

# Eastlake TERRACES

NOW OPEN



EASTLAKE PKWY

OLYMPIC PKWY

±1,101 SF  
AVAILABLE

RETAIL FOR LEASE

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

FLOCKE &  
AVOYER  
Commercial Real Estate



# Eastlake TERRACES

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

## Highlights

- Prominent ±363,300 SF power center
- Anchored by Walmart, Home Depot and Walgreens
- Part of the ±3,200 acre master-planned community of Eastlake
- Adjacent to the ±23,000 acre master-planned community of Otay Ranch (±15,000 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, ±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

±1,101 SF  
AVAILABLE









# Eastlake TERRACES

OTAY RANCH  
TOWN CENTER

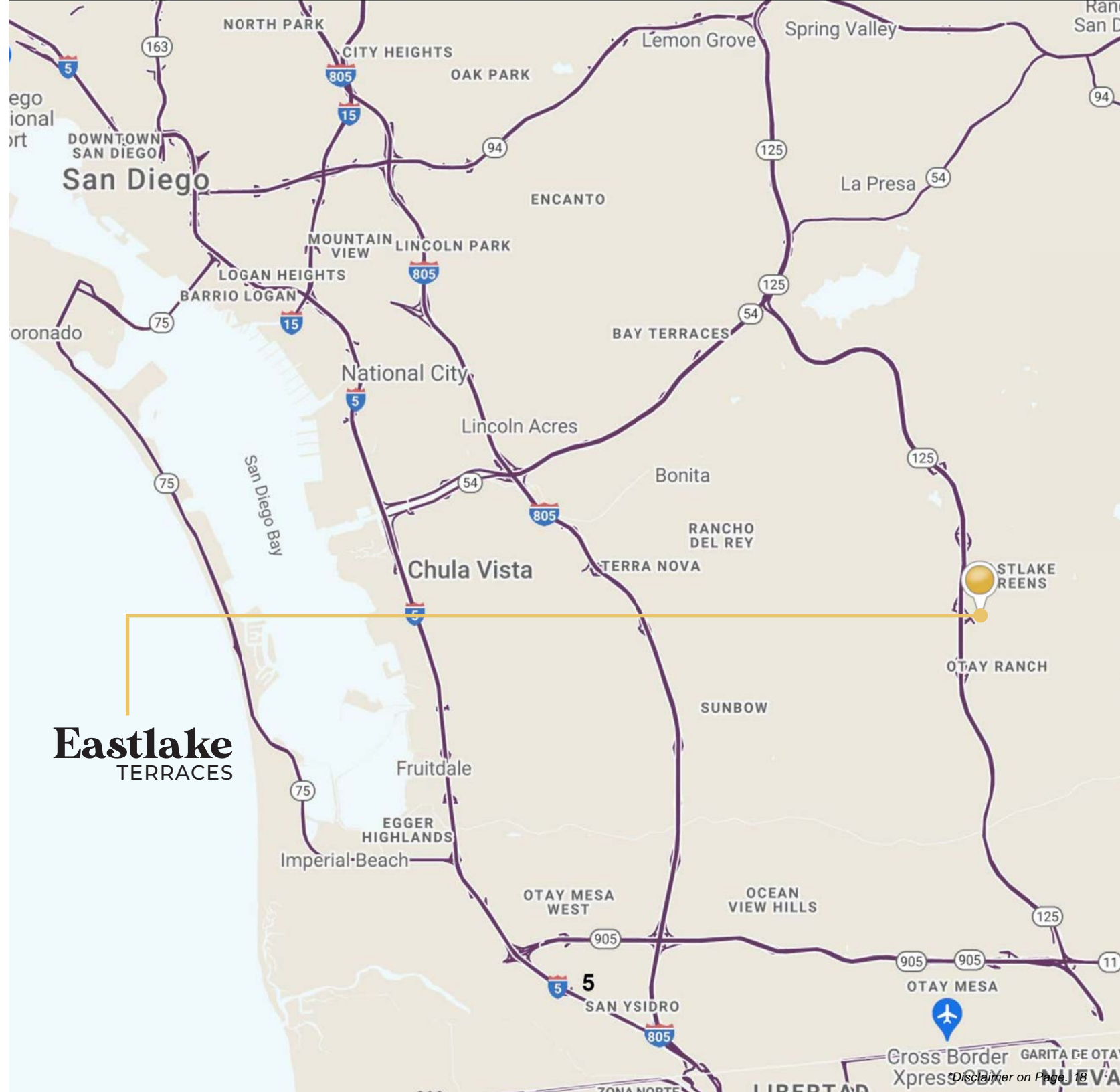
Macy's, AMC, Best Buy  
anchored shopping center

OL  
64.7

EASTLAKE PKWY  
32,930 ADT







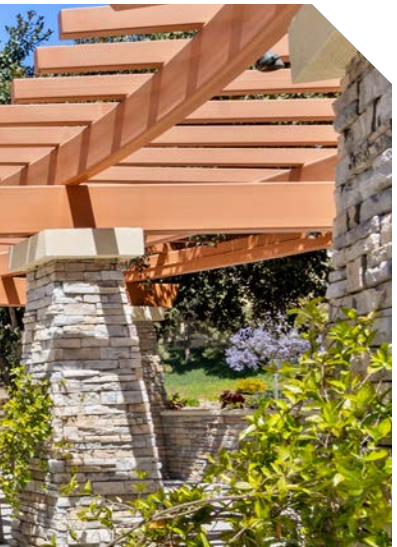




# Eastlake TERRACES









# Site Plan & Availabilities

**Max's RESTAURANT**  
 since 1945

*Smiles of Eastlake*  
 Cosmetic and General Dentistry

**ups**

**iTAN**  
 SUN · SPRAY · SPA

**SUPERCUTS**

**N&YO**  
 FROZEN YOGURT

OKAYAMA STEAKHOUSE

**H&R BLOCK**

**+/-1,101 SF AVAILABLE**

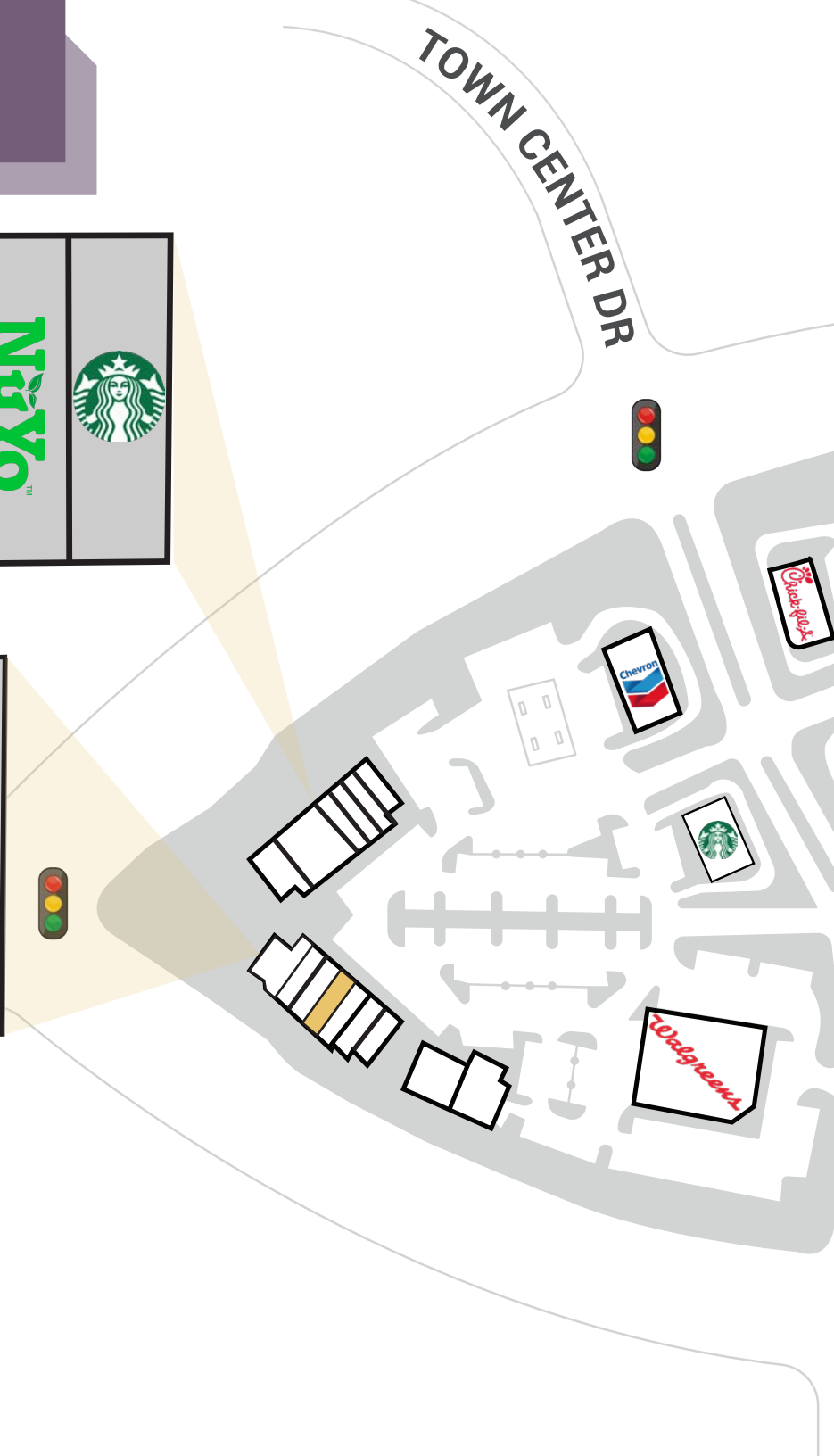
NAIL SPA

SD KABOB SHACK

**MOCHINUT**

**NAVY FEDERAL**  
 Credit Union

**HANDEL'S**  
 homemade ice cream & yogurt  
 since 1945







OLYMPIC PKWY

ON-RAMP

Walmart 



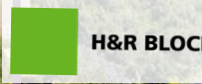
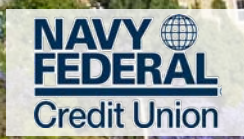
EASTLAKE PKWY





# Eastlake TERRACES

±1,101 SF  
AVAILABLE



DOR





*Smiles of Eastlake*  
Cosmetic and General Dentistry

**SUPERCUTS**

**Max's**  
RESTAURANT  
since 1945



**iTAN**  
SUN • SPRAY • SPA

**NuYo**  
FROZEN YOGURT



RI 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

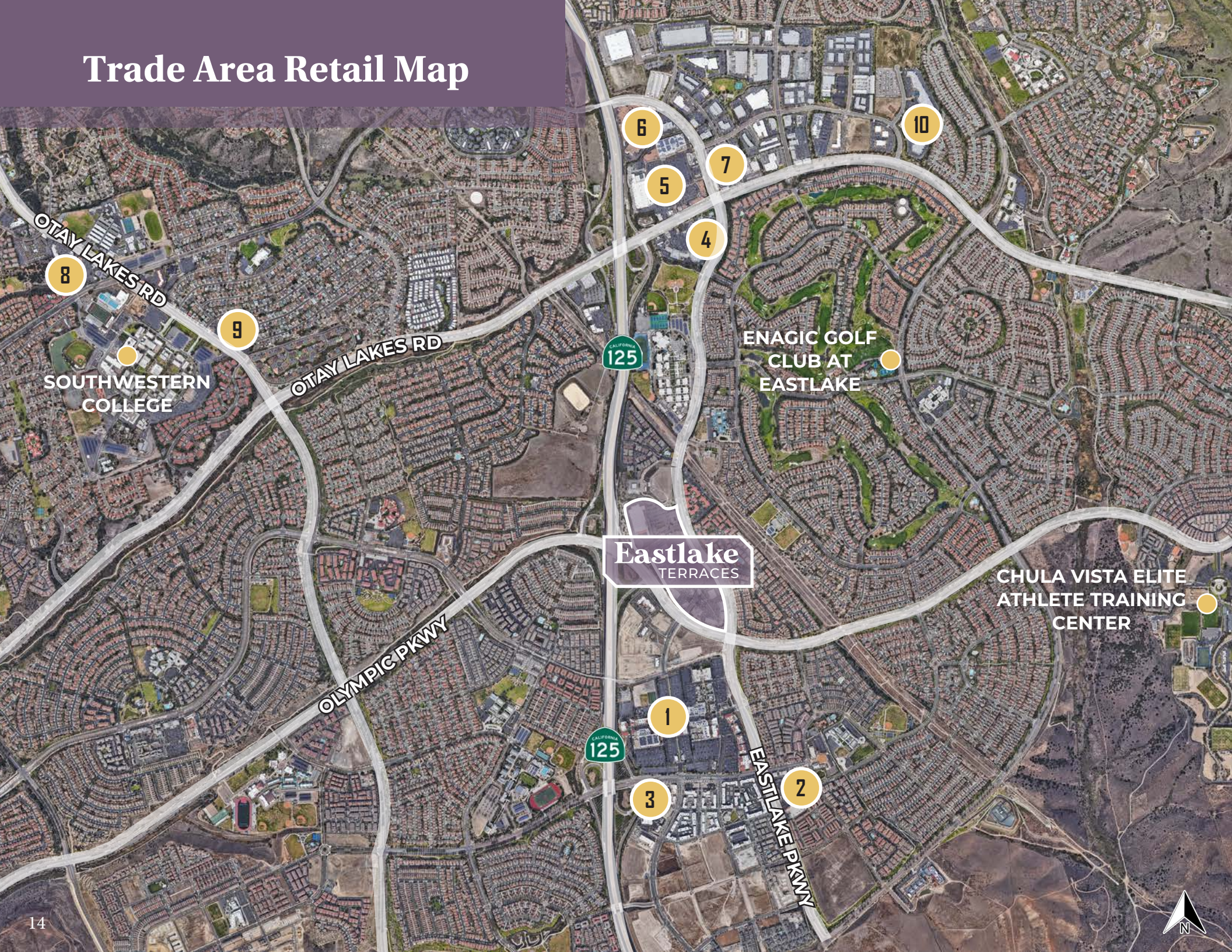








# Trade Area Retail Map



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

OLYMPIC PKWY

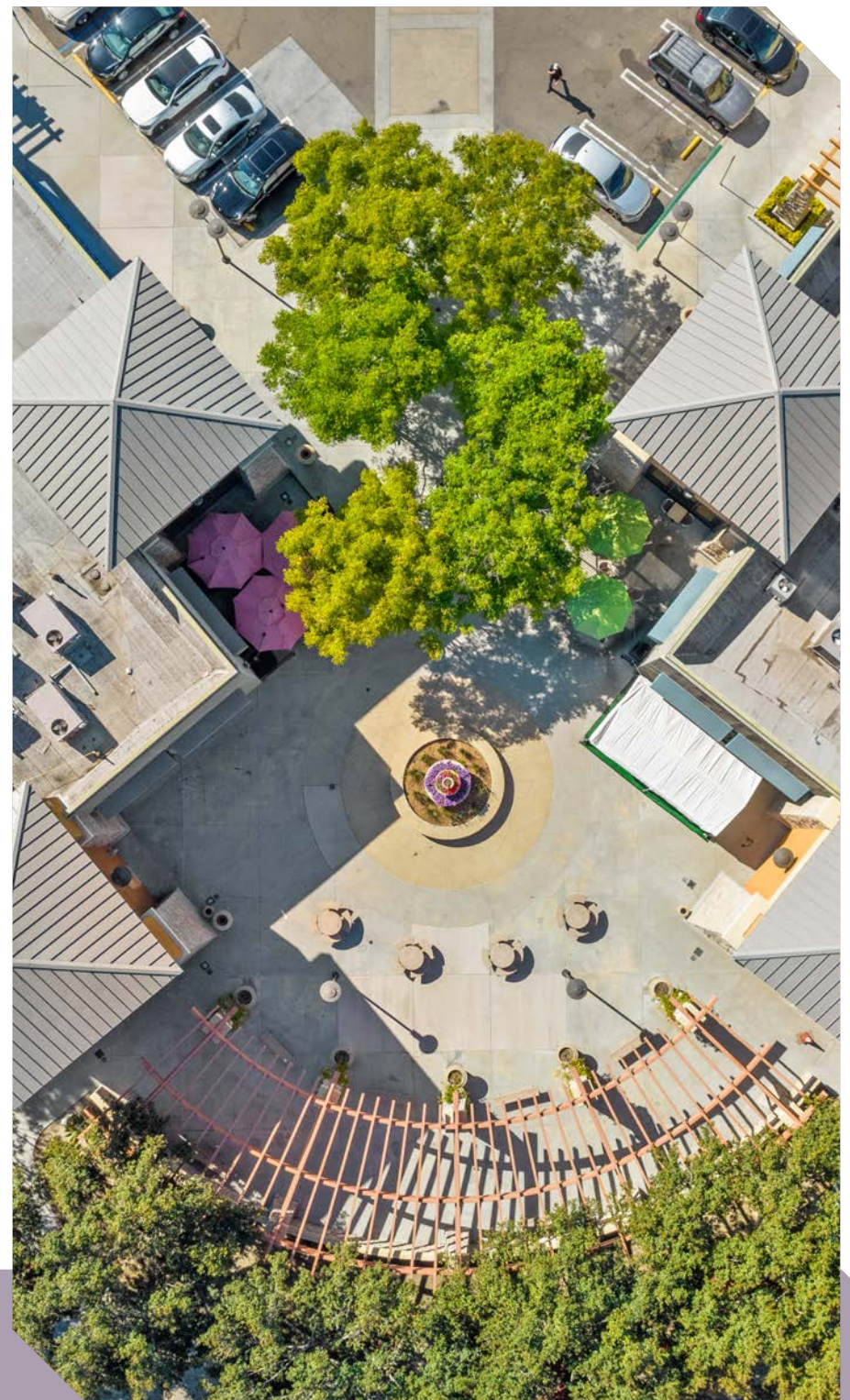
EASTLAKE PKWY





# Major Retailers

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



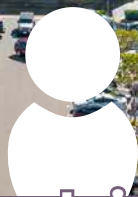


# Demographics



## population

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



## annual visitors

7 Million Visitors  
(06/01/23 - 05/31/24)

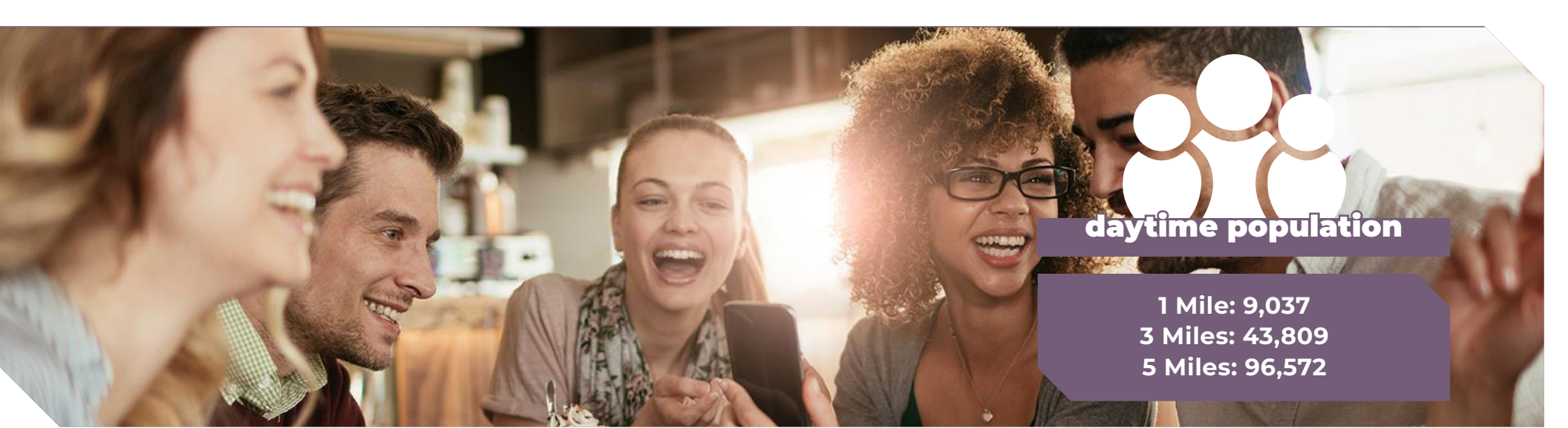


## cars per day

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

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

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CA DRE No. 01106365

**FLOCKE &  
AVOYER**

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flockeavoyer.com

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