

**FORMER FOOD USE  
FOR LEASE  
±1,200 – 2,400 SF**



**MILLENNIA**  
Life has a new hub.

**1610-1690 MILLENIA AVENUE CHULA VISTA, CA 91915**





# MILLENNIA

**1610-1690 MILLENIA AVENUE  
CHULA VISTA, CA 91915**

## PROPERTY FEATURES

- The center includes two projects totaling  $\pm 131,000$  SF of retail space at the gateway to the  $\pm 210$  acre residential community.
- Prime location with maximum exposure to SR 125 Toll Road and Birch Road.
- Directly across the street from Otay Ranch Town Center Mall.
- The trade area includes:
  - $\pm 200$  acre Eastlake Business park
  - $\pm 150$  acre Chula Vista Elite Athlete Training Center
  - $\pm 384$  acre University site (Proposed)
  - $\pm 85$  acre Regional Technology Park (Proposed)
  - $\pm 2$  million SF UnivCity office park
  - $\pm 15,600$  additional residential units at build out.





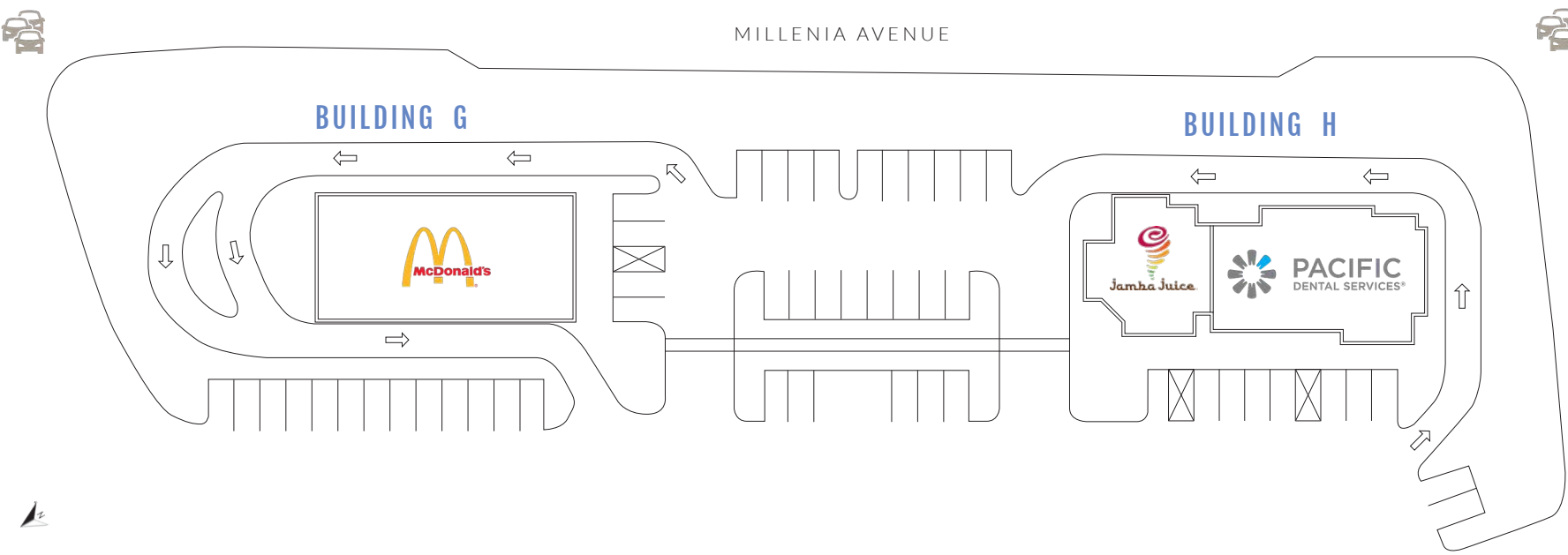
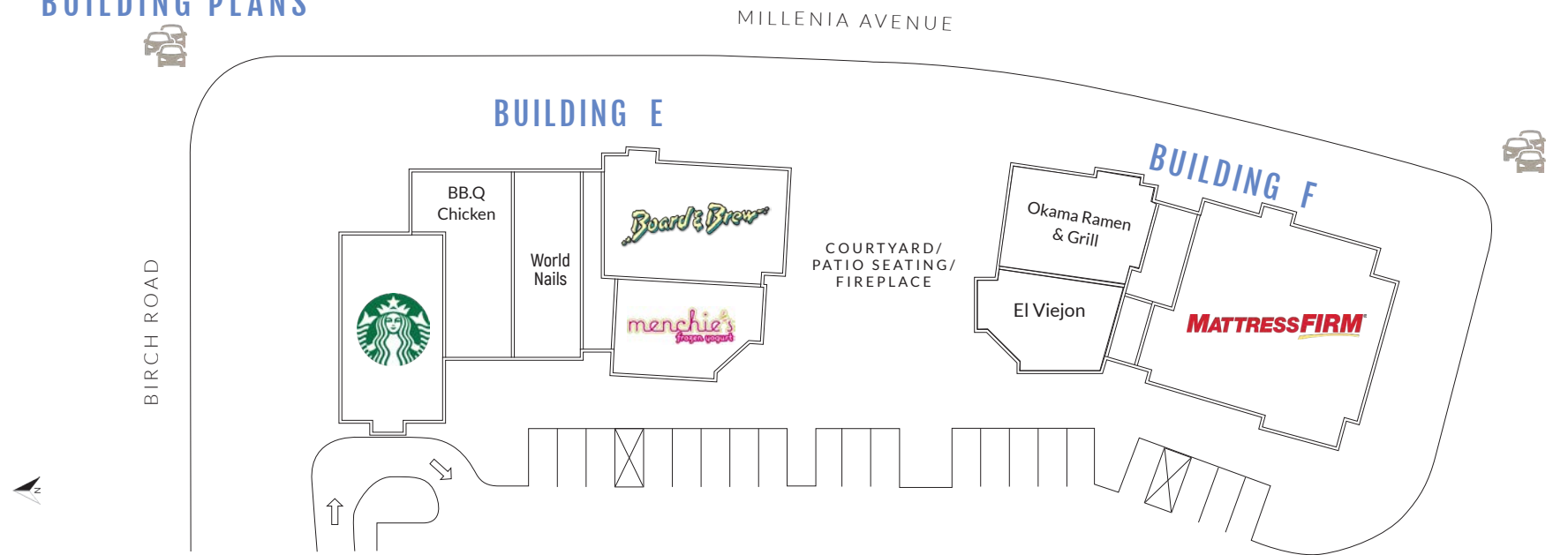
## SITE PLAN



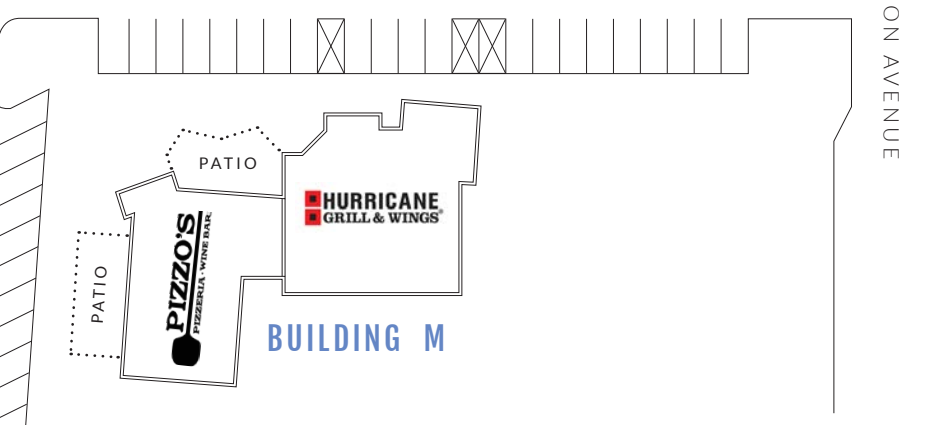
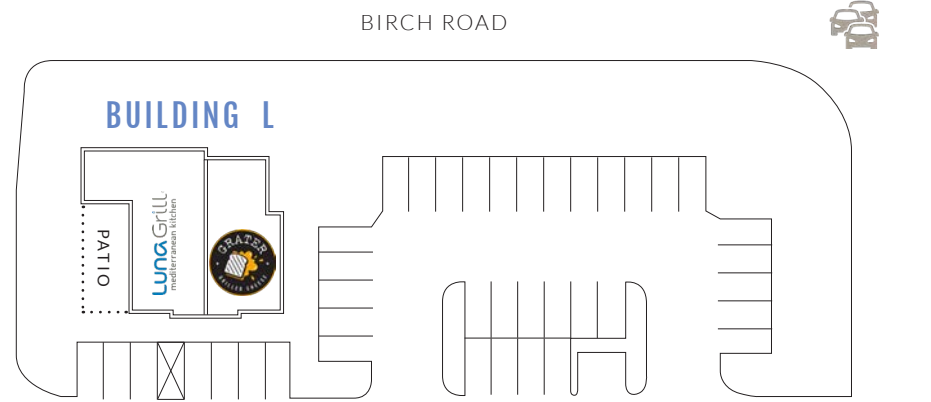
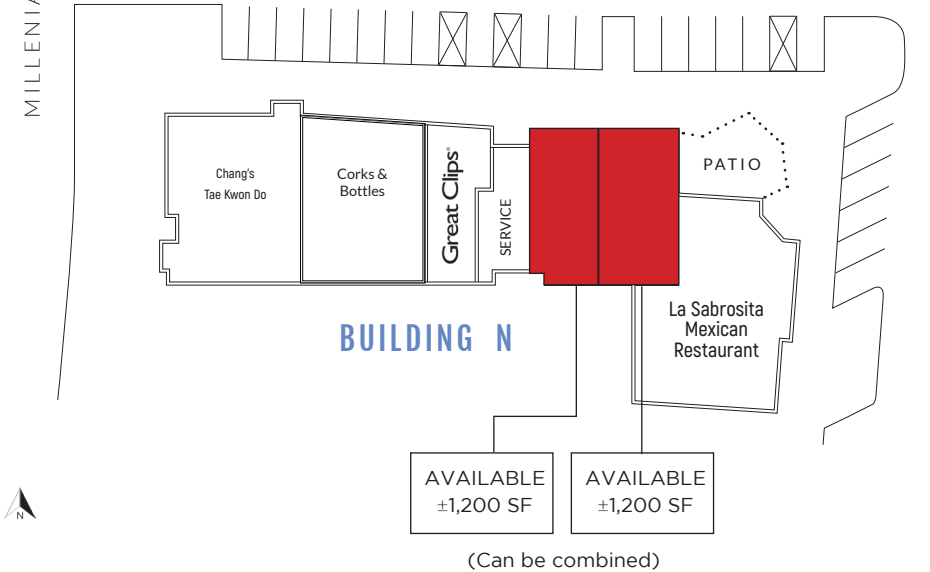
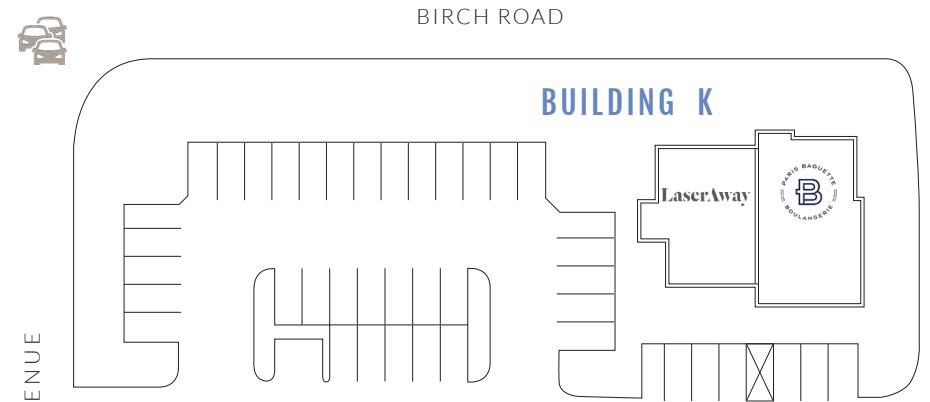
Lot 2	
Site Area	10.09 Acres Net
Building Area	105,534 SF
Building Summary	
A. Retail	15,502 SF
B. Retail	25,006 SF
C. Retail	18,315 SF
D. Retail	21,048 SF
E. Retail/Food	8,835 SF*
F. Retail/Food	7,591 SF*
G. Fast Food/Financial	4,100 SF
H. Fast Food/ Financial/Commercial	5,137 SF
*Includes Utility Rooms	
Parking Summary	
Parking Provided	443 Stalls (4.2/1,000)
Lot 3	
Site Area	2.65 Acres
Building Area	24,955 SF
Building Summary	
K. Retail/Financial/Food	3,488 SF*
L. Retail/Financial/Food	3,200 SF*
M. Retail/Food	6,415 SF*
N. Retail/Food	11,852 SF *
*Includes Utility Rooms	
Parking Summary	
Parking Provided	130 Stalls (5.2/1,000)



BUILDING PLANS



BUILDING PLANS







San Diego's next iconic urban village, Millenia is a unique mixed-use hub that embodies the new shift towards lifestyle-centric living. A blend of activities, ages, and all the perks of a thriving community, intelligently designed into 80 walkable city blocks — about the size of downtown San Diego.

The Millenia Town Center consists of a ±12.58 acre portion of the ±210 acre Millenia masterplan which is proposed/envisioned to include up to ±3.5 million SF of retail, office, civic, hotel and other non-residential uses providing an estimated 9,000 permanent jobs, along with ±2,859 residential units in an urban, walkable and environmentally friendly community equivalent to ±80 city blocks.

The epicentre of people, places and worn-out walking shoes.



## DISTRICT INFORMATION



A

**PULSE** - For Lease  
by Fairfield Residential  
±273 luxury apartments  
EXISTING

B

**VOLTA & DUETTA** - For Lease  
by Chelsea Investments  
±210 stylish apartments designed  
around convenience and affordability  
EXISTING

C

**EVO | METRO | TRIO** - For Sale  
by Meridian Communities  
±216 sophisticated townhomes, row  
homes, penthouse flats and two-  
story garden homes  
EXISTING

D

**COLUMBA** - For Lease  
by Chelsea Investments  
±200 affordable apartments with a  
modern design aesthetic

E

**PINNACLE** - For Sale  
by Meridian Communities  
±126 attached townhomes and  
row homes with a chic, modern design  
EXISTING

F

**ELEMENT & Z** - For Sale  
by Shea Homes  
±70 detached urban homes and  
±106 attached condominiums  
EXISTING

G

**SKYLAR AT MILLENIA** - For Sale  
by KB Homes  
±79 modern style detached homes  
EXISTING

H

**CLEO** - For Sale  
by Lennar  
±118 townhomes and  
±4,500 SF commercial  
EXISTING

I

**VIBE** - For Sale  
by Lennar  
±92 urban inspired townhomes  
and ±4,500 SF commercial  
EXISTING

J

**BOULEVARD** - For Sale  
by CalAtlantic  
±78 contemporary, attached row  
townhomes  
EXISTING

K

**ALEXAN RIVUE** - For Lease  
by Trammel Crow Residential  
±253 contemporary urban style  
apartments  
EXISTING

L

**ELEMENTARY SCHOOL**  
PROPOSED

M

**AVALYN** - For Lease  
by Ryan Companies  
±480 luxury apartments with  
±16,000 SF commercial  
EXISTING

N

**THINK.**  
by Chesnut Properties  
±168,000 SF office/City of Chula  
Vista Library/SDSU School of  
Nursing & Global Campus  
UNDER CONSTRUCTION

O

**FIRE STATION**  
EXISTING

P

**TBD PROJECT** - For Lease  
by Ryan Companies  
±278 luxury apartments  
UNDER CONSTRUCTION

Q

**INVENT**  
Up to ±1.7 million SF; CV Entertainment  
Complex - Phases 2 & 3  
by City of Chula Vista  
PROPOSED

R

**MARRIOTT HOTEL**  
±130 keys  
PROPOSED

S

**AYRES HOTEL**  
±135-room stylish and  
contemporary boutique hotel  
EXISTING

T

**BOARDWALK AT MILLENIA**  
±309-unit mixed used community  
with ±6,705 SF of ground floor retail  
space  
EXISTING



COMPETITION AERIAL

1

Plaza Bonita

2

Terra Nova Plaza

3

Canyon Plaza

4

Rancho Del Rey

5

Plaza at Sunbow

6

Bonita Point Plaza

7

Villagewalk at Eastlake

8

Eastlake Village Marketplace

9

Eastlake Village Center East

10

Otay Lakes Professional Plaza

11

Eastlake Village Center South

12

Eastlake Terraces

13

Otay Ranch Town Center

14

Millenia Town Center

15

Marketplace at Windingwalk

16

Palm Promenade

AMC THEATRES

MACY'S

JCPENNEY

TARGET

DICK'S

CVS

5

MARSHALLS

99

RITE AID

CORONADO

COSTCO

WALMART

ROSS

Ralphs

CVS

Ralphs

RITE AID

CVS

SPROUTS

TRADER JOE'S

TJ-MAXX

TARGET

LOWE'S

OFFICE DEPOT

KOHL'S

LA FITNESS

VONS

WALMART

WALGREENS

THE HOME DEPOT

AMC THEATRES

MACY'S

BEST BUY

HomeGoods

ROSS

Michels

WORLD MARKET

VONS

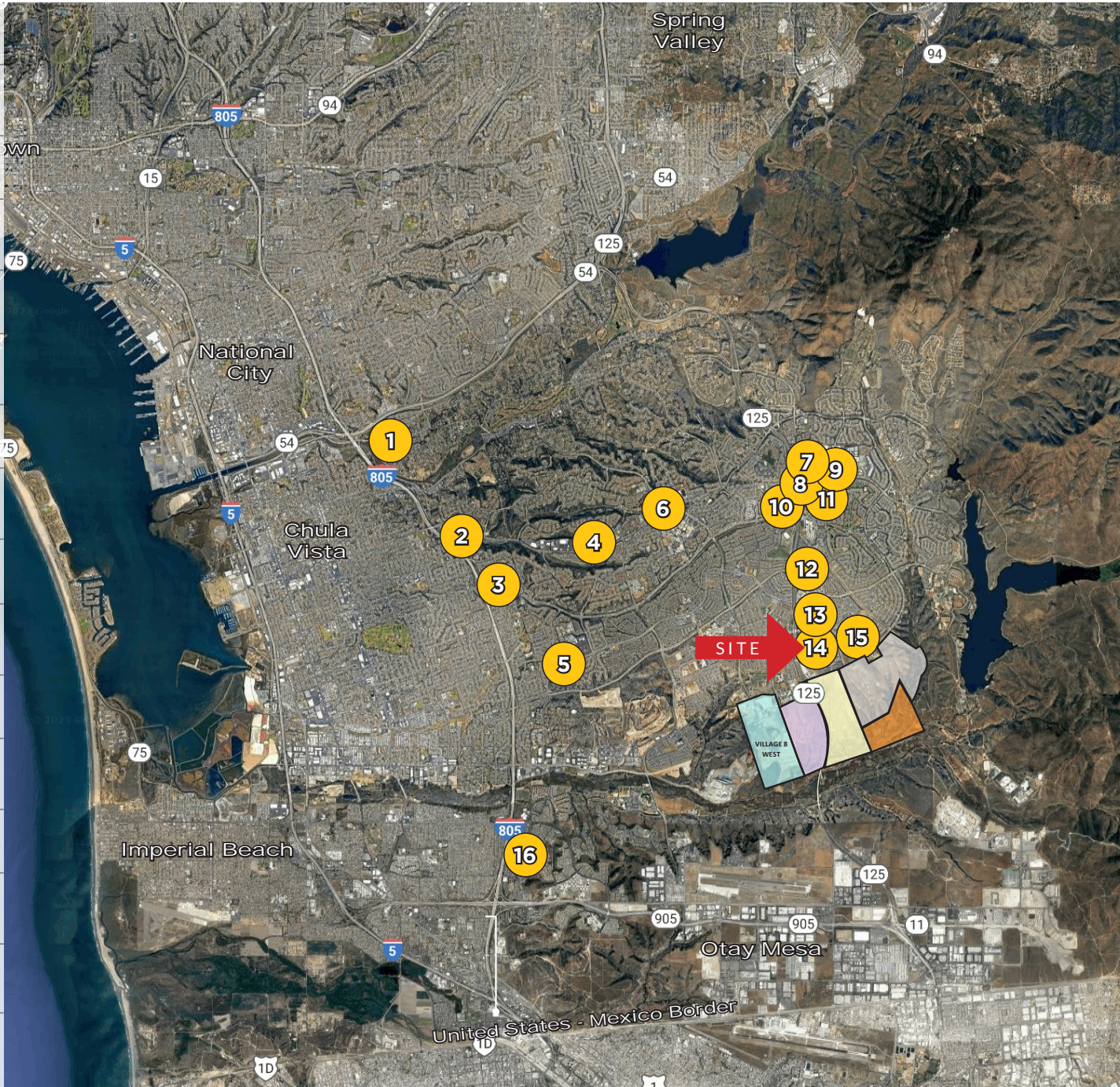
INN-OUT

VONS

AMC THEATRES

WALMART

THE HOME DEPOT



COMPETITION AERIAL

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

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DEMOGRAPHICS

3.4M ANNUAL VISITORS

1/1/24-12/31/24

TRAFFIC COUNTS

Birch Road: ±31,300 CPD  
EastLake Parkway: ±20,300 CPD

AVERAGE HHI

1 Mile: \$168,981  
3 Miles: \$172,772  
5 Miles: \$167,265

POPULATION

1 Mile	3 Miles	5 Miles
26,429	108,389	201,869
8,132 (Day)	42,578 (Day)	120,016 (Day)



## \*DISCLAIMER

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