

# VILLAGE WALK

■ AT EASTLAKE

**±1,502 SF AVAILABLE (2ND FLOOR)**  
**±1,400 SF POTENTIALLY AVAILABLE**  
**±4,788 SF RESTAURANT AVAILABLE**

**FLOCKE &  
AVOYER**

Commercial Real Estate

**866-884 EASTLAKE PARKWAY  
CHULA VISTA, CA 91914**

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CHULA VISTA, CA 91914**

## Property Highlights

- ±158,700 SF of upscale specialty retail and dining experiences
- Strategically positioned for easy freeway access
- Excellent exposure and frontage to the 125 freeway
- Close proximity to Vons, Rite Aid, Target, Lowe's, Office Depot and Kohl's
- Unique lifestyle ambiance, refined craftsman architecture, inviting displays and a koi pond







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Welcome to the ultimate shopping experience



POSITIONED IN THE HEART  
OF THE PRESTIGIOUS  
*Eastlake Trade Area*



LOWE'S

125

SPROUTS  
FARMERS MARKET

petco

five  
BEL'W

TRADER JOE'S

TJ-maxx

Sola  
SALON STUDIOS

MATTRESSFIRM

Office  
DEPOT

MISSION  
FEDERAL CREDIT UNION

TARGET

CVS  
pharmacy

VILLAGE WALK MEDICAL  
ARTS CENTER



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## Over 30 Shops & Restaurants

**SPROUTS**  
FARMERS MARKET

**TRADER JOE'S**

**T.J. MAXX**

**petco**

**ME** Massage Envy.

**CVS**  
pharmacy

NOTHING bundt CAKES®



**EUROPEAN WAX CENTER®**

**MISSION**  
FEDERAL CREDIT UNION

**pure barre®**

**AT&T**

**AMERICA'S BEST**  
CONTACTS & EYEGASSES.

**MATHNASIUM™**  
The Math Learning Center

**SportClips®**  
HAIRCUTS

**five**  
**BELW**

**north island**  
credit union.

**DONUT BAR**

# Site Plan

## VILLAGE WALK AT EASTLAKE









Building





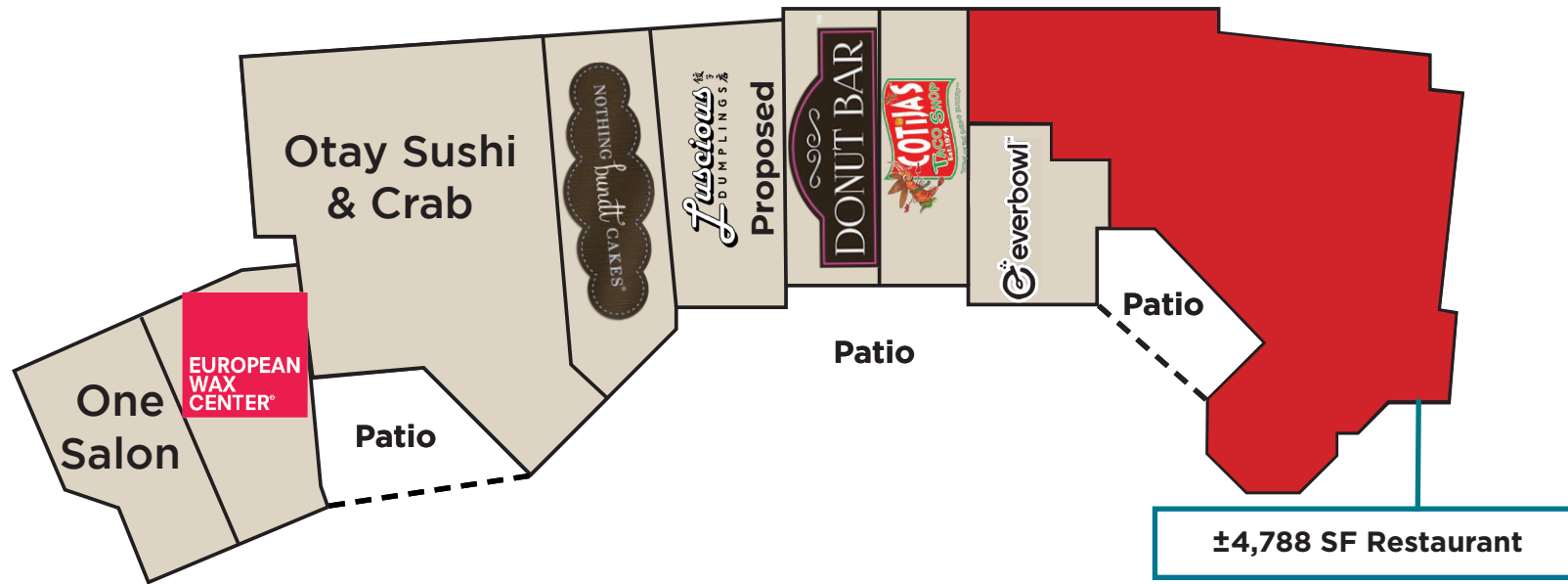
Building

**B**



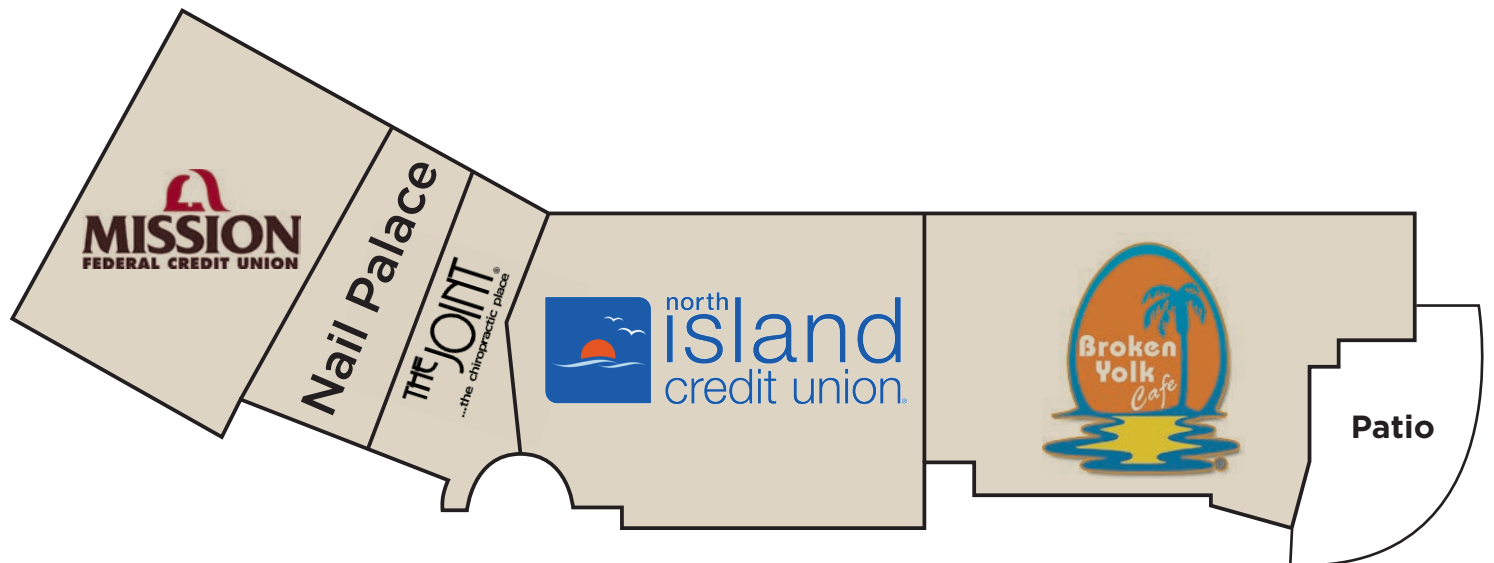


Building





Building



\*Disclaimer on Page. 16



Building



2ND FLOOR



**±1,502 SF  
AVAILABLE**

# Demographics



## VISITORS

**VISITS:** 3.9 MILLION (JUNE 1, 2023 - June 30, 2024)  
39.7% Growth over 36 months



## TRAFFIC COUNTS

**CA-125:** ±43,557 ADT  
**EASTLAKE PKWY:** ±39,532 ADT



## AVERAGE HOUSEHOLD INCOME

**1 MILE:** \$153,967  
**3 MILES:** \$166,539  
**5 MILES:** \$156,337



## POPULATION

**1 MILE:** 17,146  
**3 MILES:** 114,589  
**5 MILES:** 213,506



## DAYTIME POPULATION

**1 MILE:** 12,180  
**3 MILES:** 46,587  
**5 MILES:** 95,116



## FOR MORE INFORMATION

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REV. 7.29.24



**VILLAGE  
WALK**  
AT EASTLAKE

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