

*Rustic Boards*  
ARTISANAL CUISINE

**AQUI**  
Coffee House

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# The Shops at Escaya

1925-1970 AVENIDA ESCAYA, CHULA VISTA, CA 91913

FOR  
LEASE

# 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 community purpose building and offers sweeping views of the Otay River Valley

±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.

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 2024.

\*Disclaimer on pg. 8



## Traffic Counts Cars Per Day

Heritage Road (at build-out)  
±40,000



## Population

<b>3 Miles</b>	<b>5 Miles</b>
119,933	325,707

<b>Daytime Population</b>	
<b>3 Miles</b>	<b>5 Miles</b>
53,140	185,942



## Average HHI\*

<b>3 Miles</b>	<b>5 Miles</b>
\$108,8505	\$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.



\*Disclaimer on pg. 8



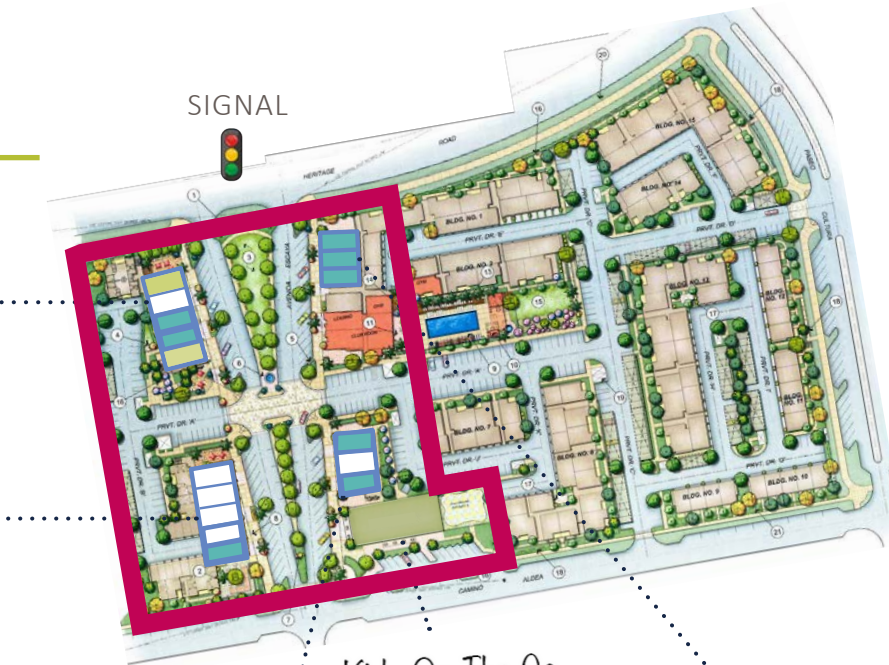
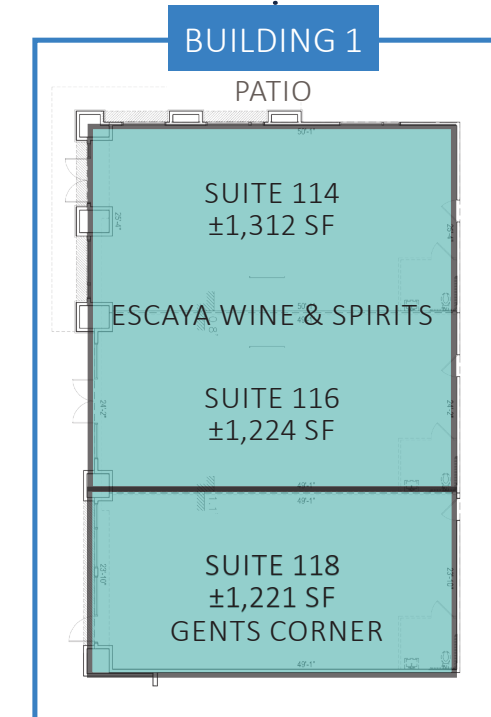
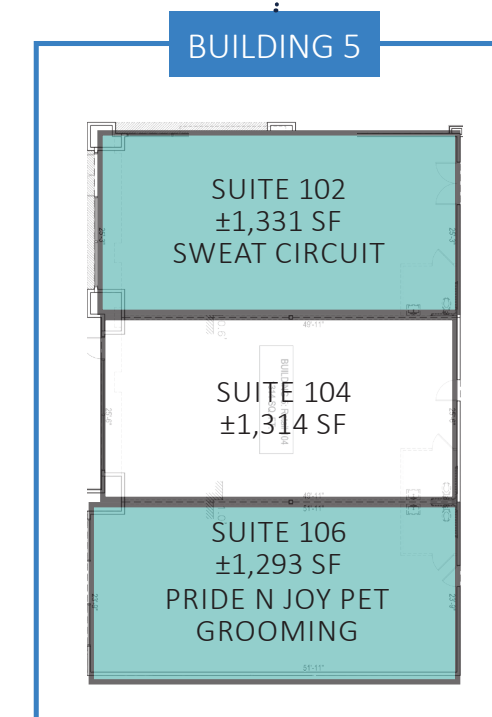
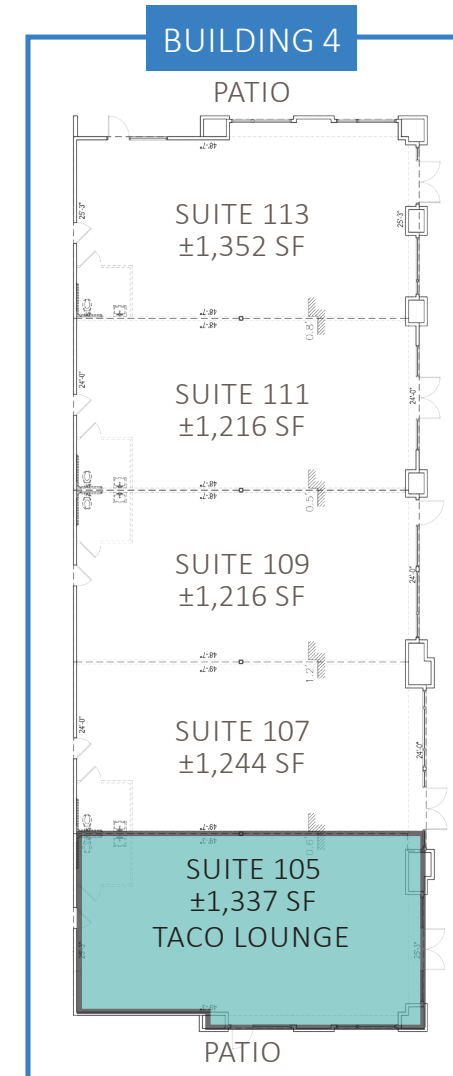
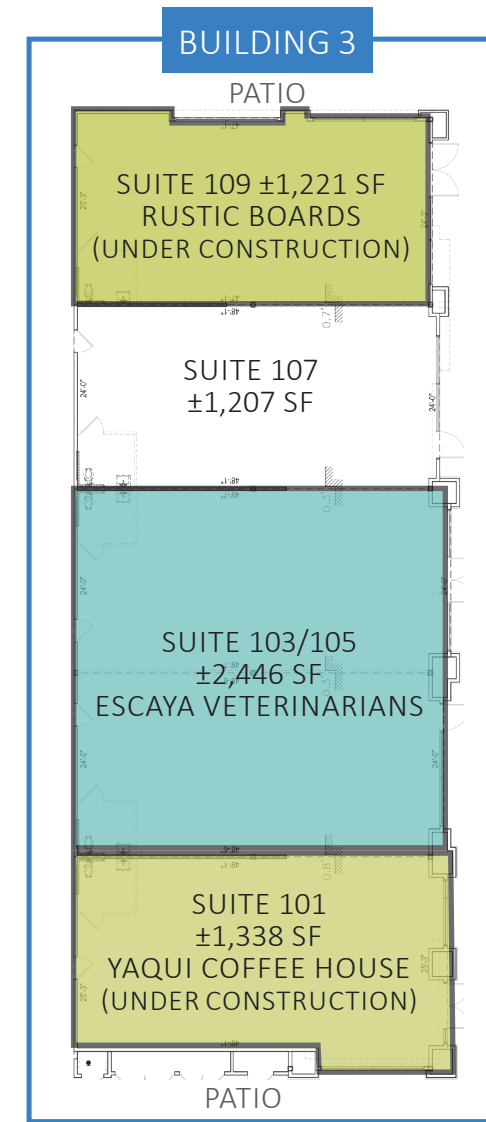
ESCAPA  
Site Plan  
OTAY RANCH



- A** Proposed Business Park (up to ±200,000 SF) Under Construction
- 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** Proposed ±218 apartments (under construction)
- H** Fahari L. Jeffers Elementary School- grades K-6 (now open)
- I** Proposed ±194 single family homes

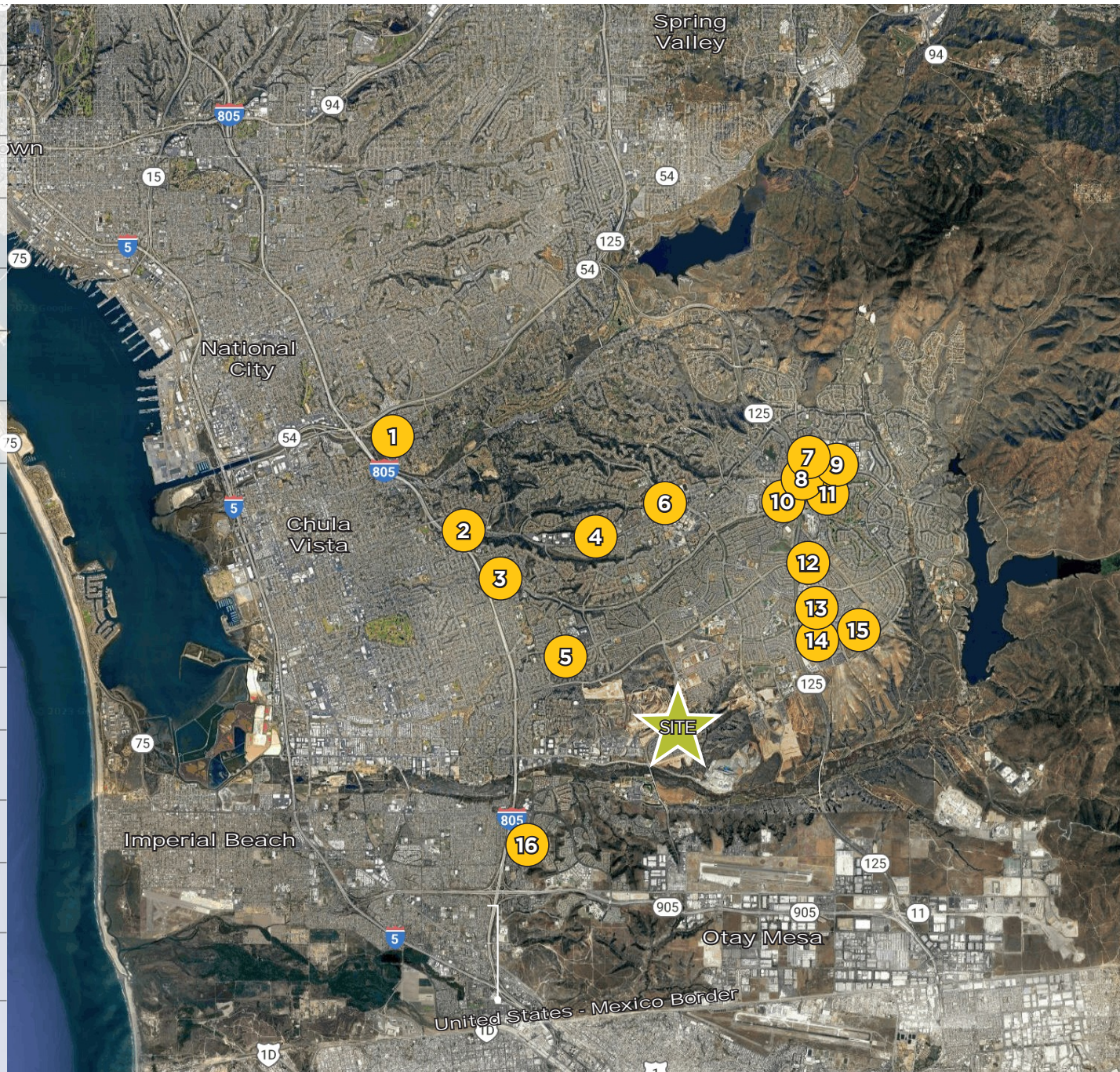
# The Shops at Escaya

## BUILDING PLANS

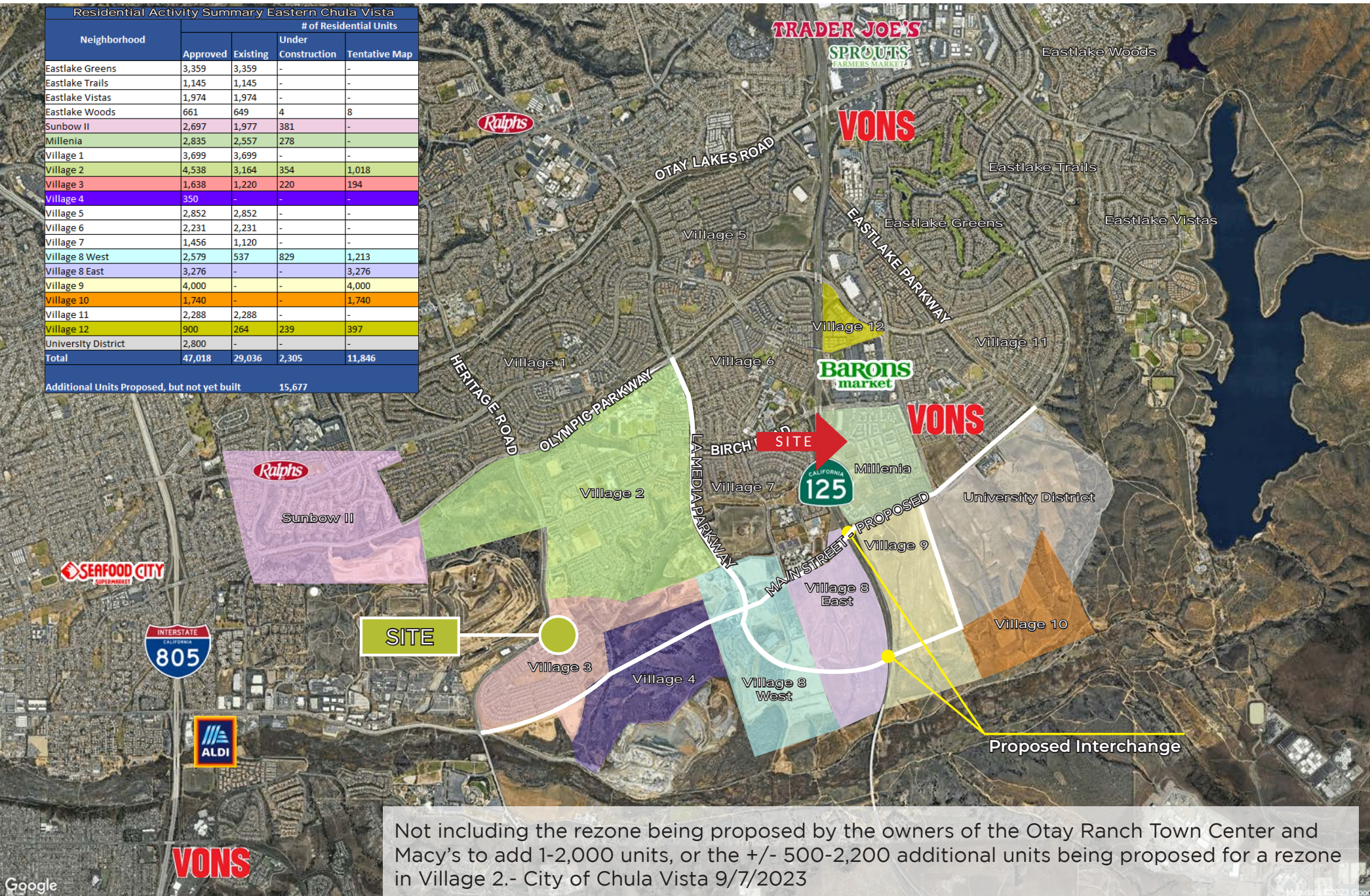


# Area Competition Map

1	Plaza Bonita	AMC THEATRES, macy's, JCPenney, TARGET
2	Terra Nova Plaza	DICK'S, CVS, WALGREENS, Marshalls
3	Canyon Plaza	99, RITE AID
4	Rancho Del Rey	Coronado, 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	LAIFITNESS
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, INN-OUT
16	Palm Promenade	VONS, AMC THEATRES, Walmart, THE HOME DEPOT



# Grocery Competition Map



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

# \*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 of price or withdrawal without notice.

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