



RESTAURANT / RETAIL SPACE AVAILABLE

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RI



# Millenia, Chula Vista

Millenia is a master planned, 210-acre mixed-use development that exemplifies the modern shift towards a LIVE, WORK, PLAY environment. Situated just east of SR-125 & south of Birch Rd, Millenia is well positioned within the rapidly growing Otay Ranch community. Millenia offers a carefully curated mix of commercial, residential, hospitality, and civic offerings that has transformed Millenia into

**SAN DIEGO'S NEXT ICONIC URBAN VILLAGE.**





**PART OF A MIXED-USE COMMERCIAL DEVELOPMENT**

512,000 SF MIXED-USE PROJECT  
16,000 SF OF RETAIL  
FULLY LEASED 480 MARKET-RATE LUXURY APARTMENTS



Completed in 2024, The Avalyn is a 512,000-square-foot mixed-use project featuring approximately 16,000 square feet of retail/restaurant space to amenitize the 480 market-rate luxury apartments. Community amenities include a resort-style pool and spa, clubhouse, community kitchen, community co-working spaces, fitness center, two dog run areas, two rooftop decks, bocce ball court, bike maintenance and storage, a speakeasy, live music studio, a pickleball court, and community green areas.

# Site Plan

SUITES	SF	TENANT
B-3   SUITE 100	2,636 SF	AVAILABLE
B-4   SUITE 101	1,238 SF	AVAILABLE
B-5   SUITE 101	1,238 SF	AVAILABLE

**USES: RESTAURANT | MEDICAL | FITNESS**

- Enclosed Patios
- Grease interceptors
- High Ceilings (17-20 Ft )
- Ventilation Shafts



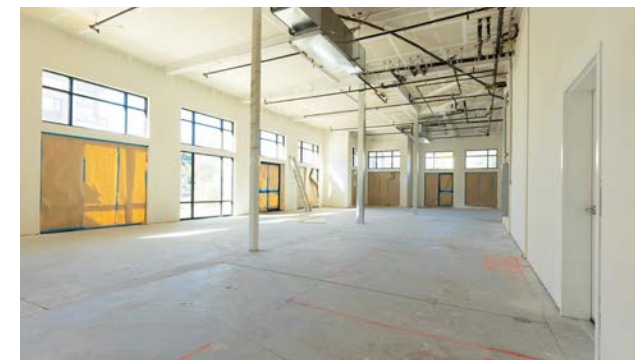
SUITES	SF	TENANT
B-3   SUITE 101	1,251 SF	AVAILABLE
B-4   SUITE 100	1,251 SF	IN LEASE

**USES: BEAUTY | SERVICES**

- Street Exposure
- Grease interceptors
- High Ceilings (17-20 Ft)

# Available Spaces

**B-3 SUITE 100 | 2,636 SF**



**B-3 SUITE 101 | 1,251 SF**

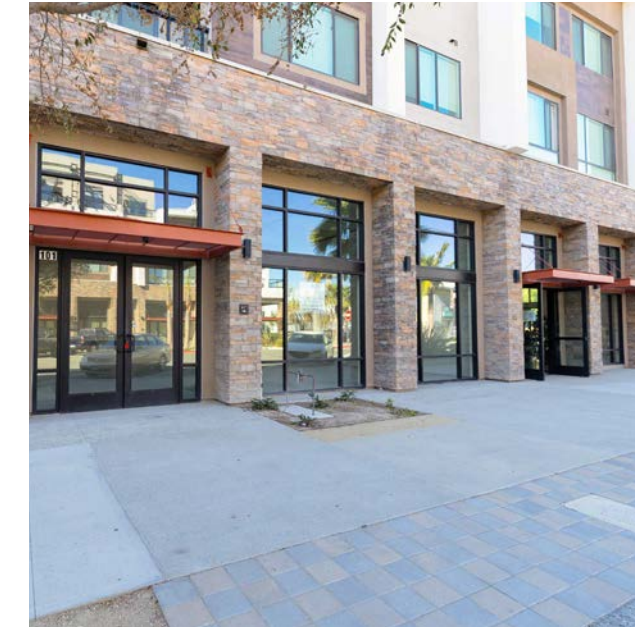
**B-4 SUITE 100 | 1,251 SF**



**B-4 SUITE 101 | 1,238 SF**



**B-5 SUITE 101 | 1,238 SF**



# Current Retail



# Aerial Map

**Millenia Total Expected Unit Count / Product Types:**

**RESIDENTIAL**

- 1,315 Market rate rental units
- 950 for-sale residential units in various formats and product types – 885 occupied or under construction
- 410 affordable rental units – split between senior and family units (210 existing)

**COMMERCIAL**

- 43-acres of commercial land
- Existing 135 room hotel
- Existing 13-acre, 125,000 sf retail center
- 26-acres of employment land, inclusive of an approved office project of 325,000 sf

**CIVIC**

- Six parks totaling 130-acres (four are completed; one under construction and the final park is in preliminary design)
- Multiple award-winning City fire station open and operating
- Planned 6.5 acre elementary school
- Existing pedestrian bridge over Eastlake Parkway – part of the City's Regional Trail network



ELEMENT EZ  
BY SHEA HOMES  
(SOLD OUT)

SKYLAR  
BY KB HOMES  
(SOLD OUT)

EVO| METRO | TRIO  
BY MERIDIAN  
COMMUNITY  
(SOLD OUT)

VOLTA & DUETTA  
BY CHELSEA  
(201 APARTMENTS)

PULSE BY  
FAIRFIELD  
RESIDENTIAL  
(273 UNITS  
FOR LEASE)

BOARDWALK  
@ MILLENIA  
309 UNITS +  
6,705 SF RETAIL



LENNAR @ BOULEVARD  
(SOLD OUT)

ALEXAN RIVUE  
253 URBAN STYLE  
APARTMENTS

VIBE @ MILLENIA  
BY LENNAR

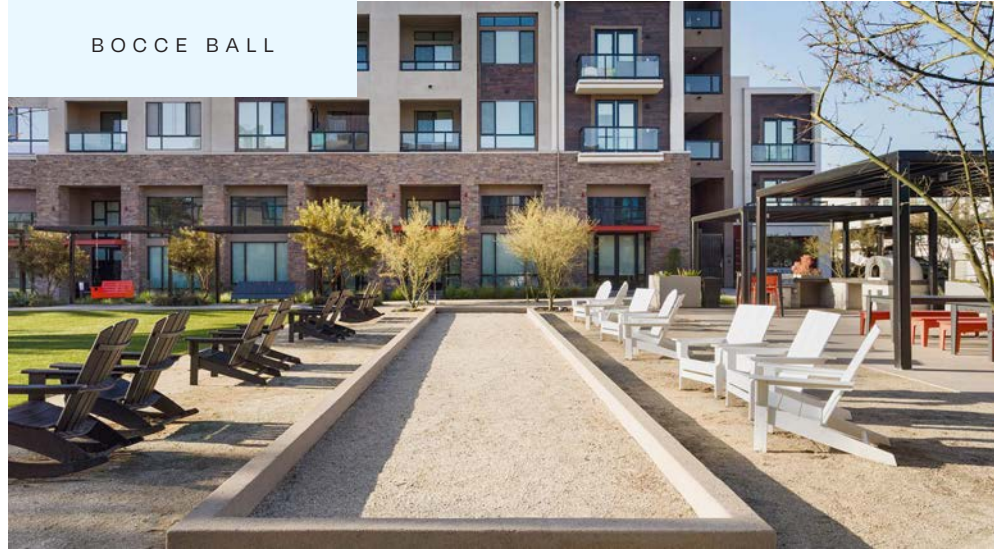
CITY OF CHULA VISTA  
MILLENIA LIBRARY

- 168,000 SF building
- Building core/shell/site completed July 2025
- Currently building out tenant improvements for the following tenants:
  - 1. City of Chula Vista Library:** ground floor and entire 1st floor, estimated completion early 2026
  - 2. SDSU School of Nursing & Global Studies:** lower level, est. completion early summer 2026
  - 3. Sweetwater Unified Launch Virtual Academy:** lower level, est. completion early summer 2026
  - 4. Chula Vista Entertainment Complex:** entire 3rd and 4th floors, est. completion 1st quarter 2027

MILLENIA COMMONS

OTAY RANCH TOWN CENTER

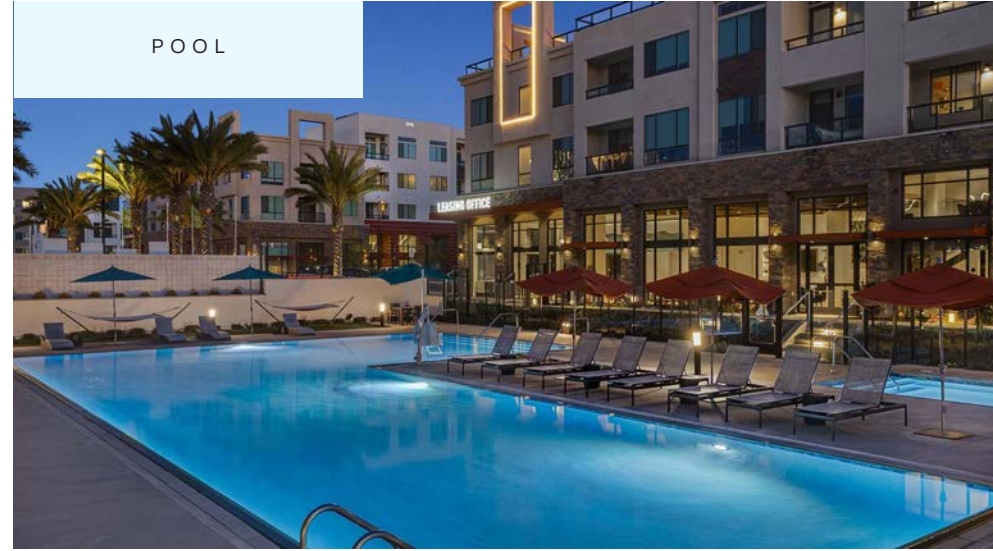
# Lifestyle



BOCCE BALL



CLUBHOUSE



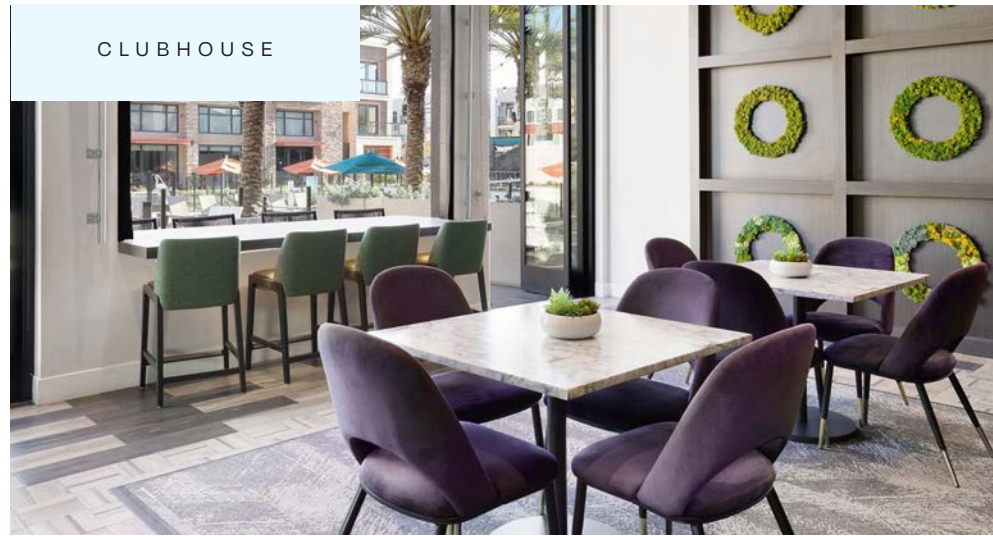
POOL



SPEAKEASY



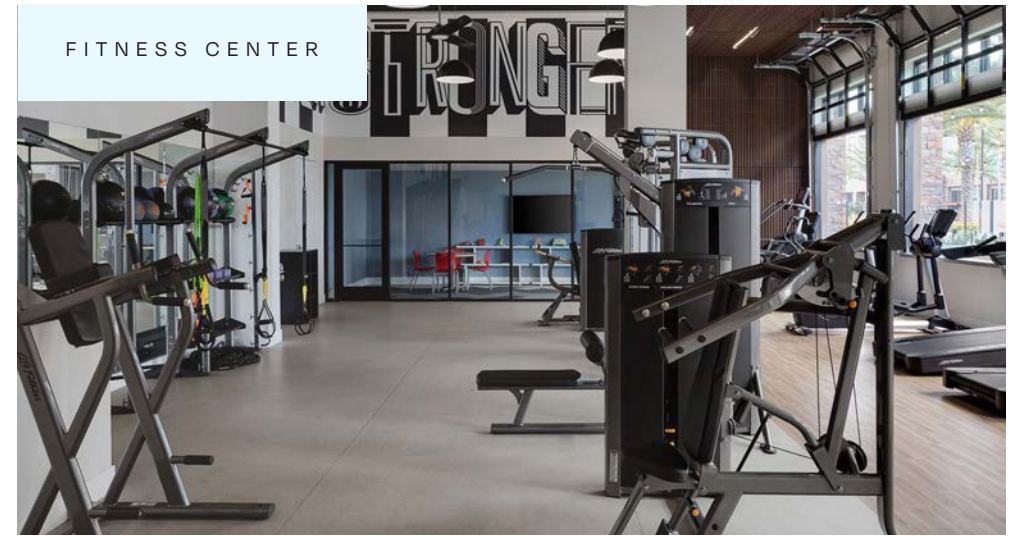
DOG PARK



CLUBHOUSE



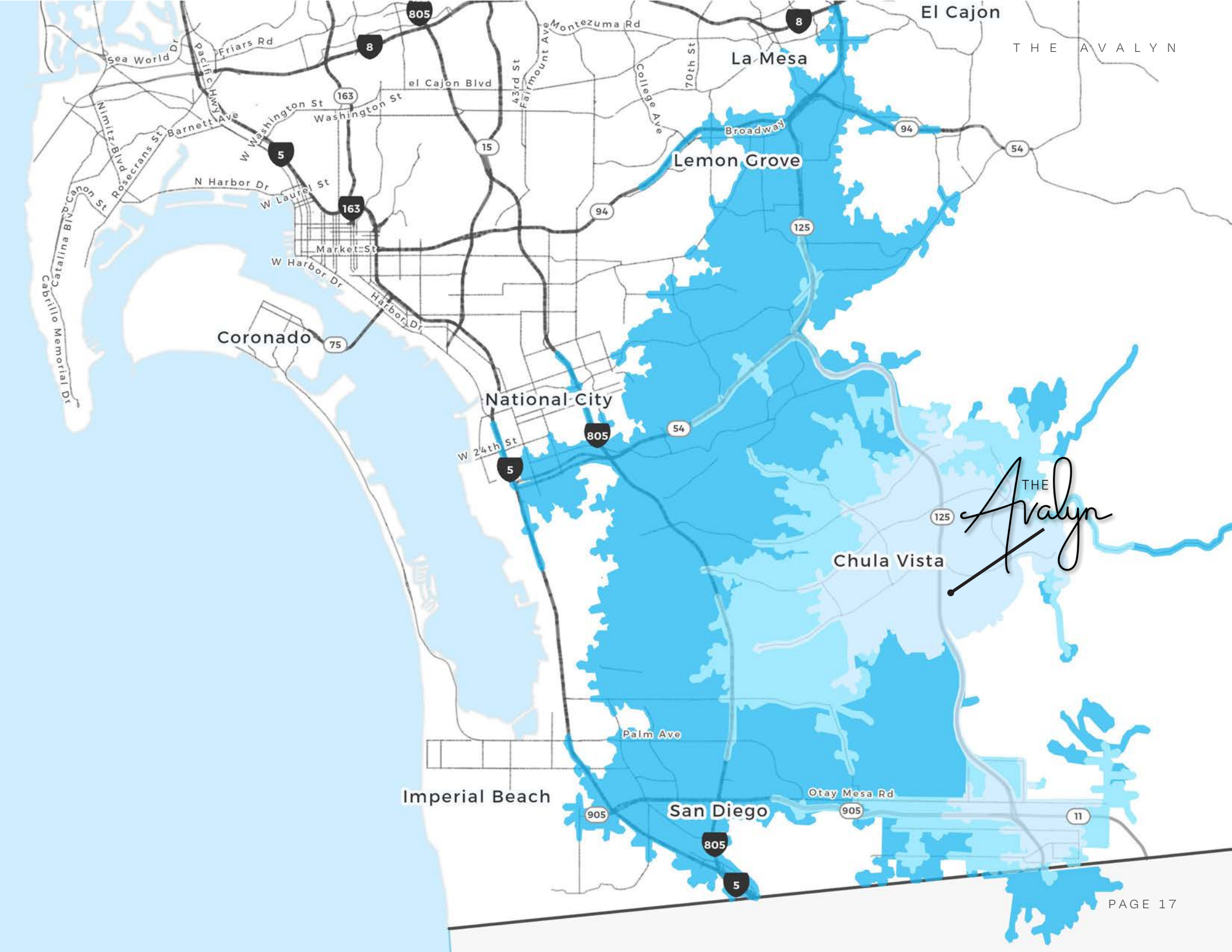
MUSIC STUDIO



FITNESS CENTER

# 2024 Demographics

	1 MILE	3 MILES	5 MILES
Total Population	22,067	114,713	211,046
Total Households	6,779	33,362	61,156
Average Household Income	\$164,803	\$166,836	\$158,564
Daytime Population	14,899	79,032	161,175
Median Age	34.4	36.2	37.2
	7 MINUTES	10 MINUTES	15 MINUTES
Total Population	53,372	105,066	334,298
Total Households	16,104	31,583	99,006
Average Household Income	\$162,690	\$167,815	\$141,047
Daytime Population	36,723	74,345	246,293
Median Age	34.7	36.0	37.5



# THE Avalyn



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RETAIL INSITE

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