

# Enclave Town Center



MIXED-USE DEVELOPMENT FOR LEASE | OTAY RANCH, CA



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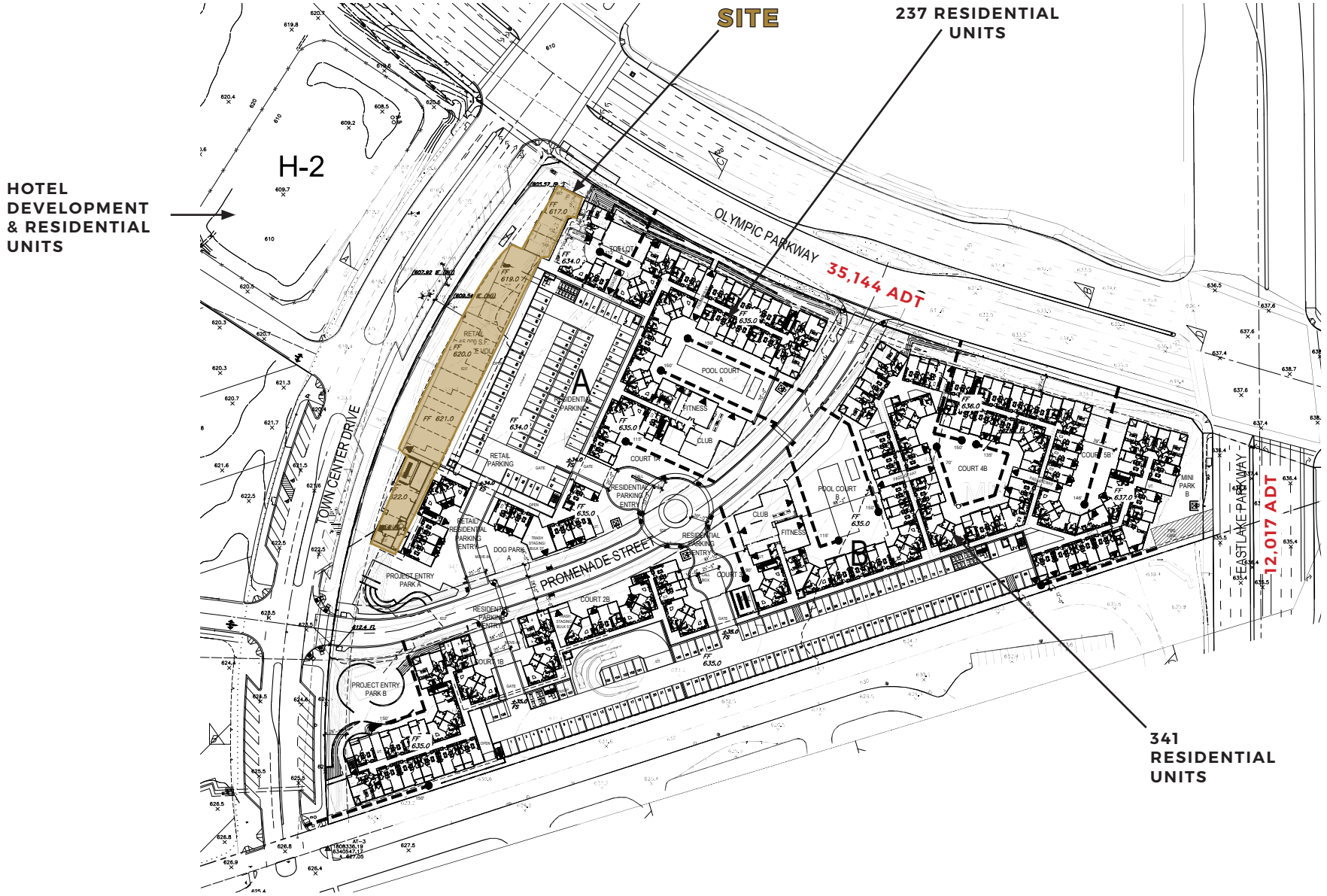
**BRIAN G. PYKE**

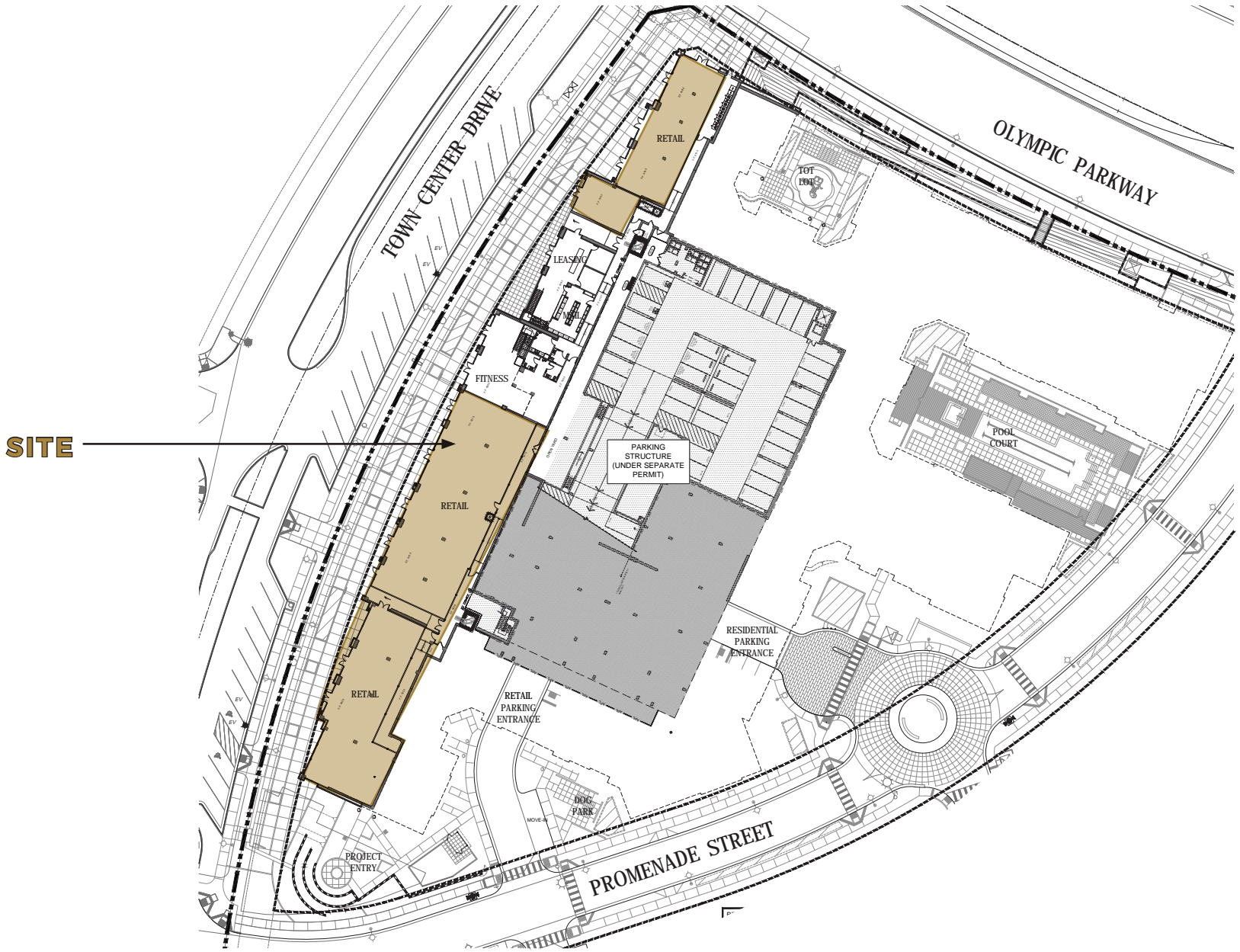
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## PROPERTY HIGHLIGHTS

- 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 785 SF – 5000 SF with outdoor seating and patios
- Located at the 'Main & Main' intersection of Olympic Pkwy & Eastlake Pkwy
- Otay/Eastlake has seen incredible growth in residential density and new development
- Designated off-street retail parking available
- Heavily trafficked intersection with over 50,000 daily traffic counts

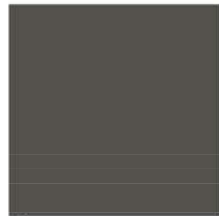




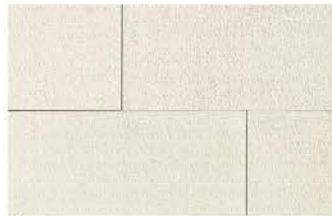




1 STUCCO BODY  
SW 7757  
HIGH REFLECTION  
WHITE



2 STUCCO + METAL  
AWNING  
SW 7048  
URBANE BRONZE



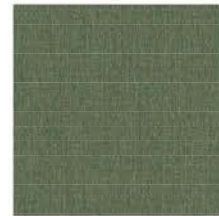
3 EL DORADO STONE  
ZEN24 - SOFT LIGHT



4 EAGLE ROOF  
CONCRETE TILE  
4743 COCOA RANGE



5 PORCELAIN SIDING  
SPEC CERAMICS  
HUNSON BROWN



6 FABRIC AWNING  
SUNBRELLA - FERN



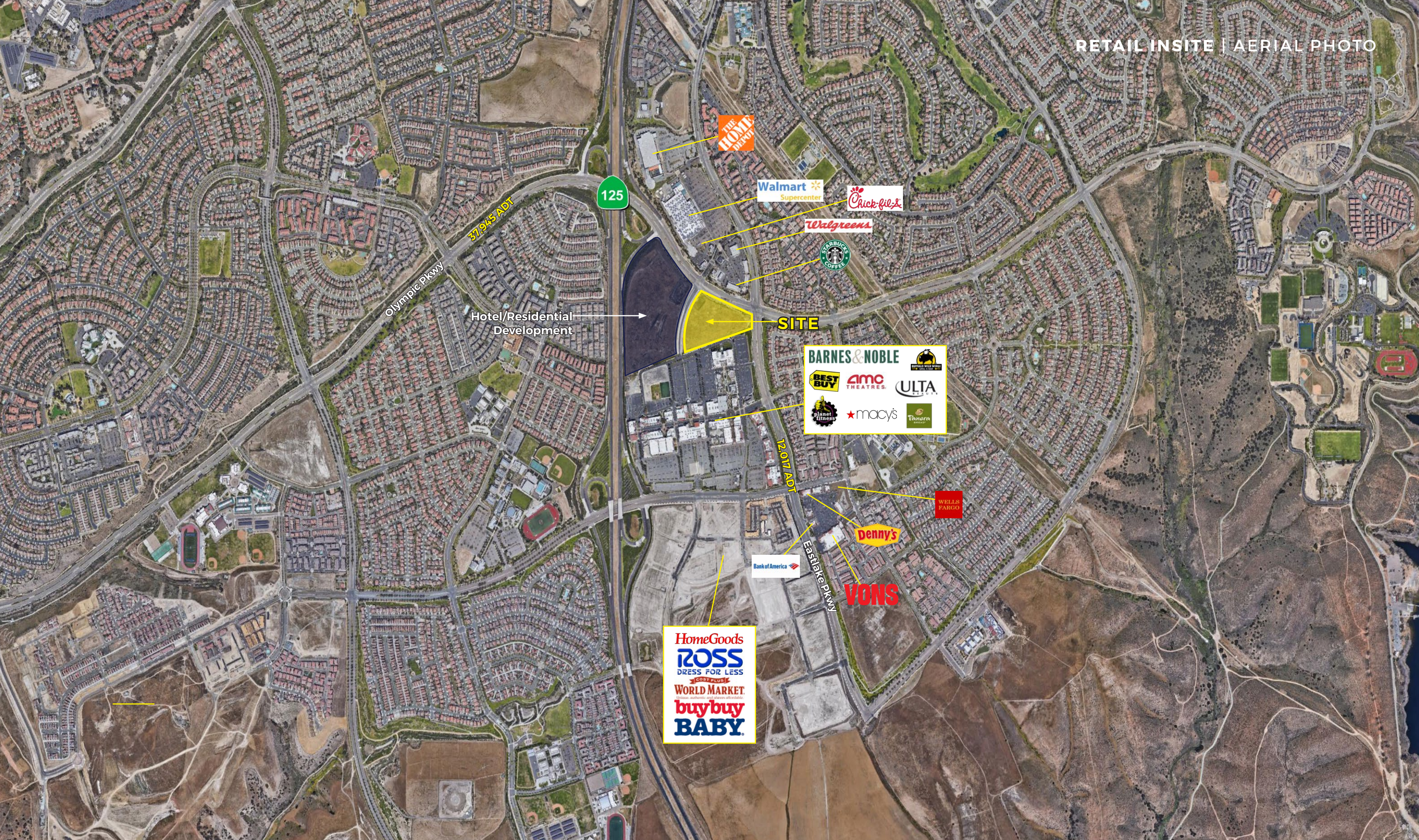
7 METAL AWNING



8 STOREFRONT  
SYSTEM



9 GLASS RAILING



125

Olympic Pkwy

37,945 ADT

Hotel/Residential Development

THE HOME DEPOT

Walmart Supercenter

Chick-fil-A

Walgreens

STARBUCKS COFFEE

SITE

BARNES & NOBLE

BEST BUY

AMC THEATRES

ULTA

Planet Fitness

macys

Tanamera

12,017 ADT

WELLS FARGO

Penny's

Bank of America

Eastlake Pkwy

VONS

HomeGoods  
ROSS DRESS FOR LESS  
COST PLUS  
WORLD MARKET  
buy buy BABY



INTERSTATE 805

125

Telegraph Canyon Rd

E Palomar St

Olympic Pkwy

Heritage Rd

CHASE

Ralphs

CVS pharmacy

AutoZone

PEPBOYS AUTO

24 FITNESS

THE HOME DEPOT

Jerome's Furniture

Walmart

COSTCO WHOLESALE

REGAL CINEMAS

PETSMART

TRADER JOE'S

petco

SPROUTS FARMERS MARKET

LOWE'S

BevMo!

CHASE

Walmart Supercenter

Chick-fil-A

STARBUCKS COFFEE

Denny's

Bank of America

VONS

HomeGoods  
ROSS DRESS FOR LESS  
COST PLUS  
WORLD MARKET  
buybuy BABY

CVS pharmacy

TJ-maxx

TARGET

KOHL'S

STARBUCKS COFFEE

CHIPOTLE

VONS

THE HOME DEPOT

Walgreens

BARNES & NOBLE

BEST BUY

AMC THEATRES

ULTA BEAUTY

planet fitness

macy's

Tanera BEADZ

SITE

WELLS FARGO





### Otay Ranch GDP / SRP Land Use Plan

As Amended: June 04, 1976; November 13, 1978; October 23, 1980;  
October 13, 2000; May 03, 2005; January 14, 2010;  
April 08, 2011; December 24, 2013; June 04, 2015;  
November 03, 2014; December 11, 2014; and  
May 26, 2015

#### Legend

- Residential**
- Low Density Residential (LD)
  - Low Medium Density Residential (LUM)
  - Low Medium Village Density Residential (LUMV)
  - Medium Density Residential (M)
  - Medium High Density Residential (MHI)
  - High Density Residential (H)

#### Special Planning Area/ Commercial

- Freeway Commercial (FC)
- Mixed Use Commercial (MUC)
- Mixed Use (MU)
- Town Center (TC)
- Eastern Urban Center (EUC)
- University\*
- Regional Technology Park (RTP)

#### Industrial

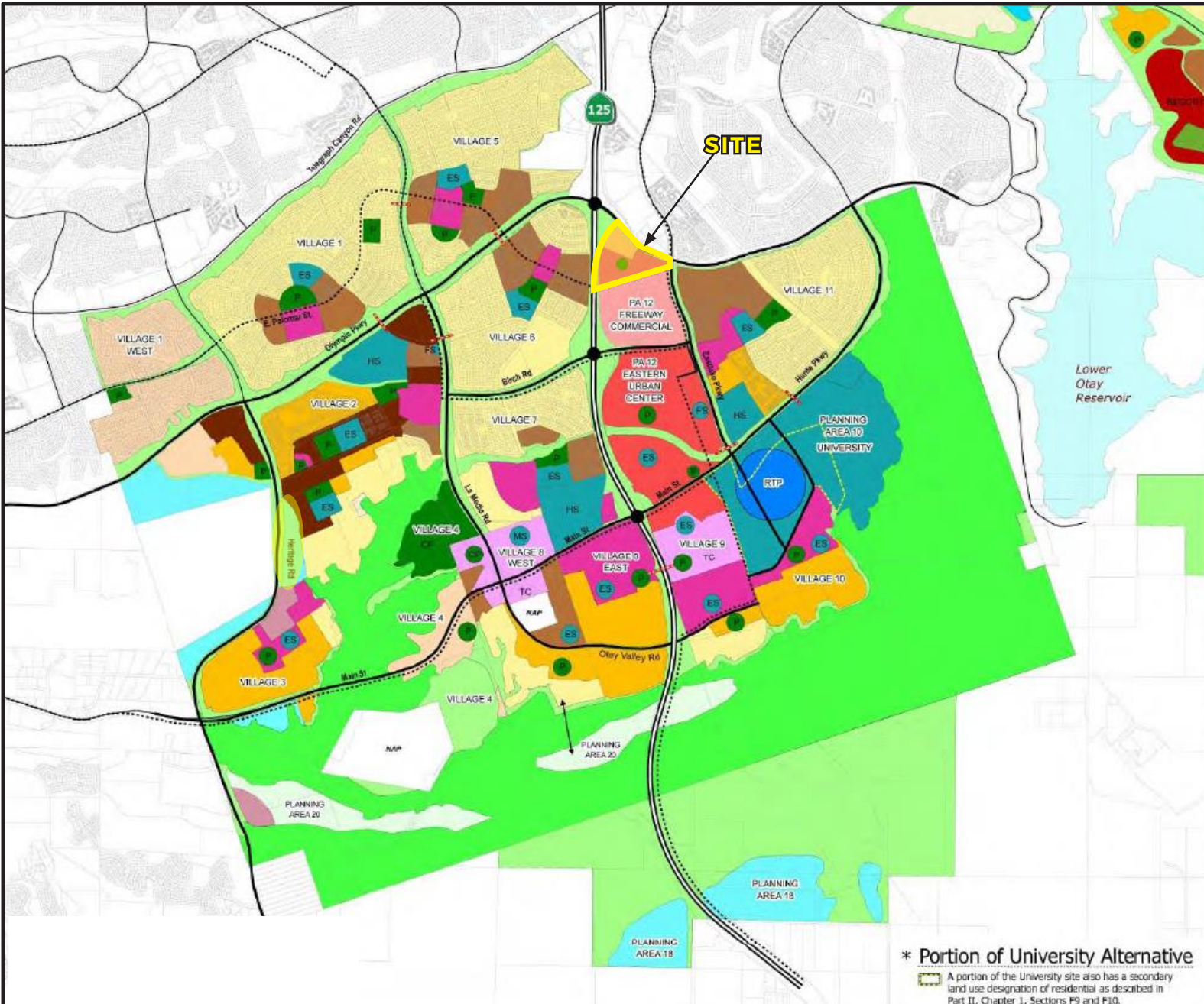
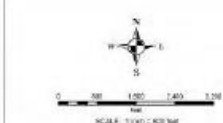
- Research & Limited Industrial

#### Public/Open Space/ Other

- Public & Quasi-Public (PQ)
- Resort (RES)
- Sensitive Resource Study Area (SRS)
- Open Space
- Parks & Recreation
- Special Conference Center (SCC)
- Active Recreation
- Chula Vista Open Space Preserve
- Limited Development Area

- SR - 125 (Toll Road)
- Elementary School
- Middle School
- High School
- Fire Station
- Park

- Transit Corridor
- Pedestrian Bridge
- Access to PA20



#### \* Portion of University Alternative

A portion of the University site also has a secondary land use designation of residential as described in Part II, Chapter 1, Sections F9 and F10.

\*Source: City of Chula Vista/Otay Ranch General Development Plan

# Population, Housing & Employment – South County

The South County submarket located in the City of Chula Vista is the second largest city in San Diego County. According to SANDAG’s 2012 estimates, the submarket was home to 15.7% or 492,205 of the County’s 3,143,429 population base.

Between 2012 and 2020, approximately 23% of the County’s population growth will be added in communities encompassed by the South County submarket. Half of the population growth forecast for the South County will occur in Chula Vista, with 95% of that growth occurring in the eastern master plans (Zip Codes 91913, 91914, and 91915).

## Chula Vista & South County Population Estimates & Forecast

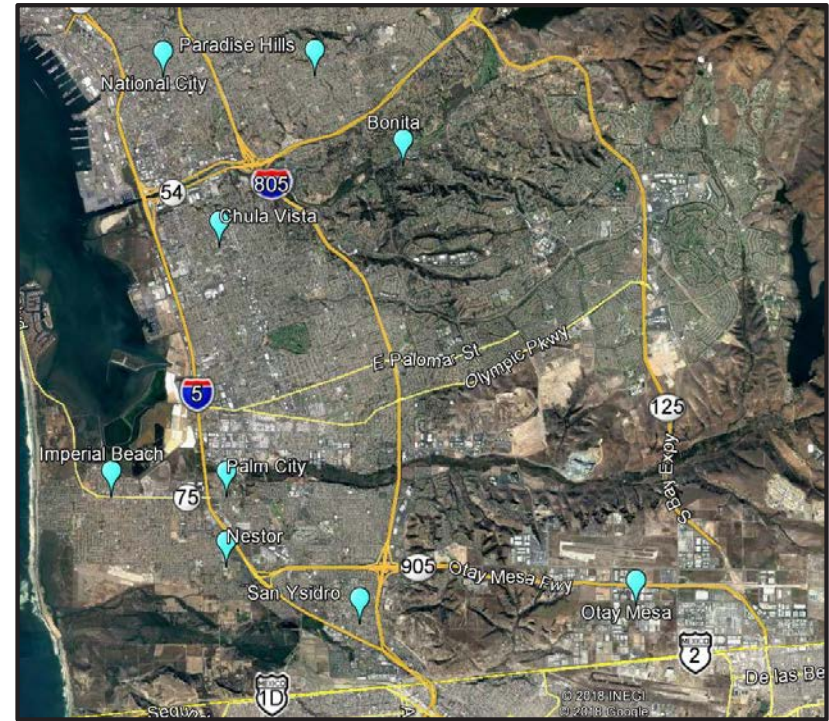
	2012	2020	Growth	Annual
<b>SOUTH COUNTY</b>	<b>492,205</b>	<b>559,652</b>	<b>67,447</b>	<b>8,431</b>
<b>CHULA VISTA</b>	<b>245,960</b>	<b>284,462</b>	<b>38,502</b>	<b>4,813</b>
91910	76,963	77,739	776	97
91911	84,320	85,454	1,134	142
91913	42,206	60,184	17,978	2,247
91914	16,517	19,204	2,687	336
91915	25,954	41,881	15,927	1,991
<b>Eastern CV (91913,91914,91915) Total</b>	<b>84,677</b>	<b>121,269</b>	<b>36,592</b>	<b>4,574</b>
BONITA	17,235	17,873	638	6,901
IMPERIAL BEACH	26,610	27,508	898	13,466
NATIONAL CITY	55,926	59,243	3,317	24,940
OTAY MESA	81,489	101,532	20,043	45,307
PARADISE HILLS	35,317	38,139	2,822	83,713
SAN YSIDRO	29,668	30,895	1,227	153,960
<b>COUNTYWIDE</b>	<b>3,143,429</b>	<b>3,435,713</b>	<b>292,284</b>	<b>36,536</b>
<b>South County Capture of County</b>	<b>15.7%</b>	<b>16.3%</b>	<b>23.1%</b>	<b>23.1%</b>
<b>Chula Vista Capture of South County</b>	<b>50.0%</b>	<b>50.8%</b>	<b>57.1%</b>	<b>57.1%</b>
<b>Eastern Chula Vista Capture of Chula Vista</b>	<b>34.4%</b>	<b>42.6%</b>	<b>95.0%</b>	<b>95.0%</b>

## Chula Vista & South County Population Estimates & Forecast

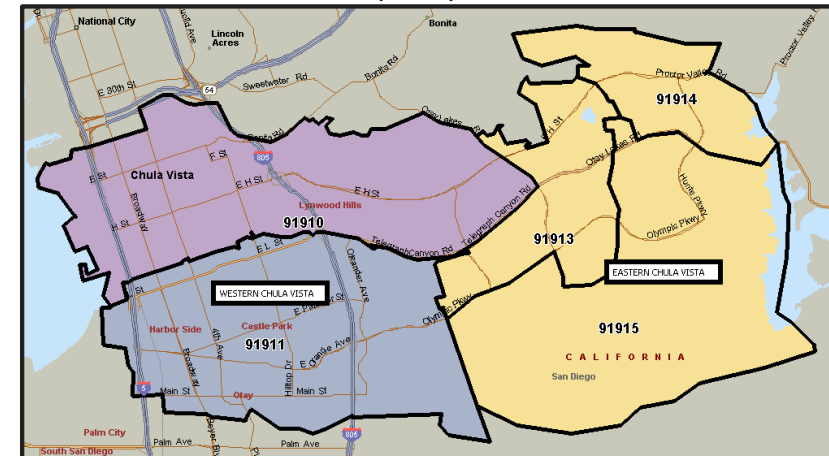
Planning Area	Year 2008	Year 2020	Year 2030	Year 2050	Increase	% Change
<i>Housing</i>						
City of Chula Vista	77,484	88,185	94,858	107,011	29,527	38%
<i>Employment</i>						
City of Chula Vista	70,230	82,146	101,001	121,555	51,325	73%

\*Source: Otay Ranch Village Two Comprehensive SPA Plan Amendment Supplemental EIR (SANDAG 2010c)

South County Submarket Locations



South County – City of Chula Vista



# Population & Housing – Surrounding Otay Ranch Villages

Bordering Village 3 and Village 4 to the south, the closest nearby Villages to the Subject include Village 1 and Villages 5 through 8. Combined with Village 2, these eight Villages total 22,888 units, adding an approximate population of about 67,668.

Overall, the Chula Vista and Otay Mesa submarkets captured 59% of apartment projects and 67% of total units for South County Rental Projects as of March 2017.

## Total Units & Approximate Population

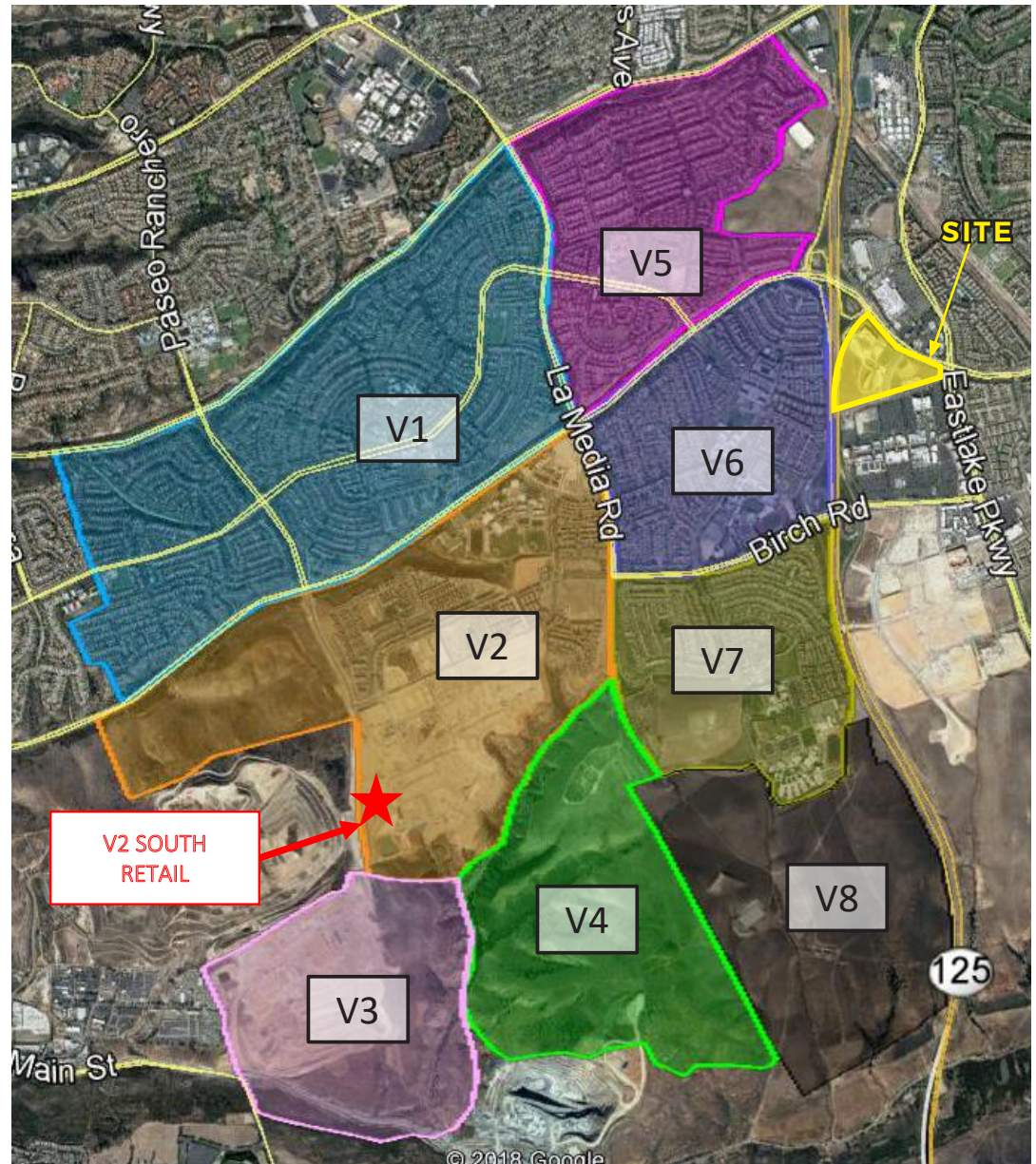
Village	Dwelling Units			Approx. Pop.
	SF Units	MF Units	Total Units	
Village 1	2,454	1,522	3,976	11,734
Village 2	604	3,941	4,545	14,726
Village 3	1,002	595	1,597	4,873
Village 4	453	--	453	1,495
Village 5	1,263	1,550	2,813	7,995
Village 6	941	1,497	2,438	6,830
Village 7	1,008	448	1,456	4,369
Village 8	1,564	4,046	5,610	15,646
<b>Total</b>	<b>9,289</b>	<b>13,599</b>	<b>22,888</b>	<b>67,668</b>

\*Source: Otay Ranch GDP/SRP – Part II

## South County Rental Projects (March 2017)

Submarket	# Complexes	Total Units
Bonita	5	494
Chula Vista	71	11,222
Imperial Beach	6	465
National City	13	1,196
Nestor	13	1,568
Otay Mesa	5	1,692
Palm City	5	604
Paradise Hills	4	696
San Ysidro	7	1,200
Chula Vista & Otay Mesa	76	12,914
<b>Grand Total</b>	<b>129</b>	<b>19,137</b>

\*Source: MarketPointe Realty Advisors



# Expanded Demographic Profile

ESTIMATED 2020 • CALCULATED USING PROPORTIONAL BLOCK GROUPS

## ENCLAVE TOWN CENTER

Rings: 1, 3, 5 mile radii



### POPULATION

	1 mile	3 miles	5 miles
Total Population	26,247	114,767	195,306
Projected Population (2022)	27,975	120,106	202,256



### HOUSING

Total Households	7,504	33,140	54,290
Projected Total Households (2022)	7,964	34,500	56,011



### INCOME

Median Household Income	\$111,665	\$108,768	\$105,358
Average Household Income	\$129,598	\$126,554	\$123,591
Per Capita Income	\$36,585	\$36,674	\$34,794
Median Disposable Income	\$86,943	\$84,836	\$82,157
Average Disposable Income	\$95,664	\$93,825	\$91,884



### DAYTIME DEMOS

Total Daytime Population	21,950	97,231	163,048
Daytime Population Workers	7,197	32,159	56,347
Daytime Population Residents	14,753	65,072	106,701



### RACE & ETHNICITY

White	11,384 <b>43.37%</b>	52,918 <b>46.11%</b>	94,404 <b>48.34%</b>
Black or African American	1,540 <b>5.87%</b>	6,188 <b>5.39%</b>	10,935 <b>5.60%</b>
American Indian & Alaska Native Population	117 <b>0.45%</b>	569 <b>0.50%</b>	1,098 <b>0.56%</b>
Asian Population	7,828 <b>29.82%</b>	30,389 <b>26.48%</b>	42,902 <b>21.97%</b>
Pacific Islander Population	131 <b>0.50%</b>	599 <b>0.52%</b>	1,008 <b>0.52%</b>
Other Race Population	3,299 <b>12.57%</b>	15,882 <b>13.84%</b>	32,048 <b>16.41%</b>
Population of Two or More Races	1,948 <b>7.42%</b>	8,223 <b>7.16%</b>	12,911 <b>6.61%</b>
Hispanic Population	11,896 <b>45.32%</b>	53,895 <b>46.96%</b>	97,804 <b>50.08%</b>
Non-Hispanic Population	14,351 <b>54.68%</b>	60,872 <b>53.04%</b>	97,502 <b>49.92%</b>



### EDUCATION

Bachelor's Degree	5,164 <b>30.96%</b>	21,385 <b>28.83%</b>	32,862 <b>25.26%</b>
Graduate/Professional Degree	2,063 <b>12.37%</b>	9,861 <b>13.29%</b>	15,646 <b>12.03%</b>



### AGE

Median Age	33.2	34.3	35.2
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