

Enclave Town Center

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

RETAIL SPACE FOR LEASE IN MIXED-USE DEVELOPMENT

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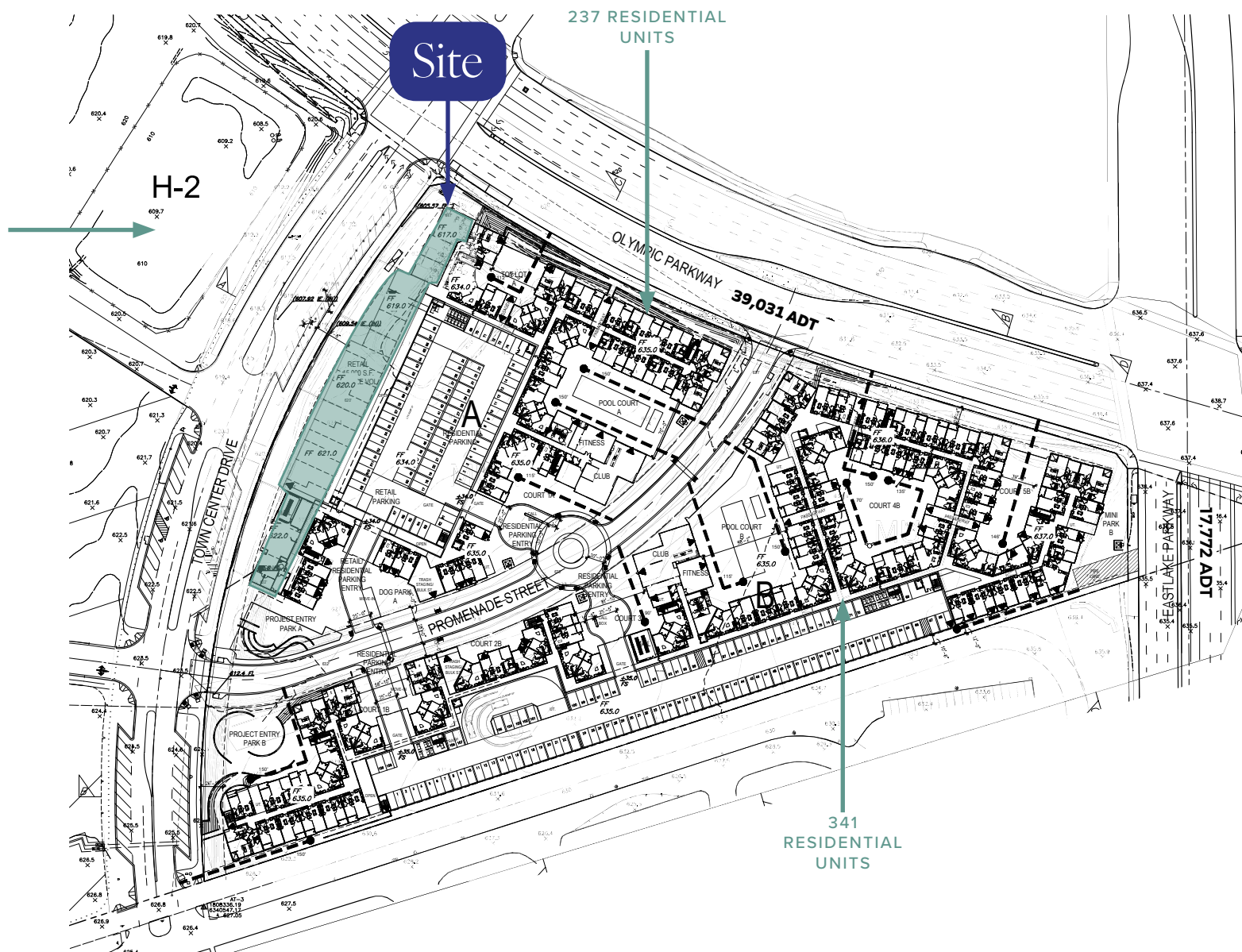
BALDWIN & SONS

Property Highlights

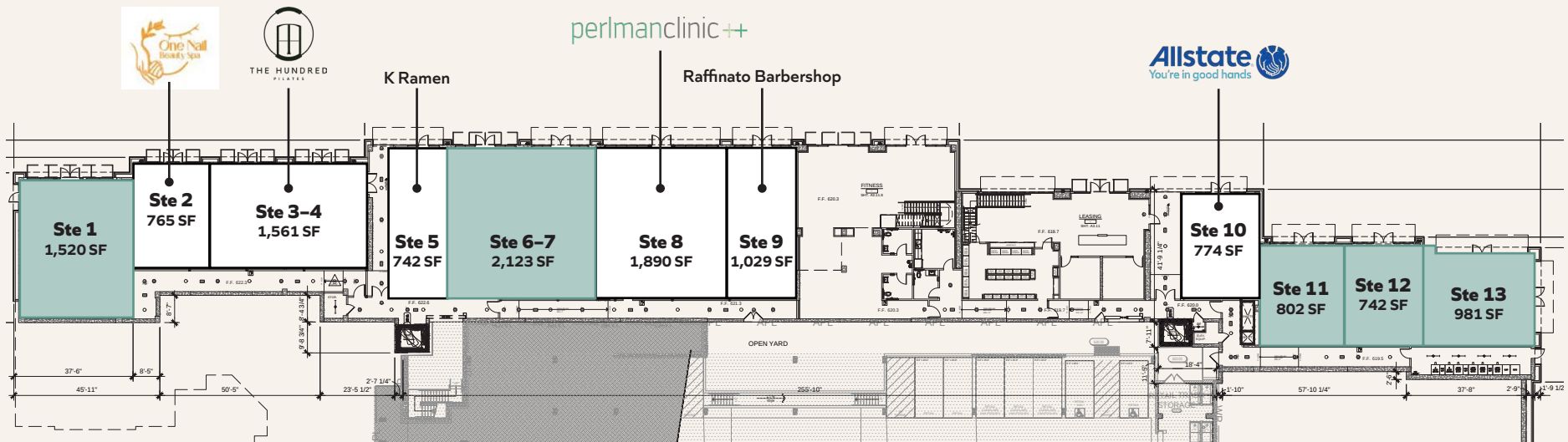
- New Mixed Use Development in the heart of Otay Ranch!
- ± 13,000 SF of streetfront retail with 300+ highly amenitized residential units
- Highly visible retail units ranging from 742–2,285 SF with outdoor seating and patios
- Located at the 'Main & Main' intersection of Olympic Pkwy & Eastlake Pkwy
- 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



HOTEL
DEVELOPMENT
& RESIDENTIAL
UNITS



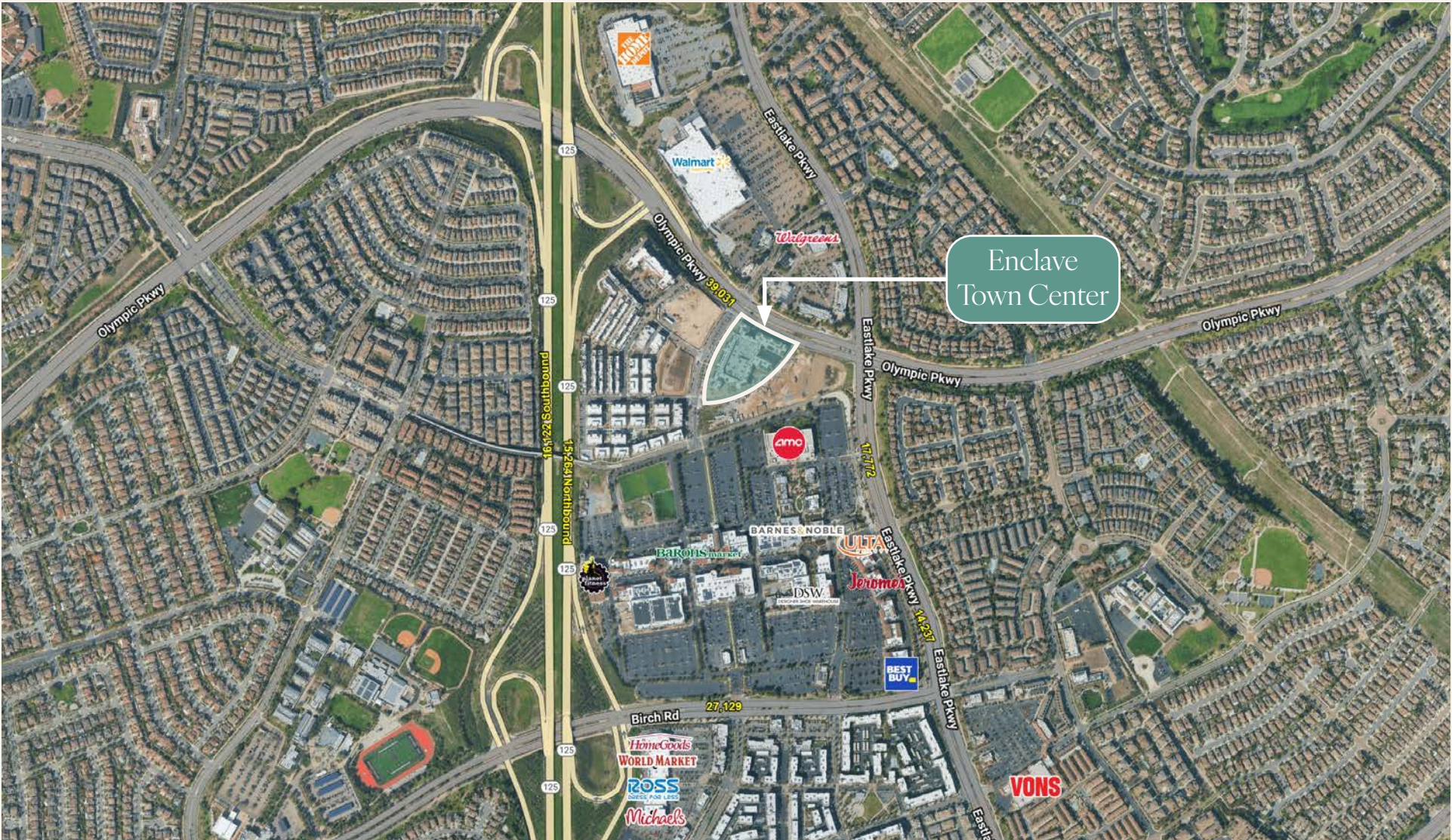
Site Plan

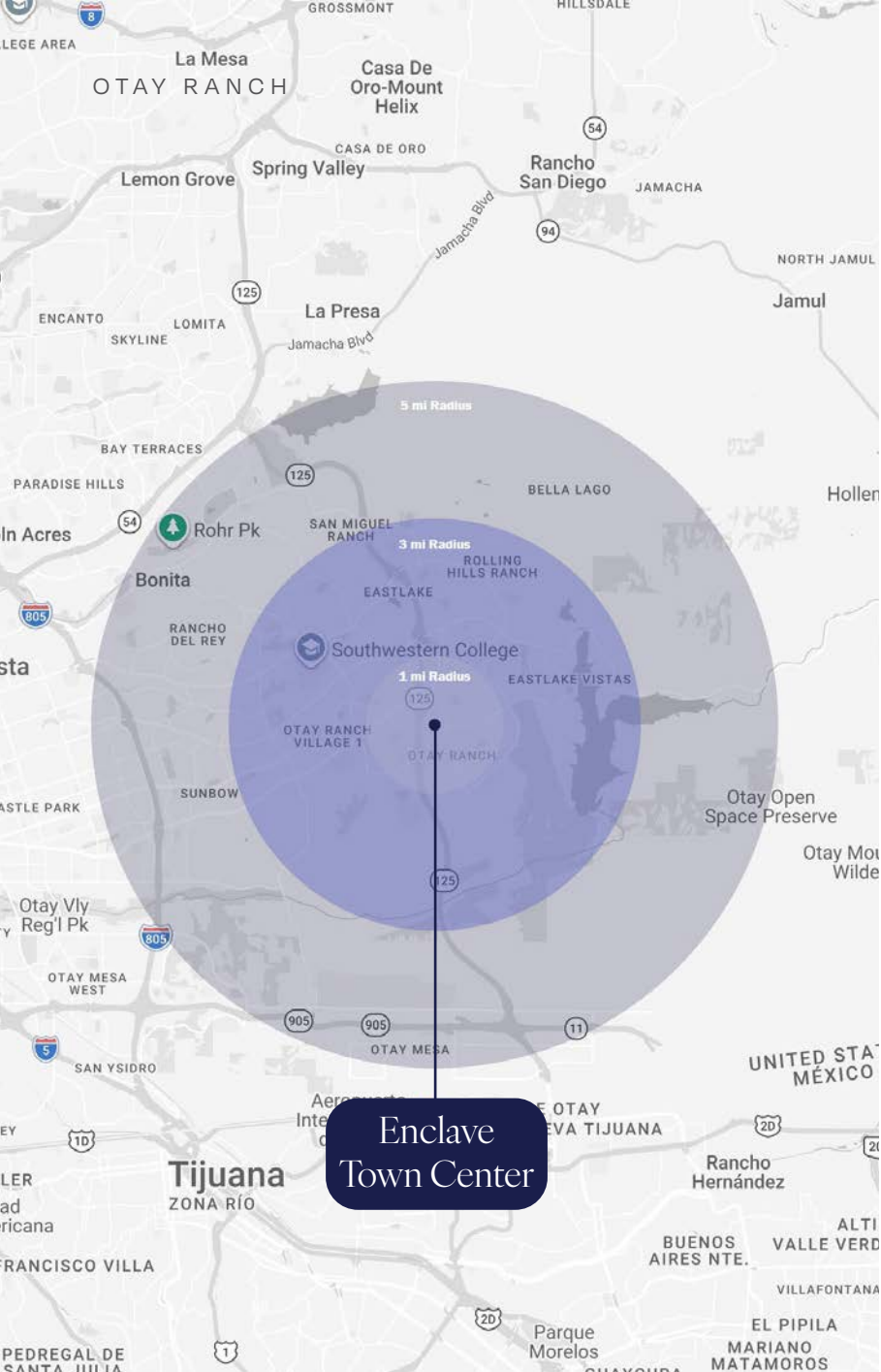


SUITE	SQUARE FOOTAGE	TENANT
1	1,520	AVAILABLE
2	765	One Nail Beauty Salon
3-4	1,561	The Hundred Pilates
5	742	K Ramen
6-7	2,123	AVAILABLE
8	1,890	Perlman Clinic

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

Site Aerial





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



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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

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