

ALEXAN MILLENIA

SEC SR-125 Toll Road & Birch Road, Chula Vista, CA 91915

**TWO PREMIER
RETAIL SPACES
AVAILABLE**



**FLOCKE &
AVOYER**

Commercial Real Estate

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**DISCLAIMERS*

ALEXAN MILLENIA

- Part of the Millenia masterplan, designed to be San Diego's next iconic urban village.
- Mixed-used development with $\pm 6,705$ SF of ground floor retail along with 309 residential units.
- Ease of access to SR-125 Toll Road & Birch Road.
- Master plan to include 3.5 million SF of retail, office, civic, hotel and non-residential uses.
- Expected delivery: Q4 2018.

SPACES AVAILABLE

$\pm 2,282$ SF RETAIL

$\pm 2,269$ SF RETAIL



DEMOGRAPHICS



TRAFFIC COUNTS

Birch Road: $\pm 11,084$ CPD
Eastlake Parkway: $\pm 9,199$ CPD



AVERAGE HHI

1 Mile	3 Miles	5 Miles
\$108,102	\$104,288	\$103,508



POPULATION

1 Mile	3 Miles	5 Miles
22,197	97,178	195,120

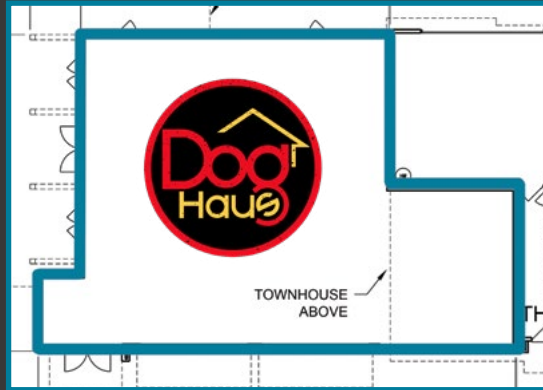
DAYTIME

1 Mile	3 Miles	5 Miles
9,210	41,799	93,110

*Demographics produced using private and government sources deemed to be reliable. The information herein is provided without representation or warranty. Additional information available upon request.

OVERALL SITE PLAN

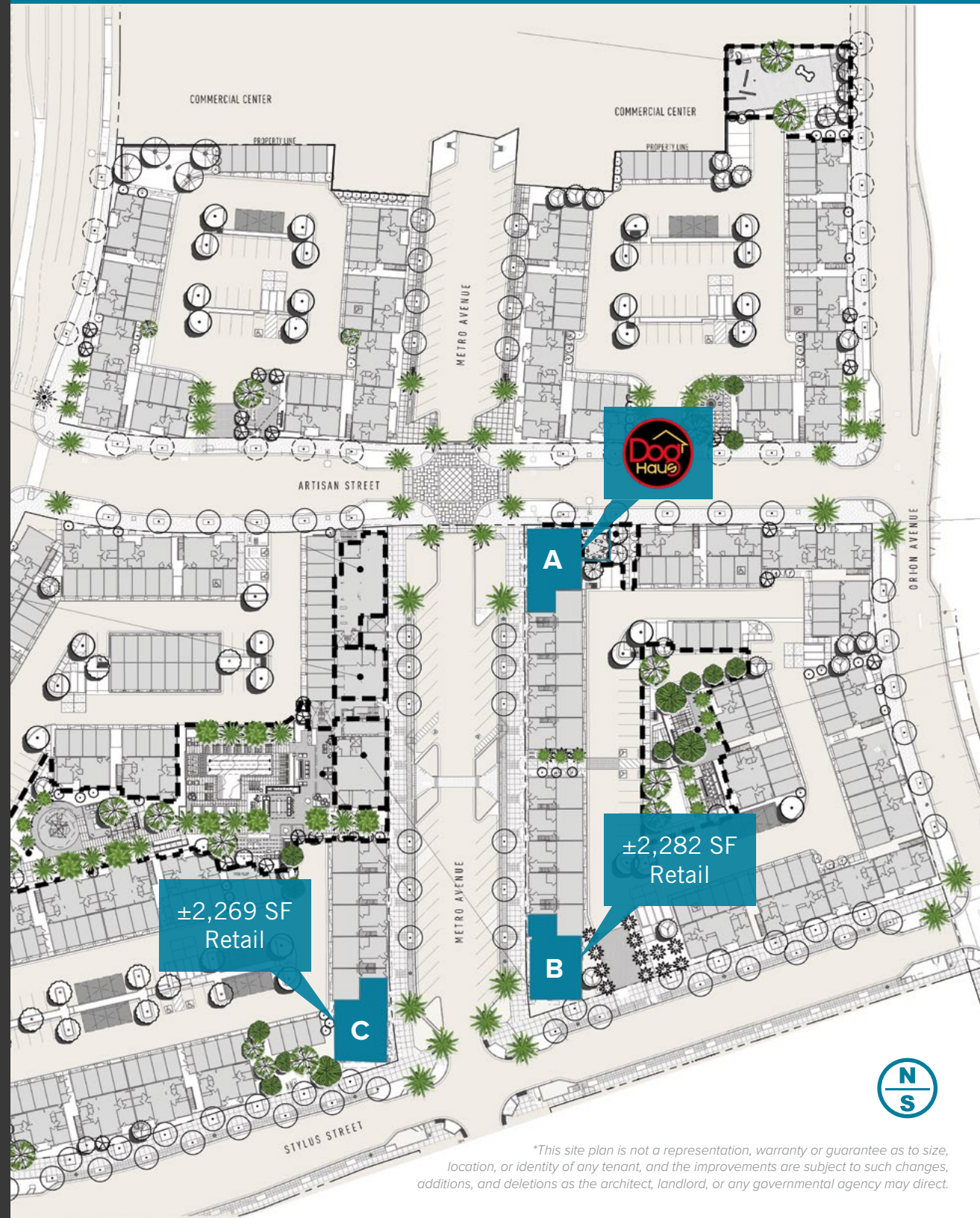
A 1665 METRO AVENUE, SUITE 100



B 1685 METRO AVENUE, SUITE 100



C 1680 METRO AVENUE, SUITE 100



*This site plan is not a representation, warranty or guarantee as to size, location, or identity of any tenant, and the improvements are subject to such changes, additions, and deletions as the architect, landlord, or any governmental agency may direct.

ABOUT MILLENIA

Life has a new hub

Millenia is a unique mixed-use hub that embodies the new shift towards lifestyle-centric living. A blend of activities, ages, and all the perks of a thriving community, intelligently designed into 80 walkable city blocks — about the size of downtown San Diego.

The Millenia masterplan is proposed/envisioned to include ± 3.5 million SF of retail, office, civic, hotel and other non-residential uses providing an estimated 9,000 permanent jobs, along with $\pm 3,300$ residential units in an urban, walkable and environmentally friendly community.

Situated at the Birch Road interchange with SR-125 Toll Road and immediately across the street from the front of the Otay Ranch Town Center Mall, Millenia will have excellent visibility to and from Macy's, H&M, DSW Shoes, Best Buy, Ulta Beauty, Famous Footwear, Party City, PF Chang's, Macaroni Grill and Chili's, just to name a few.



DISTRICT INFORMATION



- G BOULEVARD** - For Sale
by *CalAtlantic*
±78 contemporary, attached row townhomes.
- H ESPLANADE** - Future For Lease
by *Trammel Crow Residential*
Contemporary urban style apartments.
- I THINK. DISCOVER. INVENT.**
by *Chesnut Properties*
Cluster of office campus environments designed for innovation and collaboration.
- J AYRES HOTEL**
135-room stylish and contemporary boutique hotel. Coming 2018.
- K ALEXAN MILLENIA**
309-unit mixed used community with ±6,705 SF of ground floor retail space. Coming 2018.

- A PULSE** - For Lease
by *Fairfield Residential*
±273 luxury apartments
- B STYLUS PARK**
Spacious, open park with water features, beautiful landscaping, dog park, grassy areas and bocce ball courts.
- C VOLTA & DUETTA** - For Lease
by *Chelsea Investments*
±210 stylish apartments designed around convenience and affordability.
- D EVO | METRO | TRIO** - For Sale
by *Meridian Communities*
±216 sophisticated townhomes, row homes, penthouse flats and two-story garden homes.
- E ELEMENT & Z** - For Sale
by *Shea Homes*
±70 detached urban homes and ±106 attached condominiums.
- F SKYLAR AT MILLENIA** - For Sale
by *KB Homes*
Modern style detached homes.
- L MILLENIA COMMONS**
By *Sudberry Properties*
±135,000 SF center to feature an eclectic mix of shops, services and restaurants - including HomeGoods, Cost Plus World Market, Ross Dress for Less, BuyBuyBaby, Hurricane Grill & Wings, Papagayos Grill & Cantina, Jamba Juice and much more. Coming 2018.

COMPETITION AERIAL



1685 METRO AVE, SUITE 100

1680 METRO AVE, SUITE 100

1665 METRO AVE, SUITE 100

OTAY RANCH TOWN CENTER

AMC
THEATRES

★ **MACY'S**

**BARNES
& NOBLE**

**BEST
BUY**

DSW
DESIGNER SHOE WAREHOUSE®

KREI

H&M

**BANANA
REPUBLIC**

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