

# Eastlake TERRACES

NOW OPEN



125



OLYMPIC PKWY

EASTLAKE PKWY

±1,101 SF  
AVAILABLE

## RETAIL FOR LEASE

**FLOCKE &  
AVOYER**  
Commercial Real Estate

1320-1480 EASTLAKE PKWY & 2089-2127 OLYMPIC PKWY  
CHULA VISTA, CA 91915



# Eastlake

## TERRACES

1320-1480 EASTLAKE PKWY & 2089-2127 OLYMPIC PKWY  
CHULAVISTA, CA 91915

### Highlights

- Prominent ±363,300 SF power center Anchored by Walmart, Home Depot and Walgreens Part of the ±3,200 acre master-planned community of Eastlake
- Adjacent to the ±23,000 acre master-planned community of Otay Ranch (±15,000 additional homes proposed at total build-out)
- About a mile from the master-planned Millenia community (up to ±3.5 million SF of retail, office, civic, hotel and non-residential uses, ±2,859 residential units proposed)
- Exceptional visibility to the CA-125 highway
- Highly visible tenant signage on the back of buildings facing Eastlake Pkwy & Olympic Pkwy

±1,101 SF  
AVAILABLE









# Eastlake TERRACES

OTAY RANCH  
TOWN CENTER

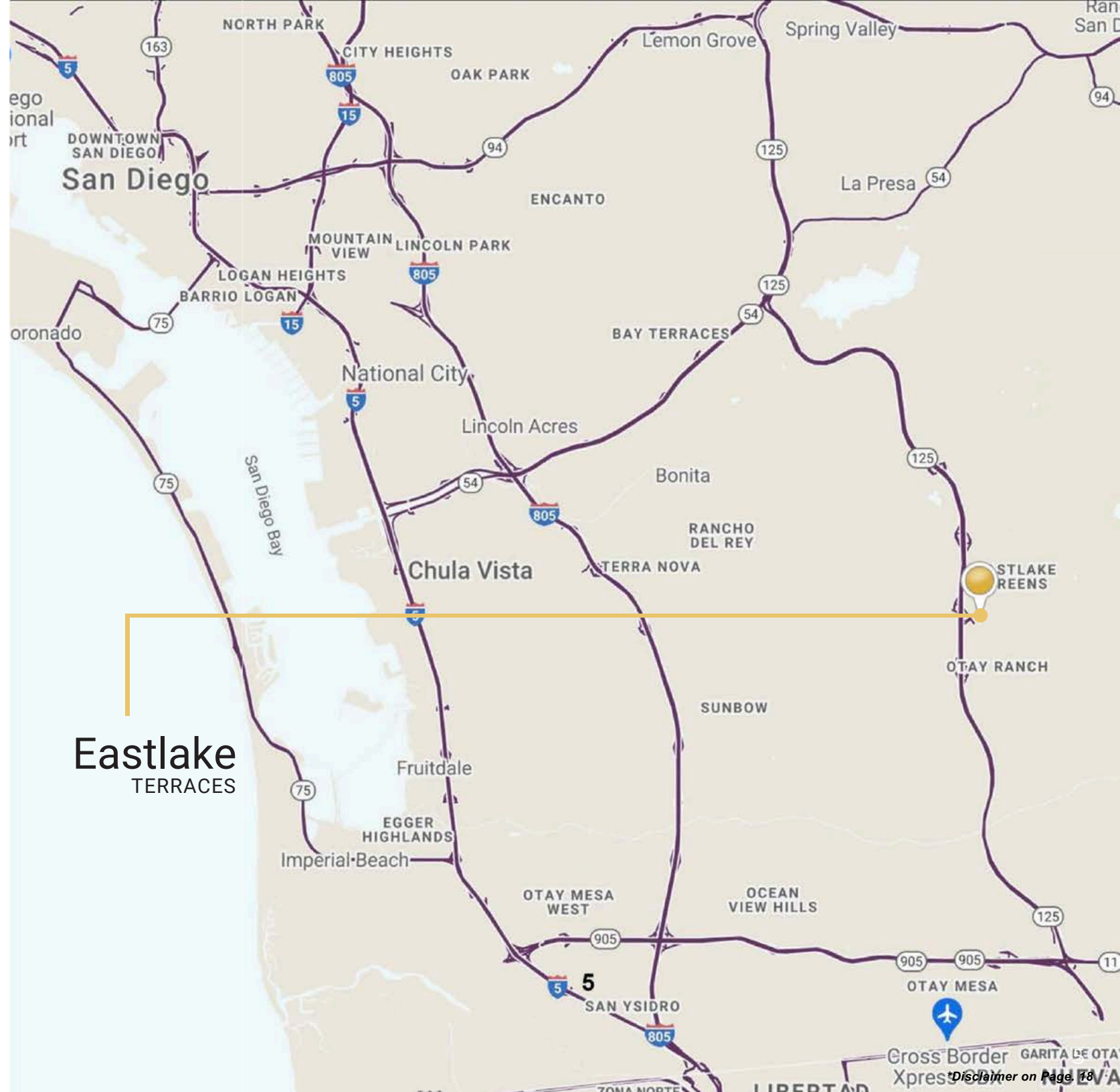
Macy's, AMC, Best Buy  
anchored shopping center

EASTLAKE PKWY  
32,930 ADT

OL  
64  
V  
70











# Eastlake TERRACES









# Site Plan & Availabilities







OLYMPIC PKWY

ON-RAMP

Walmart 



EASTLAKE PKWY





# Eastlake TERRACES

**HANDEL'S**  
HOMEMADE ICE CREAM SINCE 1945

**NAVY  
FEDERAL**  
Credit Union

 **MOCHINUT**



**±1,101 SF  
AVAILABLE**

**H&R BLOC**

**DOR**







Smiles of Eastlake  
Cosmetic and General Dentistry

SUPERCUTS

Max's  
RESTAURANT  
since 1945

ups

iTAN  
SUN • SPRAY • SPA

NuYo  
FROZEN YOGURT

Starbucks

RI BOBA



# Visibility & Exposure

- Prominent signage on the street-facing side of the buildings
- Tenants benefit from excellent exposure to two of the busiest roads in Eastlake
- EastLake Pkwy: 32,930 cars per day
- Olympic Pkwy: 41,988 cars per day

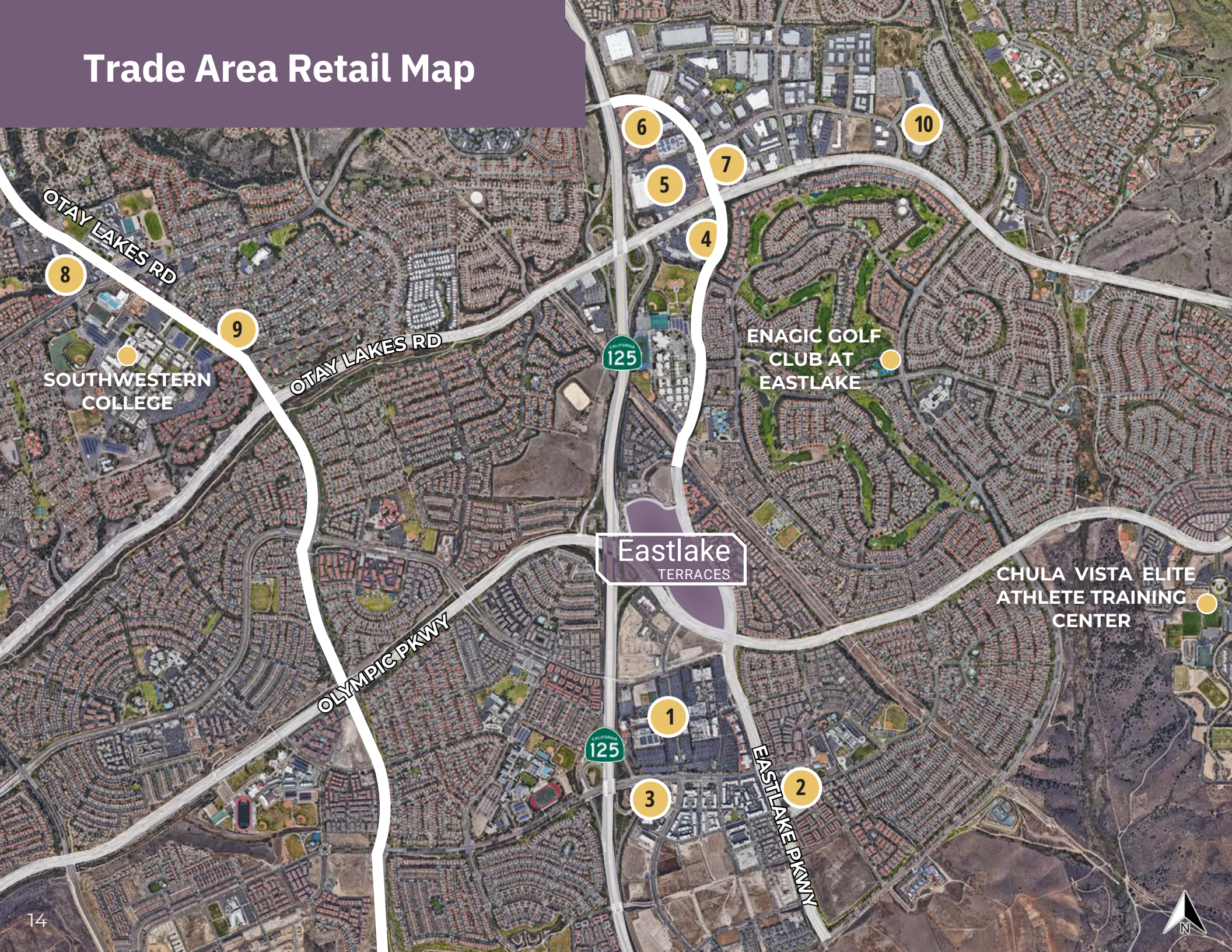








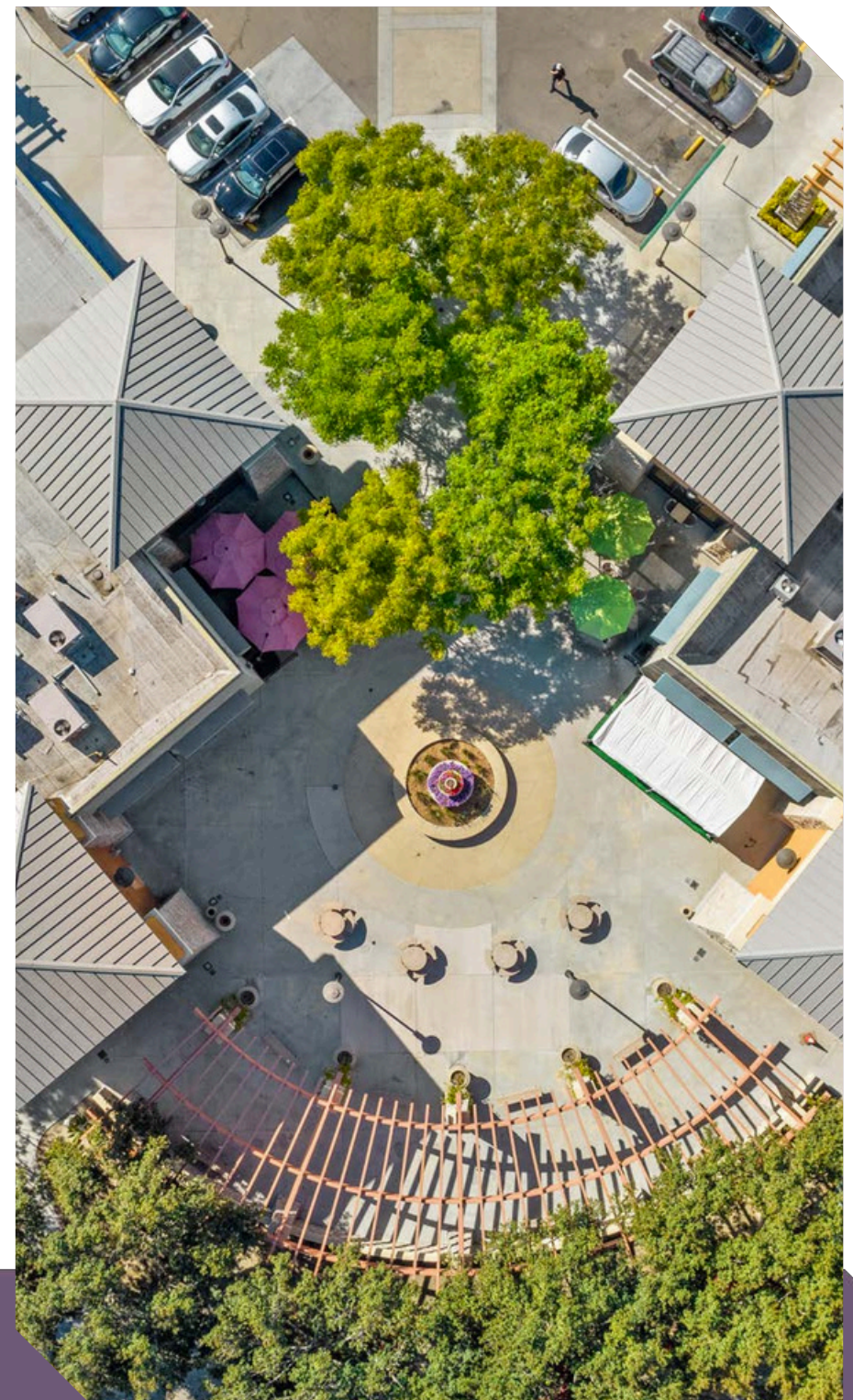
# Trade Area Retail Map





# Major Retailers

- 1     
- 2    
- 3     
- 4   
- 5     
- 6      
- 7    
- 8     
- 9    
- 10  



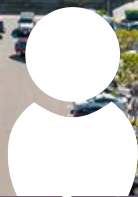


# Demographics



## population

1 Mile: 28,231  
3 Miles: 117,293  
5 Miles: 196,090



## annual visitors

6.8 Million Visitors  
(03/01/24 - 02/28/25)



## cars per day

CA-125: 119,749  
Eastlake Pkwy: 38,447  
Olympic Pkwy: 64,706





### daytime population

1 Mile: 9,037  
3 Miles: 43,809  
5 Miles: 96,572



### avg. household income

1 Mile: \$174,247  
3 Miles: \$174,046  
5 Miles: \$164,399



# Eastlake Terraces

## For Leasing Information

**1320-1480 EASTLAKE PKWY &**

**2089-2127 OLYMPIC PKWY**

**CHULA VISTA, CA 91915**

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