

# Eastlake/ Chula Vista Land For Sale

THE OFFERING



830 & 831 District Place,  
Chula Vista, CA 91914



**ACADIA**  
HEALTHCARE

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# Location

Eastlake, located in the eastern region of Chula Vista, California, is one of the most successful communities in Southern California. Set against the rolling foothills of the Otay Ranch area, Eastlake offers a picturesque landscape with a balanced mix of residential neighborhoods, recreational spaces, and commercial hubs. The community is easily accessible via State Route 125, which connects directly to major freeways and provides a smooth commute to downtown San Diego and the U.S.–Mexico border. Eastlake presents a rare opportunity; a region that is already well-established, yet still have room for smart growth and infill development.

Over the past two decades, Eastlake has evolved into a highly desirable destination for families and professionals, offering a safe, suburban atmosphere with an abundance of modern amenities. Retail centers like Eastlake Village Marketplace and Eastlake Terraces serve the growing population with a variety of dining, shopping, and service options. The area's strong homeowner associations and community-driven design have helped maintain long-term value, making it an ideal location for residential expansion, luxury townhomes, senior living, or high-end mixed-used projects.



*drive times:*

*Chula Vista Bayfront Park  
10 minutes*

*San Ysidro Port of Entry  
20 minutes*

*Downtown San Diego  
25 minutes*

*San Diego International Airport  
30 minutes*

# Property Highlights

This unique development opportunity sits in the city of Chula Vista's Eastlake community. The site is comprised of 2 adjacent undeveloped parcels totaling approximately 10.43 AC which will accommodate a wide range of potential uses.

ADDRESS	830 & 831 District Pl, Chula Vista, CA 91914
TOTAL LOT SIZE	10.43 AC (5.61 AC/4.82 AC)
APN	595-710-11-00; 595-710-12-00
SALE PRICE	Contact broker for pricing



# Zoning\*

Planned Community (PC) – BC4

The Planned Community district provides for a variety of uses including but not limited to retail, hospitality, bio-tech, research, laboratory, medical, education, office and administrative.

[View Chula Vista Municipal Codes](#)

[View Chula Vista Zoning Regulations](#)



# RETAIL/HOSPITALITY

1	VILLAGE WALK AT EASTLAKE T.J. Maxx CVS Pharmacy AT&T Five Below Petco Broken Yolk Cafe Sprouts Farmer's Market Trader Joe's	3	EASTLAKE VILLAGE CENTER Vons Goodwill Sleep Number Rite Aid F45 VIP Nails Dunkin Donuts	5	THE DISTRICT AT EASTLAKE Crunch Fitness Skyzone Lotlitas Taco Shop Speed Circuit Vega Cafe Chula Vista Brewery The Search Bar
2	EASTLAKE VILLAGE MARKETPLACE Bevmo! Lowe's Mattress Firm Office Depot Panda Express Shell Target Starbucks	4	OTAY LAKES MEDICAL & DENTAL Children's Primary Dental Children's Primary Care Medical Group TruSmile Dental Implant Center South Bay Pediatric Dental Group	6	THE SHOPS AT SAN MIGUEL RANCH Sherwin Williams Anytime Fitness Subway Starbucks Pizza Hut Sunday Breakfast

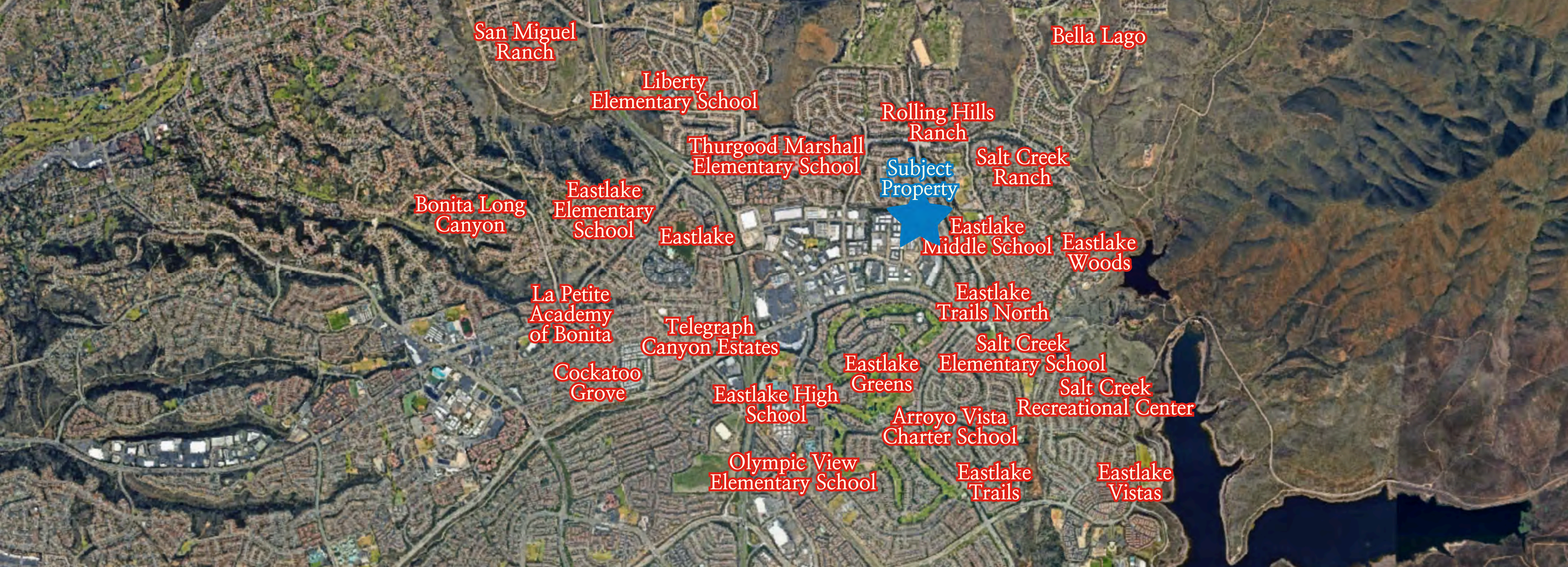


# CORPORATE USERS

- 7 Fenton Business Center
- 8 Hightech Research Center
- 9 Venture Commercial Center
- 10 U.S. Customs & Border Protection
- 11 UPS
- 12 Public Storage
- 13 Amazon Hub
- 14 Amazon
- 15 Hampton Inn
- 16 Springhill Suites
- 17 Homewood Suites
- 18 Chase Bank
- 19 Citi Bank
- 20 United States Postal Service



RESIDENTIAL DEVELOPMENTS/SCHOOLS



San Miguel Ranch

Bella Lago

Liberty Elementary School

Rolling Hills Ranch

Thurgood Marshall Elementary School

Salt Creek Ranch

Subject Property

Bonita Long Canyon

Eastlake Elementary School

Eastlake

Eastlake Middle School

Eastlake Woods

La Petite Academy of Bonita

Telegraph Canyon Estates

Eastlake Trails North

Salt Creek Elementary School

Cockatoo Grove

Eastlake High School

Eastlake Greens

Salt Creek Recreational Center

Olympic View Elementary School

Arroyo Vista Charter School

Eastlake Trails

Eastlake Vistas

# Demographics

10 MILE RADIUS



TOTAL POPULATION  
916,882



AVG. HOUSEHOLD INCOME  
\$101,093



YEARLY CONSUMER SPENDING  
\$10.3B



MEDIAN AGE  
37



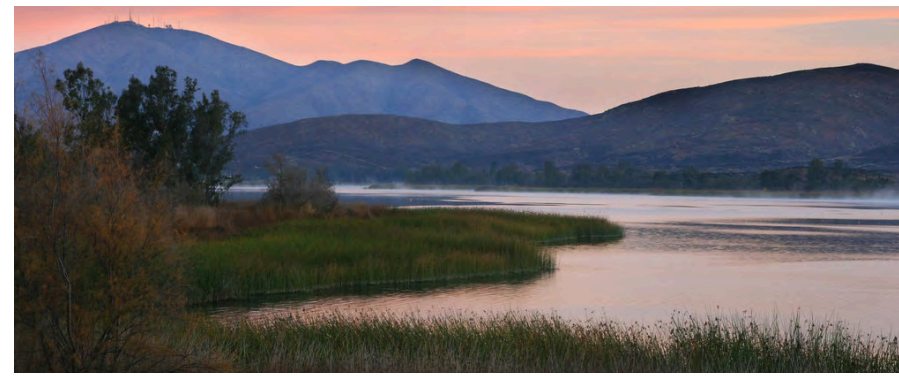
HOUSEHOLDS  
280,853



DAYTIME EMPLOYMENT  
241,999



TOTAL NUMBER OF BUSINESSES  
32,451



## Otay Lake

Size: 1,100 surface acres, water depth of 137.5 feet, and 25 shoreline miles

## North Island Credit Union Amphitheater

Capacity: ±20,500  
Number of shows per year: 30



## Eastlake Village Center

Number of visitors per year: ±5.9 MM

## Olympic Training Center

Number of athletes trained per year: ±4,000



# Disclaimer

Seller has engaged Strom Commercial Real Estate as their exclusive agent for the sale of the 830 & 831 District Place. Strom Commercial Real Estate has prepared the Offering for the use of a general review of the subject property and does not claim to provide necessarily accurate summary of the subject property or any of the documents related hereto, nor does it claim to be all-inclusive or to contain all of the information which prospective buyers may need or desire. The information listed in the Offering has been obtained from sources we believe to be reliable; however, no representation is made by Seller or Strom Commercial Real Estate as to the accuracy or the completeness of the information contained herein, and nothing contained herein is, or shall be relied on as, a promise or representation as to the future performance of the subject property. Seller disclaims any responsibility for inaccuracies and expects prospective buyers to exercise independent due diligence in verifying all such information. Further, Seller, Strom Commercial Real Estate, and their employees disclaim any and all liability for representations and warranties, expressed and implied, contained in, or omission from, the Offering or any other written or oral communication transmitted or made available to the recipient. Verification of the information contained in the Offering is solely the prospective buyer's responsibility. Seller and Strom Commercial Real Estate each expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers regarding the subject property and/or terminate the discussions with any entity at any time with or without notice. Seller shall have no legal commitment or obligations to any entity reviewing the Offering or making an offer to purchase the subject property unless and until the Seller approves such offer, a written agreement for the purchase of the subject property has been fully executed, delivered and approved by Seller and its legal counsel and any conditions to Seller's obligations thereunder have been satisfied or waived.



## Represented Exclusively By:

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**Liza Strom**

Executive Vice President & Principal

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