

ENCLAVE TOWN CENTER

RETAIL SPACE FOR LEASE IN THE NEW MIXED-USE DEVELOPMENT

1445 TOWN CENTER DR, OTAY RANCH, CA

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RETAIL INSITE

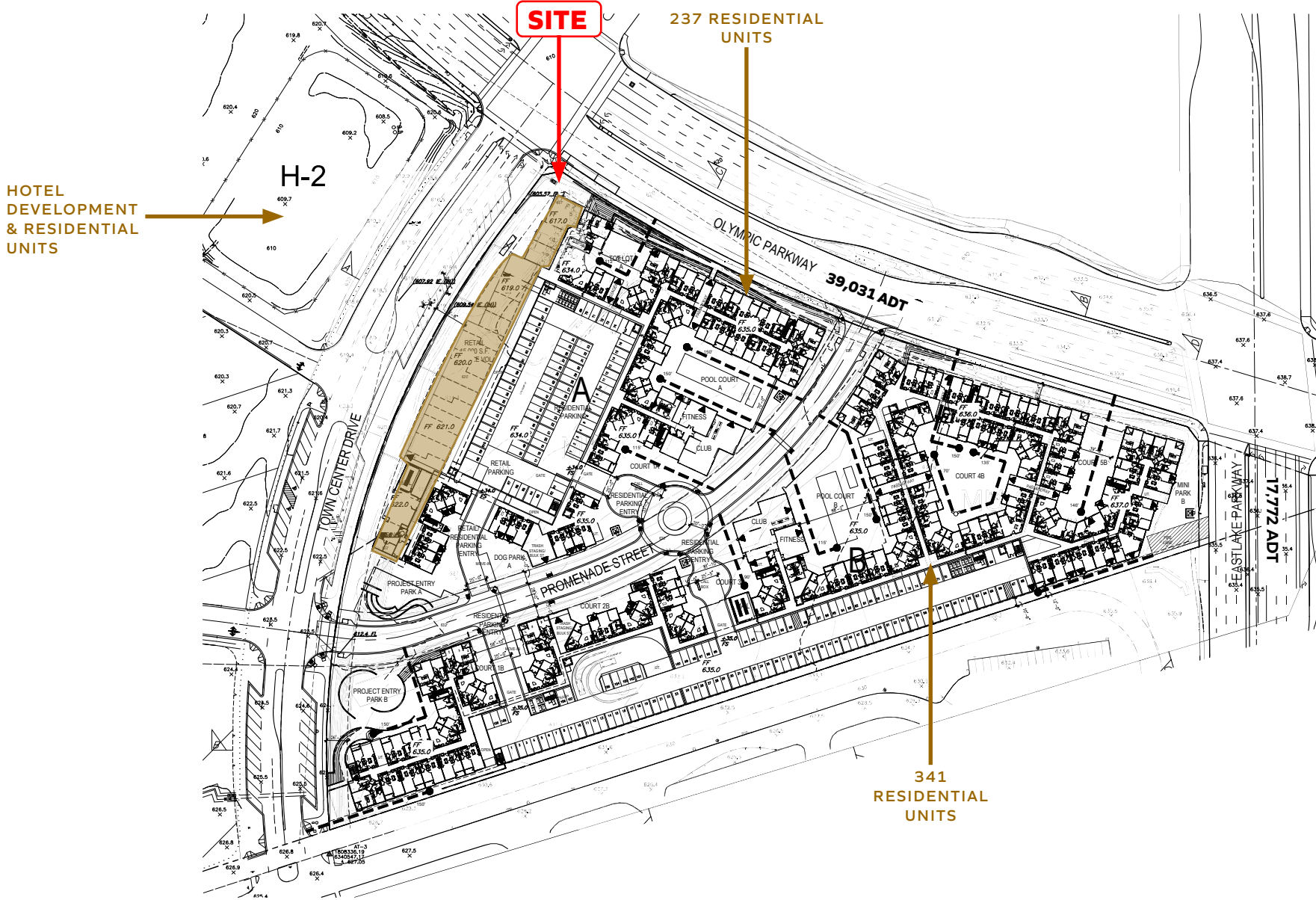


BALDWIN & SONS

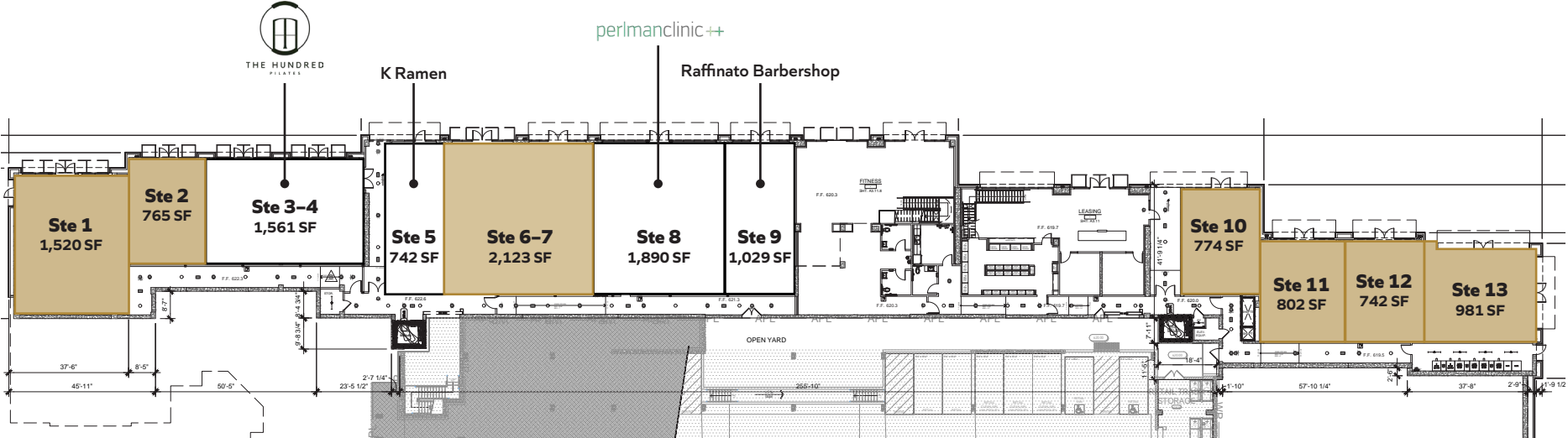


PROPERTY HIGHLIGHTS

- 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 SF – 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



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.



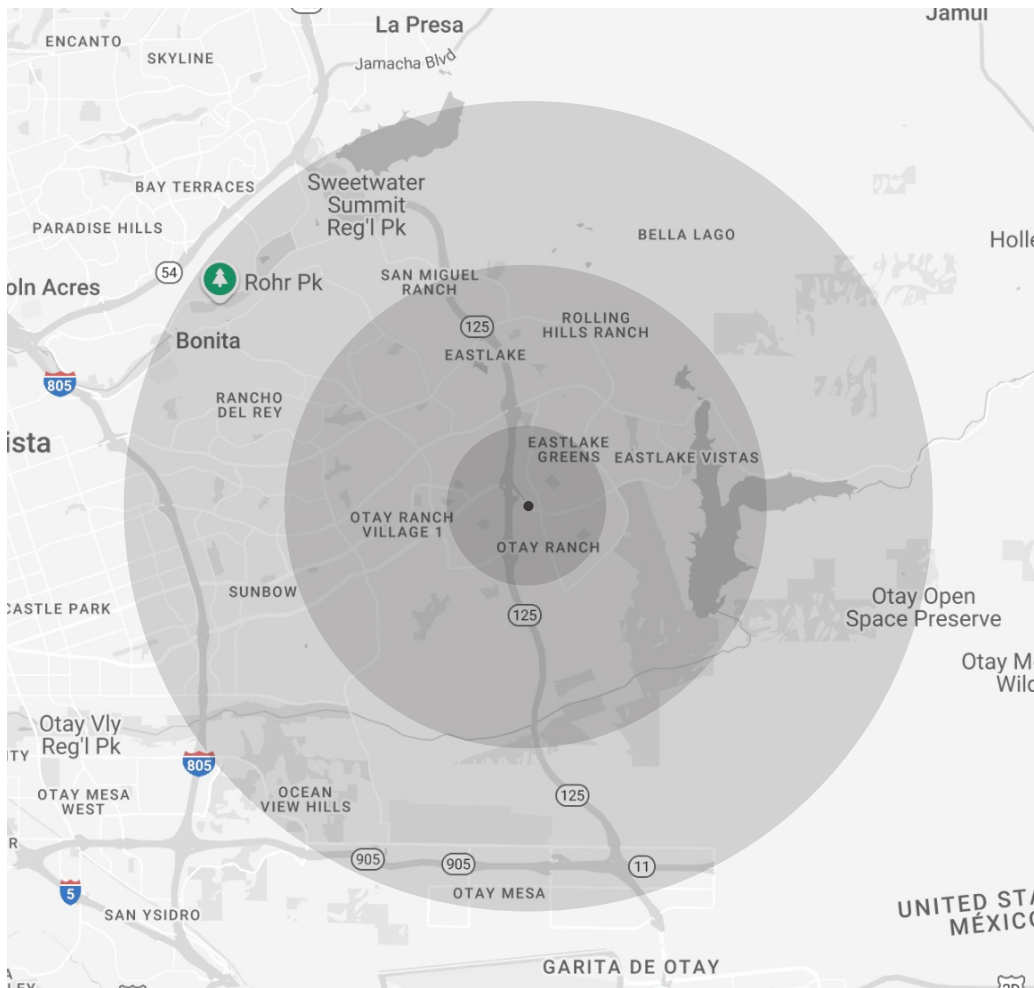
SUITE	SQUARE FOOTAGE	TENANT
1	1,520	AVAILABLE
2	765	AVAILABLE
3-4	1,561	The Hundred Pilates
5	742	K Ramen
6-7	2,123	AVAILABLE
8	1,890	Perlman Clinic

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

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ENCLAVE TOWN CENTER | DEMOGRAPHICS

OTAY RANCH / CALIFORNIA



Population

	1 Mile	3 Miles	5 Miles
Estimated Population	30,799	119,067	198,361
Forecasted Population (2030)	30,376	118,373	194,217

Daytime Demos

	1 Mile	3 Miles	5 Miles
Total Daytime Population	2,892	16,129	5,584

Median Household Income

	1 Mile	3 Miles	5 Miles
Median Household Income	\$153,112	\$144,676	\$138,765
Projected Median Household Income (2030)	\$151,444	\$143,507	\$138,041

Avg Household Income

	1 Mile	3 Miles	5 Miles
Average Household Income	\$173,525	\$175,915	\$168,765
Projected Average Household Income (2030)	\$151,444	\$143,507	\$138,041