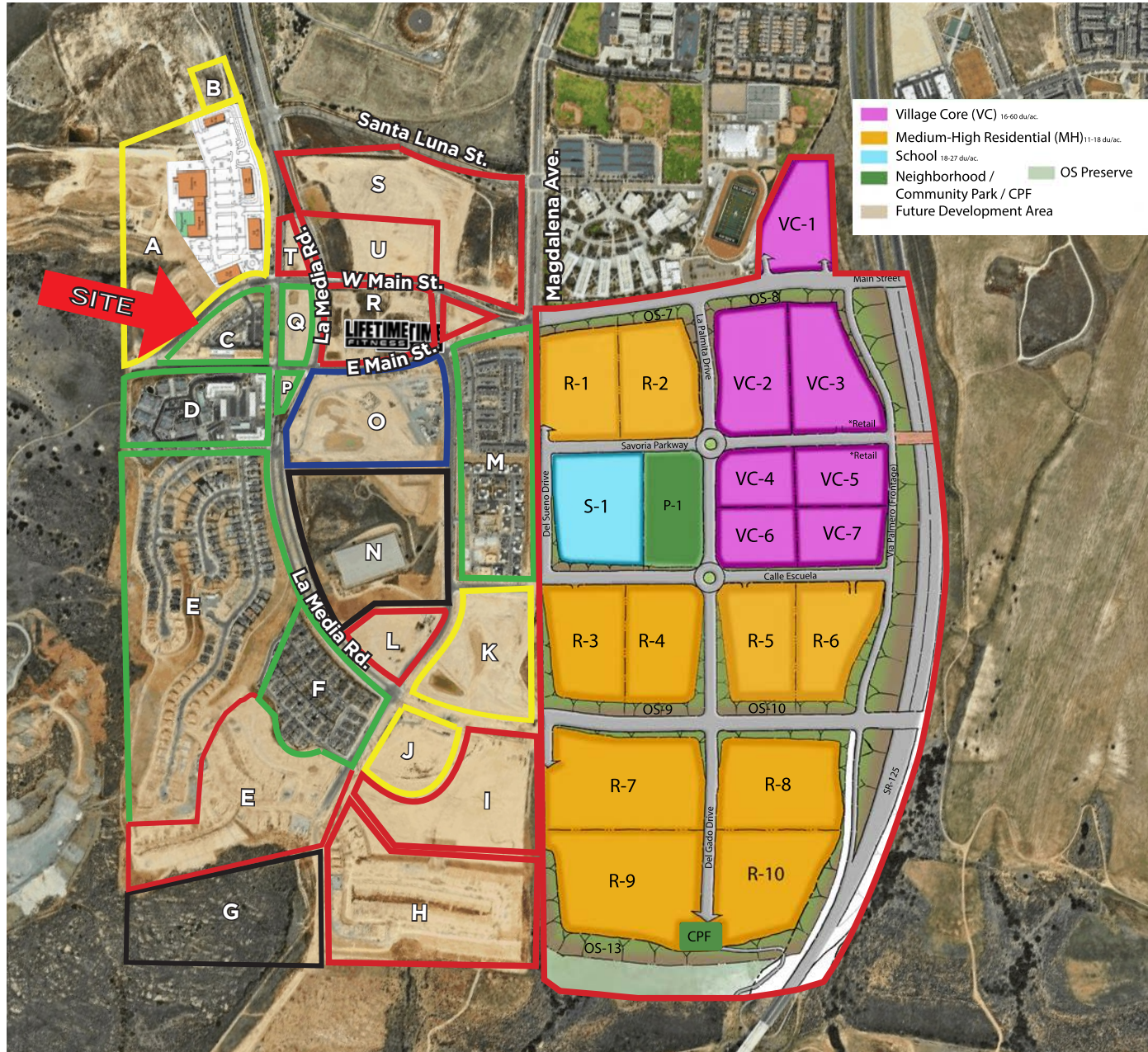
Encelia has everything you need to thrive in one beautifully designed space.

Designed to complement a variety of lifestyles, Encelia has every convenience you need at one epic hub of connectivity.

DEVELOPMENT PLAN

- Pursuing Permits
- Existing
- In Planning
- Under Construction

Cota Vera Development Map	
A	Mixed use by Homefed (±75,000 SF Retail / ±300 units)
B	Future Fire Station
C	Encelia Apartments by Meta Housing (175 units)
D	The Residences at Cota Vera Apartments by Homefed (280 units completed)
E	Lucca by Shea Homes (117 units) Savona by Shea Homes (115 units)
F	Whitmore by Lennar (106 units)
G	Open Space
H	Patria by Shea Homes (96 units)
I	Haddington By Cal West (127 units)
J	Future Park
K	Future Elementary School
L	Swim Club
M	Trevi by Lennar (108 units) Bluestone by Lennar (116 units)
N	San Diego Reservoir
O	Mixed-use by Homefed (±500 units)
P	Dog Park
Q	Park
R	Lifetime Fitness (Proposed)
S	Stirling By Homefed (272 units)
T	Conserv Gas Station/ C-Store/ Carwash
U	Luminary By Homefed (267 units)
TOTAL	5,855 Units



Phase 1
±2,579 Units

Phase 2
±3,276 Units
(Under Construction)

DEMOGRAPHICS



TRAFFIC COUNTS (ADT)

Main Street
±38,000-55,000
(at build out)

La Media Road
±22,000-29,000
(at build out)



AVERAGE HHI*

3 Miles
\$119,602

5 Miles
\$112,677

7 Miles
\$93,759



POPULATION

3 Miles
99,604

5 Miles
245,660

7 Miles
441,062



DAYTIME POPULATION

3 Miles
42,696

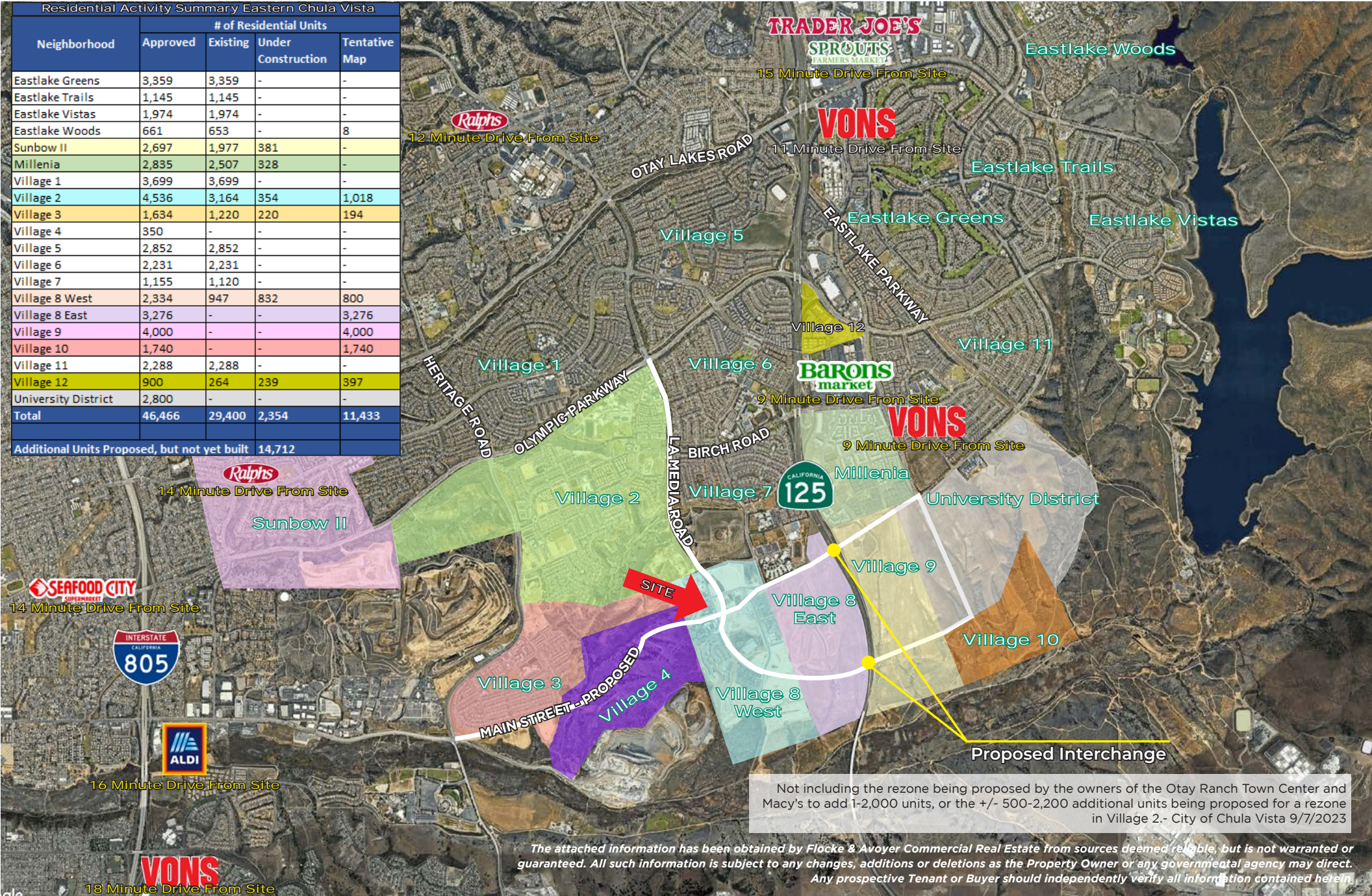
5 Miles
134,257

7 Miles
245,201

RETAIL AERIAL

Residential Activity Summary Eastern Chula Vista

Neighborhood	# of Residential Units			
	Approved	Existing	Under Construction	Tentative Map
Eastlake Greens	3,359	3,359	-	-
Eastlake Trails	1,145	1,145	-	-
Eastlake Vistas	1,974	1,974	-	-
Eastlake Woods	661	653	-	8
Sunbow II	2,697	1,977	381	-
Millenia	2,835	2,507	328	-
Village 1	3,699	3,699	-	-
Village 2	4,536	3,164	354	1,018
Village 3	1,634	1,220	220	194
Village 4	350	-	-	-
Village 5	2,852	2,852	-	-
Village 6	2,231	2,231	-	-
Village 7	1,155	1,120	-	-
Village 8 West	2,334	947	832	800
Village 8 East	3,276	-	-	3,276
Village 9	4,000	-	-	4,000
Village 10	1,740	-	-	1,740
Village 11	2,288	2,288	-	-
Village 12	900	264	239	397
University District	2,800	-	-	-
Total	46,466	29,400	2,354	11,433
Additional Units Proposed, but not yet built		14,712		



Not including the rezone being proposed by the owners of the Otay Ranch Town Center and Macy's to add 1-2,000 units, or the +/- 500-2,200 additional units being proposed for a rezone in Village 2.- City of Chula Vista 9/7/2023

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Encelia Mixed Use Center

FOR LEASING
INFORMATION

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