

AVAILABLE: $\pm 1,863$ SF
 $\pm 6,460$ SF (Former Restaurant)

POTENTIALLY
AVAILABLE: $\pm 15,074$ SF

The District

AT EASTLAKE



IRE DEVELOPMENT

851-891 District Place

CHULA VISTA, CA 91914

**FLOCKE &
AVOYER**
Commercial Real Estate

Fit. Family. Fun.

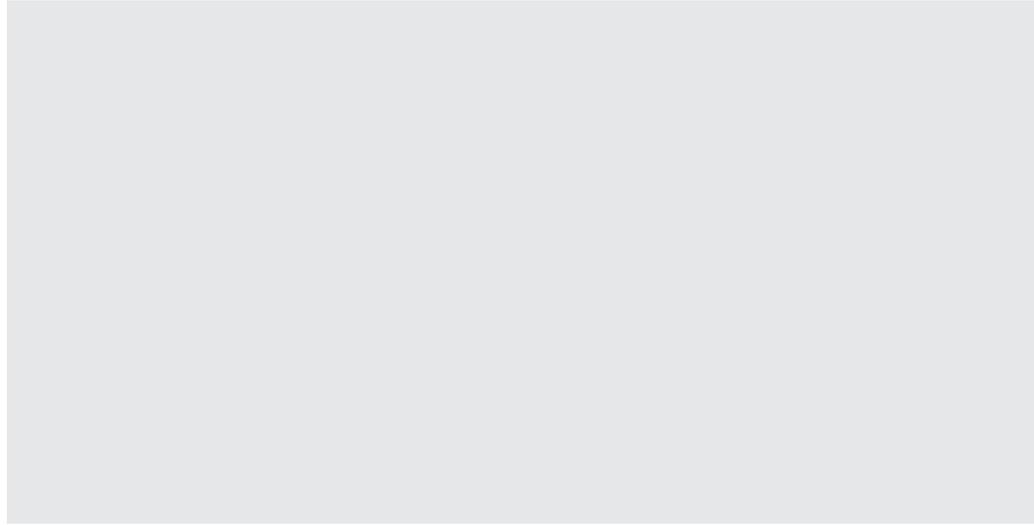
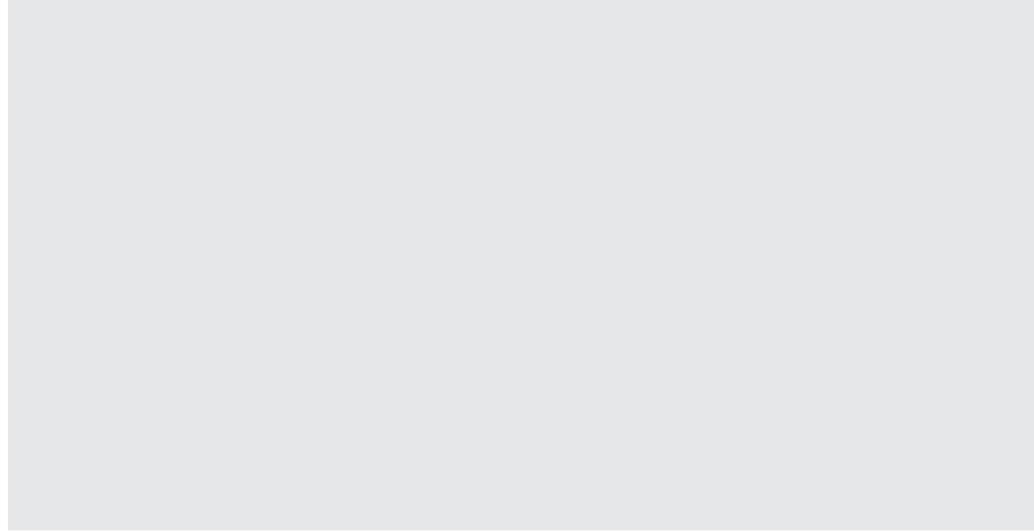
With exciting entertainment users like K1 Speed Circuit, SkyZone, PlayCity and Ninja Factory, along with Crunch Fitness, Floaties Swim School and Pride Martial Arts, The District at Eastlake has something for the whole family. This ±230,000 SF center draws from well beyond the immediate community and offers a unique combination of entertainment, recreation, fitness and food venues found no where else in San Diego's South County.



Site Plan

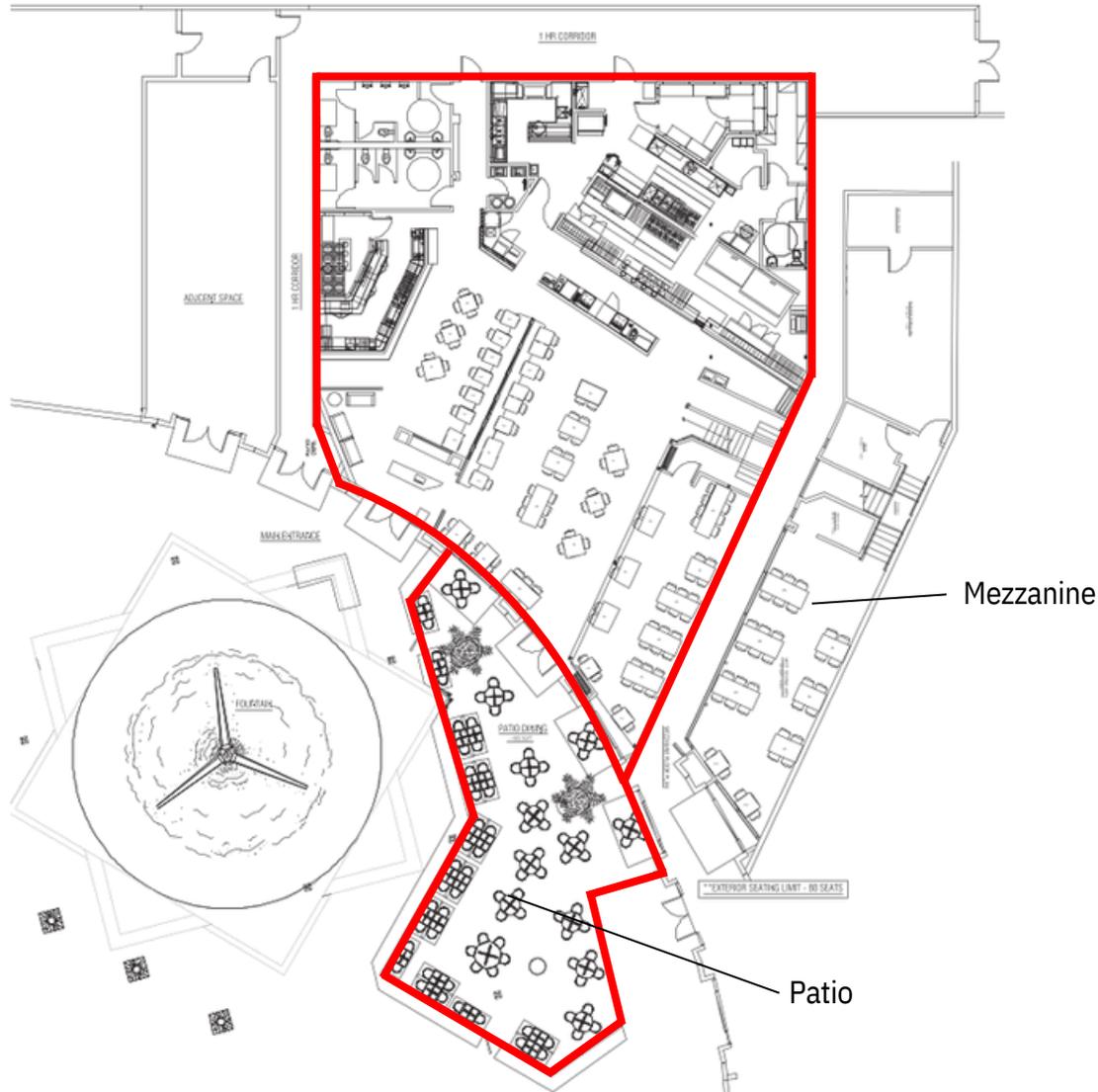


SUITE	TENANT	SF
107	Rev Body	4,273
104	Crunch Fitness	34,544
103	Pride Martial Arts	8,731
102	Floaties	5,739
101	Kid Ventures	6,771
100	Skyzone	18,397
100B	Awaken Church	40,243
101C	Lolita's	4,000
103C	Available (Former Restaurant)	6,460
104C	The Venue	11,417
105C	Play City	12,416
106C	Ninja Factory	14,227
100D	Search Bar (Potentially Available)	15,074
103D	K1 Speed	45,794
100E	Available	1,863
101E	Khanya Ramen	2,274
102E	Cosmo Prof	2,271
103E	Posh Cafe	2,950
104E	Danzart	3,260
105E	Vega Caffè	1,869



AVAILABILITIES - SUITE 103C

Former Restaurant



±6,460 SF
and ±1,655 SF
patio.

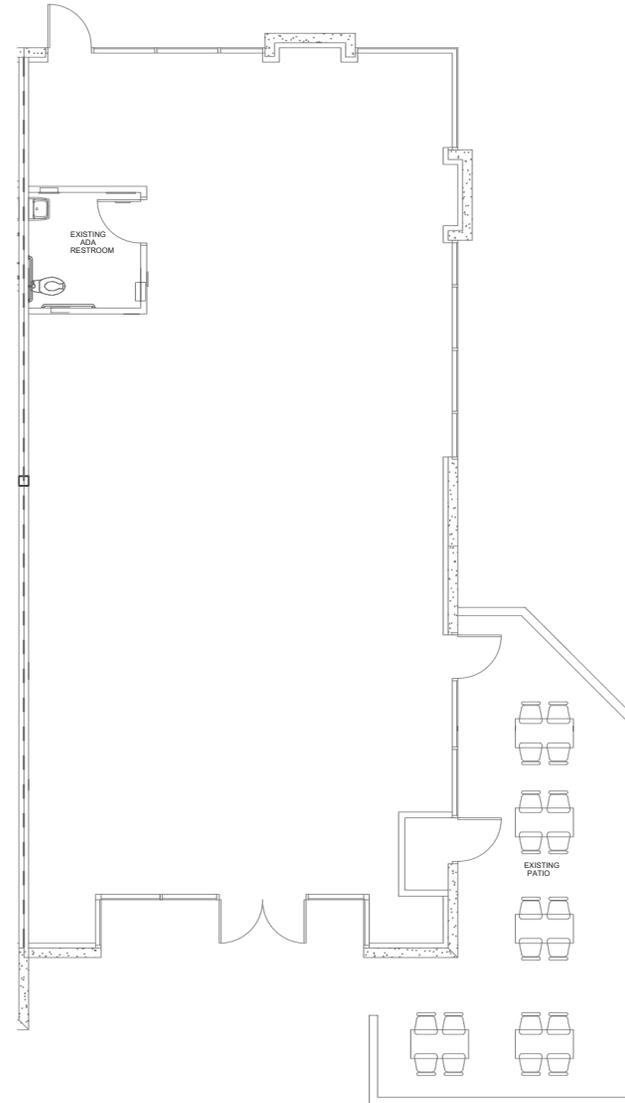


AVAILABILITIES - STE 100E

End-Cap Space



±1,863 SF
endcap with
±450 SF patio.





125

Eastlake Reservoir

Mackenzie Creek Pk

KOHL'S

SPRINGHILL SUITES MARRIOTT

Eastlake Middle School ±1,600 Students

TJ-maxx **TRADER JOE'S**
FIVE BEL'W **CVS pharmacy**
petco **SPROUTS FARMERS MARKET**

THE DISTRICT AT EASTLAKE

125

BevMo! **LOWE'S** **target**

HOMWOOD SUITES **Hampton**

Salt Creek Elementary ±800 Students

LA/FITNESS

VONS **Total Wine & MORE**

125

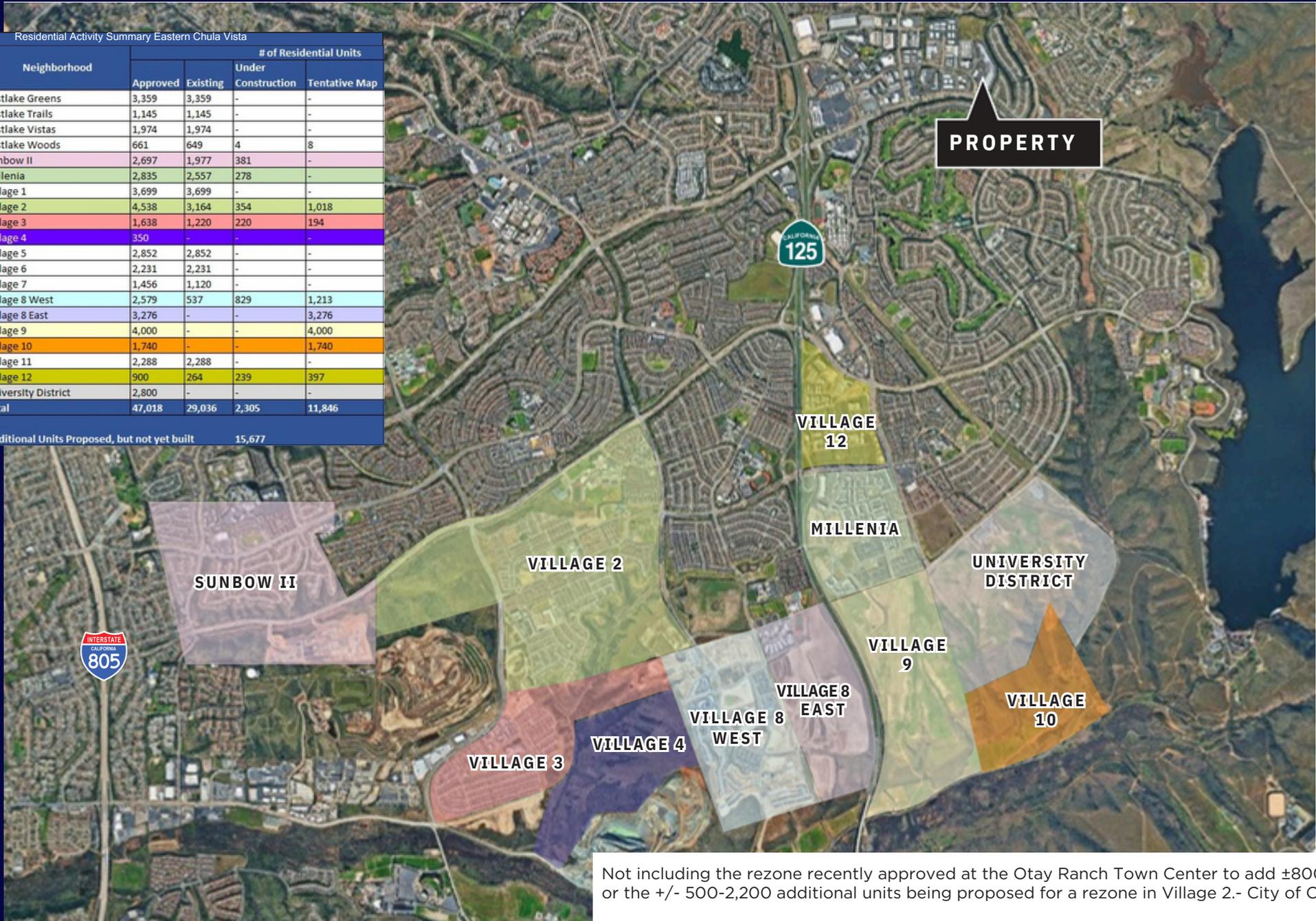
Eastlake High School ±2,700 Students

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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	-	-	-
Total	47,018	29,036	2,305	11,846
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

The attached information has been obtained by Flocke & Avoyer Commercial Real Estate from sources deemed reliable, but is not warranted or guaranteed. All such information is subject to any changes, additions or deletions as the Property Owner or any governmental agency may direct. Any prospective Tenant or Buyer should independently verify all information contained herein.

Demographics*

Population	<small>1 MILE</small> 15,284	<small>3 MILES</small> 93,381	<small>5 MILES</small> 181,507
Average HHI	<small>1 MILE</small> \$156,684	<small>3 MILES</small> \$148,022	<small>5 MILES</small> \$141,522
Daytime Population	<small>1 MILE</small> 14,693	<small>3 MILES</small> 66,226	<small>5 MILES</small> 124,419
Cars Per Day	<small>Otay Lakes Rd.</small> 20,064	<small>Lane Ave.</small> 9,157	



For More Information
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The District

AT EASTLAKE

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