



Coming Soon!



# The Shops at Escaya

FOR  
LEASE

1925-1970 AVENIDA ESCAYA, CHULA VISTA, CA 91913

# The Shops at Escaya

is a mixed-use project located in Village 3 (“Escaya”) of the award-winning Otay Ranch master plan consisting of ±20,000 SF of retail space, a ±10,200 SF Boys & Girls Club and offers sweeping views of the Otay River Valley

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±40,000 CARS PER DAY-AT BUILD OUT



The Shops at Escaya are located close to SeaWorld’s Sesame Place, North Island Amphitheatre, Chula Vista Auto Mall and other daytime employment along Main Street, and nearby to a park, swim club, and the brand new Fahari L. Jeffers Elementary School.

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Escaya is nearing completion of construction and is proposed to include a total of ±1,638 residential units and is estimated for full build-out in approximately end of 2026.



## Traffic Counts

### Cars Per Day

Heritage Road (at build-out)

±40,000



## Population

**3 Miles**

119,933

**5Miles**

325,707

## Daytime Population

**3 Miles**

53,140

**5Miles**

185,942



## Average HHI\*

**3 Miles**

\$108,8505

**5Miles**

\$97,160



## The Shops at Escaya

is located in the Village Core area of Escaya and is well-positioned to take advantage of the ±200,000 SF of industrial across the street.





# ESCAYA Site Plan OTAY RANCH



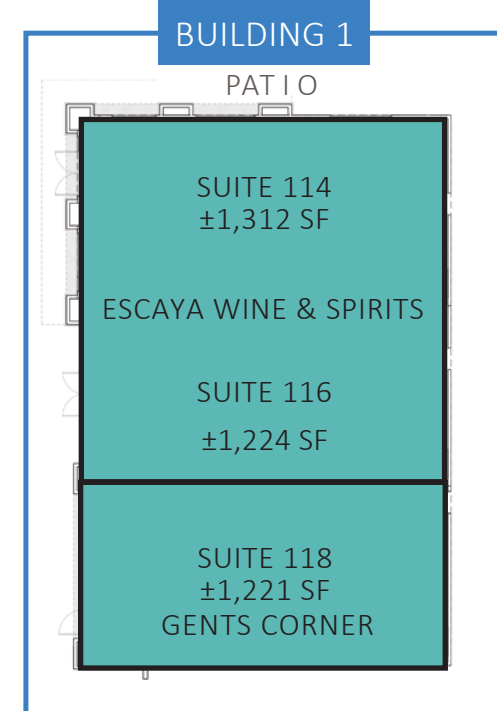
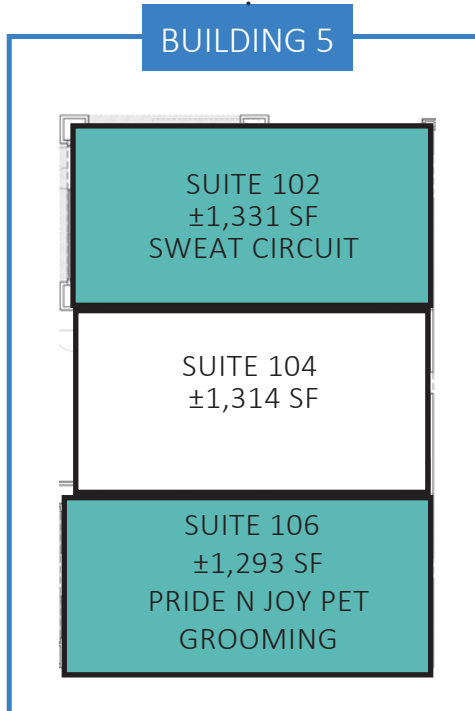
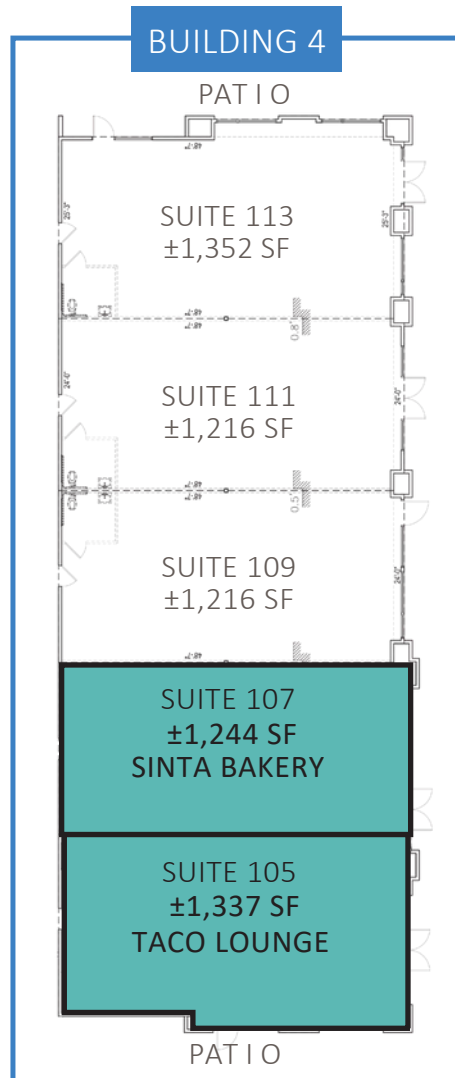
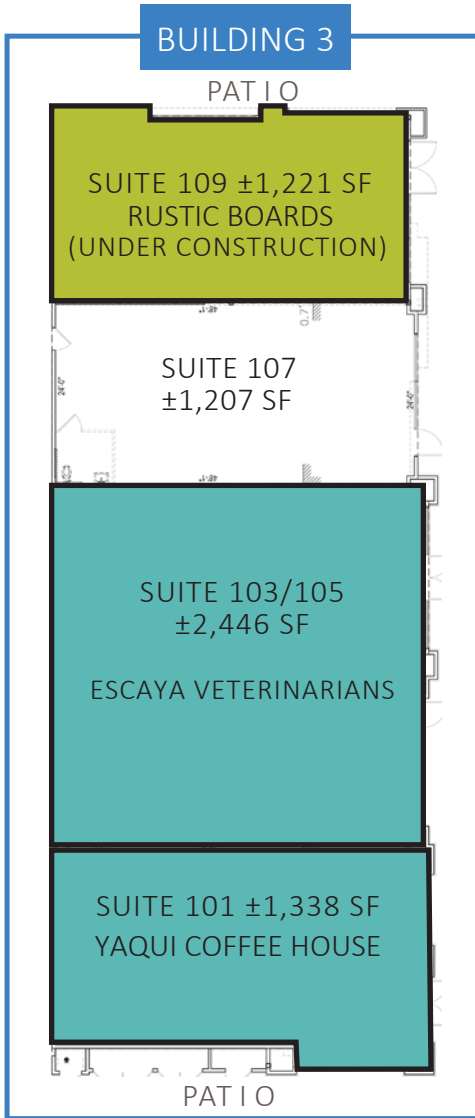
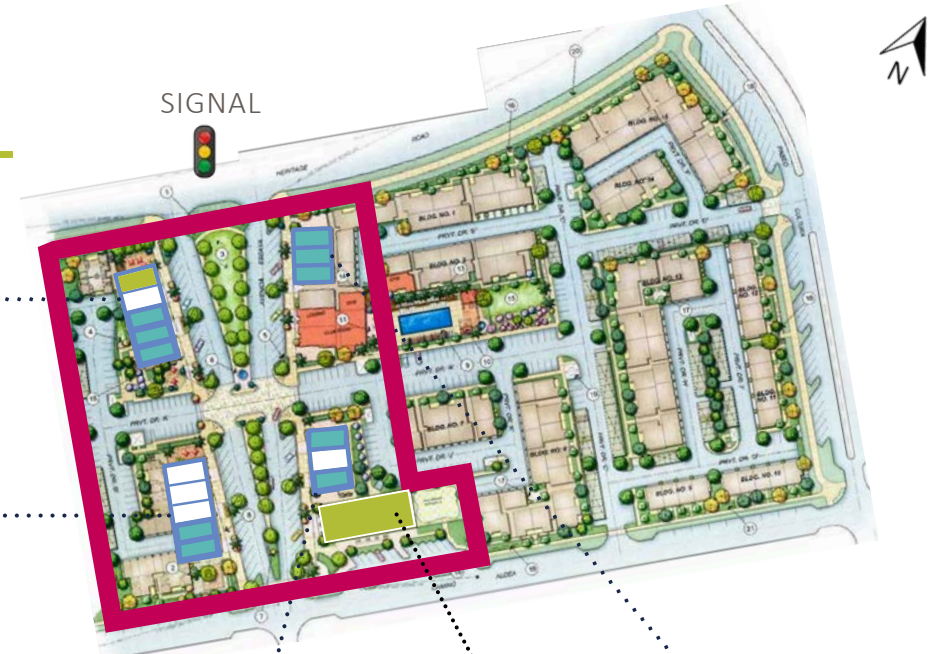
- A** Business Park (±200,000 SF)
- B** StorQuest Self Storage
- C** Chevron
- D** Proposed Commercial (up to ±9,600 SF)
- E** Orchard Swim Club (now open)
- F** Escaya Park (now open)
- G** ±218 Apartments (Now Open)
- H** Fahari L. Jeffers Elementary School - grades K-6 (now open).
- I** Proposed ±194 single family homes (under construction)



\*Disclaimer on pg. 8

# The Shops at Escaya

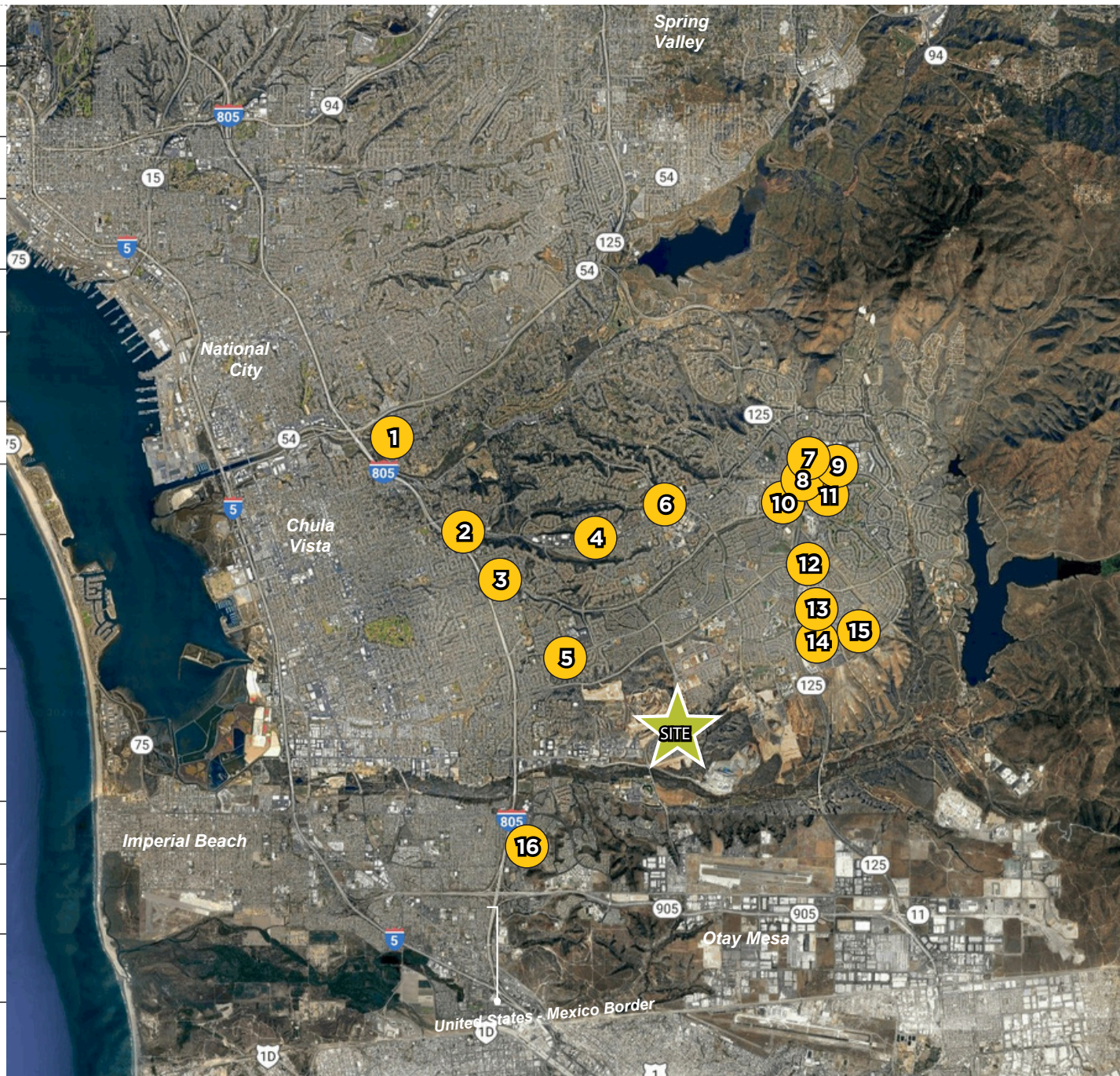
## BUILDING PLANS



BOYS & GIRLS CLUB  
PROPOSED

# Area Competition Map

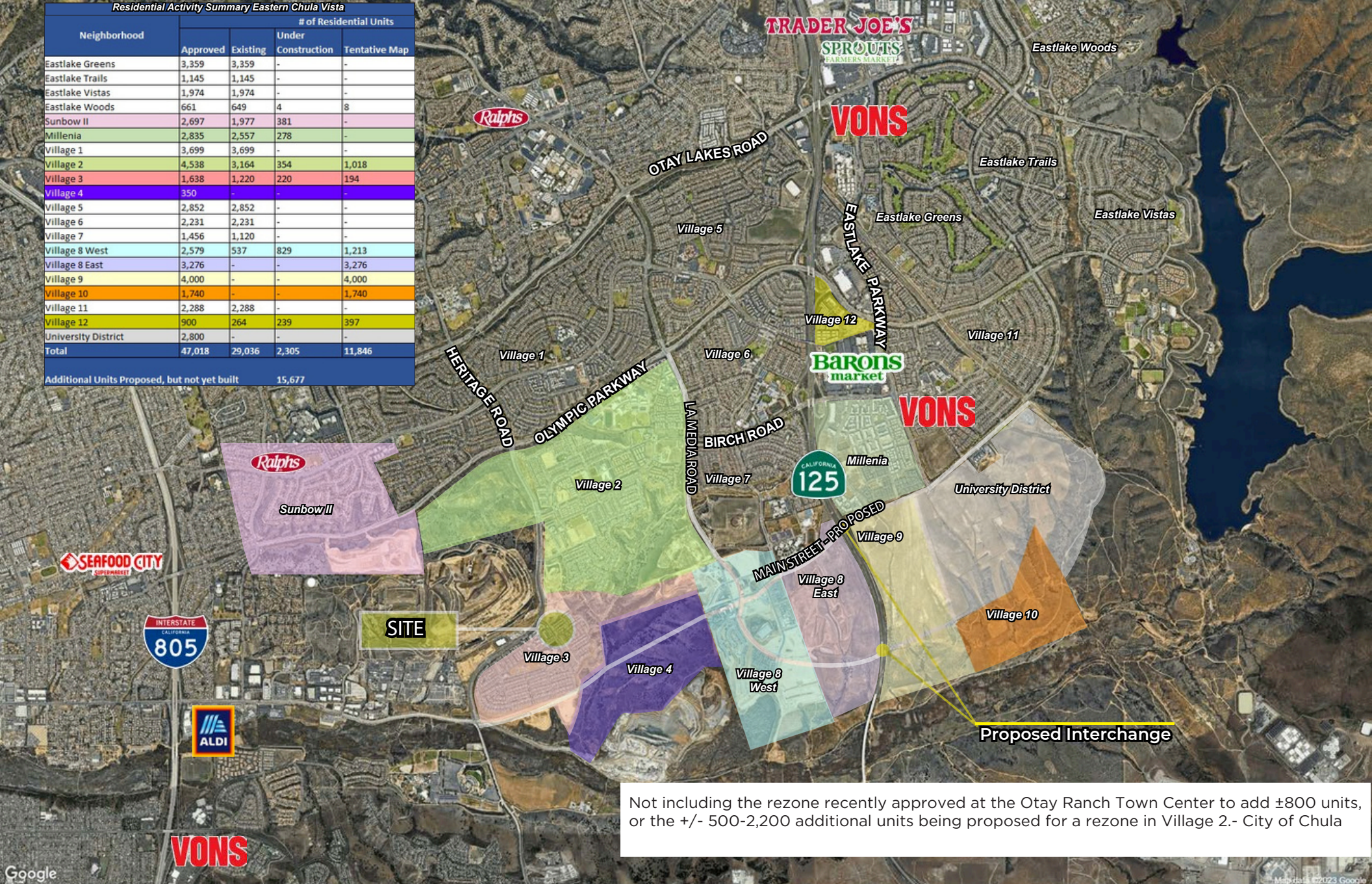
1	Plaza Bonita	AMC THEATRES	MACYS	JCPenney	TARGET
2	Terra Nova Plaza	DICK'S	CVS	5	Marshalls
3	Canyon Plaza	99	DD'S DISCOUNTS		
4	Rancho Del Rey	THE HOME DEPOT	COSTCO	Walmart	ROSS DRESS FOR LESS
5	Plaza at Sunbow	Ralphs	CVS		
6	Bonita Point Plaza	Ralphs			
7	Villagewalk at Eastlake	CVS	SPROUTS	TRADER JOE'S	TJ-MAXX
8	Eastlake Village Marketplace	TARGET	LOWE'S	OFFICE DEPOT	
9	Eastlake Village Center East	KOHL'S			
10	Otay Lakes Professional Plaza	KAIFITNESS			
11	Eastlake Village Center South	VONS	TOTAL WINE & MORE		
12	Eastlake Terraces	Walmart	Walgreens	THE HOME DEPOT	
13	Otay Ranch Town Center	AMC THEATRES	BEST BUY	BARNES & NOBLE	
14	Millenia Town Center	HomeGoods	ROSS DRESS FOR LESS	Michaels	WORLD MARKET
15	Marketplace at Windingwalk	VONS	IN-N-OUT		
16	Palm Promenade	VONS	AMC THEATRES	Walmart	THE HOME DEPOT



# Grocery Competition Map

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	649	4	8
Sunbow II	2,697	1,977	381	-
Millenia	2,835	2,557	278	-
Village 1	3,699	3,699	-	-
Village 2	4,538	3,164	354	1,018
Village 3	1,638	1,220	220	194
Village 4	350	-	-	-
Village 5	2,852	2,852	-	-
Village 6	2,231	2,231	-	-
Village 7	1,456	1,120	-	-
Village 8 West	2,579	537	829	1,213
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	-	-	-
<b>Total</b>	<b>47,018</b>	<b>29,036</b>	<b>2,305</b>	<b>11,846</b>
Additional Units Proposed, but not yet built			15,677	



Not including the rezone recently approved at the Otay Ranch Town Center to add ±800 units, or the +/- 500-2,200 additional units being proposed for a rezone in Village 2.- City of Chula

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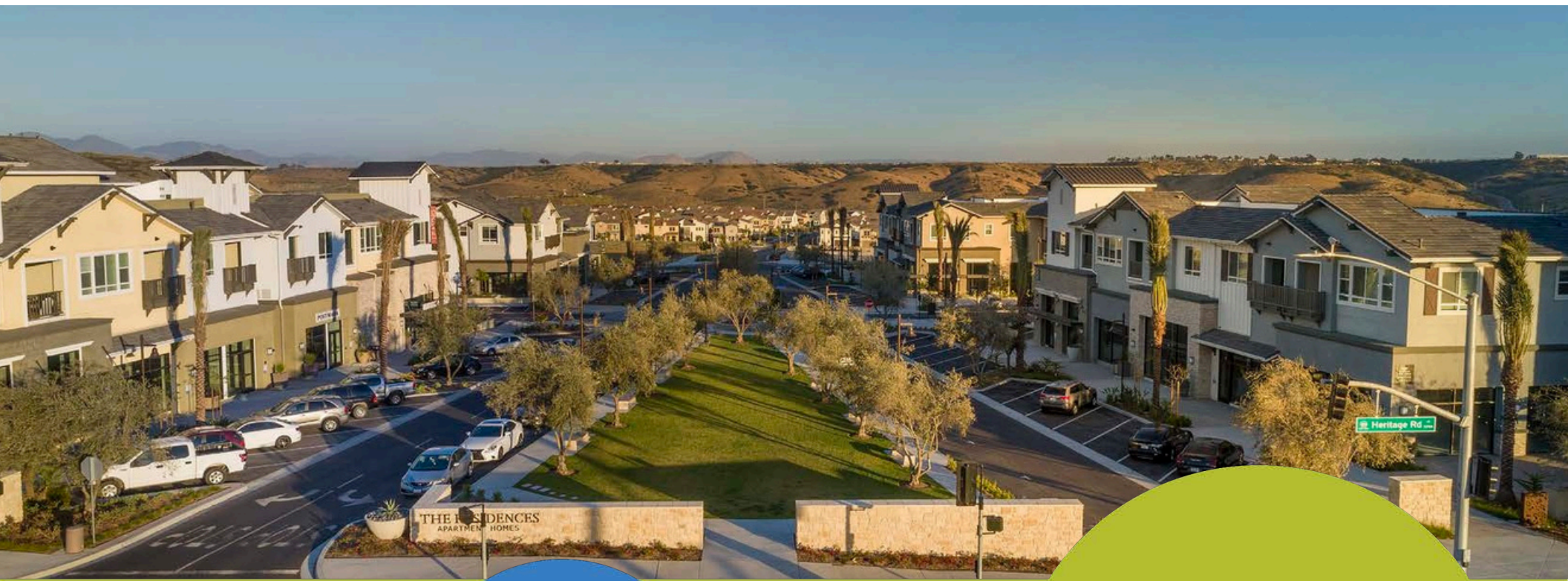
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