

FOR LEASE

# CÔTA VERA Shopping Center



± 50,000 SF  
Proposed Shopping Center  
Chula Vista, CA





# CÔTA VERA

Côta Vera is the newest community within the award winning Otay Ranch master-plan, which is one of the largest master-planned communities in the United States.

The community has been designed to provide access to a collection of community amenities to serve the needs and convenience of residents. Walkable Mixed-use Town Center, New Elementary School, Central Town Square, Community Park, Trails and Paseo's connecting neighborhoods, Private Clubhouse & Pool, and HARVEST Wellness Center.



**FOR LEASE**



**MAIN STREET/ LA MEDIA ROAD,  
CHULA VISTA, CA**

- ±50,000 SF Neighborhood Shopping Center
- Across from ±85,000 SF Lifetime Fitness (Now Open)
- Across from new Conserv gas station • Main Street: ±38,000-55,000 ADT at build out
- La Media Road: ±22,000 - 29,000 ADT at build out
- Côtà Vera (Village 8) is located within the Otay Ranch master-planned community in the City of Chula Vista and is proposed to include ±2,579 homes in Phase 1 (under construction) and ±3,560 homes in Phase 2 (under construction).
- ±17,700 homes planned/under construction in the immediate area (Sept. 2023) and ±58,400 people (Based upon California Department of Finance estimating 3.3 people per household in the city of Chula Vista).
- Close to Olympian High School (±2,500 students)

# DEMOGRAPHICS



## Population

<b>3 Miles:</b>	98,378
<b>5 Miles:</b>	214,443
<b>7 Miles:</b>	401,897



## Daytime Population

<b>3 Miles:</b>	41,834
<b>5 Miles:</b>	119,988
<b>7 Miles:</b>	218,122



## Traffic Counts

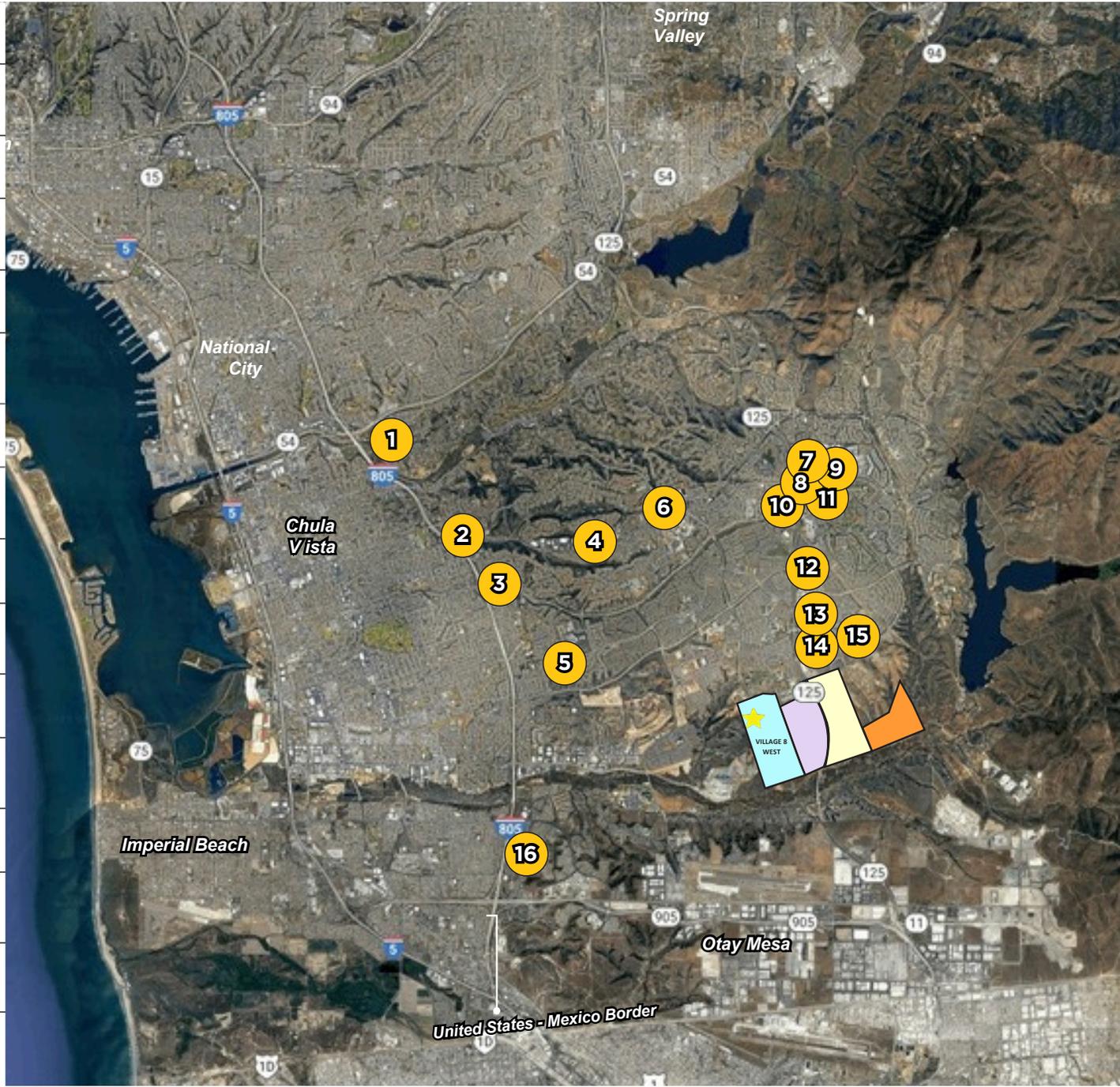
<b>Main Street:</b>	±38-55,000 ADT (at build out)
<b>La Media Road:</b>	±22-29,000 ADT (at build out)



## Average HHI\*

<b>3 Miles:</b>	\$173,840
<b>5 Miles:</b>	\$161,154
<b>7 Miles:</b>	\$134,283

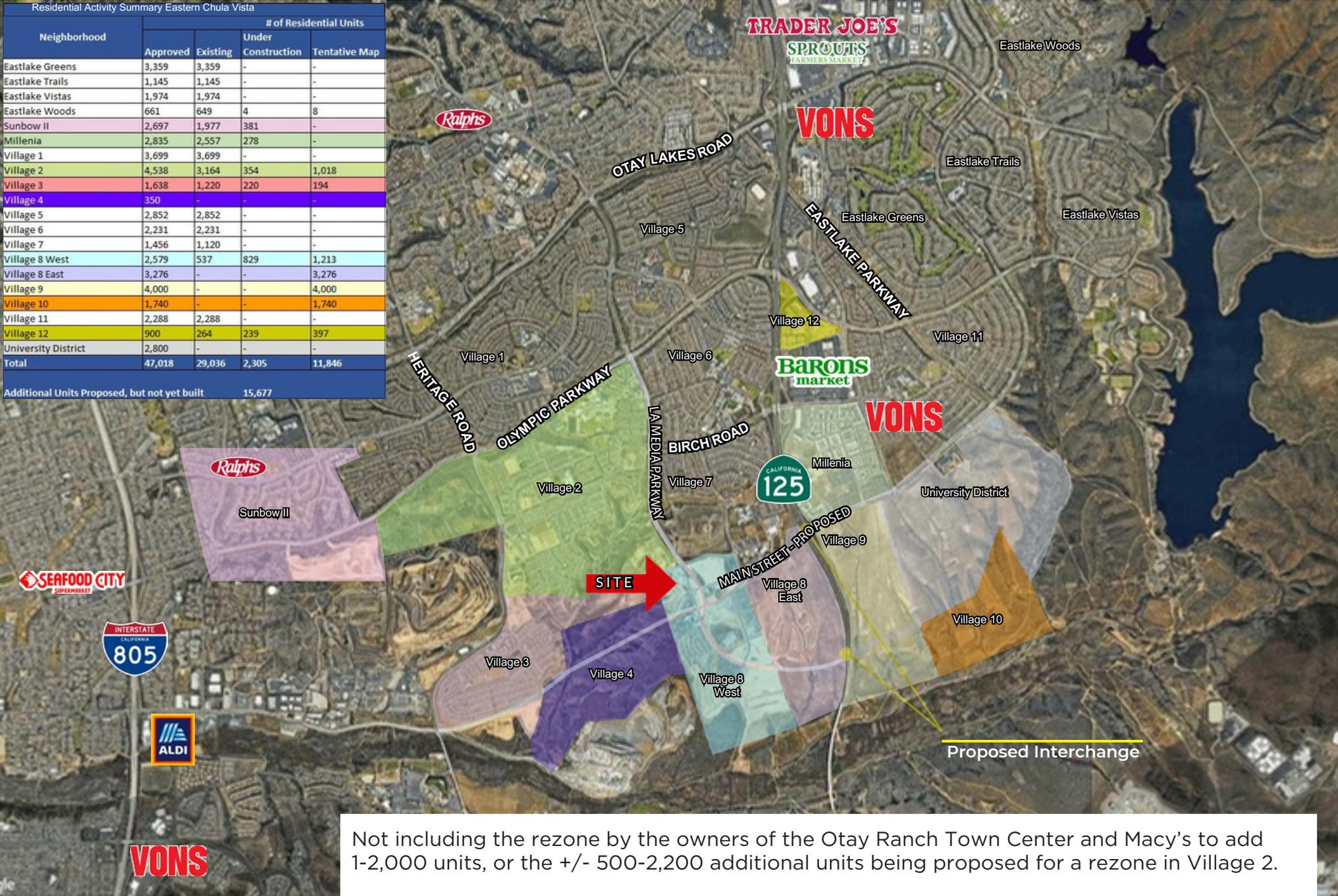
1	Plaza Bonita	AMC THEATRES	MACYS	JCPenney	TARGET
2	Terra Nova Plaza	DICK'S	CVS	WALCO 5	Marshalls
3	Canyon Plaza	99	dd's DISCOUNTS		
4	Rancho Del Rey	THE HOME DEPOT	COSTCO	Walmart	ROSS DRESS FOR LESS
5	Plaza at Sunbow	Ralphs	CVS		
6	Bonita Point Plaza	Ralphs			
7	Villagewalk at Eastlake	CVS	SPROUTS	TRADER 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	Total Wine & MORE		
12	Eastlake Terraces	Walmart	Walgreens	THE HOME DEPOT	
13	Otay Ranch Town Center	AMC THEATRES	BEST BUY		
14	Millenia Town Center	HomeGoods	ROSS DRESS FOR LESS	Michaels	WORLD MARKET
15	Marketplace at Windingwalk	VONS	IN-N-OUT		
16	Palm Promenade	VONS	AMC THEATRES	Walmart	THE HOME DEPOT



# GROCERY COMPETITION

## RETAIL AERIAL

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	-	-	-
<b>Total</b>	<b>47,018</b>	<b>29,036</b>	<b>2,305</b>	<b>11,846</b>
Additional Units Proposed, but not yet built			15,677	

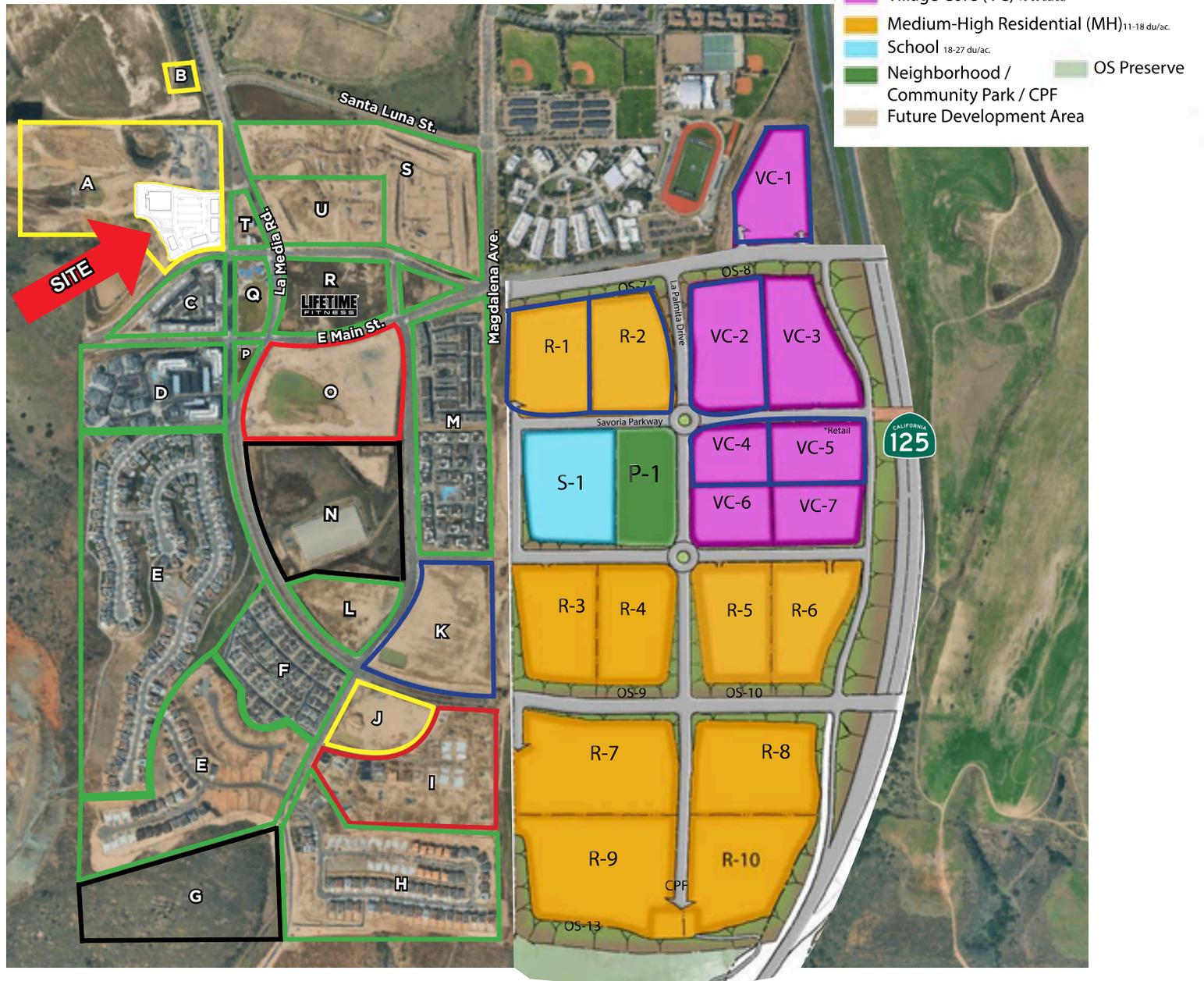


Not including the rezone by the owners of the Otay Ranch Town Center and Macy's to add 1-2,000 units, or the +/- 500-2,200 additional units being proposed for a rezone in Village 2.

The attached information has been obtained by Flocke & Avoyer Commercial Real Estate from sources deemed reliable, but is not warranted or guaranteed. All such information is subject to any changes, additions or deletions as the Property Owner or any governmental agency may direct. Any prospective Tenant or Buyer should independently verify all information contained herein. \*Disclaimer pg. 10

- Pursuing Permits
- Existing
- In Planning
- Under Construction

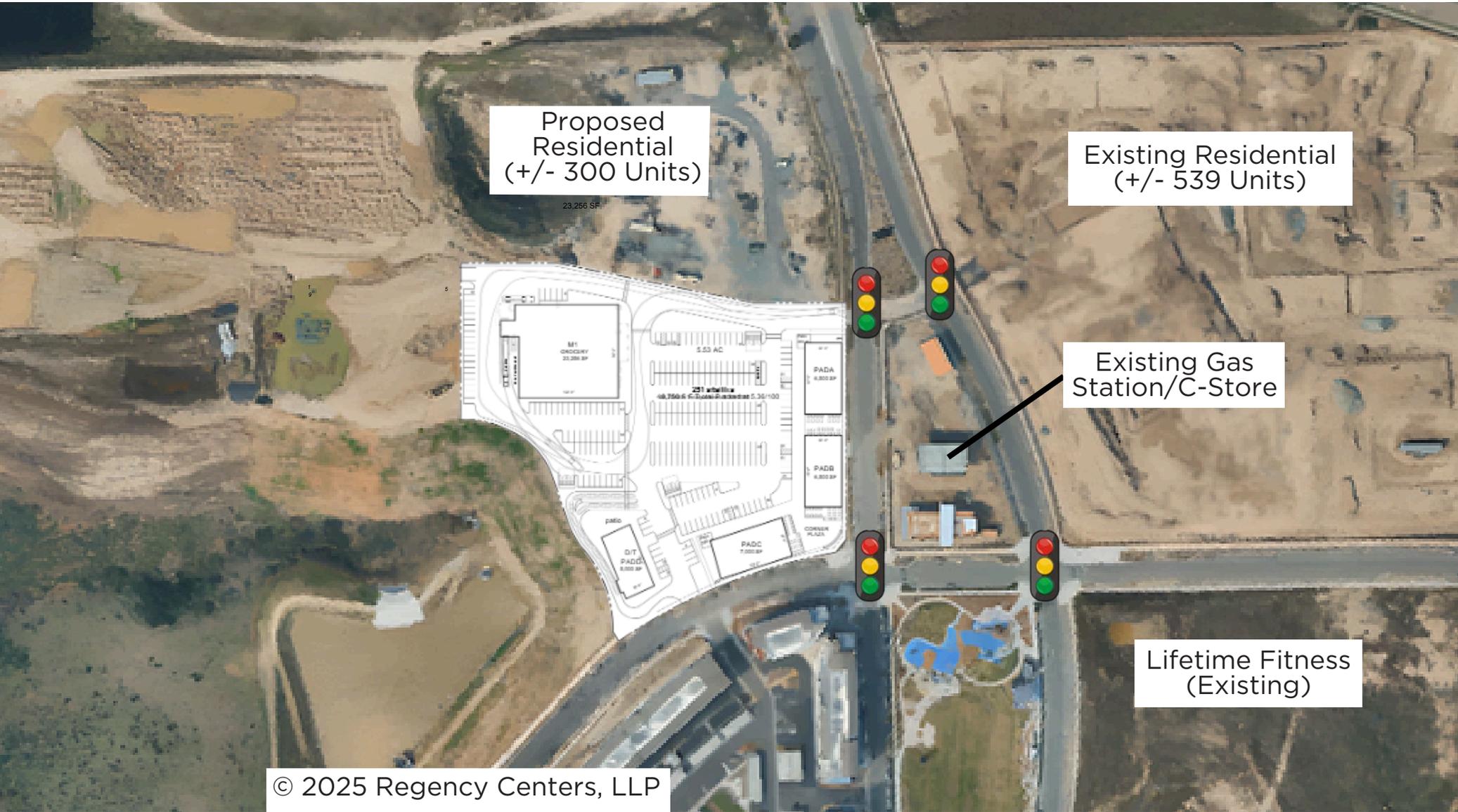
Cota Vera Development Map	
A	Mixed use by Homefed (±50,000 SF Retail / ±300 units)
B	Future Fire Station
C	Encelia Apartments by Meta Housing (175 units)
D	The Residences at Cota Vera Apartments by Homefed (280 units completed)
E	Lucca by Shea Homes (117 units) Savona by Shea Homes (115 units)
F	Whitmore by Lennar (106 units)
G	Open Space
H	Patria by Shea Homes (96 units)
I	Haddington By Cal West (127 units)
J	Future Park
K	Future condos by Homefed (121)
L	Swim Club
M	Trevi by Lennar (108 units) Bluestone by Lennar (116 units)
N	San Diego Reservoir
O	Mixed-use by Homefed Lennar (±400 units)
P	Dog Park
Q	Park
R	Lifetime Fitness (Now Open)
S	Stirling By Homefed (272 units)
T	Conserv Gas Station/ C-Store/ Carwash
U	Luminary By Homefed (267 units)
VC-1	Affordable Housing by Meta Housing (270 Units)
VC-2	Harmony by Homefed (315 Units)
VC-4/VC-5	Serenity by Homefed (178 Units)
R1/R-2	Townhomes by Shea Homes (365 Units)
<b>TOTAL</b>	<b>± 5,855 Units</b>



**Phase 1**  
**±2,000 Units**  
**(Existing)**

**Phase 2**  
**±3,278 Units**  
**(In Development)**

# SITE PLAN



Regency Centers  
915 WILSHIRE BLVD.  
SUITE 2200  
LOS ANGELES, CA 90017  
(213) 353-2273

**Cota Vera - Regency Centers**  
Chula Vista, CA



Site Plan  
5.53 AC



Scale  
Job No. 2022-1174  
Date 2025-03-27



## \*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.

\*Figures and statements appearing on this form represent our best knowledge and belief based on information gathered regarding the above property. This analysis is to be taken, therefore, as an estimate and not as a guarantee or warranty. Information contained herein is subject to independent verification and no liability for errors or omissions is assumed. You should rely on your own independent analysis and investigation regarding the above property and on the advice of your legal counsel and tax consultant.

\*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.

\*Demographics contained herein are produced using private and government sources deemed to be reliable. The information herein is provided without representation or warranty. Additional information available upon request.

\*Any geofencing data herein is provided by Placer Labs, Inc. ([www.placer.ai](http://www.placer.ai)) and is provided without representation or warranty.

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## FOR LEASING INFORMATION



Regency<sup>®</sup>  
Centers.

**STEWART KEITH**

858.875.4669

[skeith@flockeavoyer.com](mailto:skeith@flockeavoyer.com)

CA DRE No.: 01106365

