THE MARKETPLACE ±1,274 SF AVAILABLE AT WINDINGWALK

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

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us bank

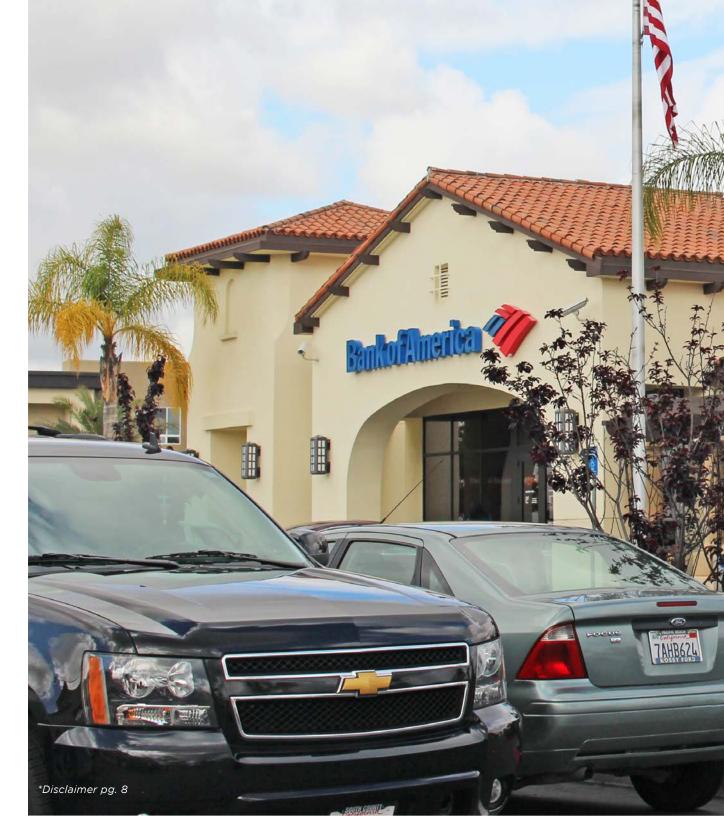
FLOCKE &

Commercial Real Estate

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

DEMOGRAPHICS







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.









SITE PLAN

SUITE	TENANT	SF
1725		
	In-N-Out	3,265
1735		
	Bank of America	4,500
1741		
101	Otay Ranch Eyeworks	1,691
102	Postal Annex	1,283
104	Cal Coast Credit Union	2,578
105	AVAILABLE	1,274
106	Sally Beauty Supply	1,290
107	Pedatrics in Paradise	2,074
1745		
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
2110		
101	Denny's	4,933
103	Happy Lemon	1,117
104	Kaiyo Sushi	1,118
105	Domino's	1,477
2130		
101	Mandarin Beijing	1,786
102	Los Panchos	1,786
104	Veterinary Emergency Group (Proposed)	5,109
2160		
	Wells Fargo	4,500

THE MARKETPLACE

BIRCH ROAD PATIO PATIO PATIO 43 Townhouses (Existing) DISCOVERY FALLS DRIVE 2130 2110 101 105 102 103 104 Denny's 2160 1.1 WATER 0 EASTLAKE PARKWAY 101 1723 IN-N-OUT EXISTING RESIDENTIAL 1745 EXISTING RESIDENTIAL VONS 2 N S AT WINDINGWALK





FOR LEASING INFORMATION

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