

THE Avalyn



RESTAURANT / RETAIL SPACE AVAILABLE

Brian G. Pyke

858.324.6103
bpyke@retailinsite.net

Connor Stevens

858.369.6458
cstevens@retailinsite.net

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 is already beginning to transform 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*

THE
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The 512,000-square-foot mixed-use project, will feature approximately 16,000 square feet of retail/restaurant space to amenitize the 480 market-rate luxury apartments. Community amenities will 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

SUITE B-3A/B-4A

BEAUTY | SERVICES

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

SUITE B-5

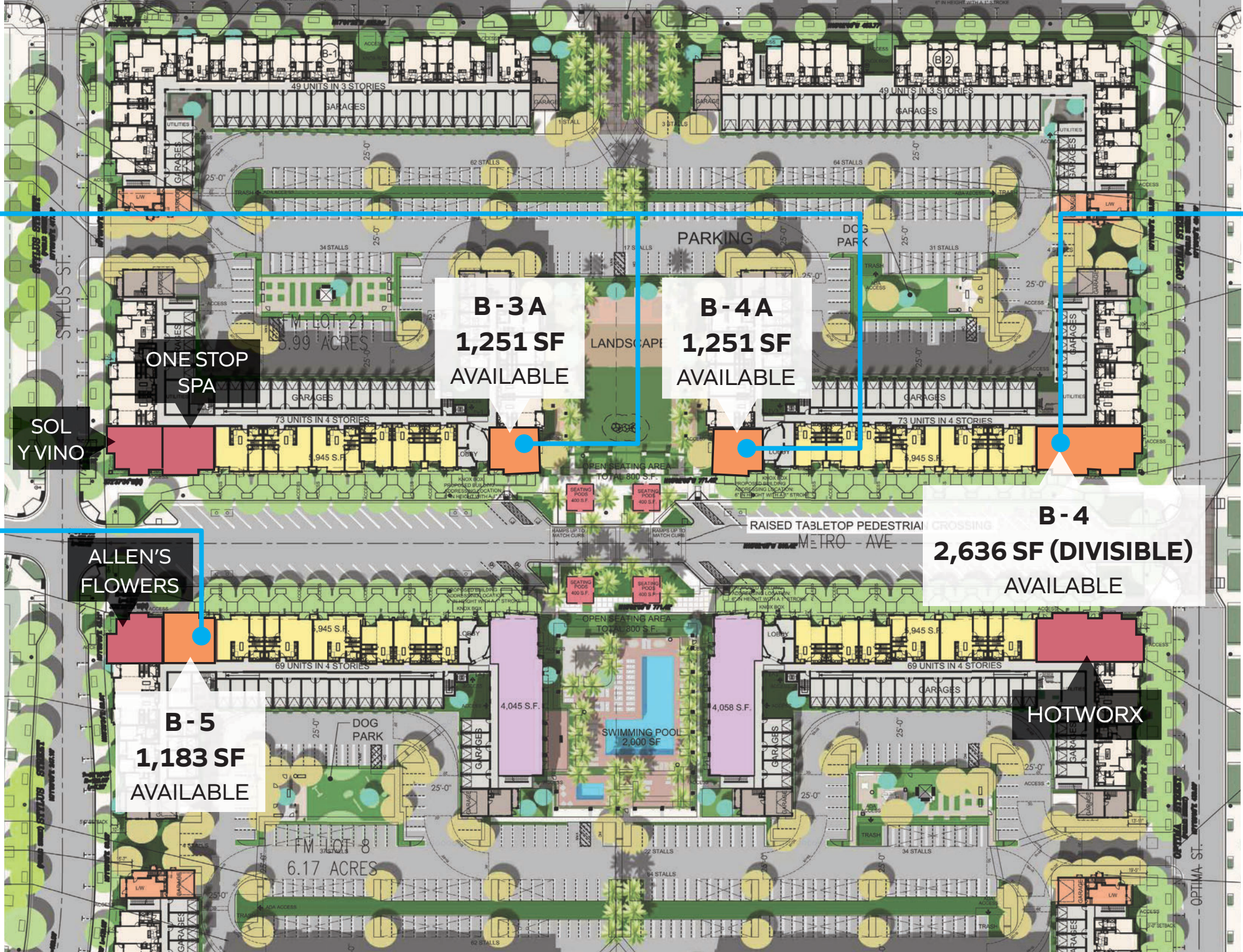
RESTAURANT | MEDICAL
FITNESS

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

SUITE B-4

RESTAURANT | MEDICAL | FITNESS

- Can be devised
- Enclosed Patio
- Grease interceptors
- High Ceilings (17-20 Ft)
- Vanilla Shell Delivery
- Ventilation Shafts



Aerial Map

Millenia Total Expected Unit Count / Product Types:

RESIDENTIAL

- 1315 Market rate rental units (835 occupied; 480 under construction)
- 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

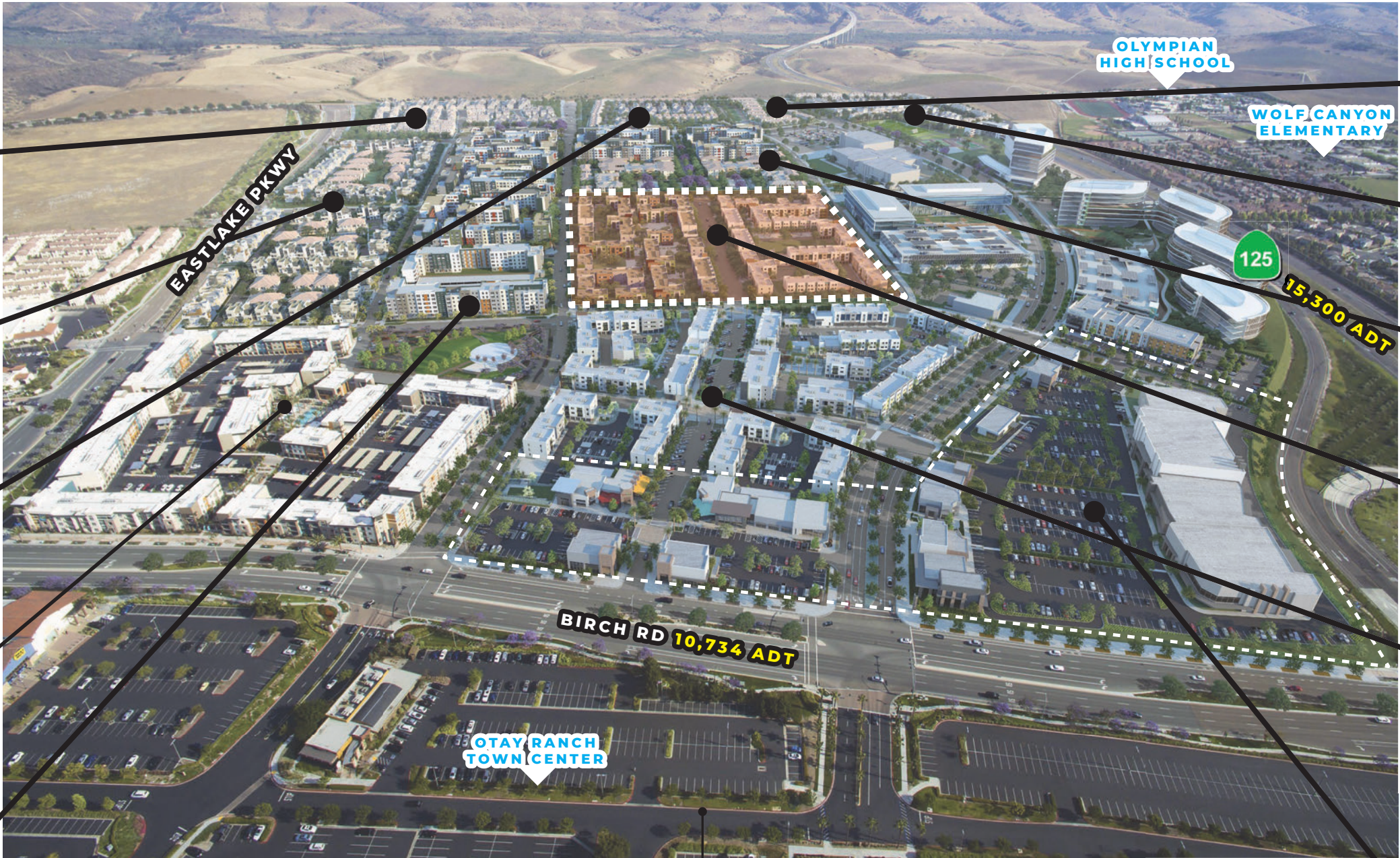
ELEMENT EZ
BY SHEA HOMES
(SOLD OUT)

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

SKYLAR
BY KB HOMES
(SOLD OUT)

PULSE BY
FAIRFIELD
RESIDENTIAL
(273 UNITS
FOR LEASE)

VOLTA & DUETTA
BY CHELSEA
(201 APARTMENTS)



LENNAR
@ BOULEVARD
(SOLD OUT)

ALEXAN RIVUE
253 URBAN STYLE
APARTMENTS
(NOW LEASING)

VIBE @
MILLENNIA
BY LENNAR

THE
Avalyn
480 UNITS

BOARDWALK @ MILLENNIA
309 UNITS +
6,705 SF RETAIL

MILLENNIA COMMONS

Panera
BREAD



★ macy's

AMC
THEATRES

DSW
DESIGNER SHOE WAREHOUSE



H&M

BARNES & NOBLE



jamba

WORLD MARKET

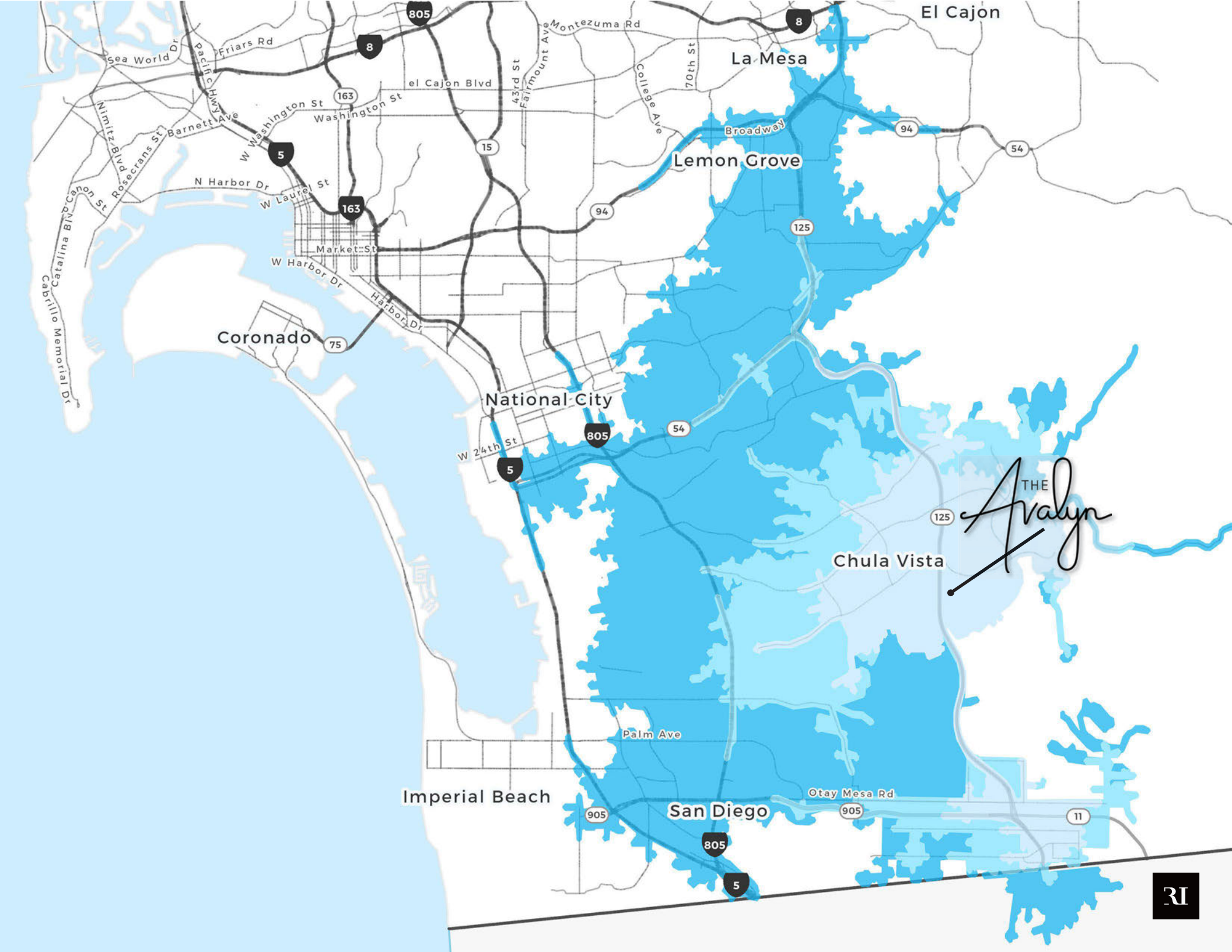
ROSS
DRESS FOR LESS

CHULA VISTA, CALIFORNIA

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



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RETAIL INSITE

405 S. Highway 101, #150, Solana Beach, CA 92075
Lic #01206760

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.