

1910

CÔTA VERA

# Encelia Mixed Use Center

SIGNED LEASE  
Otay Ranch  
Market

FOR LEASE  
±1,365 - ±2,853 SF

ENCELIA  
CÔTA VERA



Meta Housing Corporation

±8,268 SF Retail  
±175 Affordable Apartments  
Chula Vista, CA



Commercial Real Estate



Located in the prestigious CÔTA  VERA community of  
*Chula Vista, CA*





CÔTA  VERA

## Encelia Mixed Use Center

**±8,268 SF WITH ±175 AFFORDABLE APARTMENTS**  
**MIXED USE CENTER**  
**CHULA VISTA, CA**

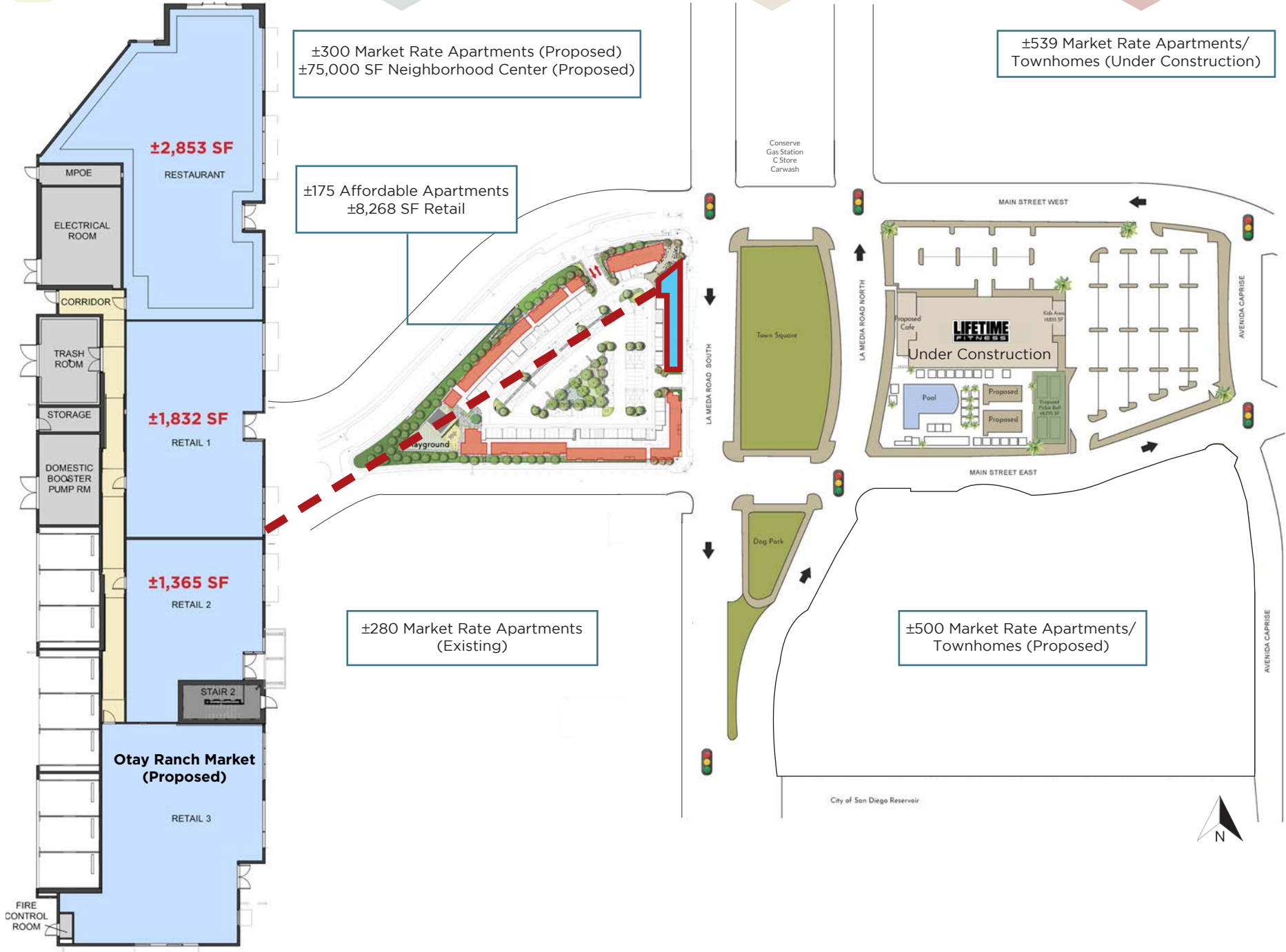
Côtà Vera is the newest community within the award winning Otay Ranch master-plan, which is one of the largest master-planned communities in the United States.

The community has been designed to provide access to a collection of community amenities to serve the needs and convenience of residents. Walkable Mixed-use Town Center, New Elementary School, Central Town Square, Community Park, Trails and Paseo's connecting neighborhoods, Private Clubhouse & Pool, and HARVEST Wellness Center.

**FLOCKE &**  
 **AVOYER**  
Commercial Real Estate



# SITE PLAN



## *Enjoy*

- Located across from ±85,000 SF Lifetime Fitness (under construction) and ±75,000 SF neighborhood center (Proposed)
- Main St. ±38,000-55,000 ADT at buildout
- La Media Rd. ±22,000-29,000 ADT at buildout
- Close to Olympian High School (±2,500 students)



*Encelia* has everything you need to thrive in one beautifully designed space.

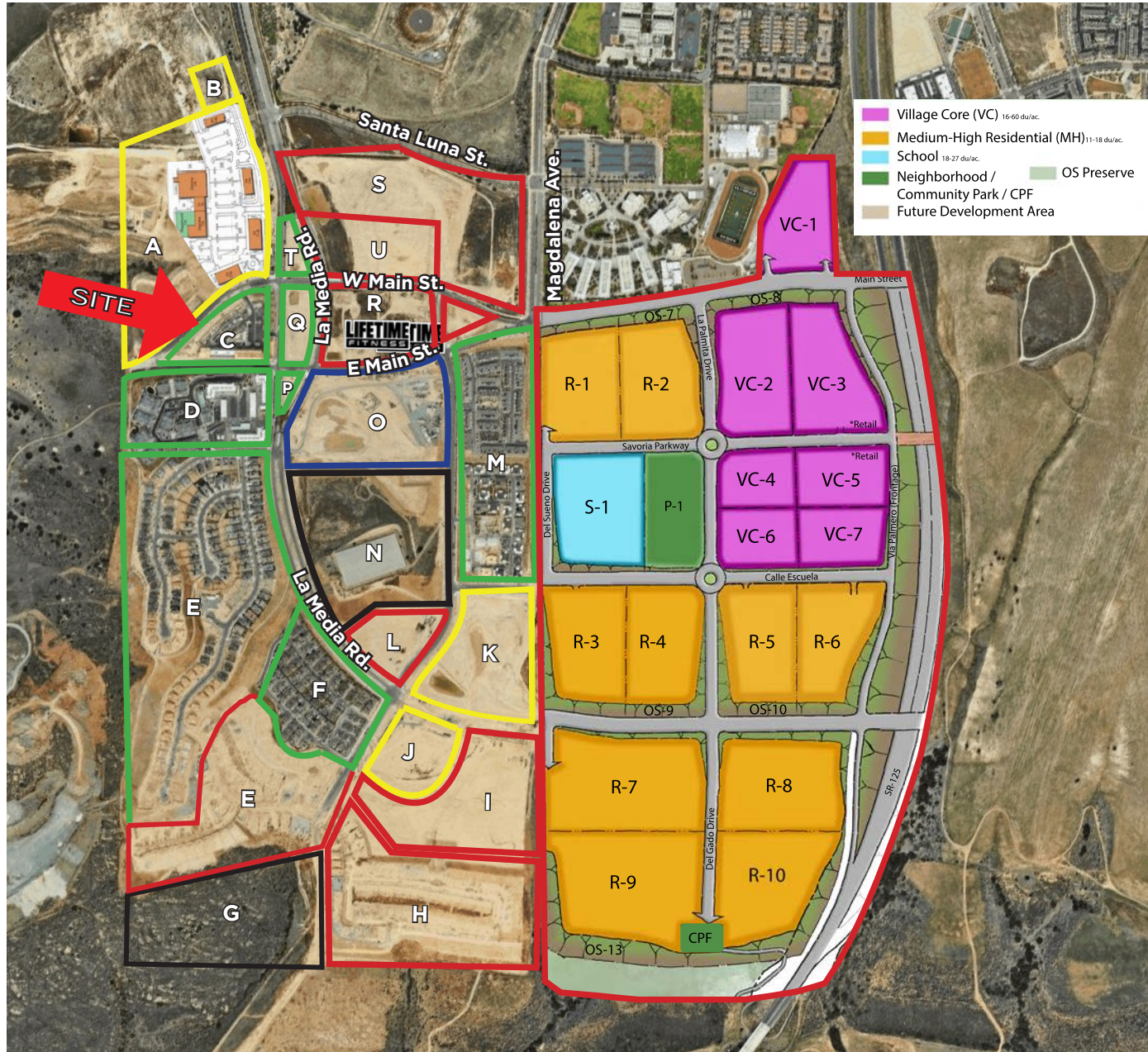
*Designed* to complement a variety of lifestyles, Encelia has every convenience you need at one epic hub of connectivity.



# DEVELOPMENT PLAN

- Pursuing Permits
- Existing
- In Planning
- Under Construction

Cota Vera Development Map	
A	Mixed use by Homefed (±75,000 SF Retail / ±300 units)
B	Future Fire Station
C	Encelia Apartments by Meta Housing (175 units)
D	The Residences at Cota Vera Apartments by Homefed (280 units completed)
E	Lucca by Shea Homes (117 units) Savona by Shea Homes (115 units)
F	Whitmore by Lennar (106 units)
G	Open Space
H	Patria by Shea Homes (96 units)
I	Haddington By Cal West (127 units)
J	Future Park
K	Future Elementary School
L	Swim Club
M	Trevi by Lennar (108 units) Bluestone by Lennar (116 units)
N	San Diego Reservoir
O	Mixed-use by Homefed (±500 units)
P	Dog Park
Q	Park
R	Lifetime Fitness (Proposed)
S	Stirling By Homefed (272 units)
T	Conserv Gas Station/ C-Store/ Carwash
U	Luminary By Homefed (267 units)
<b>TOTAL</b>	<b>5,855 Units</b>



Phase 1  
±2,579 Units

Phase 2  
±3,276 Units  
(Under Construction)



# DEMOGRAPHICS



## TRAFFIC COUNTS (ADT)

Main Street  
±38,000-55,000  
(at build out)

La Media Road  
±22,000-29,000  
(at build out)



## AVERAGE HHI\*

3 Miles  
\$119,602

5 Miles  
\$112,677

7 Miles  
\$93,759



## POPULATION

3 Miles  
99,604

5 Miles  
245,660

7 Miles  
441,062



## DAYTIME POPULATION

3 Miles  
42,696

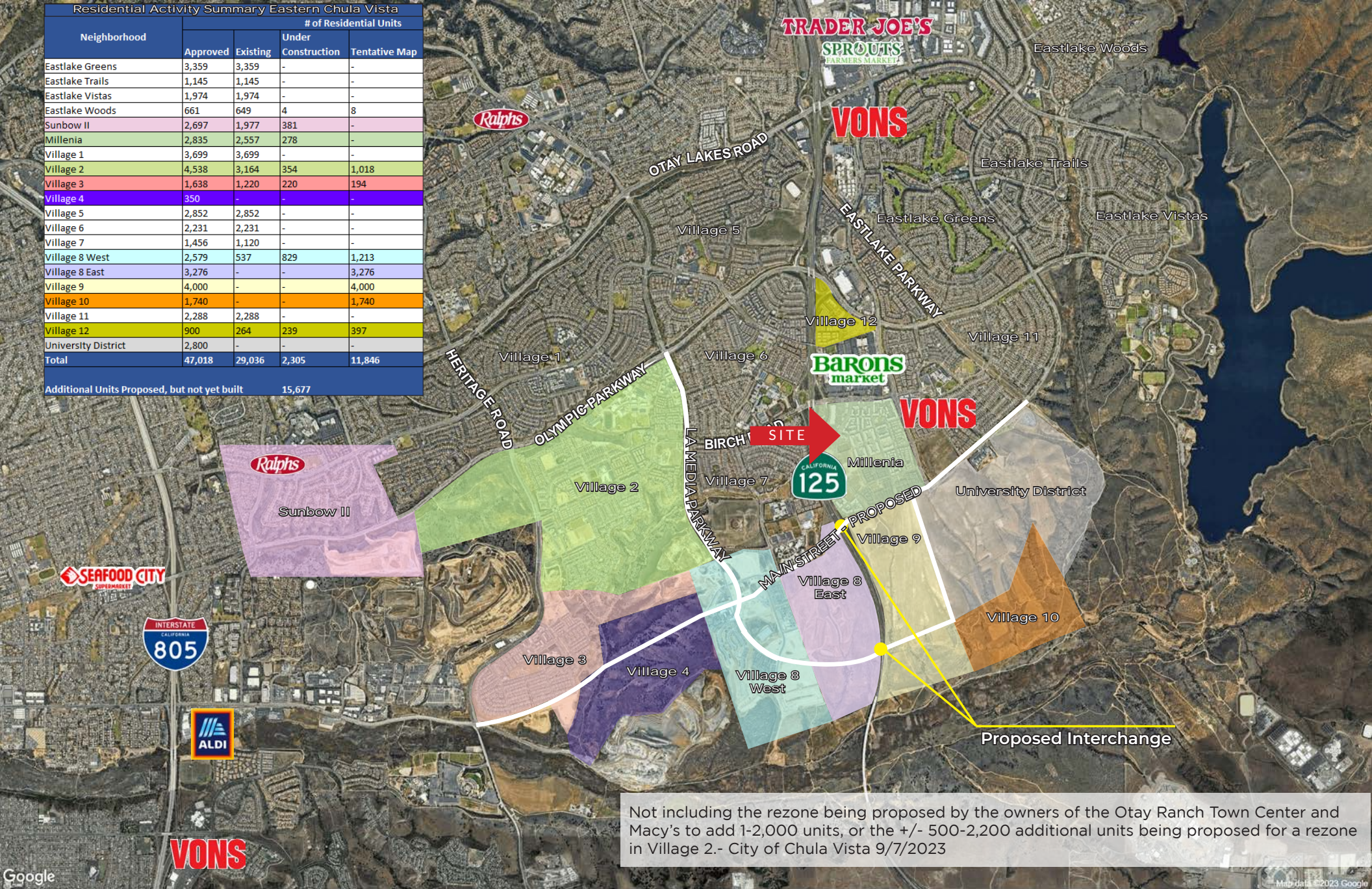
5 Miles  
134,257

7 Miles  
245,201



# RETAIL AERIAL

Residential Activity Summary Eastern Chula Vista				
Neighborhood	# of Residential Units			
	Approved	Existing	Under Construction	Tentative Map
Eastlake Greens	3,359	3,359	-	-
Eastlake Trails	1,145	1,145	-	-
Eastlake Vistas	1,974	1,974	-	-
Eastlake Woods	661	649	4	8
Sunbow II	2,697	1,977	381	-
Millenia	2,835	2,557	278	-
Village 1	3,699	3,699	-	-
Village 2	4,538	3,164	354	1,018
Village 3	1,638	1,220	220	194
Village 4	350	-	-	-
Village 5	2,852	2,852	-	-
Village 6	2,231	2,231	-	-
Village 7	1,456	1,120	-	-
Village 8 West	2,579	537	829	1,213
Village 8 East	3,276	-	-	3,276
Village 9	4,000	-	-	4,000
Village 10	1,740	-	-	1,740
Village 11	2,288	2,288	-	-
Village 12	900	264	239	397
University District	2,800	-	-	-
<b>Total</b>	<b>47,018</b>	<b>29,036</b>	<b>2,305</b>	<b>11,846</b>
Additional Units Proposed, but not yet built			15,677	



Not including the rezone being proposed by the owners of the Otay Ranch Town Center and Macy's to add 1-2,000 units, or the +/- 500-2,200 additional units being proposed for a rezone in Village 2.- City of Chula Vista 9/7/2023

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# Encelia Mixed Use Center

FOR LEASING  
INFORMATION

**STEWART KEITH**  
858.875.4669  
skeith@flockeavoyer.com  
CA DRE No.: 01106365

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