

NEW PAD OPPORTUNITY

Eastlake Village CENTER EAST

2305 - 2315 OTAY LAKES ROAD, CHULA VISTA, CA 91915



**UP TO ±4,200 SF
WITH DRIVE THRU**

**FLOCKE &
AVOYER**
Commercial Real Estate



TRAFFIC COUNTS

Cars Per Day

Otay Lakes Road: **±44,376**

EastLake Parkway: **±36,815**



POPULATION

1 Mile: **17,700**

3 Miles: **113,835**

5 Miles: **207,028**



DAYTIME POPULATION

1 Mile: **11,397**

3 Miles: **43,173**

5 Miles: **91,106**



AVERAGE HHI*

1 Mile: **\$173,381**

3 Miles: **\$177,223**

5 Miles: **\$164,970**

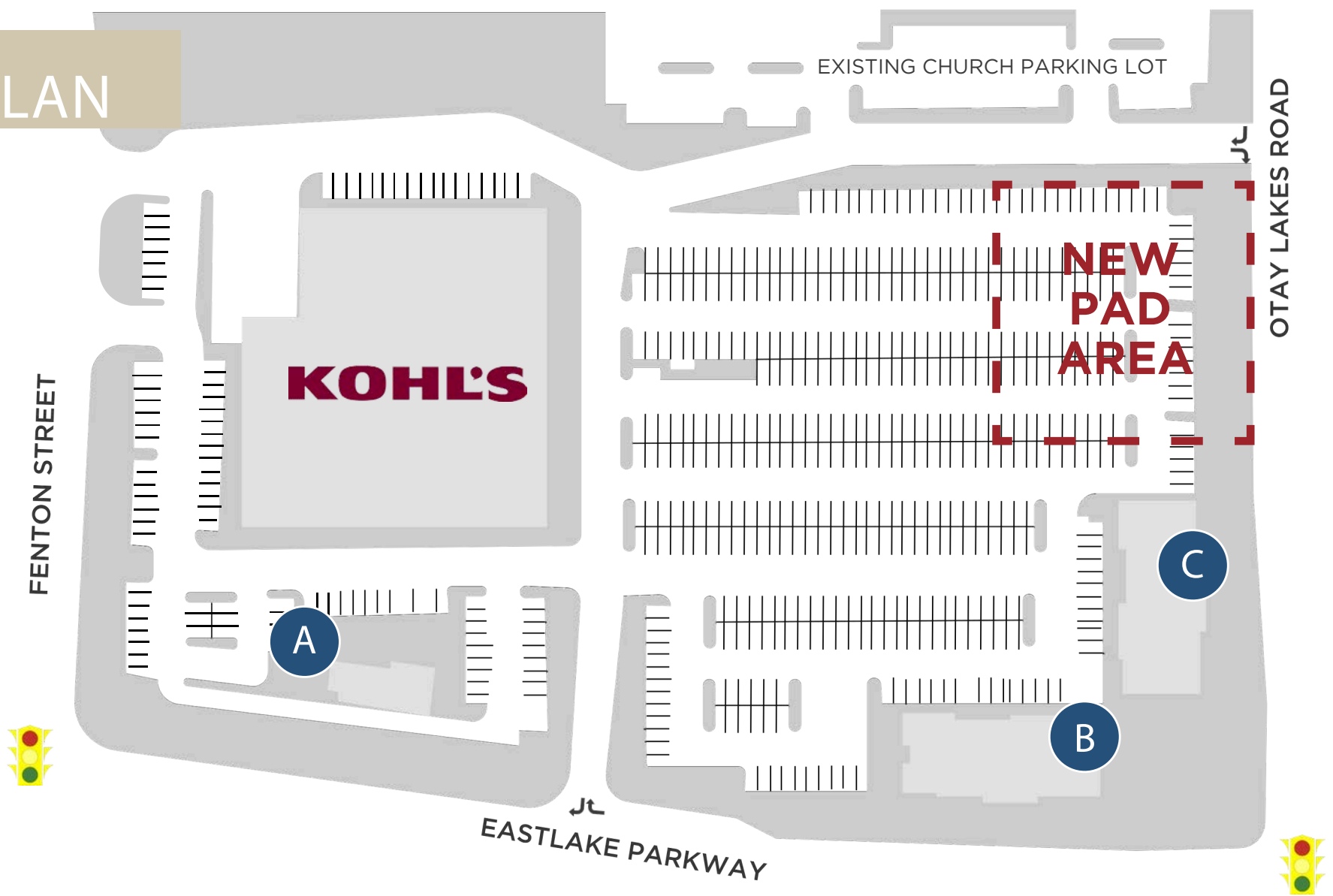




- Otay Lakes Road & Eastlake Parkway intersection offers approximately 683,000 SF of retail!
- Highly visible
- Premier intersection in Eastlake
- The project is part of the "Village Center" in the masterplanned community of Eastlake
- The total site consists of ± 9.5 acres and includes a $\pm 98,500$ SF two-story Kohl's, as well as service, food and retail oriented shops.



SITE PLAN



A

B

C

EASTLAKE PARKWAY

EASTLAKE PARKWAY



COMMERCIAL/RETAIL
2305 Otay Lakes Rd.
8,447 SF

COMMERCIAL/RETAIL
2315 Otay Lakes Rd.
8,447 SF

**AVAILABLE
Up To 4,200 SF**

APPROX. 45,344 SQFT. (1.04 AC) PROPOSED LOT

OTAY LAKES ROAD

OPTION - 1

KOHL'S
2325 OTAY LAKES RD., CHULA VISTA, CA. 91915

Jon Rodrigue, Esq.
2240 ENCINITAS BLVD. STE. D-449 ENCINITAS, CA. 92024

SITE PLAN



2900 Fourth Avenue #204
San Diego, CA 92103
Phone: 619.233.6450
Fax: 619.233.6449
Web: www.zaap.biz

PREPARED BY:
ZAAP, INC.
2900 FOURTH AVENUE #204
SAN DIEGO, CA 92103
619-233-6450 (PHONE)
619-233-6449 (FAX)

PROJECT ADDRESS:
2325 Otay Lakes Rd.
Chula Vista, CA, 91915

PROJECT NO.: 21728

DATE: _____

REVISION # DATE DRAWN BY DATE

1			
2			
3			
4			

PROJECT NAME:
NEW GSR W/ DRIVE THRU

SHEET TITLE: _____



Jack
in the box

KOHL'S

2-6
CANDYBARS

OPEN

DO NOT
ENTER

355784



PROPERTY

EASTLAKE BUSINESS CENTER (±200 ACRES)

five BELOW CVS pharmacy SPROUTS FARMERS MARKET petco
TRADER JOE'S T.J. MAXX

Office DEPOT TARGET LOWE'S

Ralphs

OTAY LAKES ROAD

VONS Total Wine & MORE

LA FITNESS

SMC SOUTHWESTERN COLLEGE

Chula Vista Elite Athlete Training Academy

OLYMPIC PARKWAY

CALIFORNIA 125

Walmart HOME DEPOT

BEST BUY AMC THEATRES BARONS

EASTLAKE PARKWAY

VONS

Michaels HomeGoods
COST PLUS WORLD MARKET ROSS DRESS FOR LESS



*DISCLAIMER

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FOR LEASING
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**FLOCKE &
AVOYER**
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