

NEW PAD OPPORTUNITY

Eastlake Village

CENTER EAST

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



UP TO ±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 ± 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

A

EXISTING CHURCH PARKING LOT

NEW
PAD
AREA

OTAY LAKES ROAD

C

B

EASTLAKE PARKWAY



A



B



C

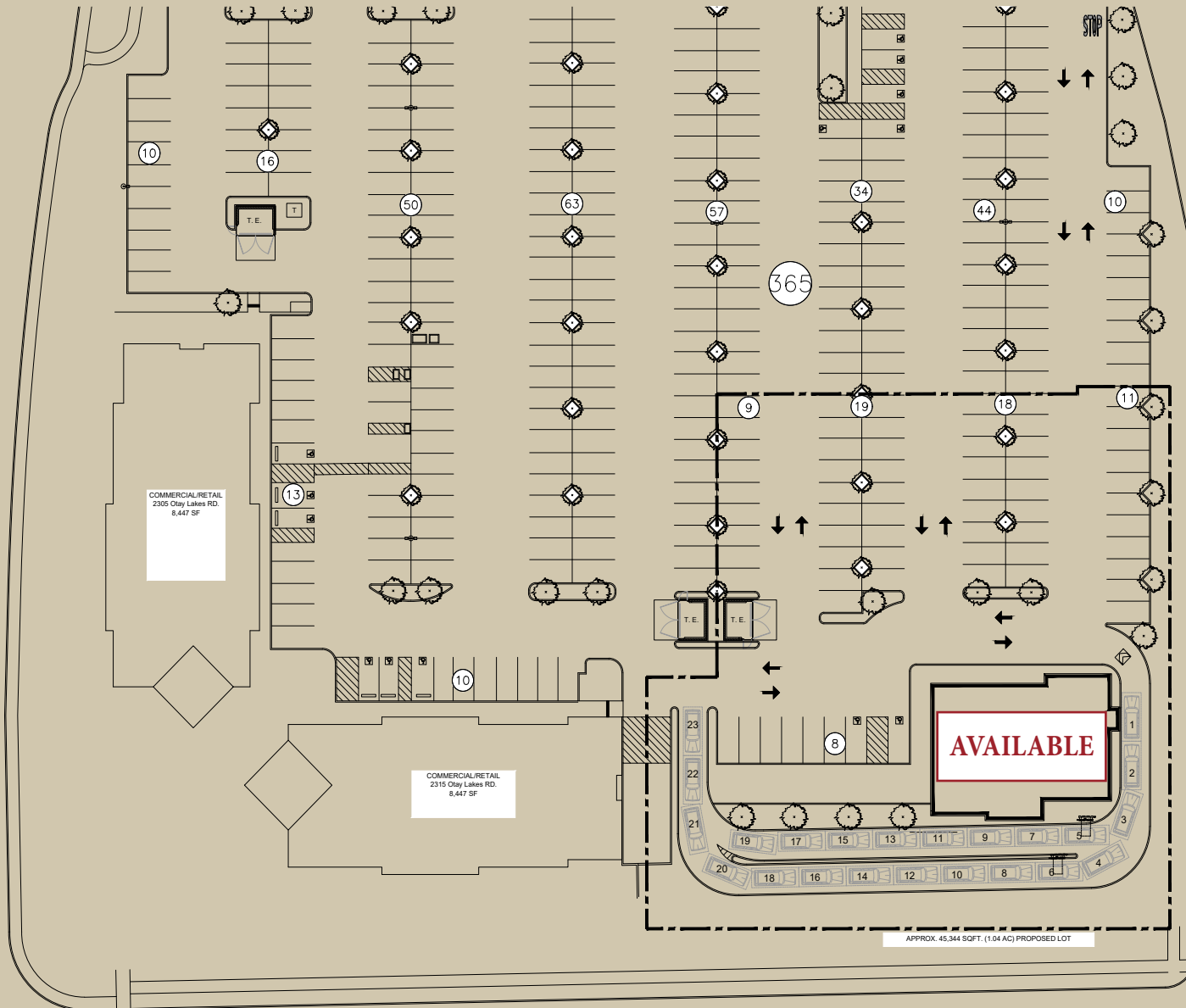


Smoove
Tea



EASTLAKE PARKWAY

EASTLAKE PARKWAY



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. 2473			
DATE: 06/09/2005			
REVISION #	DATE	REVISION #	DATE
1		1	
2		2	
3		3	
4		4	
PROJECT NAME:			
NEW QSR W/ DRIVE THRU			SHEET #
SHEET TITLE:			

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"

0 5' 10' 20' 40'



2900 Fourth Avenue #204
San Diego, CA 92103
Phone: 619.233.6450
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Web: www.zaap.biz

04/25/05 P. SITE PLAN.RVT





five BELOW CVS pharmacy SPROUTS FARMERS MARKET petco where the healthy pets go
TRADER JOE'S T.J. MAXX

PROPERTY

EASTLAKE BUSINESS CENTER (±200 ACRES)

Office DEPOT TARGET LOWE'S

RITE AID Ralphs

LA FITNESS

OTAY LAKES ROAD

VONS

MC SOUTHWESTERN COLLEGE

Chula Vista Elite Athlete Training Academy

OLYMPIC PARKWAY

CALIFORNIA 125

Walmart THE HOME DEPOT W

BARONS AMC THEATRES BEST BUY macy's

EASTLAKE PARKWAY

VONS

Michael's HomeGoods COST PLUS WORLD MARKET ROSS DRESS FOR LESS



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**FLOCKE &
AVOYER**
Commercial Real Estate