



Village 2

MAJOR DEVELOPMENTS AVAILABLE FOR LEASE | OTAY RANCH, CA



RI RETAIL INSITE

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BALDWIN & SONS

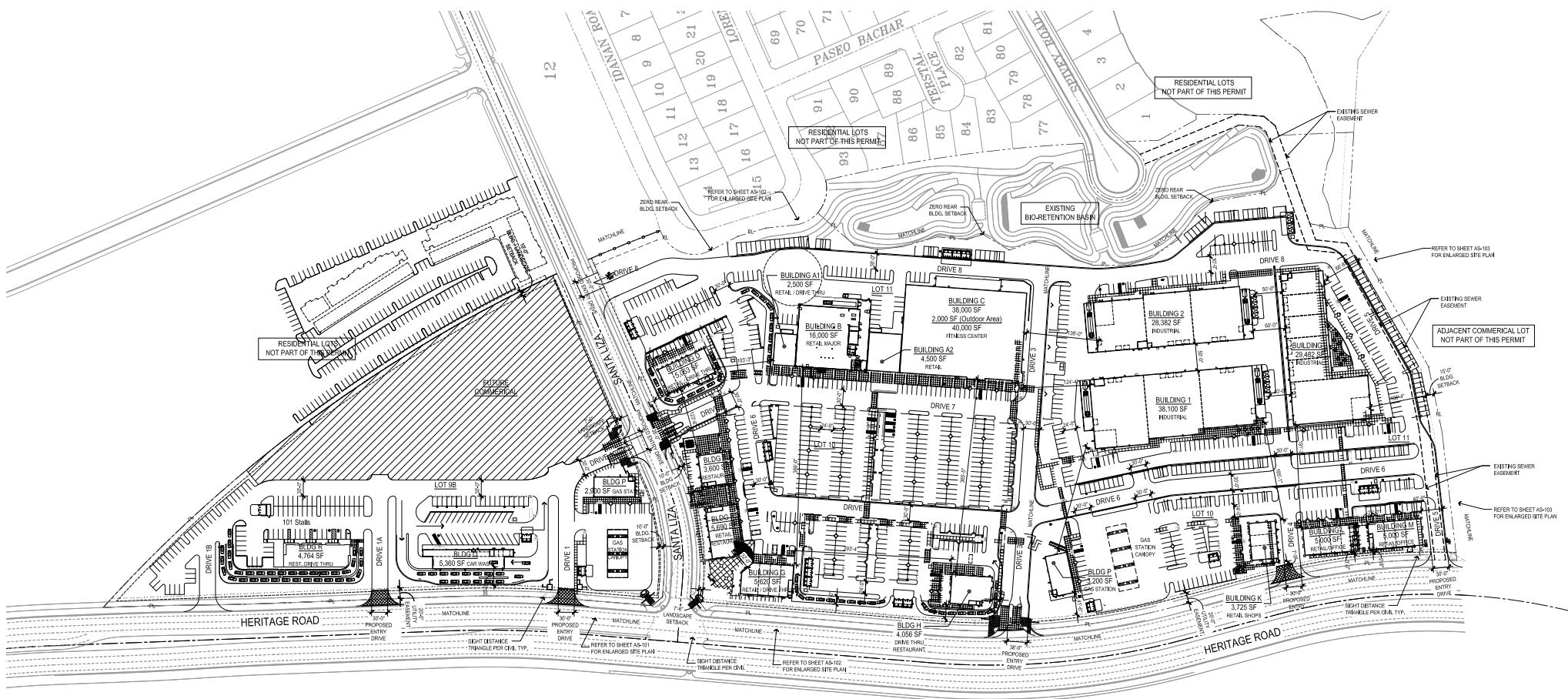
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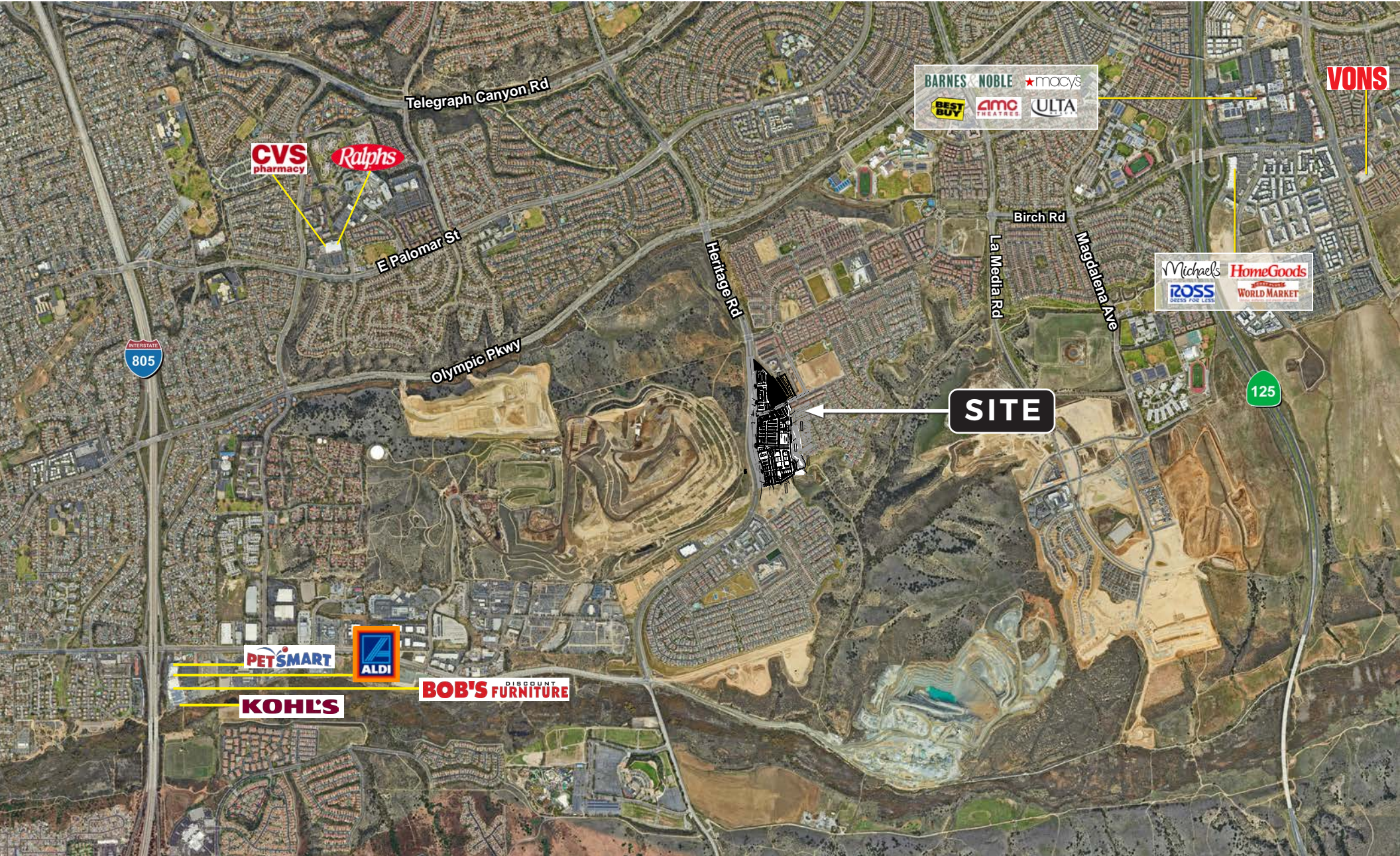
SITE PLAN & PROPERTY HIGHLIGHTS



PROPERTY HIGHLIGHTS

- Eastern Chula Vista is the largest growth area in San Diego County projected population of 121,269 by 2020 (SANDAG, 2018) with 4,545 units and 14,726 populated for Village 2 at build-out (according to Otay Ranch GDP/SRP, Part II). The population expands to 135,797 within 3 miles (ESRI, 2022).
- Strategically located along Heritage Road which now connects Olympic Parkway and Main Street.
- Two sites of 18 and 6 acres to accommodate market, drug, large box and other logical uses, including restaurants and other specialty tenants.
- These sites represent the only anchored retail sites in Village 2. Given much of the new retail development is on the east side of Highway 125, these sites are positioned to be dominant within this area.
- Substantial existing residential base with strong density at build-out and very good average household incomes of \$134,057 within a 3 mile radius (ESRI, 2022).

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.





unleashed!

Marshalls

Smart & Final

ROSS
DISCOUNT STORES

Walmart

COSTCO
WHOLESALE

REGAL
CINEMAS

24
FITNESS

PEPBOYS
AUTO

DICK'S
SPORTING GOODS

BIG 5
SPORTS & OUTDOORS

CVS
pharmacy

99 RANCH MARKET

RITE
AID

CVS
pharmacy

Ralphs

E Palomar St

Olympic Pkwy

Heritage Rd

Telegraph Canyon Rd

TRADER JOE'S
petco

TJ-maxx

CVS
pharmacy

TARGET

KOHL'S

Office DEPOT

LOWE'S

LA FITNESS

RITE
AID

VONS

THE HOODLUM
DEPARTMENT

Walgreens

Walmart
Supercenter

BARNES & NOBLE
macy's
BEST BUY
AMC
THEATRES
ULTA

VONS

Michaels
HomeGoods
ROSS
DISCOUNT STORES
WORLD MARKET

SITE

805

PETSMART

ALDI

KOHL'S

BOB'S FURNITURE
DISCOUNT

125



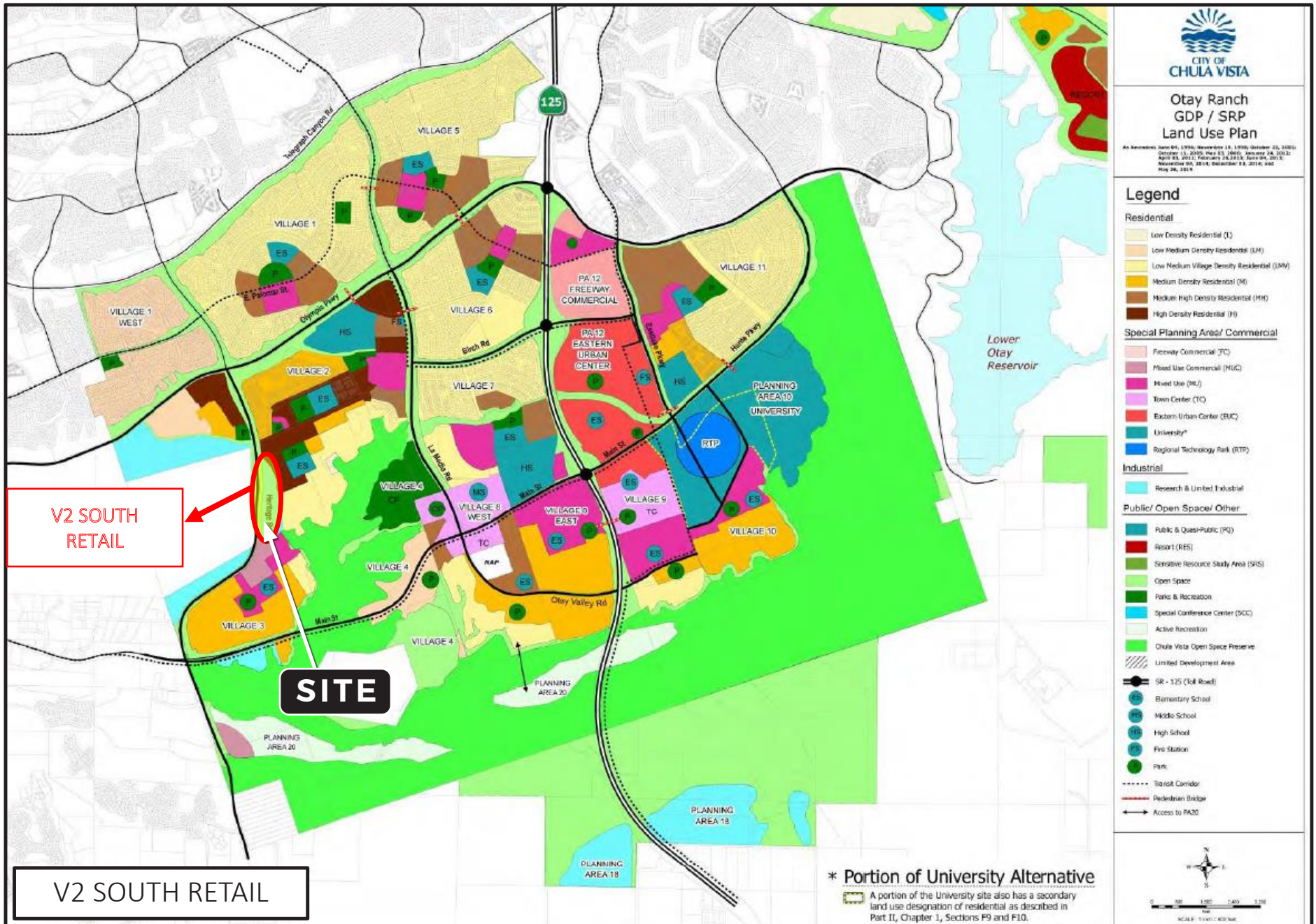
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R E S I D E N T I A L U N I T S R A D I U S M A P



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V2 SOUTH RETAIL

* 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



RESIDENTIAL DEVELOPMENTS





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**

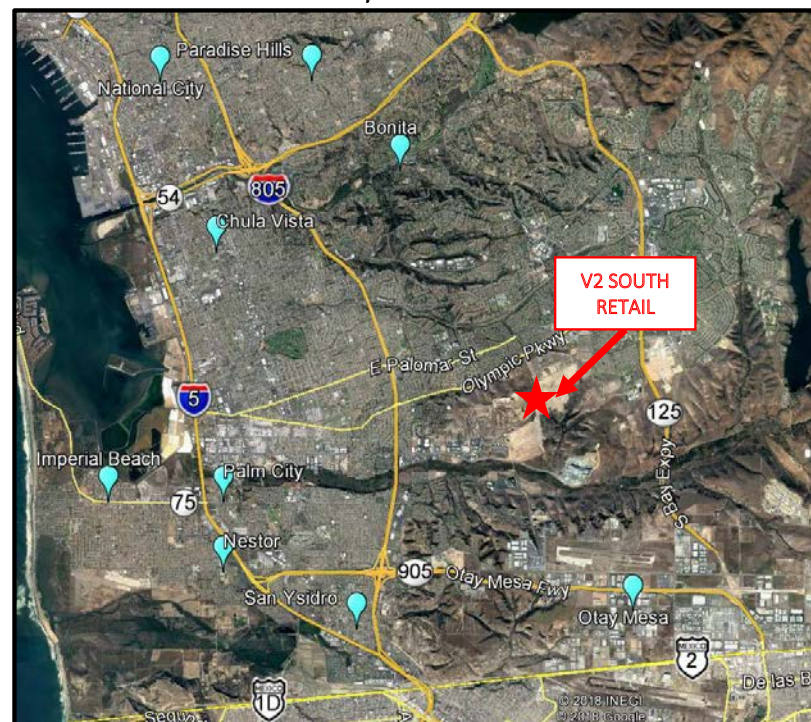
	2012	2020	Growth	Annual
SOUTH COUNTY	492,205	559,652	67,447	8,431
CHULA VISTA	245,960	284,462	38,502	4,813
91910	76,963	77,739	776	97
91911	84,320	85,454	1,134	142
91913	42,206	60,184	17,978	2,247
91914	16,517	19,204	2,687	336
91915	25,954	41,881	15,927	1,991
Eastern CV (91913,91914,91915)Ttotal	84,677	121,269	36,592	4,574
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
COUNTYWIDE	3,143,429	3,435,713	292,284	36,536
South County Capture of County	15.7%	16.3%	23.1%	23.1%
Chula Vista Capture of South County	50.0%	50.8%	57.1%	57.1%
Eastern Chula Vista Capture of Chula Vista	34.4%	42.6%	95.0%	95.0%

**Chula Vista & South County
Population Estimates & Forecast**

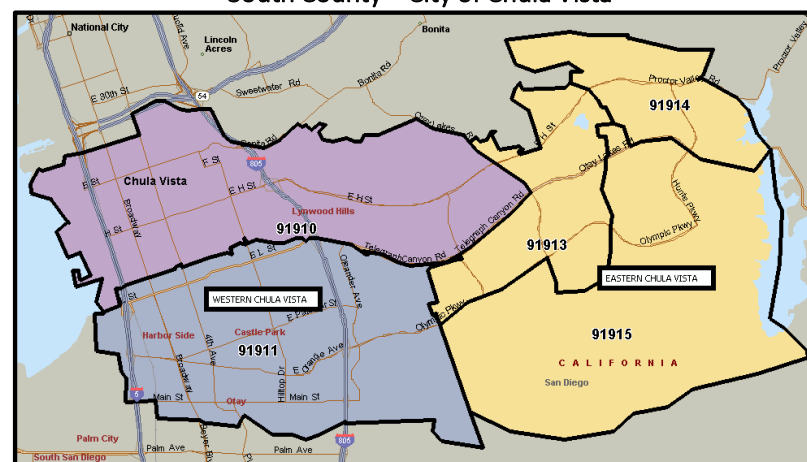
Planning Area	Year 2008	Year 2020	Year 2030	Year 2050	Increase	% Change
<i>Housing</i>						
City of Chula Vista	77,484	88,185	94,858	107,011	29,527	38%
<i>Employment</i>						
City of Chula Vista	70,230	82,146	101,001	121,555	51,325	73%

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

South County Submarket Locations



South County – City of Chula Vista





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

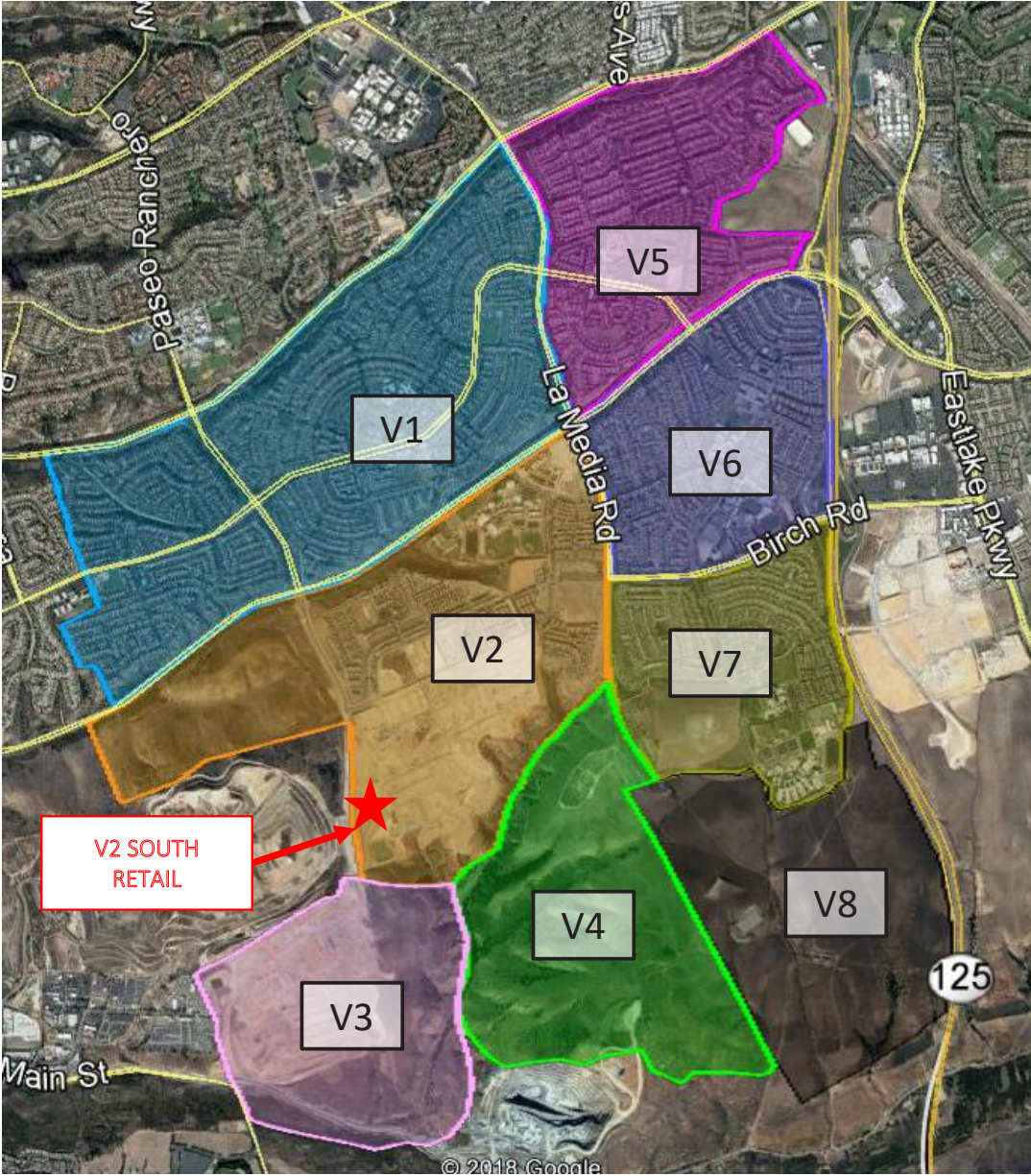
Village	Dwelling Units			Approx. Pop.
	SF Units	MF Units	Total Units	
Village 1	2,454	1,522	3,976	11,734
Village 2	604	3,941	4,545	14,726
Village 3	1,002	595	1,597	4,873
Village 4	453	--	453	1,495
Village 5	1,263	1,550	2,813	7,995
Village 6	941	1,497	2,438	6,830
Village 7	1,008	448	1,456	4,369
Village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

*Source: Otay Ranch GDP/SRP – Part II

South County Rental Projects (March 2017)

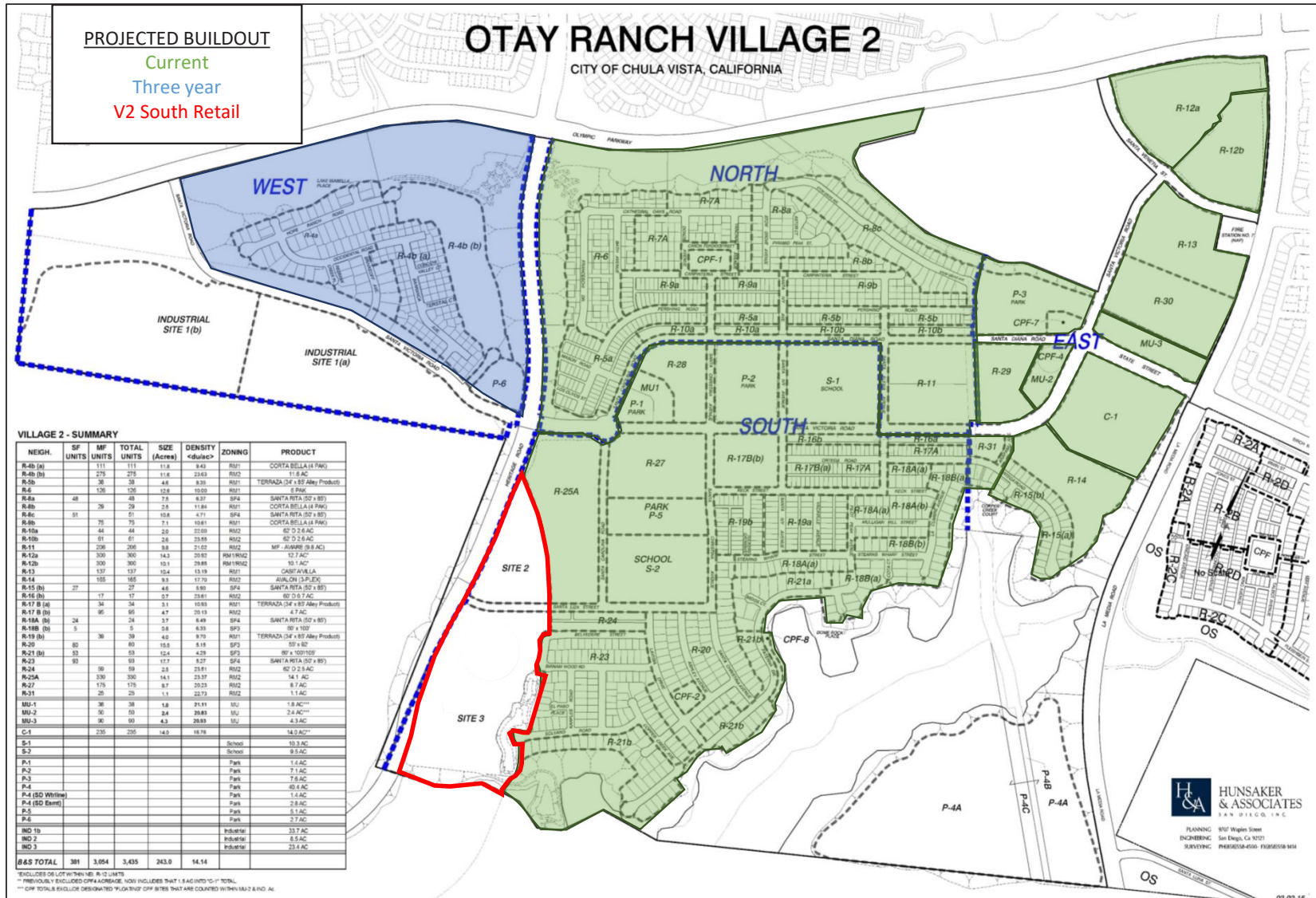
Submarket	# Complexes	Total Units
Bonita	5	494
Chula Vista	71	11,222
Imperial Beach	6	465
National City	13	1,196
Nestor	13	1,568
Otay Mesa	5	1,692
Palm City	5	604
Paradise Hills	4	696
San Ysidro	7	1,200
Chula Vista & Otay Mesa	76	12,914
Grand Total	129	19,137

*Source: MarketPointe Realty Advisors





Growth projections from August 2015 through December 2020 indicate an additional 7,457 residential units could be permitted for construction in the City over the next five years, (6,057 units in the east and 1,400 units in the west), for an annual average of 1,211 units in the east and 280 units in the west, or 1,491 housing units permitted per year on average, citywide.





ESTIMATED 2022 • CALCULATED USING PROPORTIONAL BLOCK GROUPS

Heritage Rd & Santa Liza Ave, Chula Vista, California, 91913

POPULATION

	1 mile	3 miles	5 miles
Total Population	12,507	135,797	327,938
Projected Population (2027)	13,304	137,326	329,392

HOUSING

	1 mile	3 miles	5 miles
Total Households	3,321	39,370	95,111
Projected Total Households (2027)	3,537	39,885	95,618

INCOME

	1 mile	3 miles	5 miles
Median Household Income	\$117,659	\$107,669	\$94,183
Average Household Income	\$144,567	\$134,057	\$120,039
Per Capita Income	\$39,192	\$38,980	\$35,058
Median Disposable Income	\$98,358	\$87,584	\$76,378
Average Disposable Income	\$106,036	\$98,799	\$89,080

DAYTIME DEMOS

	1 mile	3 miles	5 miles
Total Daytime Population	8,727	104,106	261,809
Daytime Population Workers	1,706	31,539	86,240
Daytime Population Residents	7,021	72,567	175,569

RACE & ETHNICITY

	1 mile	3 miles	5 miles
White	2,250 17.99%	31,032 22.85%	79,610 24.28%
Black or African American	1,147 9.17%	8,955 6.59%	17,380 5.30%
American Indian& Alaska Native Population	98 0.78%	1,548 1.14%	4,426 1.35%
Asian Population	4,637 37.08%	31,284 23.04%	51,259 15.63%
Pacific Islander Population	84 0.67%	770 0.57%	1,582 0.48%
Other Race Population	1,754 14.02%	28,050 20.66%	88,030 26.84%
Population of Two or More Races	2,537 20.28%	34,157 25.15%	85,650 26.12%
Hispanic Population	4,602 36.80%	70,051 51.59%	200,139 61.03%
Non-Hispanic Population	7,906 63.21%	65,746 48.41%	127,799 38.97%

EDUCATION

	1 mile	3 miles	5 miles
Bachelor's Degree	2,466 31.68%	24,905 28.13%	48,978 22.46%
Graduate/Professional Degree	1,079 13.86%	9,979 11.27%	20,572 9.44%

AGE

	1 mile	3 miles	5 miles
Median Age	33.4	34.3	35.1

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