

# THE MARKETPLACE

±1,274 SF AVAILABLE

# AT WINDINGWALK

2110-2160 BIRCH RD. & 1725-1745 EASTLAKE PKWY., CHULA VISTA, CA 91915



**VETERINARY  
EMERGENCY  
GROUP**

**LEASE SIGNED**

**FLOCKE &  
AVOYER**

Commercial Real Estate

6165 GREENWICH DRIVE, SUITE 110 · SAN DIEGO, CA, 92122 · 619.280.2600 · WWW.FLOCKEAVOYER.COM

\*DISCLAIMERS

# DEMOGRAPHICS

## VISITS

3.3M  
1/1/24-  
12/31/24

## GROWTH

10.8%  
over 36 months



## TRAFFIC COUNTS

### EASTLAKE PKWY

±23,700 ADT

### BIRCH RD

±31,300 ADT



## AVERAGE HHI\*

### 1 MILE

\$164,225

### 3 MILES

\$174,111

### 5 MILES

\$170,445



## POPULATION

### 1 MILE

23,058

### 3 MILES

104,130

### 5 MILES

184,669



## DAYTIME POPULATION

### 1 MILE

7,496

### 3 MILES

42,865

### 5 MILES

111,178



\*Disclaimer pg. 8





# THE MARKETPLACE AT WINDINGWALK

2110-2160 BIRCH ROAD &  
1725-1745 EASTLAKE PARKWAY  
CHULA VISTA, CA 91915

## .....PROPERTY DESCRIPTION .....

The Marketplace at Windingwalk is the dominant daily needs center serving the southern portion of the Otay Ranch master plan, which is proposed to add ±15,600 additional residential units at build out.

The ±104,000 SF center is also well-positioned to benefit from the housing/employment growth planned for and currently underway across the street at Millenia. A new master planned community, Millenia is proposed to include up to ±2,859 residential units and up to 3.5 million SF of office, retail, hotel, civic and other non-residential uses.

The Marketplace at Windingwalk is located immediately across the street from Otay Ranch Town Center, a ±675,000 SF open air shopping mall with more than 100 shops, including Macy's, Best Buy and AMC Theatres with up to 840 units planned.

## .....TENANTS .....

**VONS**

**IN-N-OUT  
BURGER**

**WELLS  
FARGO**

**Bank of America**







# SITE PLAN

SUITE	TENANT	SF
<b>1725</b>	In-N-Out	3,265
<b>1735</b>	Bank of America	4,500
<b>1741</b>		
101	Otay Ranch Eyeworks	1,691
102	Postal Annex	1,283
104	Cal Coast Credit Union	2,578
<b>105</b>	<b>AVAILABLE</b>	<b>1,274</b>
106	Sally Beauty Supply	1,290
107	Pediatrics in Paradise	2,074
<b>1745</b>		
101	Moose's Barbershop	1,503
102	Millenia Dental	1,493
103	Windwalk Cleaners	1,257
104	Vons	56,042
105	Massage Eden	1,377
106	Stretch Lab	1,241
107	Sassy Nails	1,032
<b>2110</b>		
101	Denny's	4,933
103	Happy Lemon	1,117
104	Kaiyo Sushi	1,118
105	Domino's	1,477
<b>2130</b>		
101	Mandarin Beijing	1,786
102	Los Panchos	1,786
104	Veterinary Emergency Group (Proposed)	5,109
<b>2160</b>		
	Wells Fargo	4,500



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# AERIAL



TRADER JOE'S   SPROUTS FARMERS MARKET   TJ-maxx   petco   five BELOW   CVS

Ralphs   RITE AID

KOHL'S

TARGET   Lowe's   Office DEPOT

BONITA VISTA HIGH SCHOOL  
(±2,500 students)

VONS

EASTLAKE HIGH SCHOOL  
(±3,200 students)

SOUTHWESTERN COLLEGE  
(±19,500 students)

Walmart   THE HOME DEPOT   Walgreens

CHULA VISTA ELITE ATHLETE TRAINING CENTER

MATER DEI CATHOLIC HIGH SCHOOL  
(±700 students)

AMC THEATRES   macy's   BEST BUY

OTAY RANCH HIGH SCHOOL  
(±2,600 students)

THE MARKETPLACE AT WINDINGWALK

HIGH TECH ELEMENTARY, MIDDLE & HIGH SCHOOLS  
(±1,300 students)

OLYMPIAN HIGH SCHOOL  
(±2,500 students)

HomeGoods   Michaels  
ROSS DRESS FOR LESS   COST PLUS WORLD MARKET



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## FOR LEASING INFORMATION

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**VONS**



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