



BONITA POINT



CHULA VISTA | SAN DIEGO COUNTY



Bonita Point is an essential needs grocery and drug anchored neighborhood shopping center in the affluent submarket of Eastern Chula Vista in San Diego County. The center is adjacent to Southwestern College and Bonita Vista High School (combined in excess of 20,000 students) and sits at the signalized intersection of Otay Lakes Road and East H Street averaging $\pm 60,000$ cars per day.



Daily Needs

Grocery (Ralphs) and drug store (Rite Aid) anchored



Neighborhood

$\pm 29,000$ residents in a 1-mile radius with average annual incomes of \$105,000



Students

20,000+ students directly across the street at Southwestern College and Bonita Vista High School



Traffic Counts

$\pm 60,000$ average cars per day at the intersection of Otay Lakes Road and East H Street

TENANTS



BONITA VISTA HIGH SCHOOL

SITE PLAN



SPACES	TENANT	RSF
742	A TEA 7	1,625
760	AFC Urgent Care	3,000
1475	Angel Nails and Spa	885
1479	Arya Cleaners	995
700	Canyon Vista Dental	4,000
720-722	Chipotle Mexican Grill	1,985
1471	Crispy's Donuts	885
1459	Iwok	1,144
1451	Jamba Juice	1,268
724-726	Manna BBQ	6,508

SPACES	TENANT	RSF
738	Massage Eden	1,673
732-734	Ming's Revolving Sushi Bar	3,254
KIOSK	Mission Federal CU ATM	100
752	Navy Federal CU	3,500
744	Nutrimart	900
746	Roberto's Jewellery	1,167
1463, 1467	Starbucks	2,288
1455	Subway	1,060
748	Soccer Post	2,532
770-A	The Habit Burger Grill	2,876

SPACES	TENANT	RSF
770-B	Urbane Café	1,694
790	Wells Fargo Bank	3,290
1487	Carl's Jr.	0
730	Fantastic Sams	1,200
728	Little Caesar's Pizza	1,200
750	Postal Annex	1,700
780	Ralphs	0
740	Rite Aid	9,600
736	Ululani's Hawaiian Shave Ice	1,805

*Not a part

LOCATION



DOWNTOWN
SAN DIEGO

CORONADO

PACIFIC
OCEAN

EL CAJON

LEMON
GROVE



OTAY LAKES ROAD
H STREET
1 MILE

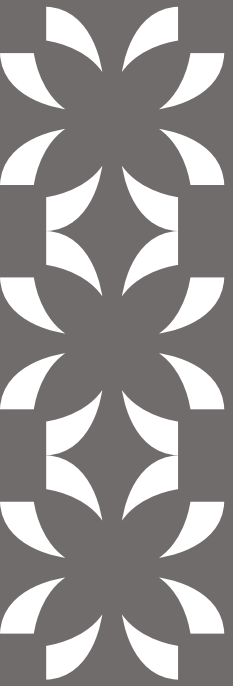
3 MILES

5 MILES

CHULA
VISTA

OTAY
MESA

US / MEXICO BORDER





Traffic Counts

East H Street: ±31,500
Otay Lakes Road: ±33,400

Avg. Household Income

1 mile: \$105,935
3 miles: \$105,783
5 miles: \$87,397

Population

1 mile: 29,383
3 miles: 144,783
5 miles: 316,215

Daytime Population

1 mile: 19,817
3 miles: 144,783
5 miles: 316,215

SENTRÉ

Founded in 1989, we have developed deep investment, development and operating expertise across office, multi-family, retail and industrial properties throughout the West Coast and Mexico totaling more than 10 million square feet and \$4B in transactional volume.

We partner on a variety of real estate projects in urban and/or urban-like locations that are walkable, amenity rich and located near transportation, education and employment centers.

Bonita Point is an embodiment of our real estate philosophy.





BONITA POINT

1451-1479 EAST H STREET & 720-752 OTAY LAKES ROAD, CHULA VISTA, CA 91910



BRAD WILLIAMS

858.875.4668

bwilliams@flockeavoyer.com

Lic. ID #01802468

STEVE AVOYER

619.280.2600

savoyer@flockeavoyer.com

Lic. ID #00407899