

**AVAILABLE
±4,800 SF
(DIVISIBLE)
WITH DRIVE THRU**

Eastlake TERRACES

NOW OPEN



CALIFORNIA
125

EASTLAKE PKWY

OLYMPIC PKWY

**±1,101 SF
AVAILABLE**

**FLOCKE &
AVOYER**
Commercial Real Estate

RETAIL FOR LEASE

**1320-1480 EASTLAKE PKWY & 2089-2127 OLYMPIC PKWY
CHULA VISTA, CA 91915**

Eastlake TERRACES

1320-1480 EASTLAKE PKWY & 2089-2127 OLYMPIC PKWY
CHULA VISTA, CA 91915

Highlights

- Prominent $\pm 363,300$ SF power center
- Anchored by Walmart, Home Depot and Walgreens
- Part of the $\pm 3,200$ acre master-planned community of Eastlake
- Adjacent to the $\pm 23,000$ acre master-planned community of Otay Ranch ($\pm 18,000$ additional homes proposed at total build-out)
- About a mile from the master-planned Millenia community (up to ± 3.5 million SF of retail, office, civic, hotel and non-residential uses, $\pm 2,859$ residential units proposed)
- Exceptional visibility to the CA-125 highway
- Highly visible tenant signage on the back of buildings facing Eastlake Pkwy & Olympic Pkwy

$\pm 1,101$ SF
AVAILABLE





Eastlake TERRACES

OTAY RANCH
TOWN CENTER

Macy's, AMC, Best Buy
anchored shopping center

OL
64.7

EASTLAKE PKWY
32,930 ADT

±4,800 SF (Divisible)
Drive Thru

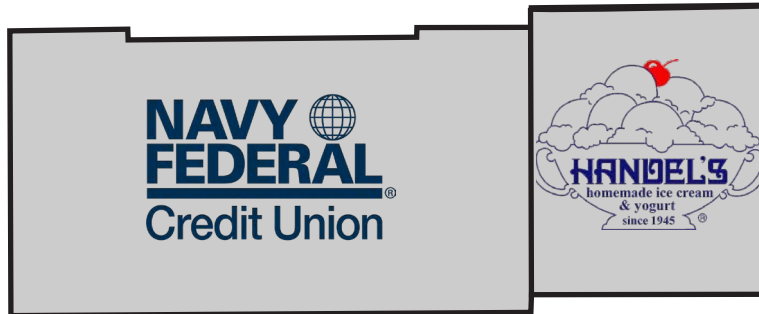
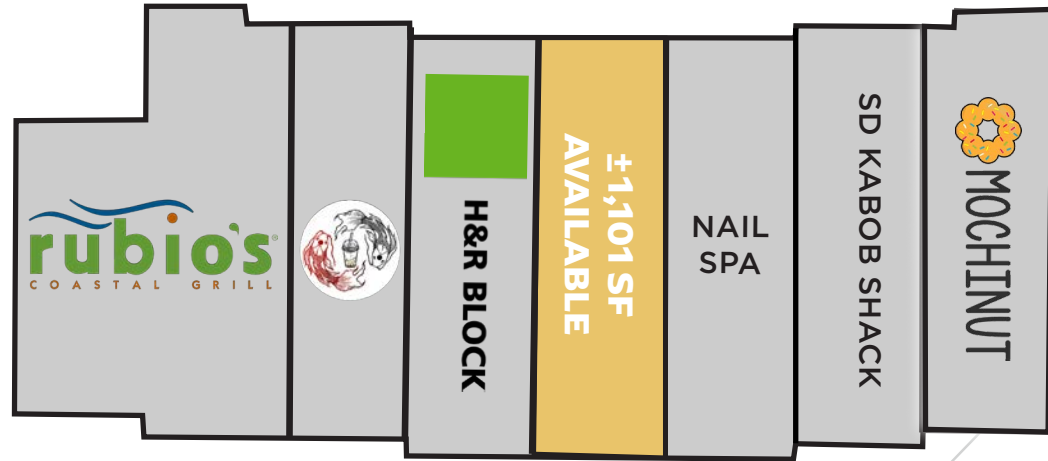


Eastlake TERRACES





Site Plan & Availabilities





OLYMPIC PKWY

ON-RAMP

Walmart 

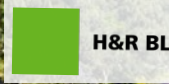
THE HOME DEPOT

EASTLAKE PKWY



Eastlake TERRACES

±1,101 SF
AVAILABLE



DO





Smiles of Eastlake
Cosmetic and General Dentistry

SUPERCUTS

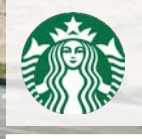
rubio's
COASTAL GRILL

Max's
RESTAURANT
since 1945



iTAN
SUN • SPRAY • SPA

NuYo
FROZEN YOGURT



LOCK

ORI BOBA

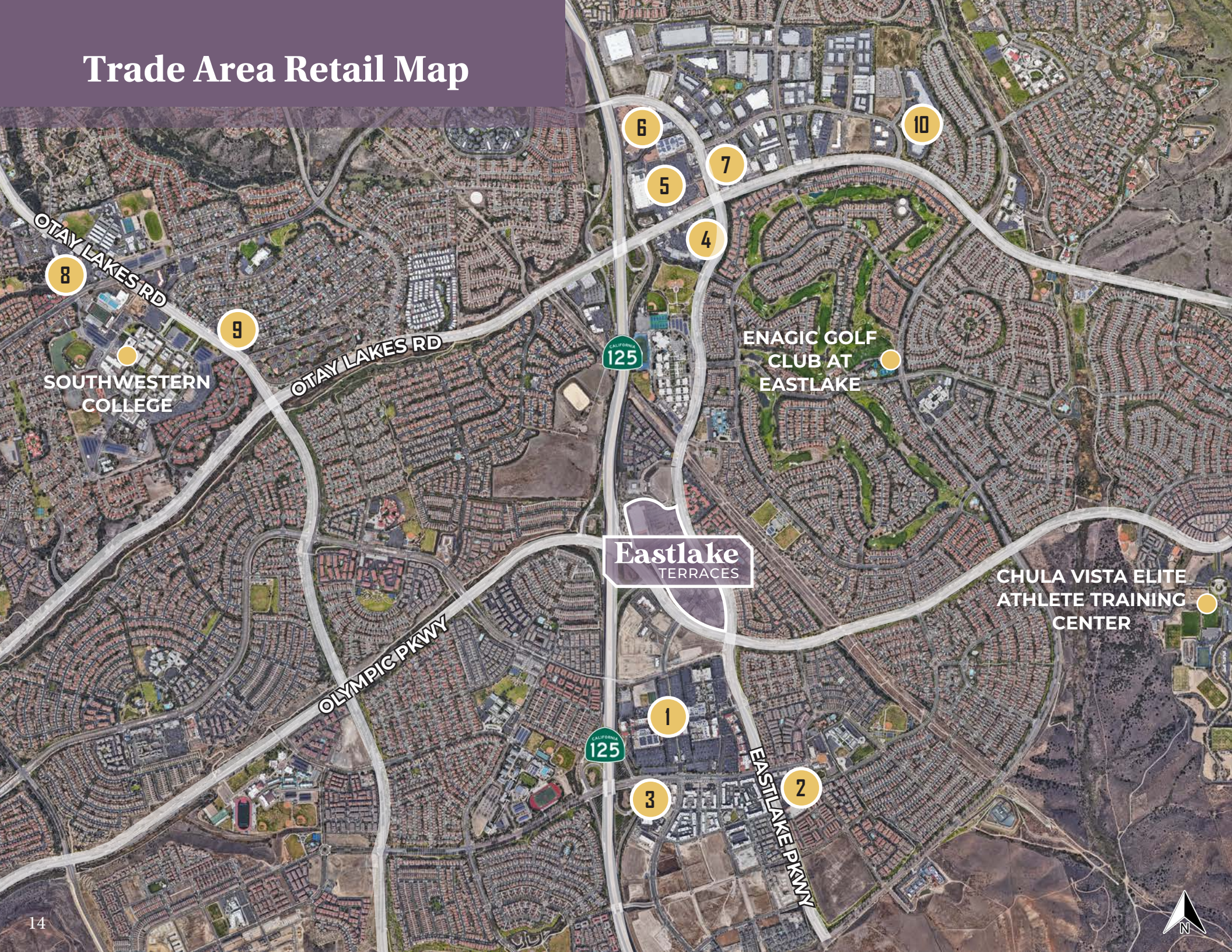
Visibility & Exposure

- Prominent signage on the street-facing side of the buildings
- Tenants benefit from excellent exposure to two of the busiest roads in Eastlake
- EastLake Pkwy: 32,930 cars per day
- Olympic Pkwy: 41,988 cars per day





Trade Area Retail Map



8

9

6

5

7

10

4

SOUTHWESTERN COLLEGE

OTAY LAKES RD

125

ENAGIC GOLF CLUB AT EASTLAKE

Eastlake TERRACES

CHULA VISTA ELITE ATHLETE TRAINING CENTER

1

125

3

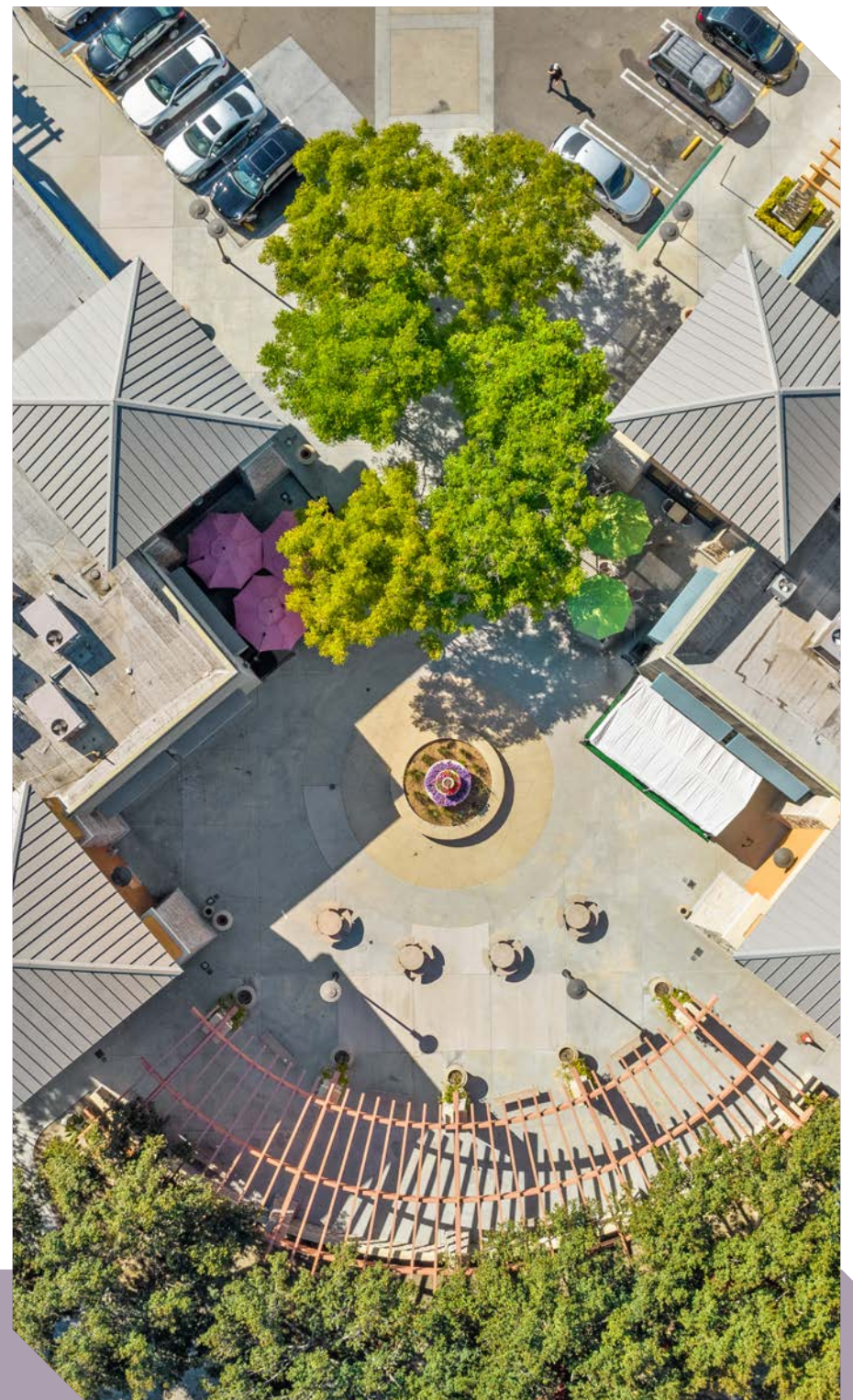
2

EASTLAKE PKWY



Major Retailers

- 1     
- 2    
- 3     
- 4   
- 5     
- 6      
- 7    
- 8     
- 9    
- 10  

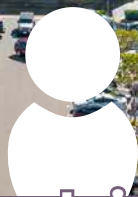


Demographics



population

1 Mile: 28,231
3 Miles: 117,293
5 Miles: 196,090



annual visitors

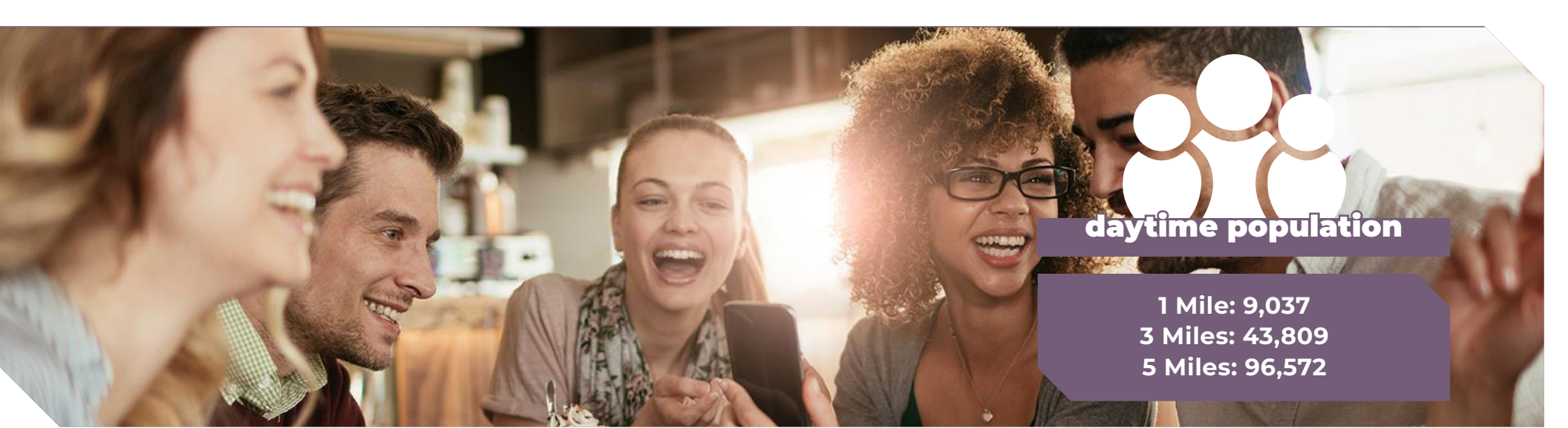
4.9 Million Visitors
(06/01/22 - 05/31/23)



cars per day

CA-125: 119,749
Eastlake Pkwy: 38,447
Olympic Pkwy: 64,706





daytime population

1 Mile: 9,037
3 Miles: 43,809
5 Miles: 96,572



avg. household income

1 Mile: \$174,247
3 Miles: \$174,046
5 Miles: \$164,399

Eastlake TERRACES

For Leasing Information

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2089-2127 OLYMPIC PKWY
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