

FOR LEASE

CÔTA VERA Shopping Center



±85,000 SF
Proposed Shopping Center
Chula Vista, CA





CÔTA VERA

Côta 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.



FOR LEASE



MAIN STREET/ LA MEDIA ROAD, CHULA VISTA, CA

- ±85,000 SF Neighborhood Shopping Center
- Across from ±85,000 SF Lifetime Fitness (proposed)
- Main Street: ±38,000-55,000 ADT at build out
- La Media Road: ±22,000 - 29,000 ADT at build out
- Côtà Vera (Village 8) is located within the Otay Ranch master-planned community in the City of Chula Vista and is proposed to include ±2,579 homes in Phase 1 (under construction) and ±3,560 homes in Phase 2 (Grading beginning January 2024).
- ±17,700 homes planned/under construction in the immediate area (Sept. 2023) and ±58,400 people (Based upon California Department of Finance estimating 3.3 people per household in the city of Chula Vista).
- Easy access to/from State Route 125
- Close to Olympian High School (±2,500 students)

DEMOGRAPHICS



Population

3 Miles:	98,378
5 Miles:	214,443
7 Miles:	401,897



Daytime Population

3 Miles:	41,834
5 Miles:	119,988
7 Miles:	218,122



Traffic Counts

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

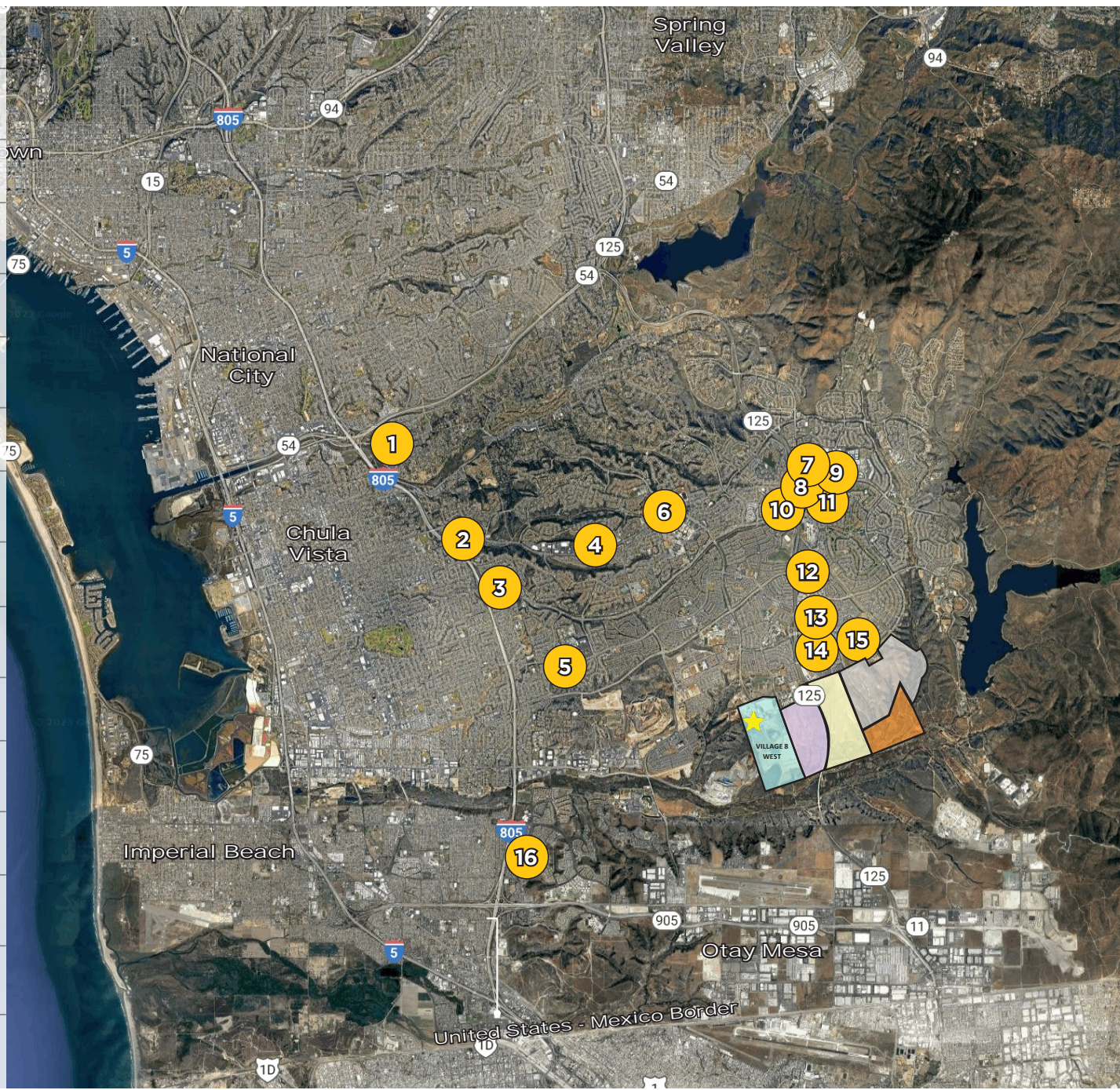
La Media Road: ±22-29,000 ADT
(at build out)



Average HHI*

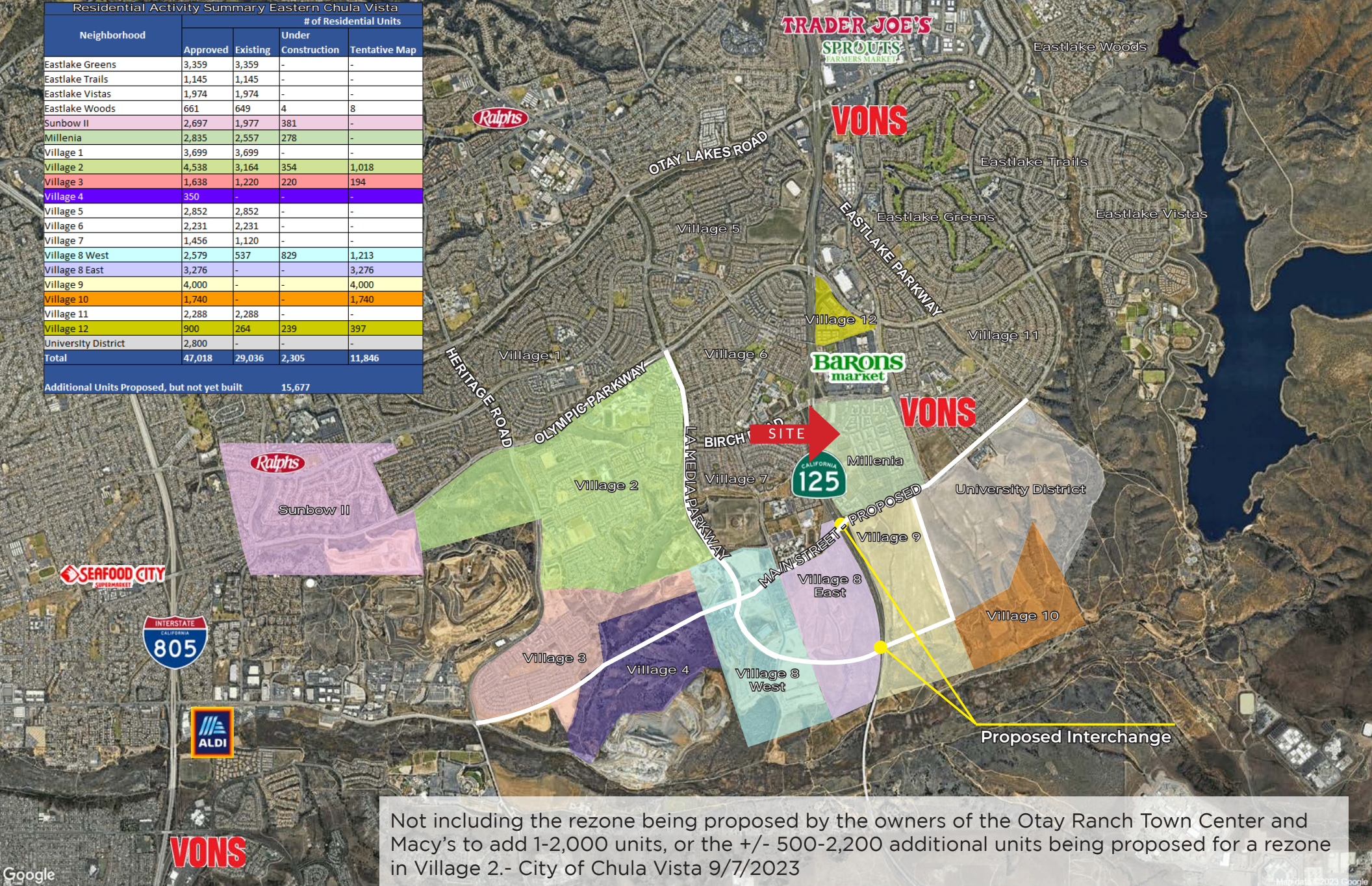
3 Miles:	\$173,840
5 Miles:	\$161,154
7 Miles:	\$134,283

1	Plaza Bonita	AMC THEATRES, macy's, JCPenney, TARGET
2	Terra Nova Plaza	DICK'S, CVS, TRIC 5, Marshalls
3	Canyon Plaza	99, RITE AID
4	Rancho Del Rey	Coronado, THE HOME DEPOT, COSTCO WHOLESALE, Walmart, ROSS DRESS FOR LESS
5	Plaza at Sunbow	Ralphs, CVS
6	Bonita Point Plaza	Ralphs, RITE AID
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	LAI FITNESS
11	Eastlake Village Center South	VONS
12	Eastlake Terraces	Walmart, Walgreens, THE HOME DEPOT
13	Otay Ranch Town Center	AMC THEATRES, macy's, BEST BUY
14	Millenia Town Center	HomeGoods, ROSS DRESS FOR LESS, Michaels, WORLD MARKET
15	Marketplace at Windingwalk	VONS, IN-N-OUT BURGERS
16	Palm Promenade	VONS, AMC THEATRES, Walmart, THE HOME DEPOT



GROCERY COMPETITION

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	

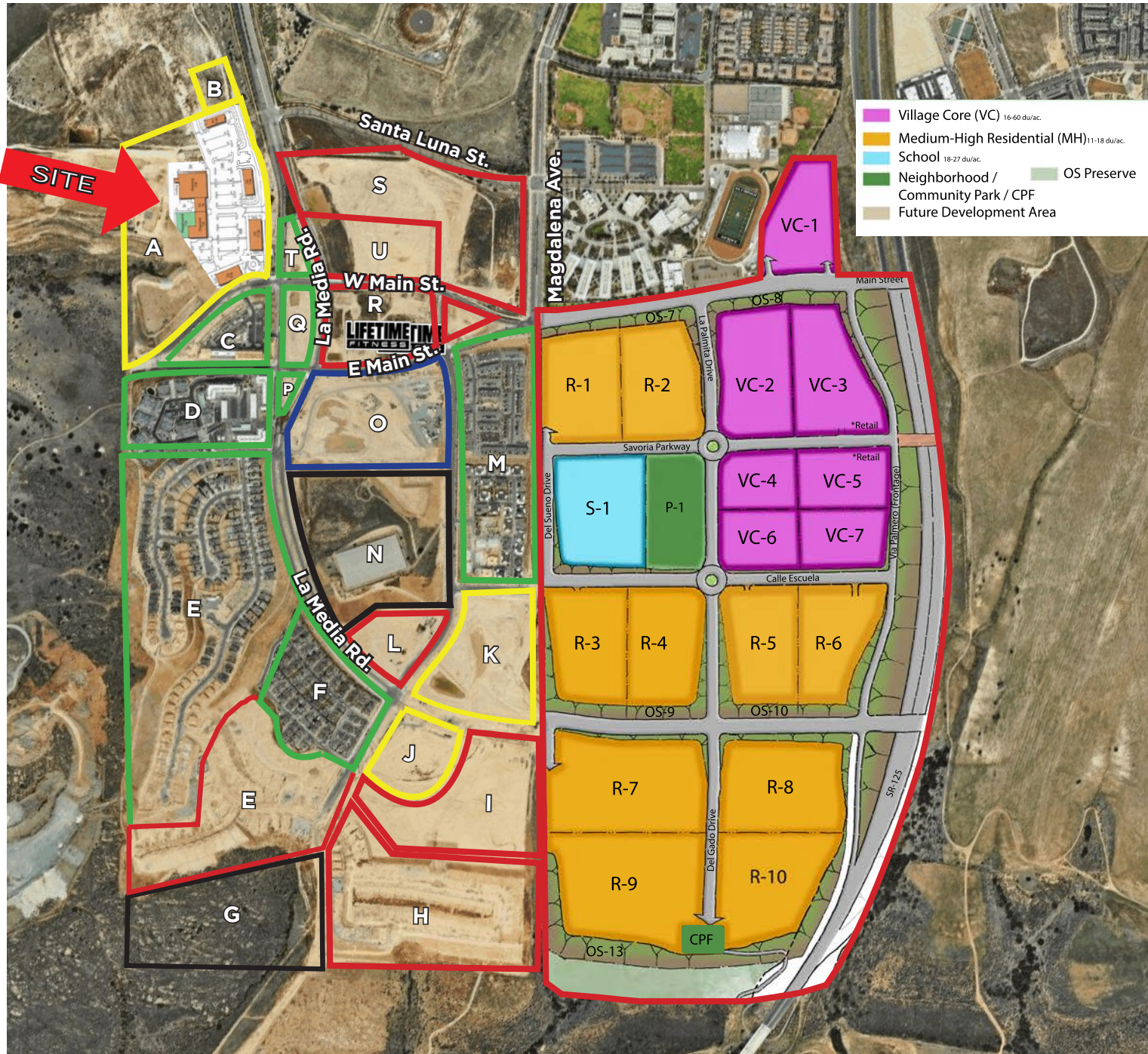


Not including the rezone being proposed by the owners of the Otay Ranch Town Center and Macy's to add 1-2,000 units, or the +/- 500-2,200 additional units being proposed for a rezone in Village 2.- City of Chula Vista 9/7/2023

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. *Disclaimer pg. 10

- 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



- Village Core (VC) 16-60 du/ac.
- Medium-High Residential (MH) 11-18 du/ac.
- School 18-27 du/ac.
- Neighborhood / Community Park / CPF
- OS Preserve
- Future Development Area

Phase 1
±2,579 Units

Phase 2
±3,276 Units
(Under Construction)

*Disclaimer pg. 10 7

SITE PLAN





***DISCLAIMER**

**All information regarding this property is deemed to be reliable, however, no representation, guarantee or warranty is made to the accuracy thereof and is submitted subject to errors, omissions, change in price or withdrawal without notice.*

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FOR LEASING INFORMATION

STEWART KEITH

858.875.4669

skeith@flockeavoyer.com

CA DRE No.: 01106365



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AVOYER**
Commercial Real Estate