

Enclave Town Center

1445 TOWN CENTER DR, OTAY RANCH | CHULA VISTA, CA

RETAIL SPACE FOR LEASE IN MIXED-USE DEVELOPMENT

RI



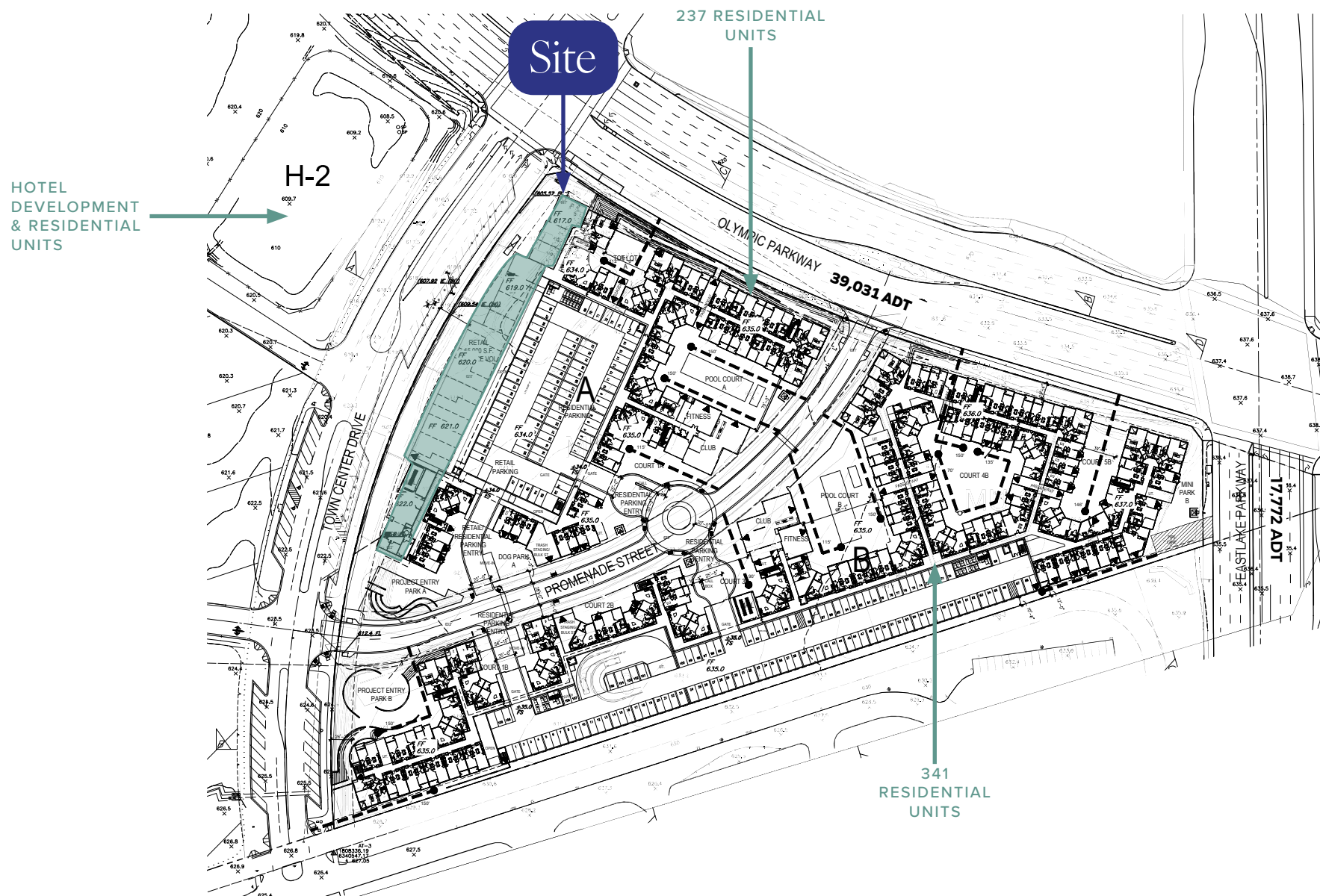
BALDWIN & SONS

Property Highlights

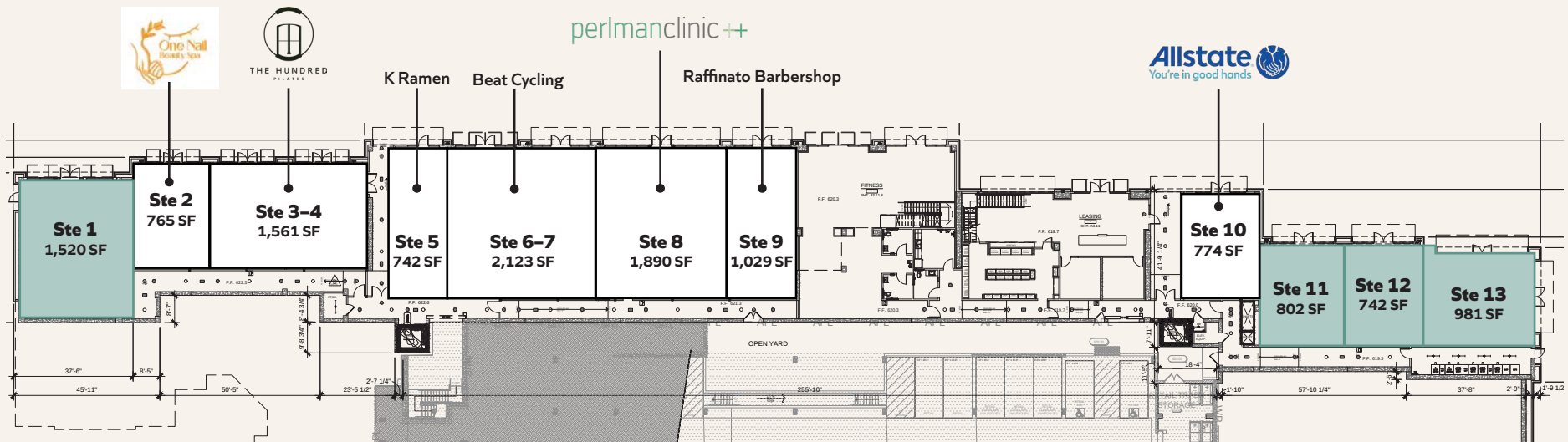
- New Mixed Use Development in the heart of Otay Ranch!
- ± 13,000 SF of streetfront retail with 300+ highly amenitized residential units
- Highly visible retail units ranging from 742–1,520 SF with outdoor seating and patios
- Located at the 'Main & Main' intersection of Olympic Pkwy & Eastlake Pkwy
- Designated off-street retail parking available
- Heavily trafficked intersection with over 50,000 daily traffic counts
- Otay/Eastlake has seen incredible growth in residential density and new development



Center Site Plan



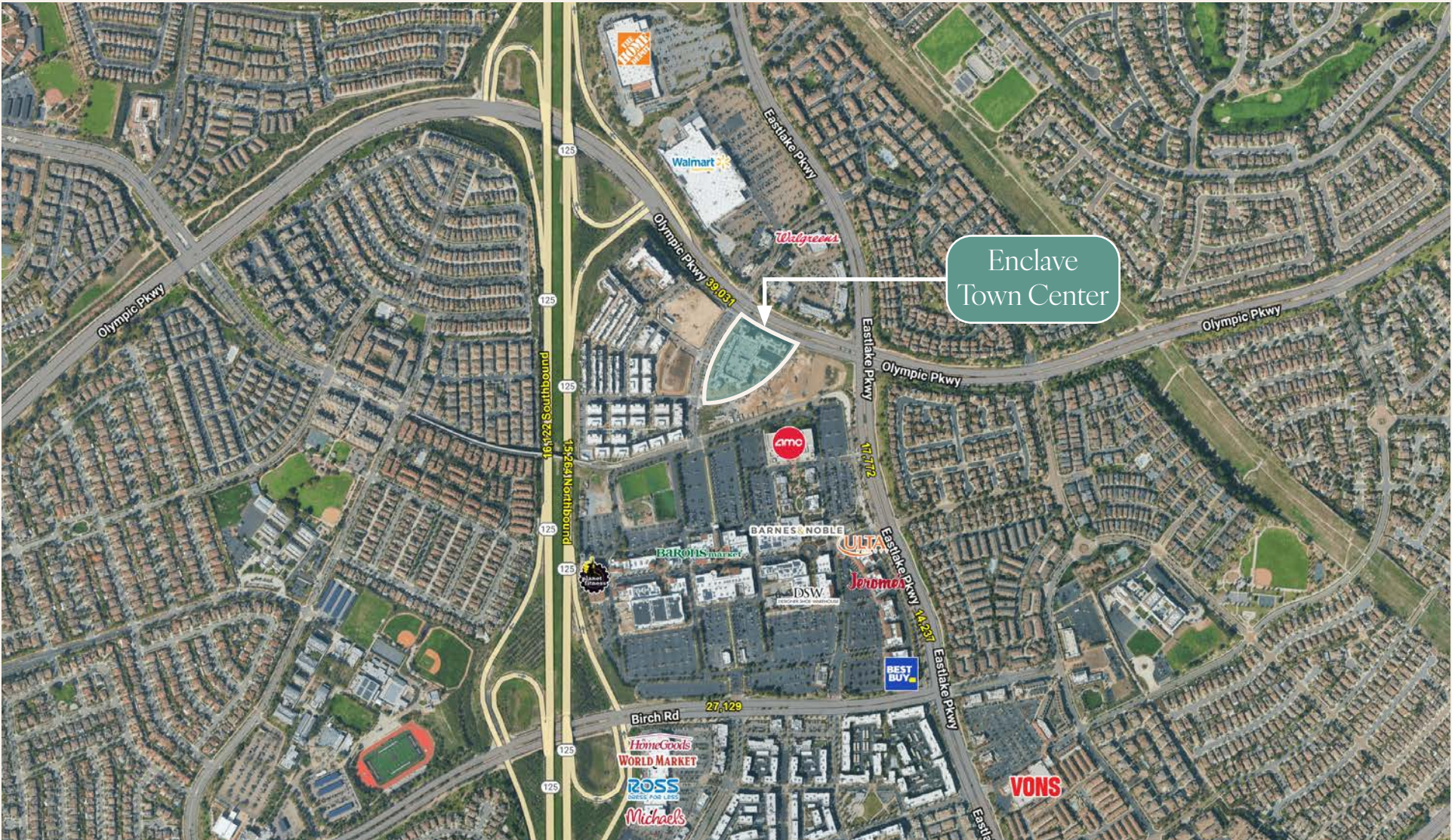
Site Plan



SUITE	SQUARE FOOTAGE	TENANT
1	1,520	AVAILABLE
2	765	One Nail Beauty Salon
3-4	1,561	The Hundred Pilates
5	742	K Ramen
6-7	2,123	Beat Cycling
8	1,890	Perlman Clinic

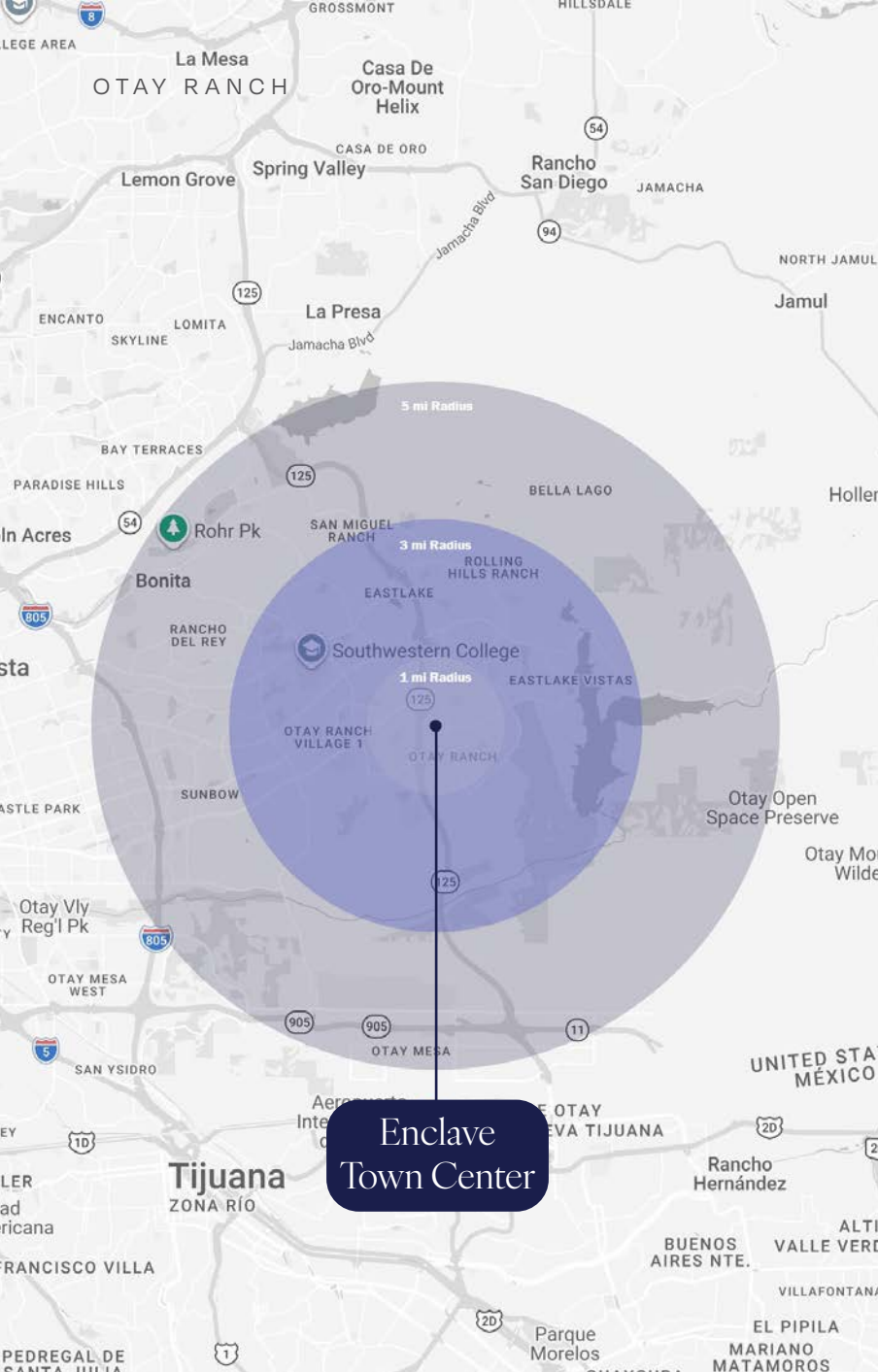
SUITE	SQUARE FOOTAGE	TENANT
9	1,029	Raffinato Barbershop
10	774	Allstate Insurance
11	802	AVAILABLE
12	742	AVAILABLE
13	981	AVAILABLE

Site Aerial



Trade Aerial





ENCLAVE TOWN CENTER

Demographics

OTAY RANCH | CHULA VISTA, CA

	1 MILE	3 MILES	5 MILES
ESTIMATED POPULATION	32,626	127,993	204,466
EMPLOYEE POPULATION	3,278	19,207	52,103
AVG HOUSEHOLD INCOME	\$175,268	\$179,809	\$173,163
MED HOUSEHOLD INCOME	\$151,029	\$147,445	\$142,886
MEDIAN AGE	34.2	35.6	36.2

Enclave Town Center

Ron Pepper LIC #00865929

858.523.2085 | rpepper@riretail.com

Brian G. Pyke LIC #01506790

858.324.6103 | bpyke@riretail.com



405 S Hwy 101, Ste 150, Solana Beach, CA 92075 lic . 01206760 t. 858.523.2090 w. riretail.com

The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.