

# NEW PAD OPPORTUNITY

## Eastlake Village CENTER EAST

2305 - 2315 OTAY LAKES ROAD, CHULA VISTA, CA 91915



UP TO  $\pm$ 4,200 SF  
WITH DRIVE THRU

**FLOCKE &  
AVOYER**  
Commercial Real Estate



## TRAFFIC COUNTS

Cars Per Day

Otay Lakes Road: **±44,376**  
EastLake Parkway: **±36,815**



## POPULATION

1 Mile: **17,700**

3 Miles: **113,835**

5 Miles: **207,028**



## DAYTIME POPULATION

1 Mile: **11,397**

3 Miles: **43,173**

5 Miles: **91,106**



## AVERAGE HHI\*

1 Mile: **\$173,381**

3 Miles: **\$177,223**

5 Miles: **\$164,970**





- Otay Lakes Road & Eastlake Parkway intersection offers approximately 683,000 SF of retail!
- Premier intersection in Eastlake
- The project is part of the “Village Center” in the masterplanned community of Eastlake
- The total site consists of  $\pm 9.5$  acres and includes a  $\pm 98,500$  SF two-story Kohl's, as well as, service, food and retail oriented shops.



# SITEPLAN



FENTON STREET

**KOHL'S**



EASTLAKE PARKWAY

OTAY LAKES ROAD

EXISTING CHURCH PARKING LOT

**NEW  
PAD  
AREA**

C

B

C

A



B



T-Mobile



Smoove  
Tea



EASTLA

## EASTLAKE PARKWAY

KOHL'S

2325 OTAY LAKES RD., CHULA VISTA, CA. 91915

Jon Rodrigue, Esq.

2240 ENCINITAS BLVD. STE: D-449, ENCINITAS, CA. 92024

## OTAY LAKES ROAD

 SITE PLAN  
1" = 20'-0"

The logo for ZIAAP (Ziedarth Associates Architecture + Planning) features the letters 'ZIAAP' in a large, bold, sans-serif font. The 'A' is stylized with a vertical line through its center. Below the main letters, the words 'ZIEDARTH ASSOCIATES' and 'ARCHITECTURE + PLANNING' are written in a smaller, all-caps, sans-serif font.

2900 Fourth Avenue #204  
San Diego, CA 92103  
**Phone:** 619.233.6450  
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**Web:** [www.zaap.biz](http://www.zaap.biz)

## OPTION - 1

PREPARED BY:  
ZAAP, INC.  
2900 FOURTH AVENUE #204  
SAN DIEGO, CA 92103  
619-233-6450 (PHONE)

619-233-6449 (FAX)  
PROJECT ADDRESS:  
2325 Otay Lakes Rd.

Chula Vista, CA., 91915

PROJECT NO. 24720

REVISION #: DATE: | REVISION #:

1 5

— 2 — 6 —

3 4

PROJECT NAME: \_\_\_\_\_

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**NEW QSR W/ DRIVE THRU**

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**SWEET TIE-F**

STREET NAME

247204542

2020 RELEASE UNDER E.O. 14176



Jack  
in the box

KOHL'S

DO NOT  
ENTER

OPEN  
2 for \$6  
croissants

3552136



## \*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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\*Any site plans and maps contained herein is not a representation, warranty or guarantee as to size, location, or identity of any tenant, and the improvements are subject to such changes, additions, and deletions as the architect, landlord, or any governmental agency may direct.

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