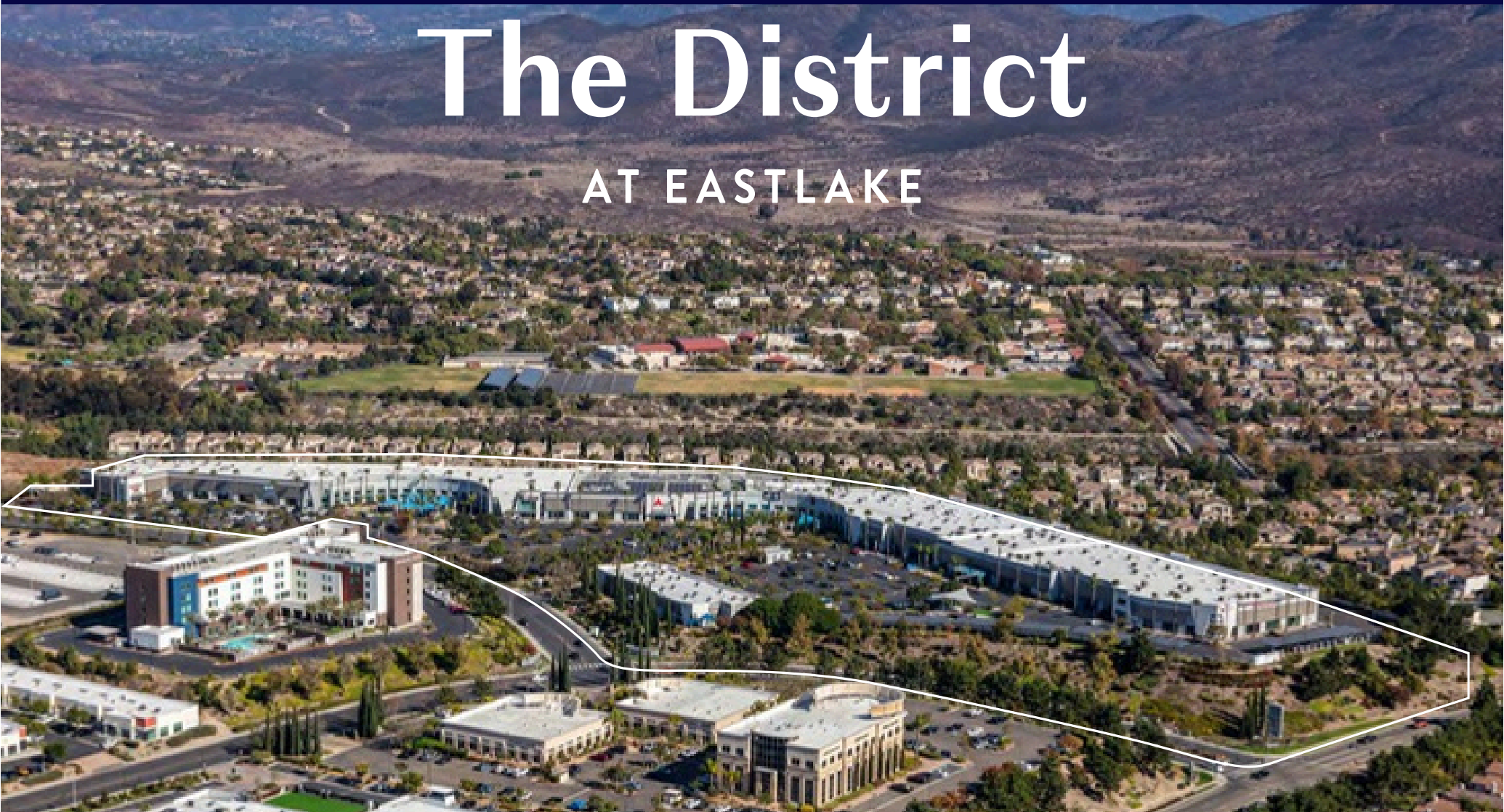


AVAILABLE:  $\pm 1,863$  SF  
 $\pm 6,460$  SF  
(Former Restaurant)

POTENTIALLY  $\pm 2,274$  SF  
AVAILABLE: (Former Restaurant)  
 $\pm 15,074$  SF

# The District

AT EASTLAKE



IRE DEVELOPMENT

851-891 District Place

CHULA VISTA, CA 91914

**FLOCKE &  
AVOYER**

Commercial Real Estate

# Fit. Family. Fun.

With exciting entertainment users like K1 Speed Circuit, SkyZone, PlayCity and Ninja Factory, along with Crunch Fitness, Floaties Swim School and Pride Martial Arts, the District at Eastlake has something for the whole family. This ±230,000 SF center draws from well beyond the immediate community and offers a unique combination of entertainment, recreation, fitness and food venues found no where else in San Diego's South County.



# Site Plan



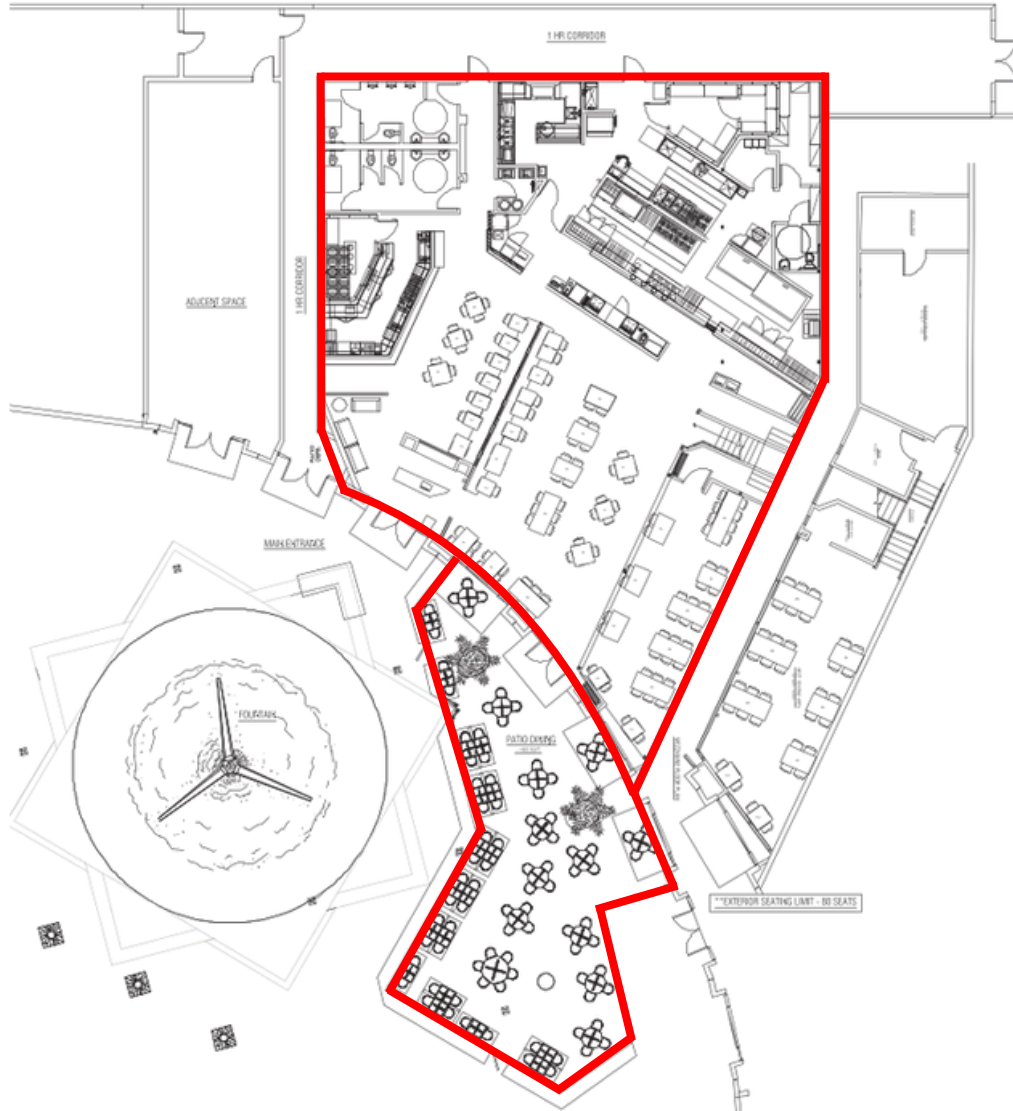
SUITE	TENANT	SF
107	Rev Body	4,273
104	Crunch Fitness	34,544
103	Pride Martial Arts	8,731
102	Floaties	5,739
101	Kid Ventures	6,771
100	Skyzone	18,397
100B	Awaken Church	40,243
101C	Lolita's	4,000
<b>103C</b>	<b>Available (Former Restaurant)</b>	<b>6,460</b>
104C	The Venue	11,417
105C	Play City	12,416
106C	Ninja Factory	14,227
<b>100D</b>	<b>Search Bar (Potentially Available)</b>	<b>15,074</b>
103D	K1 Speed	45,794
<b>100E</b>	<b>Available</b>	<b>1,863</b>
<b>101E</b>	<b>Khanya Ramen (Potentially Available)</b>	<b>2,274</b>
102E	Cosmo Prof	2,271
103E	Posh Cafe	2,950
104E	Danzart	3,260
105E	Vega Caffè	1,869



# THE DISTRICT AT EASTLAKE

AVAILABILITIES - SUITE 103C

# Former Restaurant



±6,460 SF  
and ±1,655 SF  
patio.

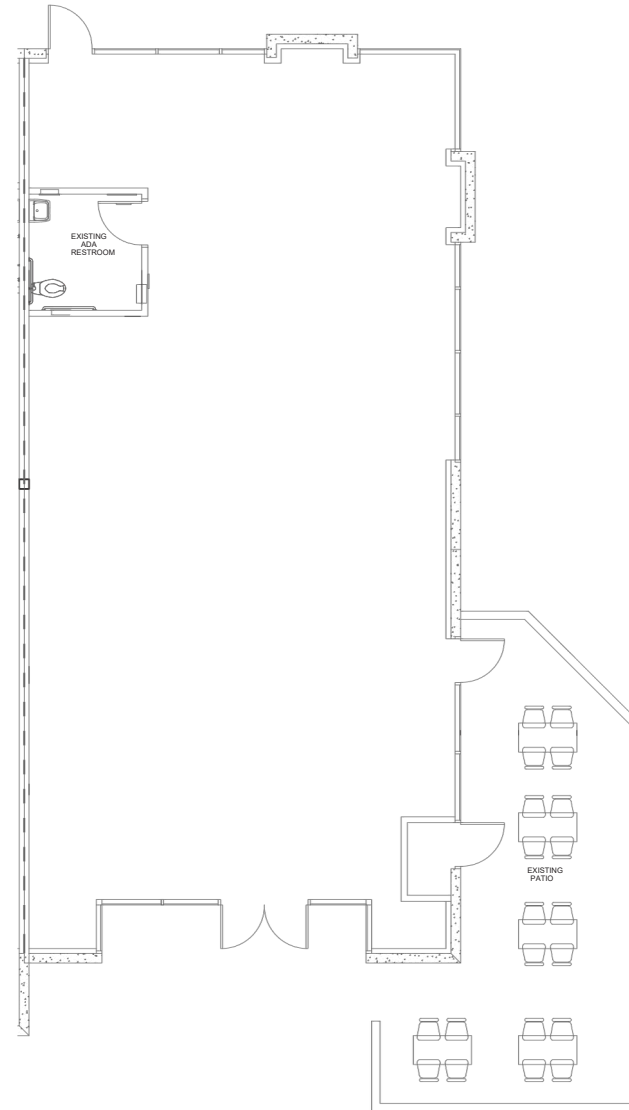


AVAILABILITIES - STE 100E

# End-Cap Space



±1,863 SF  
endcap with  
±450 SF patio.





125

Eastlake Reservoir

Mackenzie Creek Pk

**KOHL'S**

SPRINGHILL SUITES MARRIOTT

**TJ-maxx** **TRADER JOE'S**  
**FIVE BEL'W** **CVS pharmacy**  
**petco** **SPROUTS FARMERS MARKET**

Eastlake Middle School ±1,600 Students

**THE DISTRICT AT EASTLAKE**

125

**BevMo!** **LOWE'S** **target**

**HOMWOOD SUITES** **Hampton**

Salt Creek Elementary ±800 Students

**LA/FITNESS**

**VONS Total Wine & MORE**

125  
Eastlake High School ±2,700 Students

Salt C

1 AMC THEATRES macys JCPenney TARGET

2 DICK'S CVS MARCO'S Marshalls

3 99 DISCOUNTS (Proposed)

4 THE HOME DEPOT COSTCO Walmart ROSS DRESS FOR LESS

5 Ralphs CVS

6 Ralphs

7 CVS SPROUTS TRADER JOE'S TJ-MAXX

8 TARGET LOWE'S Office DEPOT

9 KOHL'S

10 LAIFITNESS

11 VONS Total Wine & More

12 Walmart Walgreens THE HOME DEPOT

13 AMC THEATRES BEST BUY

14 HomeGoods ROSS DRESS FOR LESS Michaels WORLD MARKET

15 VONS IN-N-OUT

16 VONS AMC THEATRES Walmart THE HOME DEPOT

NATIONAL CITY

CHULA VISTA

IMPERIAL BEACH

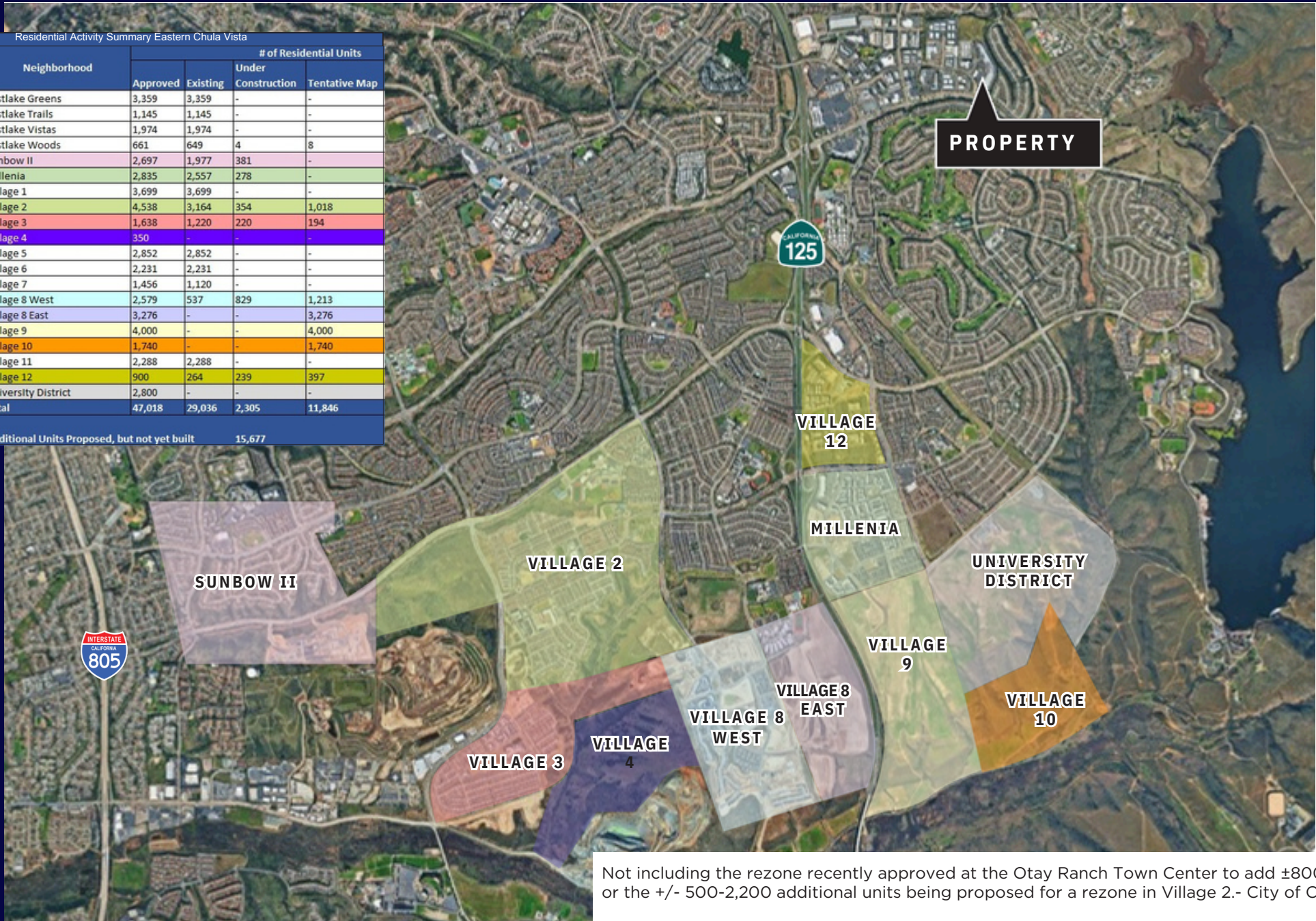
OTAY MESA

PROPERTY

U.S. - MEXICO BORDER

Residential Activity Summary Eastern Chula Vista

Neighborhood	# of Residential Units			
	Approved	Existing	Under Construction	Tentative Map
Eastlake Greens	3,359	3,359	-	-
Eastlake Trails	1,145	1,145	-	-
Eastlake Vistas	1,974	1,974	-	-
Eastlake Woods	661	649	4	8
Sunbow II	2,697	1,977	381	-
Millenia	2,835	2,557	278	-
Village 1	3,699	3,699	-	-
Village 2	4,538	3,164	354	1,018
Village 3	1,638	1,220	220	194
Village 4	350	-	-	-
Village 5	2,852	2,852	-	-
Village 6	2,231	2,231	-	-
Village 7	1,456	1,120	-	-
Village 8 West	2,579	537	829	1,213
Village 8 East	3,276	-	-	3,276
Village 9	4,000	-	-	4,000
Village 10	1,740	-	-	1,740
Village 11	2,288	2,288	-	-
Village 12	900	264	239	397
University District	2,800	-	-	-
<b>Total</b>	<b>47,018</b>	<b>29,036</b>	<b>2,305</b>	<b>11,846</b>
<b>Additional Units Proposed, but not yet built</b>			<b>15,677</b>	



Not including the rezone recently approved at the Otay Ranch Town Center to add ±800 units, or the +/- 500-2,200 additional units being proposed for a rezone in Village 2.- City of Chula

The attached information has been obtained by Flocke & Avoyer Commercial Real Estate from sources deemed reliable, but is not warranted or guaranteed. All such information is subject to any changes, additions or deletions as the Property Owner or any governmental agency may direct. Any prospective Tenant or Buyer should independently verify all information contained herein.

# Demographics

Cars Per Day	20,064 CPD	Otay Lakes Rd. 9,157 CPD	Lane Ave. 9,157 CPD
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Average HHI	1 MILE \$18,562	3 MILES \$171,806	5 MILES \$164,771
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Population	1 MILE 15,284	3 MILES 93,381	5 MILES 181,507
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Daytime Population	1 MILE 14,693	3 MILES 66,226	5 MILES 124,419
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For More Information

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**858.875.4669**

**skeith@flockeavoyer.com**

**CA DRE No.: 01106365**

# The District

**AT EASTLAKE**

851-891 District Place, Chula Vista, CA 91914

**FLOCKE &  
AVOYER**

Commercial Real Estate

4727 Executive Dr. STE 300

San Diego, CA 92122

619.280.2600 | flockeavoyer.com

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\*Figures and statements appearing on this form represent our best knowledge and belief based on information gathered regarding the above property. This analysis is to be taken, therefore, as an estimate and not as a guarantee or warranty. Information contained herein is subject to independent verification and no liability for errors or omissions is assumed. You should rely on your own independent analysis and investigation regarding the above property and on the advice of your legal counsel and tax consultant.

\*Any site plans and maps contained herein is not a representation, warranty or guarantee as to size, location, or identity of any tenant, and the improvements are subject to such changes, additions, and deletions as the architect, landlord, or any governmental agency may direct.

\*Demographics contained herein are produced using private and government sources deemed to be reliable. The information herein is provided without representation or warranty. Additional information available upon request.

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