

# 139,691 SF STORE COMING AVAILABLE

FORMER MACY'S — OTAY RANCH TOWN CENTER, 2015 BIRCH RD, CHULA VISTA, CA



MIKE MOSER  
858.523.2089  
mikemoser@retailinsite.net  
LIC #00977876

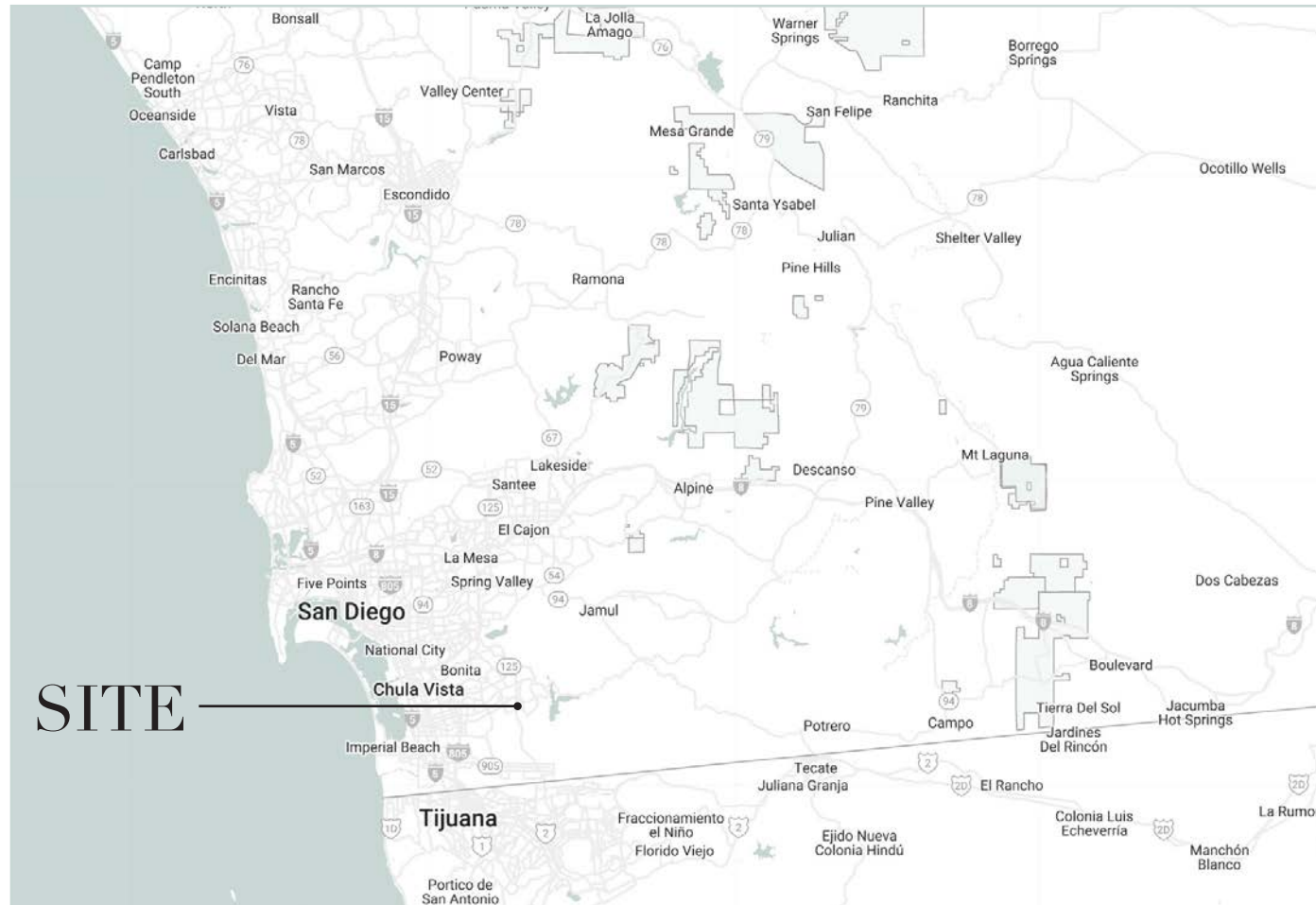
RON PEPPER  
858.523.2085  
rpepper@retailinsite.net  
LIC #00865929

 **RETAIL INSITE**

405 S. Hwy 101, Ste 150, Solana Beach, CA 92075 | LIC #01206760

# SAN DIEGO COUNTY MAP.

- San Diego's largest master plan for future growth with more than 15,000 future units in planning and development
- Major building frontage and visibility along Birch Road with full freeway interchange
- Retail trade area Hub for shopping, dining and entertainment
- Outstanding surrounding Demographics with continuing growth year over year





# TRADE AREA AERIAL.

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# SITE AERIAL.

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# LOCATION AERIAL.

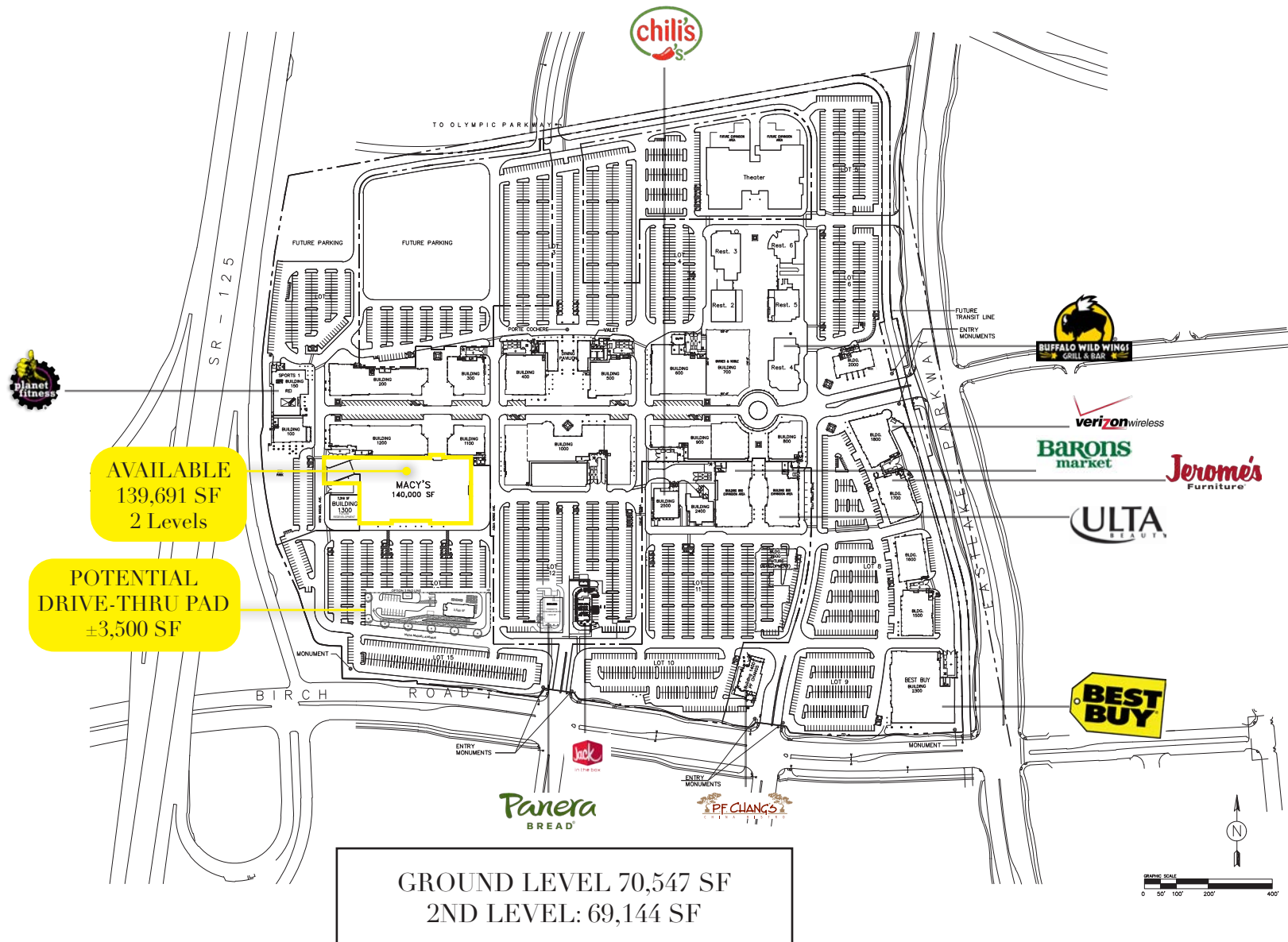
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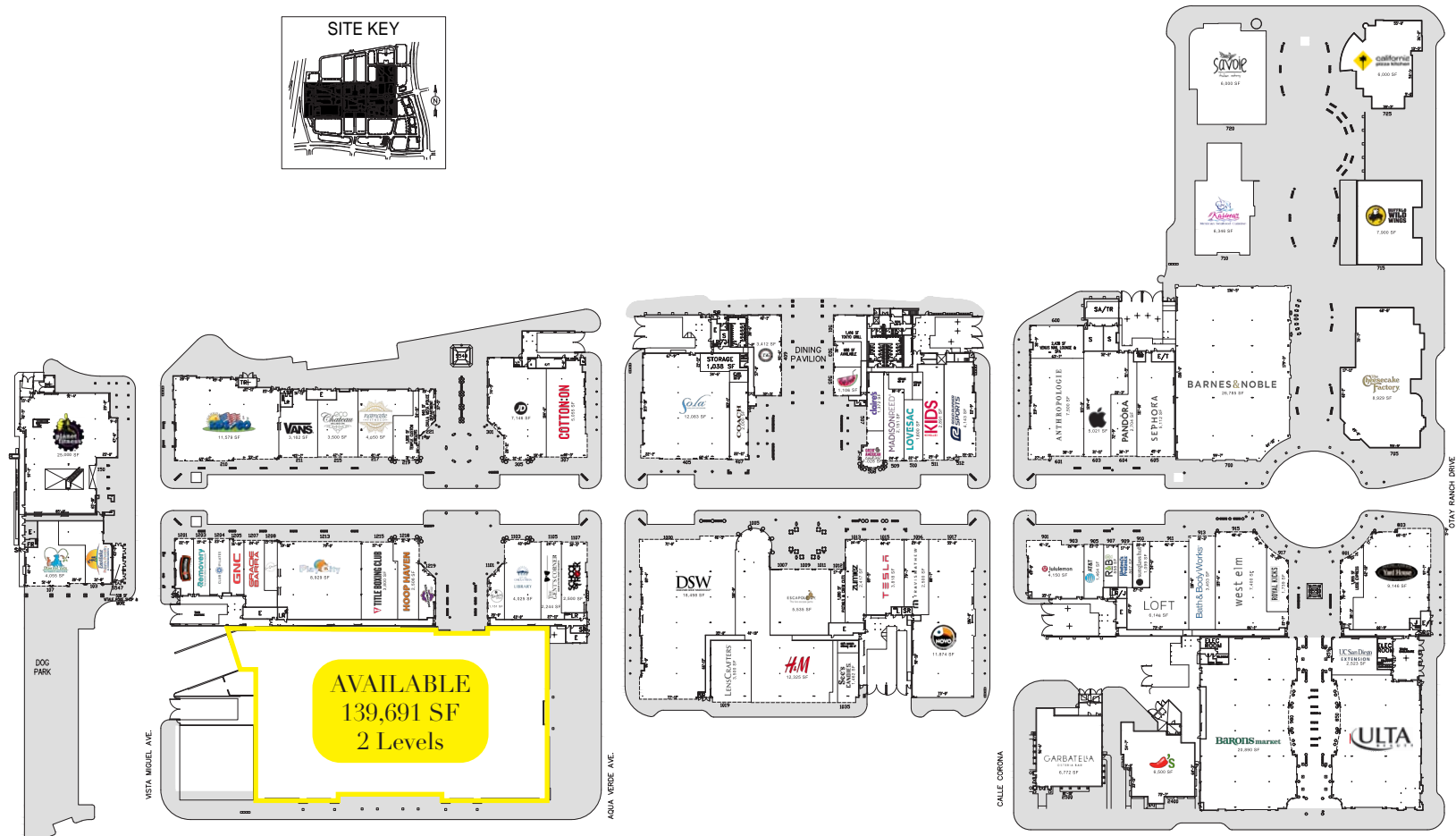


# SITE PLAN.

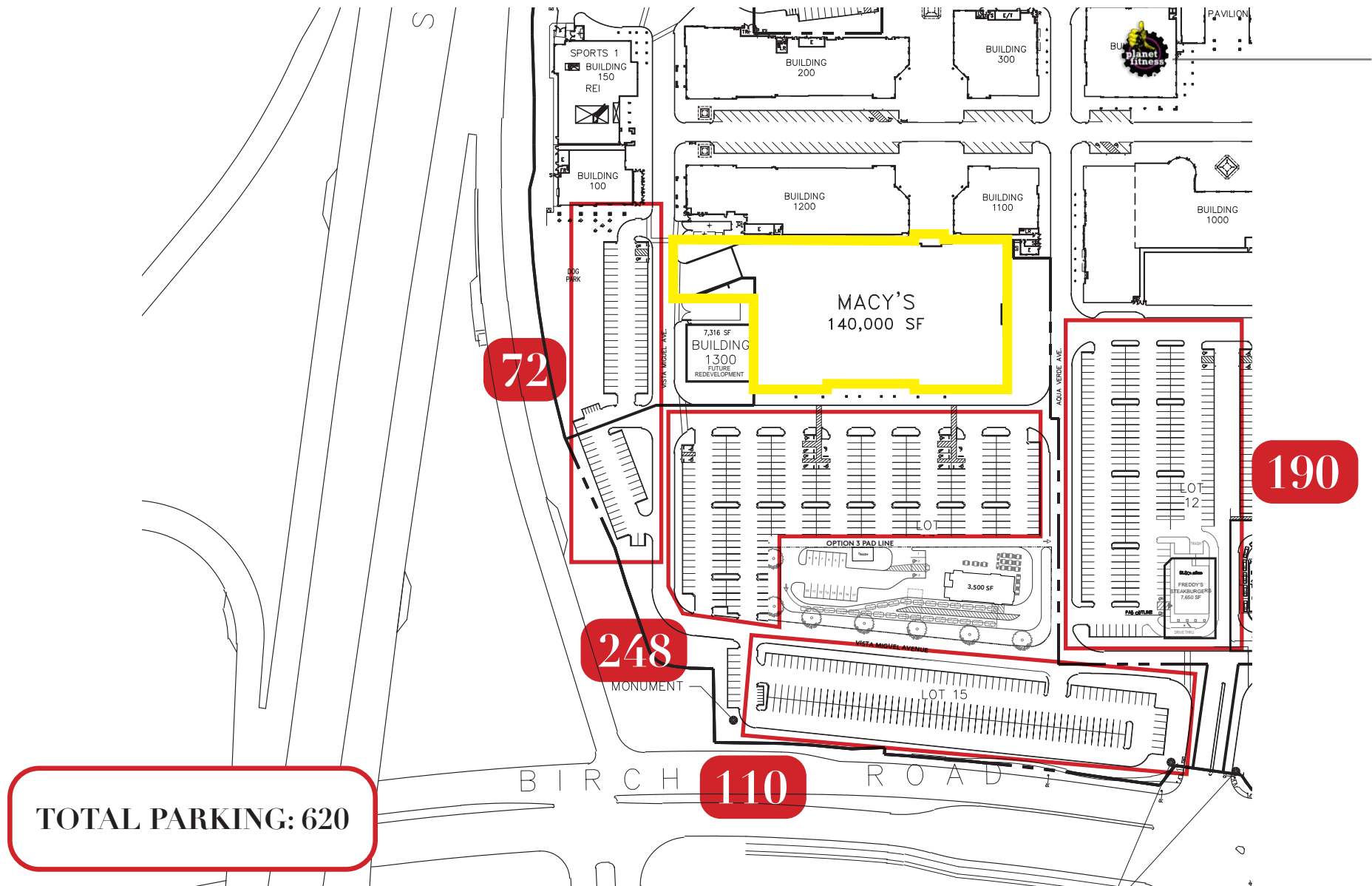
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# SITE PLAN.



# SITE PLAN PARKING.



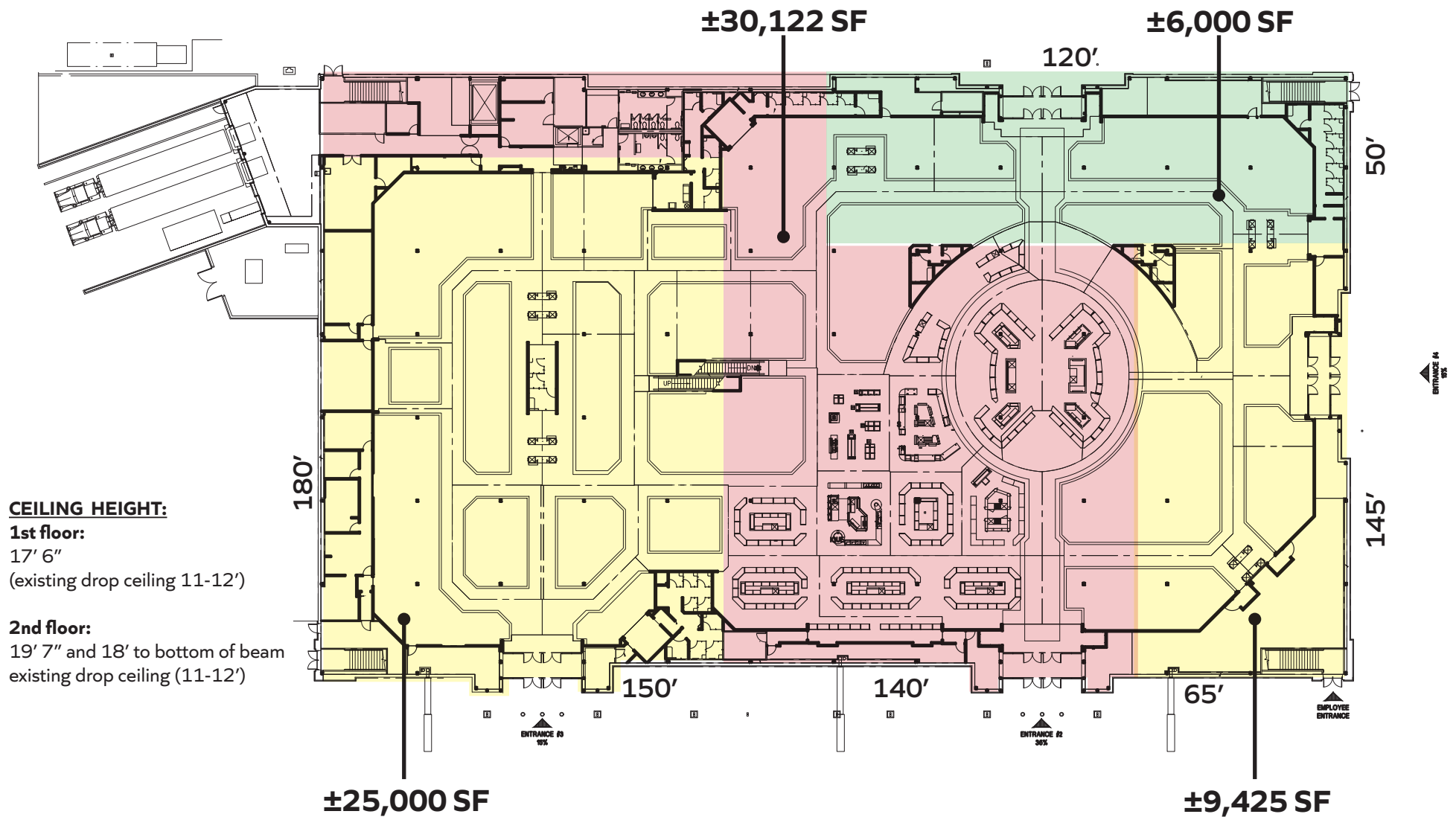


# LOD.

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## FORMER MACY'S | GROUND FLOOR 1: 70,547 SF

\*conceptual demising plan



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

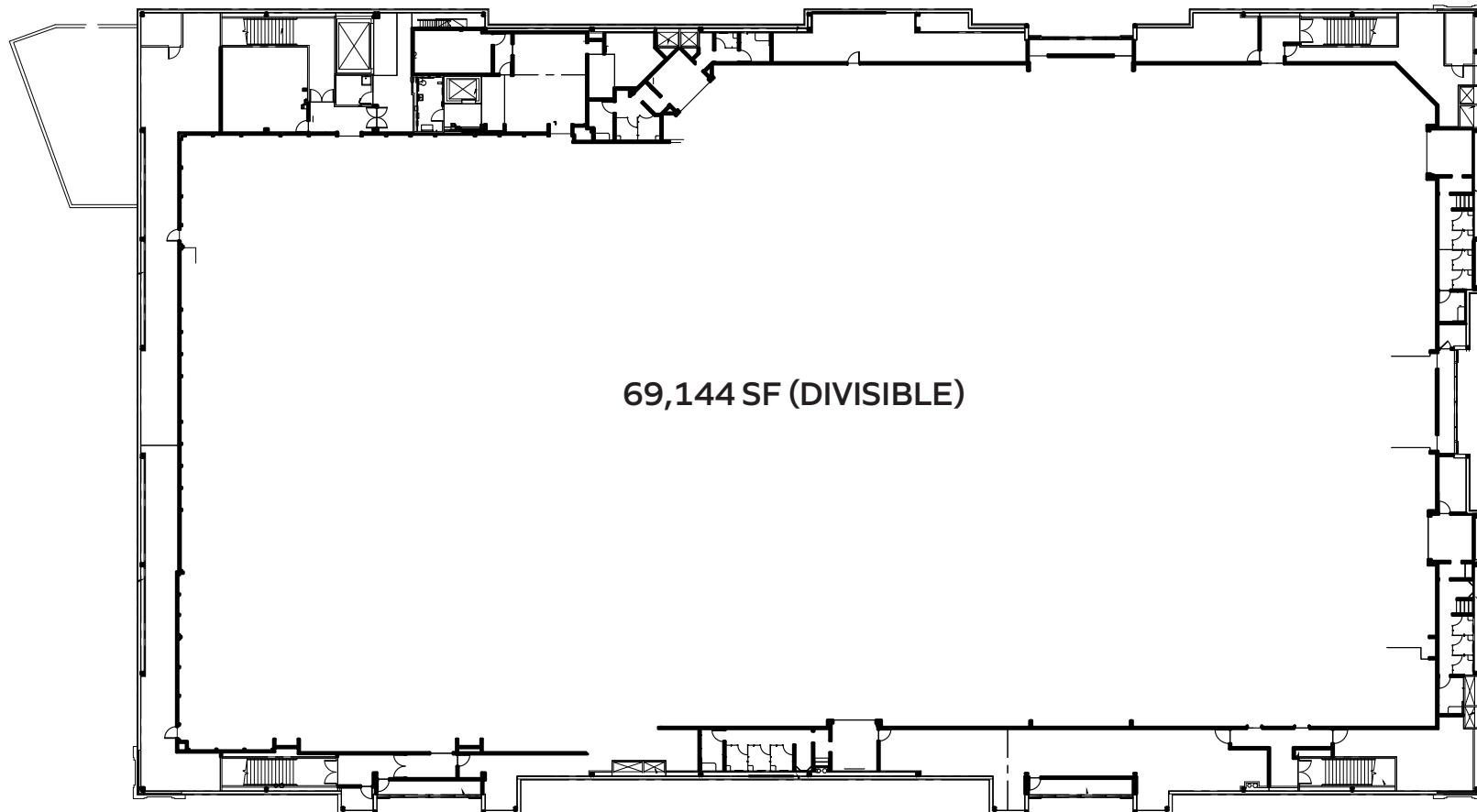


# LOD.

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FORMER MACY'S | 2ND FLOOR 2: 69,144 TOTAL SF

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# PROPERTY PHOTOS.

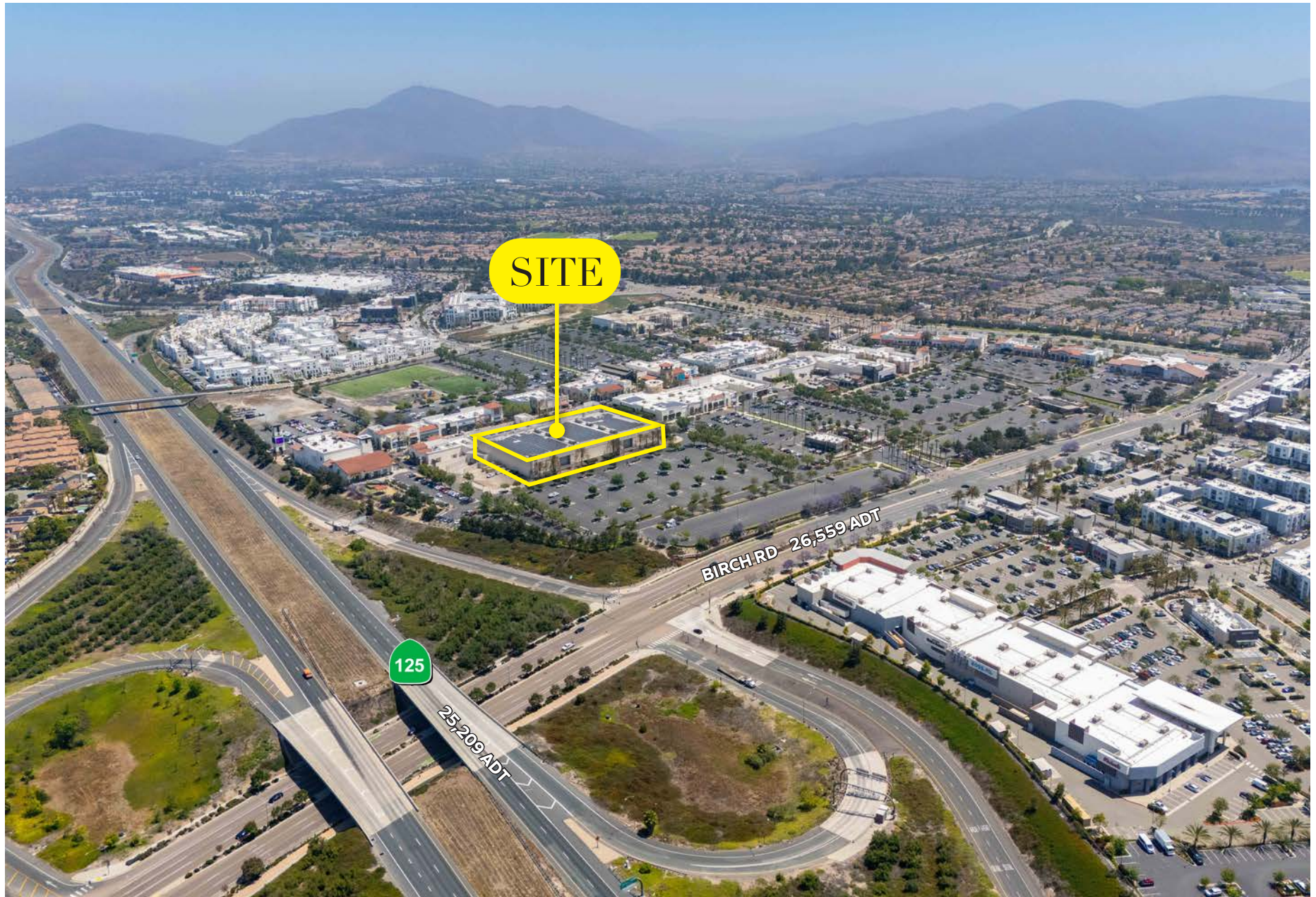
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# LOCATION AERIAL.

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# RESIDENTIAL DEVELOPMENT AERIAL.



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# DEMOGRAPHICS.



1-3-5 MILE RADII | 2015 BIRCH RD, CHULA VISTA, CA

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	31,435	121,501	203,238
Daytime Population	20,755	85,320	150,282
INCOME	1 MILE	3 MILES	5 MILES
Median Household Income	\$141,846	\$138,354	\$129,841
Average Household Income	\$170,713	\$168,754	\$160,358
AGE	1 MILE	3 MILES	5 MILES
Median Age	34.6	36.2	37.3

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