

Potentially Available  
± 1,250 SF

# VILLAGE WALK



AT EASTLAKE



**FLOCKE &  
AVOYER**  
Commercial Real Estate

866-884 EASTLAKE PARKWAY  
CHULA VISTA, CA 91914

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CHULA VISTA, CA 91914**

## Property Highlights

- ±158,700 SF of upscale specialty retail and dining experiences
- Strategically positioned for easy freeway access
- Excellent exposure and frontage to the 125 freeway
- Close proximity to Vons, Target, Lowe's, Office Depot and Kohl's
- Unique lifestyle ambiance, refined craftsman architecture, inviting displays and a koi pond







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*Welcome to the ultimate shopping experience*



POSITIONED IN THE HEART  
OF THE PRESTIGIOUS  
*Eastlake Trade Area*



LOWE'S

CALIFORNIA  
125

SPROUTS  
FARMERS MARKET

petco

five  
BELOW

TRADER JOE'S

TJ-maxx

Sola  
SALON STUDIOS

MATTRESS FIRM

Office  
DEPOT

MISSION  
FEDERAL CREDIT UNION

TARGET

VILLAGE WALK MEDICAL  
ARTS CENTER

CVS  
pharmacy



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## Over 30 Shops & Restaurants

**SPROUTS**  
FARMERS MARKET

**TRADER JOE'S**

**TJ-MAXX**

**petco**

**SCHOOLSFIRST**  
FEDERAL CREDIT UNION

**CVS**  
pharmacy

NOTHING *bundt* CAKES®

The Original  
**Broken  
Yolk  
Cafe**

**EUROPEAN  
WAX  
CENTER®**

**MISSION**  
FEDERAL CREDIT UNION

**pure barre®**

**AT&T**

**AMERICA'S BEST**  
CONTACTS & EYEGASSES.

**MATHNASIUM**  
The Math Learning Center

**SportClips**  
HAIRCUTS

**five  
BELW**

**north  
island  
credit union.**



# Site Plan

VILLAGE  
WALK  
AT EASTLAKE



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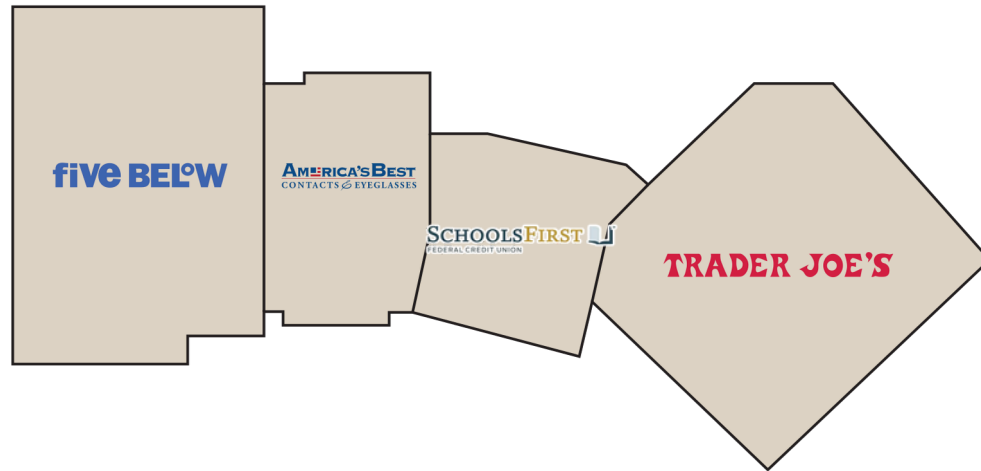
# Building





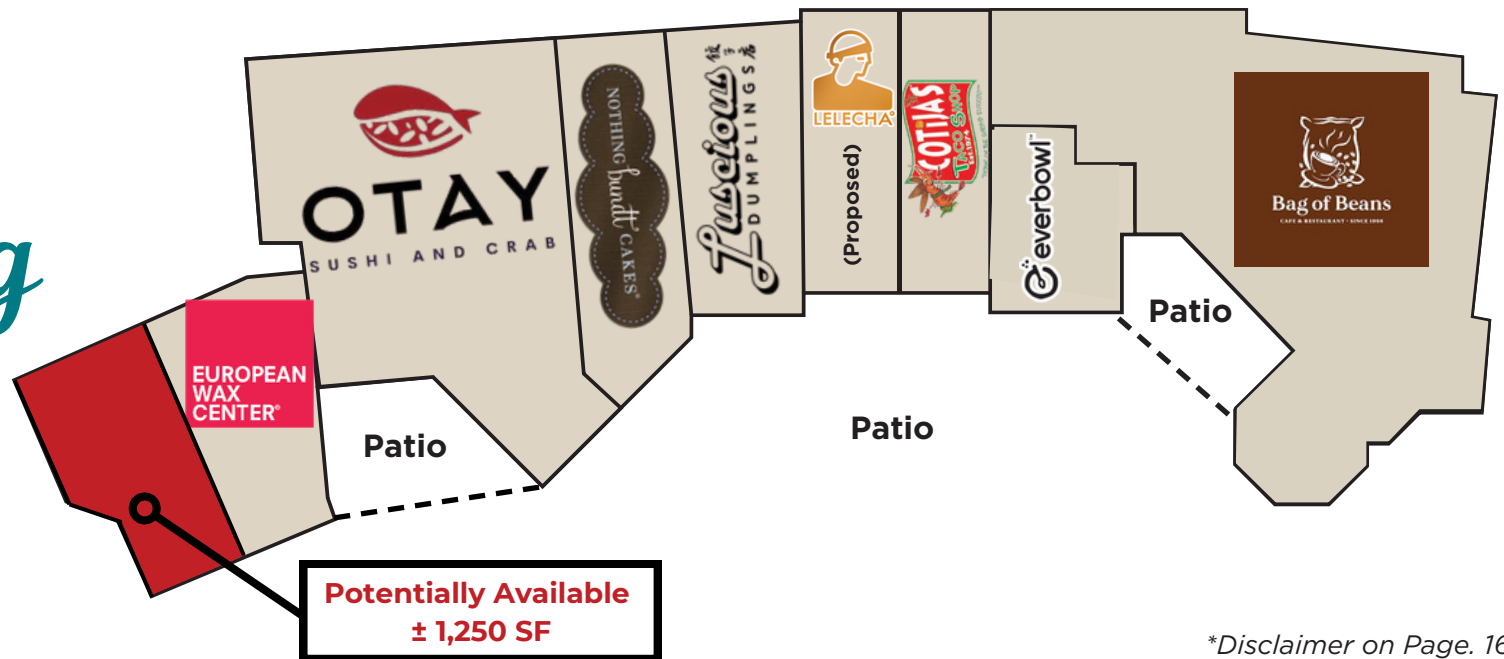
# Building

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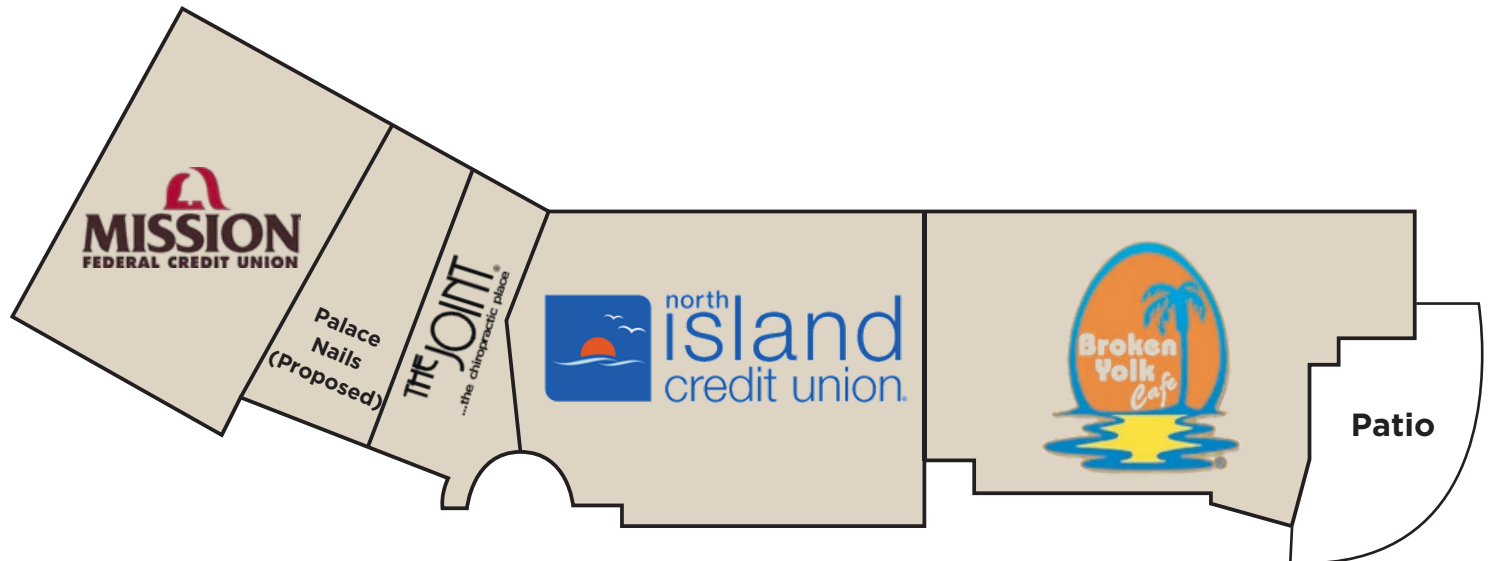


# Building





# Building



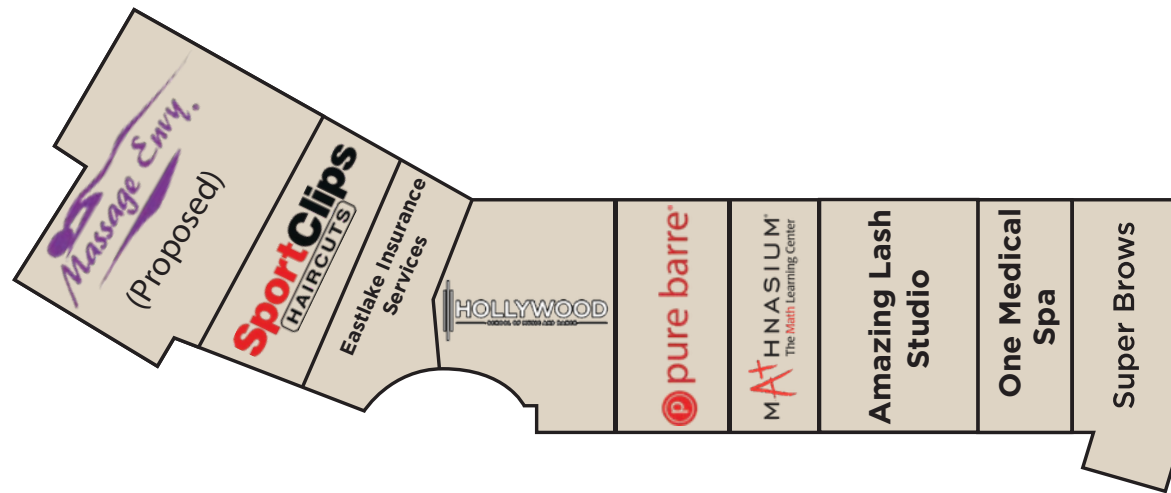
\*Disclaimer on Page. 16



# Building



2ND FLOOR



# Demographics



## VISITORS

**VISITS:** 4.1 MILLION (12/1/24-11/30/25)  
17.6% Growth over 36 months



## TRAFFIC COUNTS

**CA-125:** ±43,557 ADT  
**EASTLAKE PKWY:** ±39,532 ADT



## AVERAGE HOUSEHOLD INCOME

**1 MILE:** \$153,967  
**3 MILES:** \$166,539  
**5 MILES:** \$156,337



## POPULATION

**1 MILE:** 17,146  
**3 MILES:** 114,589  
**5 MILES:** 213,506



## DAYTIME POPULATION

**1 MILE:** 12,180  
**3 MILES:** 46,587  
**5 MILES:** 95,116



## FOR MORE INFORMATION

### STEWART KEITH

858.875.4669

skeith@flockeavoyer.com

CA DRE No.: 01106365

### BRAD WILLIAMS

858.875.4668

bwilliams@flockeavoyer.com

CA DRE No.: 01802468

**FLOCKE &  
AVOYER**

Commercial Real Estate

4727 Executive Drive, Suite 300

San Diego, CA, 92121

619.280.2600 flockeavoyer.com



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