

Construction Nearly Complete - Final Pad Available

South Corner of Main Street and Maxwell Road, Chula Vista, CA



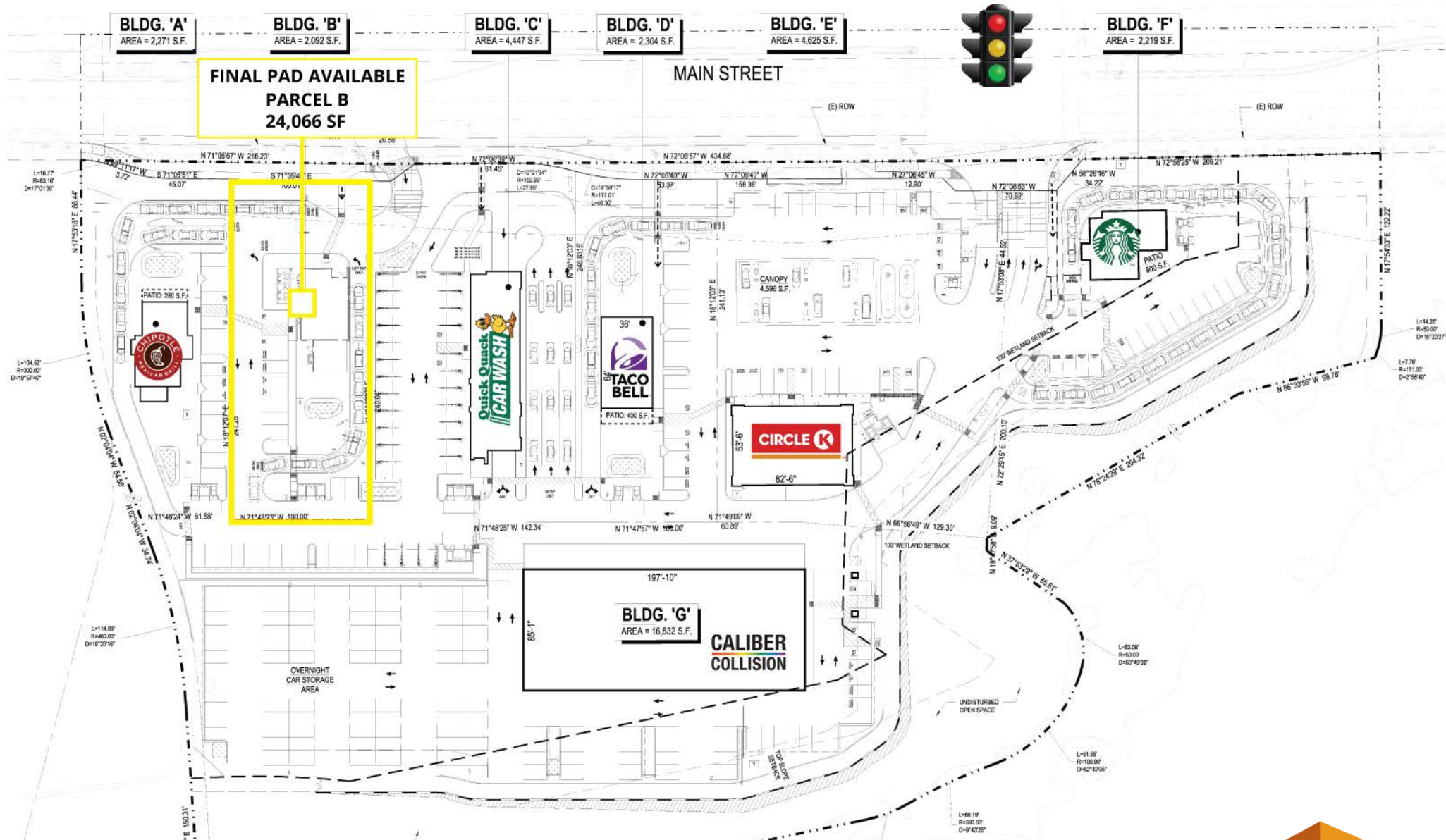
Available- Final Pad 24,066 SF Parcel

- Highest growth area in San Diego
- 4,450 Acres for 13,000 homes and 2m+ SF of commercial in progress to the east
- Final Pad Available

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

Site Plan

South Corner of Main Street and Maxwell Road, Chula Vista, CA



Austin Dias - VP

Austin@duhscommercial.com

(619) 269-6077

LIC NO. 01888482



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Aerial

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Escaya Master Plan - Just Built

Actual Homes Built in Escaya



Main Street

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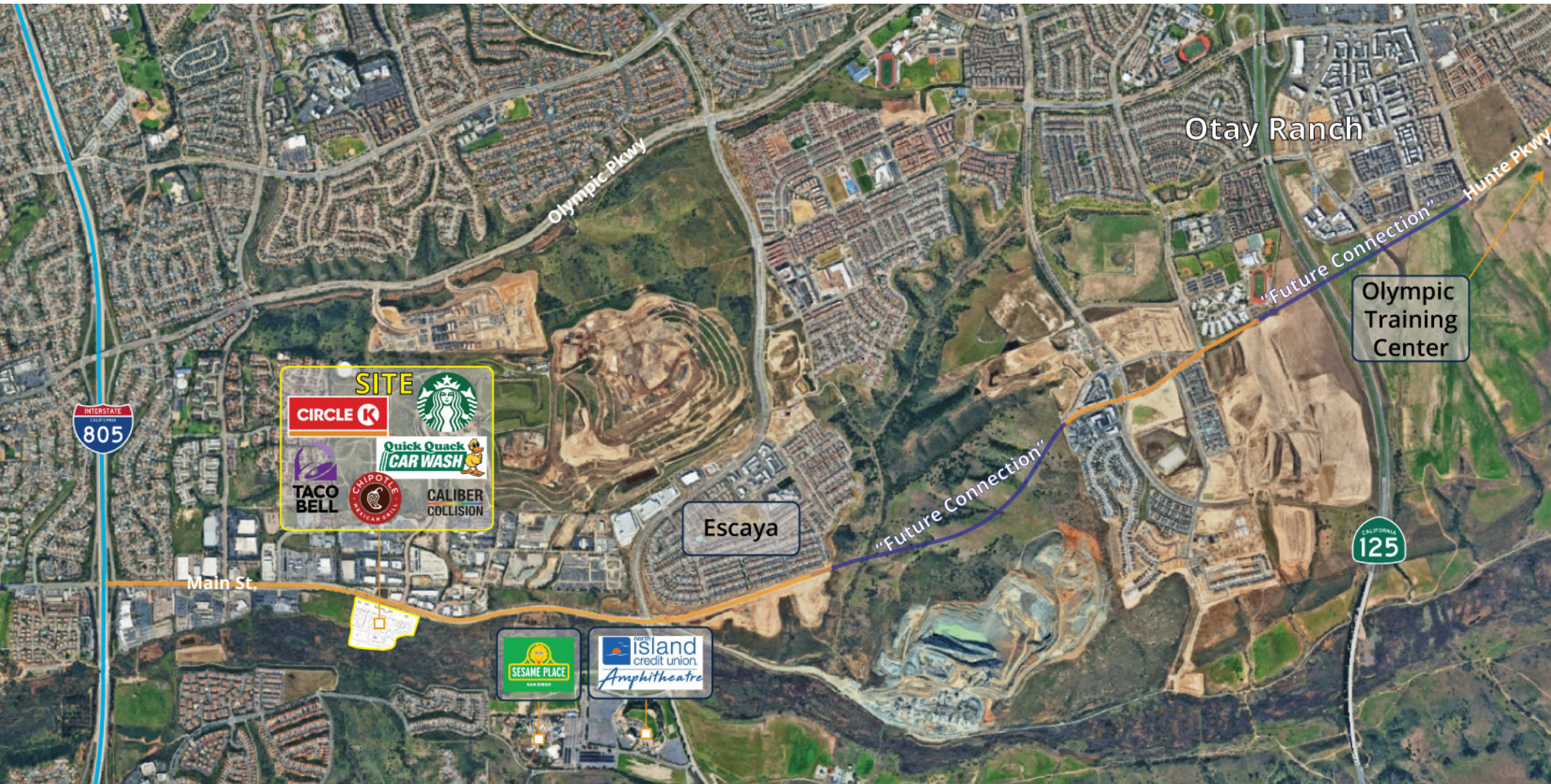


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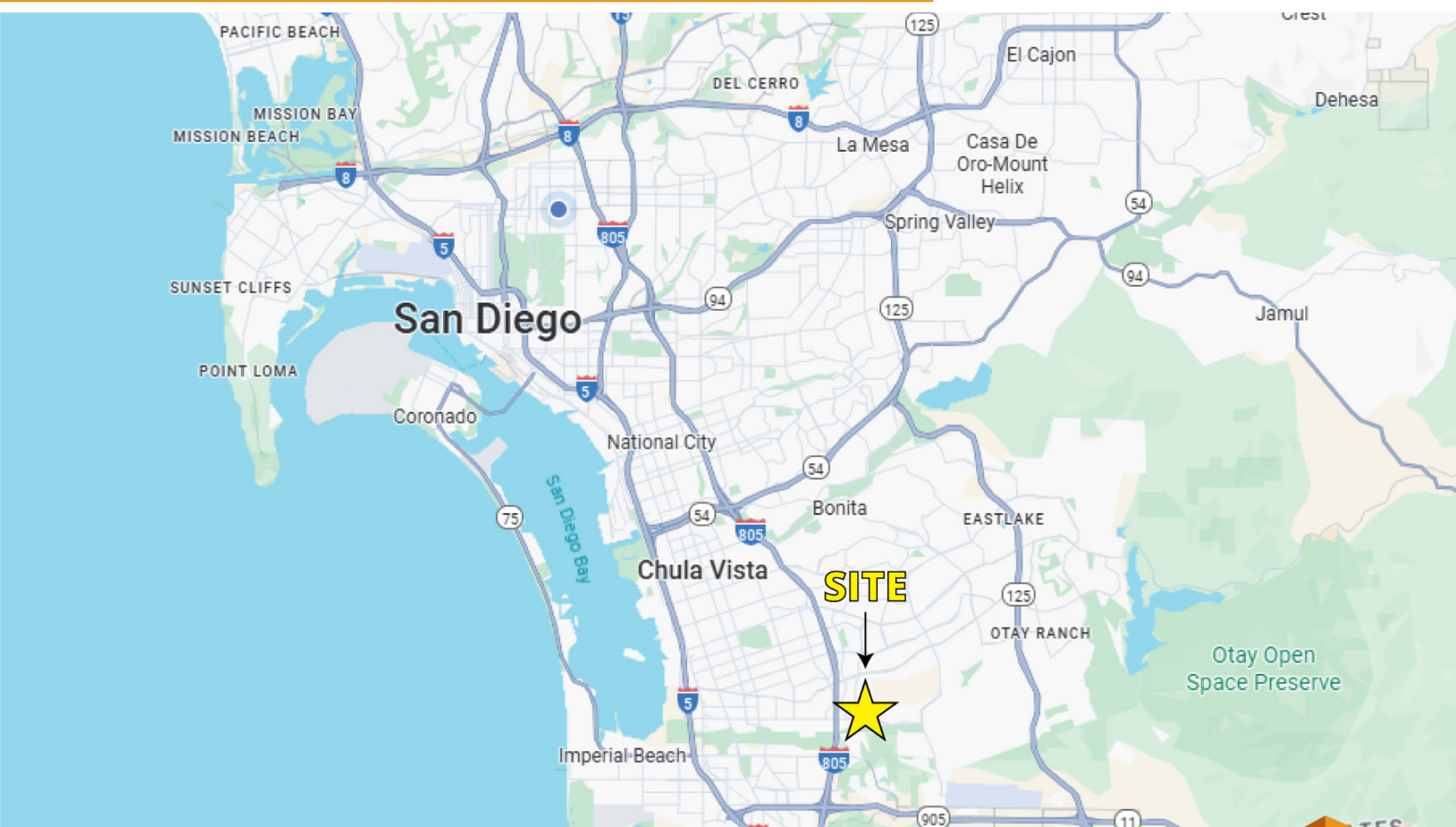
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Regional Map

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Demographics

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	1 Mile		3 Mile		5 Mile	
Population						
2024 Estimate	9,425		147,181		341,472	
2029 Projection	9,364		146,187		338,487	
Median Age	34.60		36.30		36.70	
2024 Population by Race						
White	5,742	60.92%	101,969	69.28%	245,262	71.82%
Black	849	9.01%	9,339	6.35%	21,436	6.28%
Am. Indian & Alaskan	140	1.49%	2,266	1.54%	5,428	1.59%
Asain	2,090	22.18%	25,159	17.09%	49,317	14.44%
Hawaiian & Pacific Islander	84	0.89%	1,116	0.76%	2,362	0.69%
Other	521	5.53%	7,332	4.98%	17,667	5.17%
Population by Hispanic Origin						
Non-Hispanic Origin	3,979	42.22%	51,161	34.76%	116,913	34.24%
Hispanic Origin	5,446	57.78%	96,020	65.24%	224,559	65.76%
Households						
2024 Estimate	2,585		41,231		98,887	
2029 Projection	2,562		40,865		97,835	
2020 Cencus	9,474		148,142		347,302	
2024 Avg. Household Size	3.50		3.40		3.30	
2024 Avg. Household Income	\$120,071		\$110,734		\$108,762	
2024 Occupied Housing						
Owner Occupied	1,702	65.82%	25,864	62.73%	56,427	57.06%
Renter Occupied	884	34.18%	15,367	37.27%	42,460	42.94%
2024 Median Home Value	\$686,902		\$653,193		\$657,421	

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