




# For Lease

FREESTANDING CARVE-OUT PAD  
EASTLAKE TERRACES  
CHULA VISTA, CA



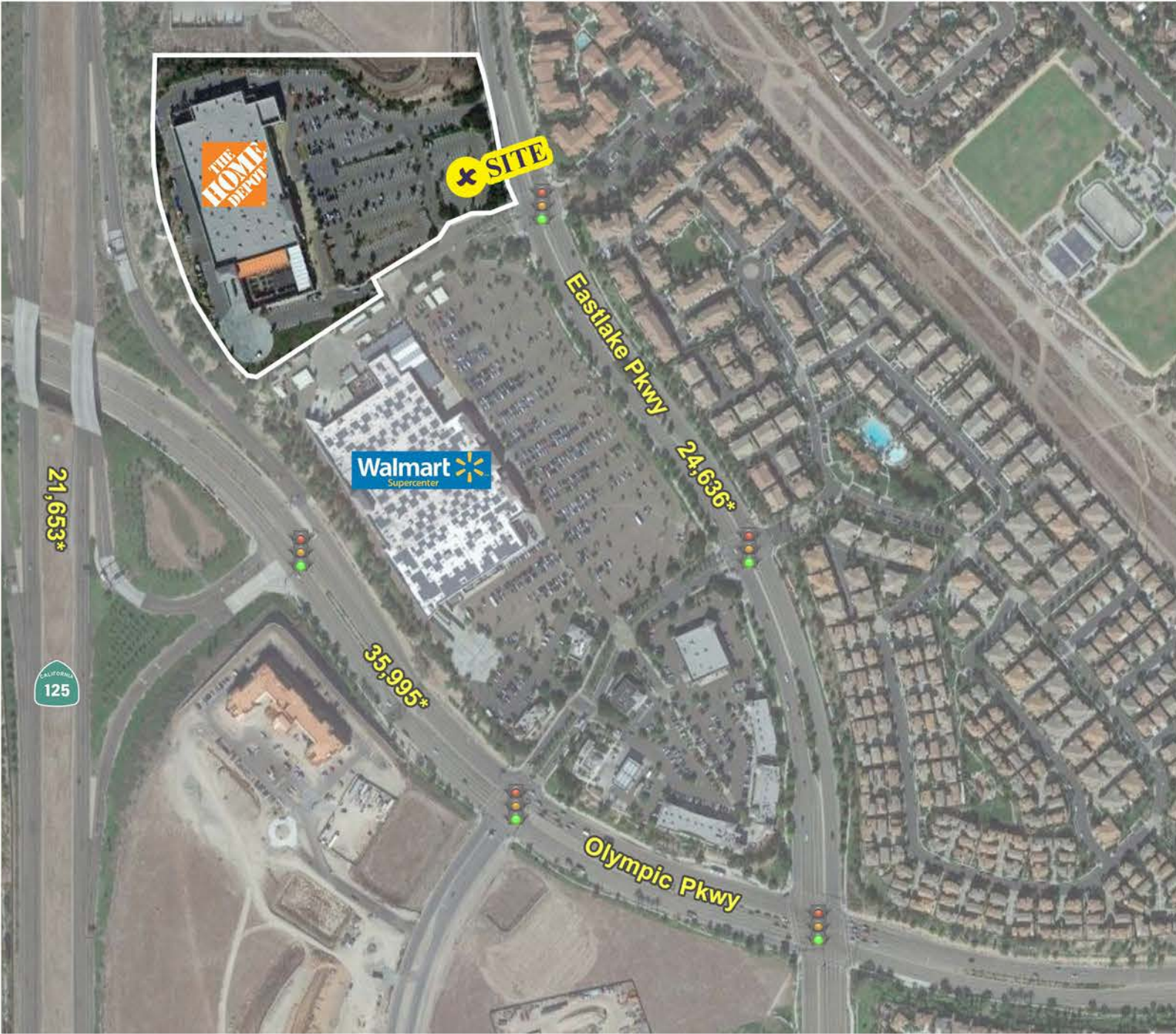
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858-775-7117 Mobile  
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DEVELOPER	Fountainhead Development, Tom Swieca, Partner		
Location	NWC Eastlake Pky. & Olympic Pky., Chula Vista, CA. Adjacent to Hwy 125.		
Site	42 Acre Shopping Center with 363,000 SF of building area.		
Available	Freestanding Pad with building size to be determined.		
Anchors	<div></div>		
Demographics	2 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
2026 Population	93,460	141,205	221,313
2021 Population	84,143	127,486	204,626
2026 Median Household Income	\$143,797	\$144,663	\$135,095
2026 Average Household Income	\$162,863	\$172,601	\$171,699
Source: Gadberry Group - Magnify Demographics			
Traffic	Eastlake Parkway ..... 24,636 ADT*		
	Olympic Parkway ..... 35,995 ADT*		
	Hwy 125 (toll road)..... 21,653 ADT*		
*Source: Magnify - Traffic Points CY 2021 Estimates - Gadberry Group (ADT is an abbreviation for Average Daily Traffic)			
Contact	Mike Morris Morris and Campbell mike.morris@mac-sd.com 858-775-7117 Mobile 858-452-7733 Direct		

Morris and Campbell is the exclusive agent for this project.

Morris and Campbell is a dba of Callie Corporation,  
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License # 01163562

Morris and Campbell, 1111 Ninth St. Suite 201, Coronado CA 92118

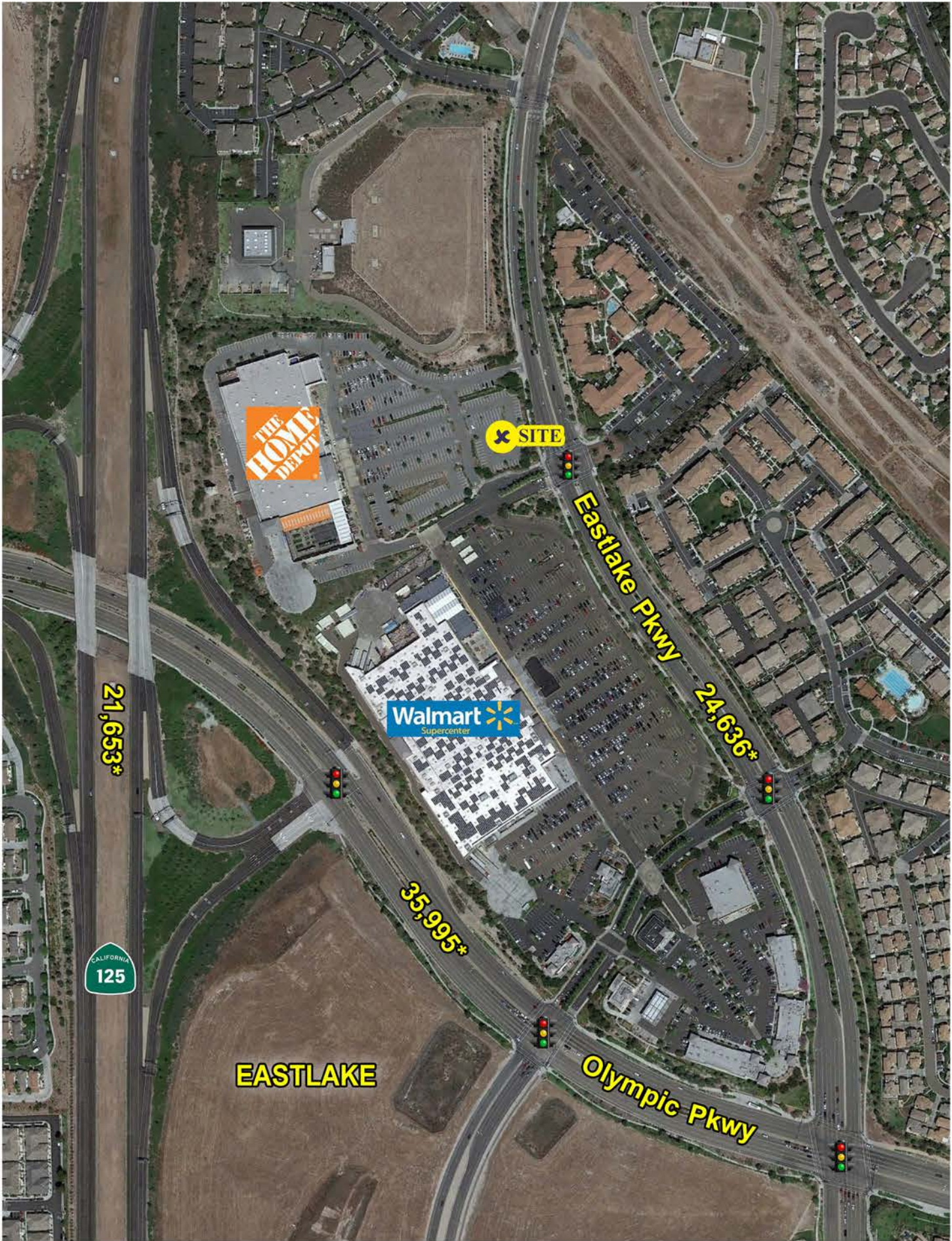


[CLOSE UP](#) [TRADE](#) [SITE PLAN](#) [DEMO AERIAL](#) [GRAPHS](#) [DEMO OVERVIEW](#) [GOOGLE MAP](#)

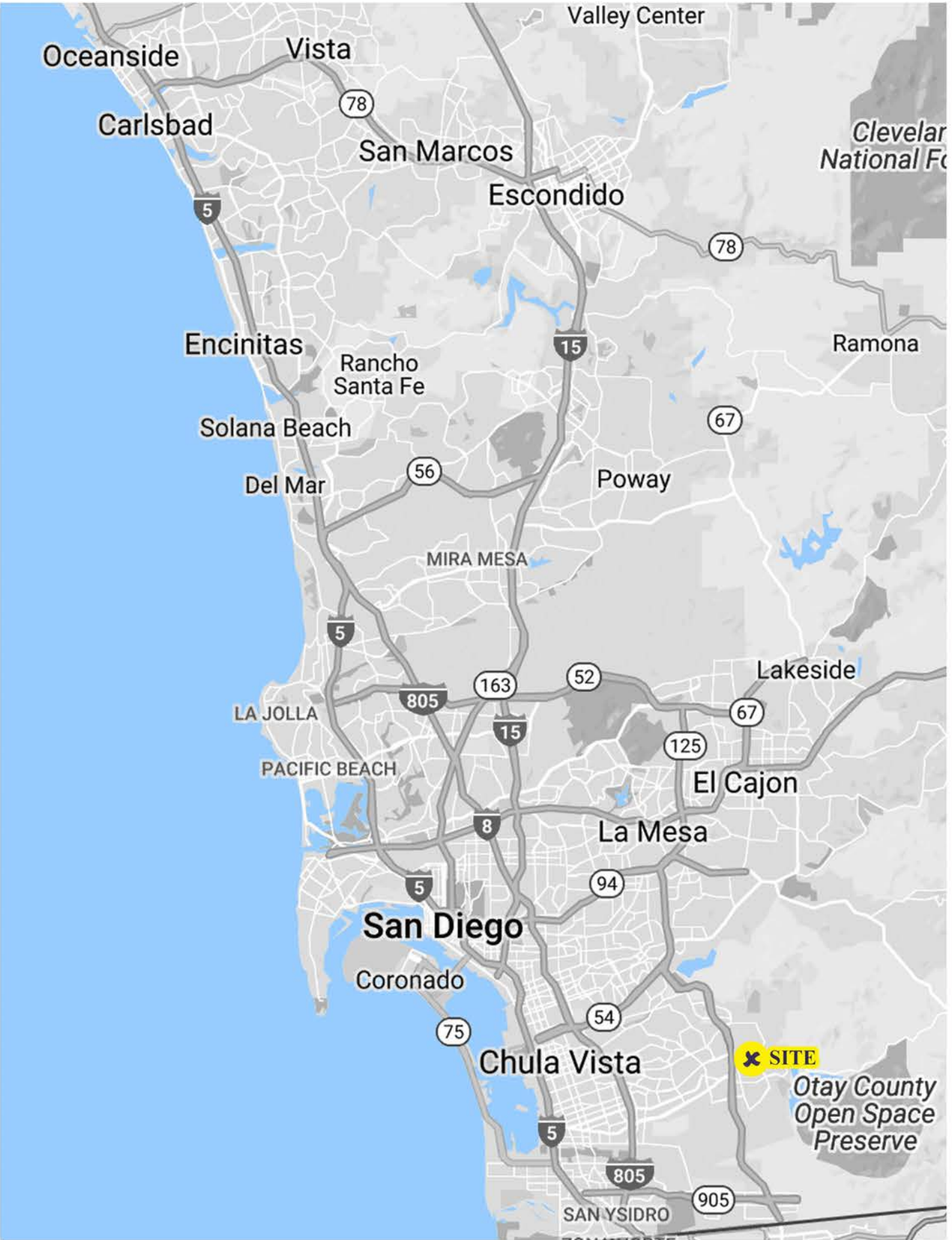
**Morris  
and  
Campbell**

The information in this Brochure, while not guaranteed, has been secured from sources we believe to be reliable.

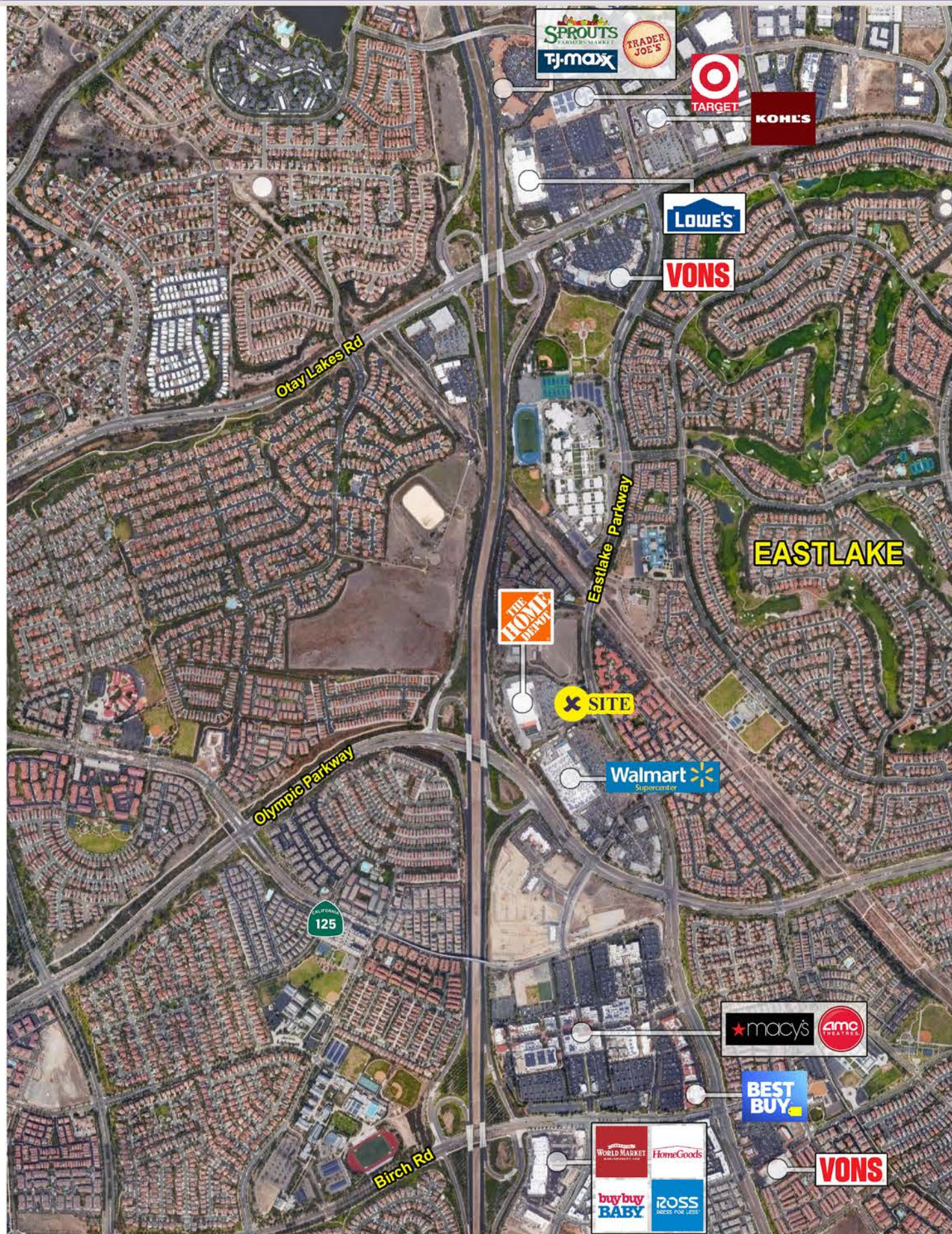
# Close-up Aerial



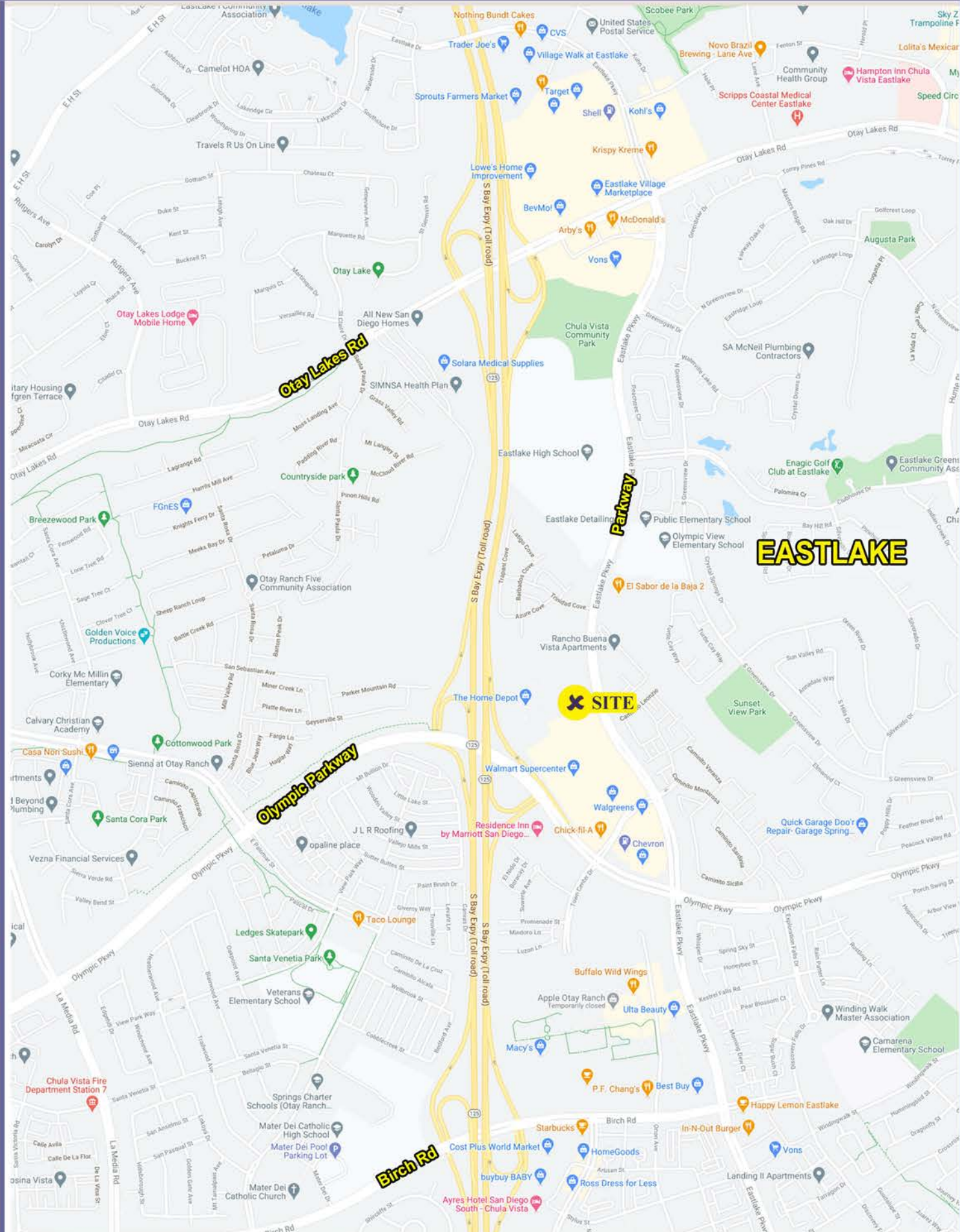
# County Map



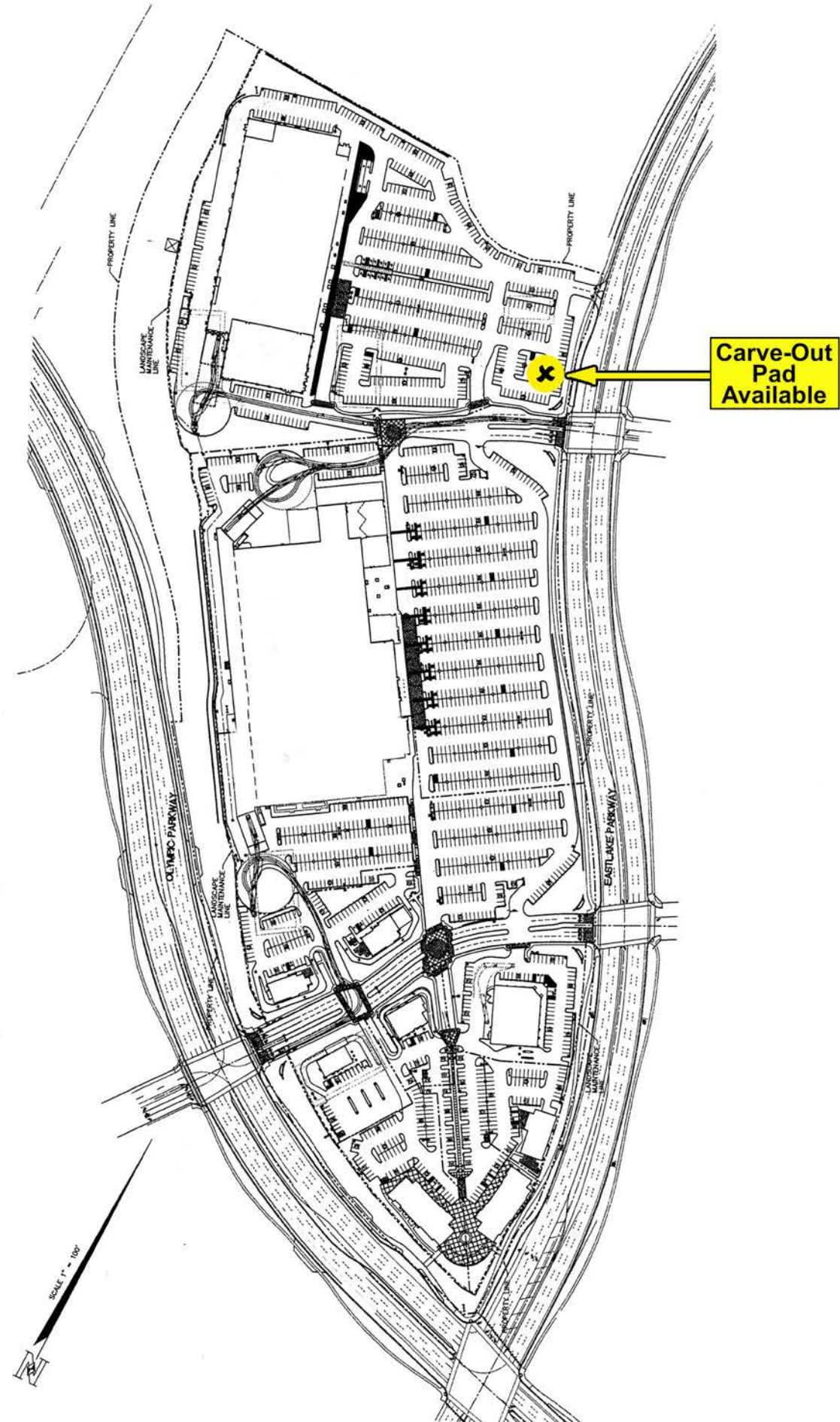
# Trade Area Aerial



# Trade Area Map



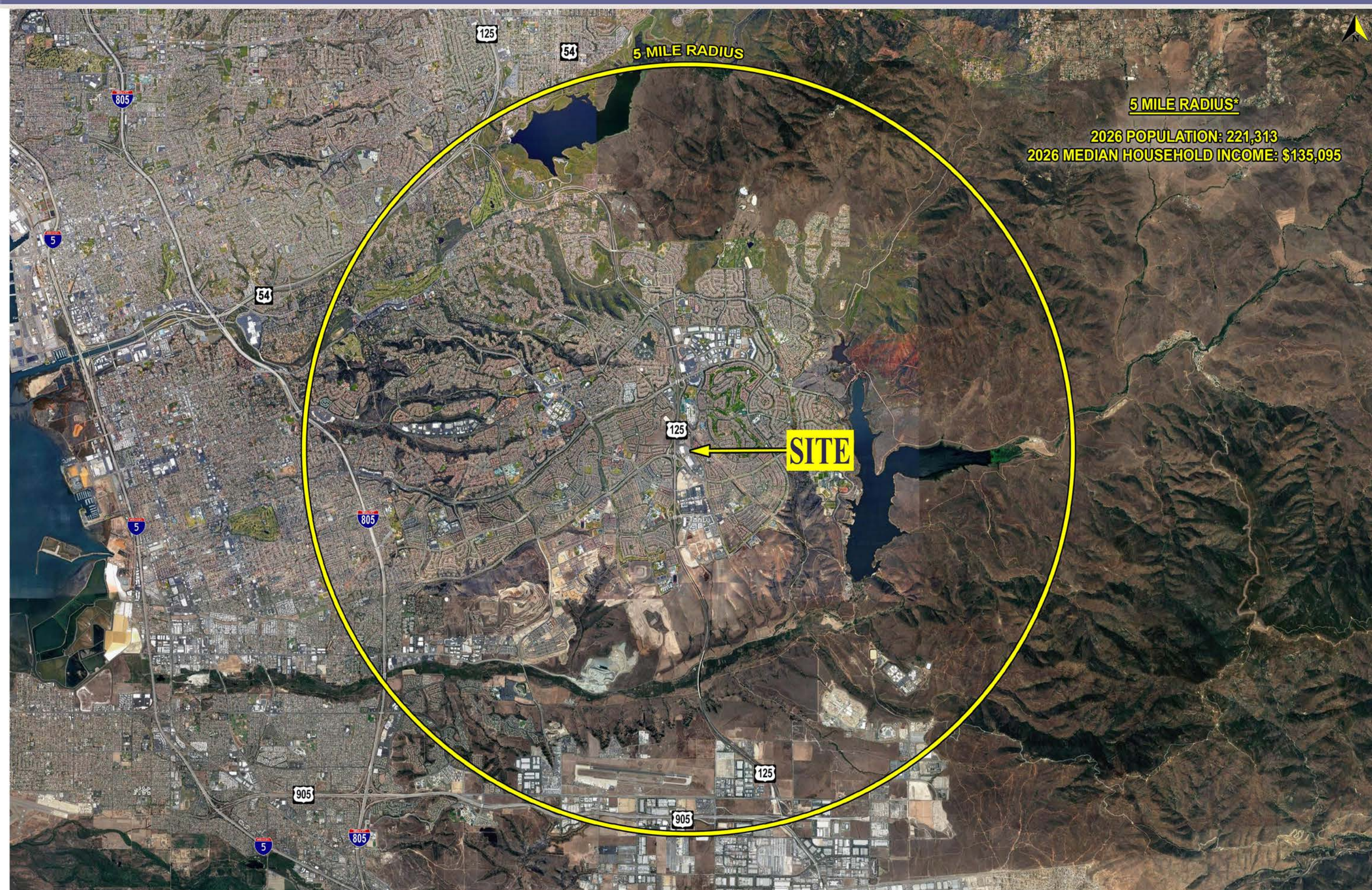
# Site Plan



# Anchors



# Demographics - 5 Mile Radius



# 5 Mile Radius - Demographic Charts

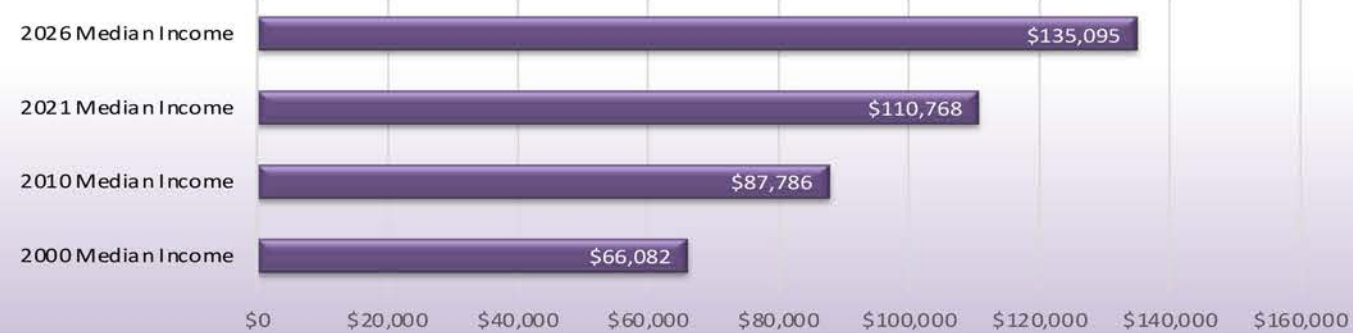
## Population Trend



## Daytime Employment Population



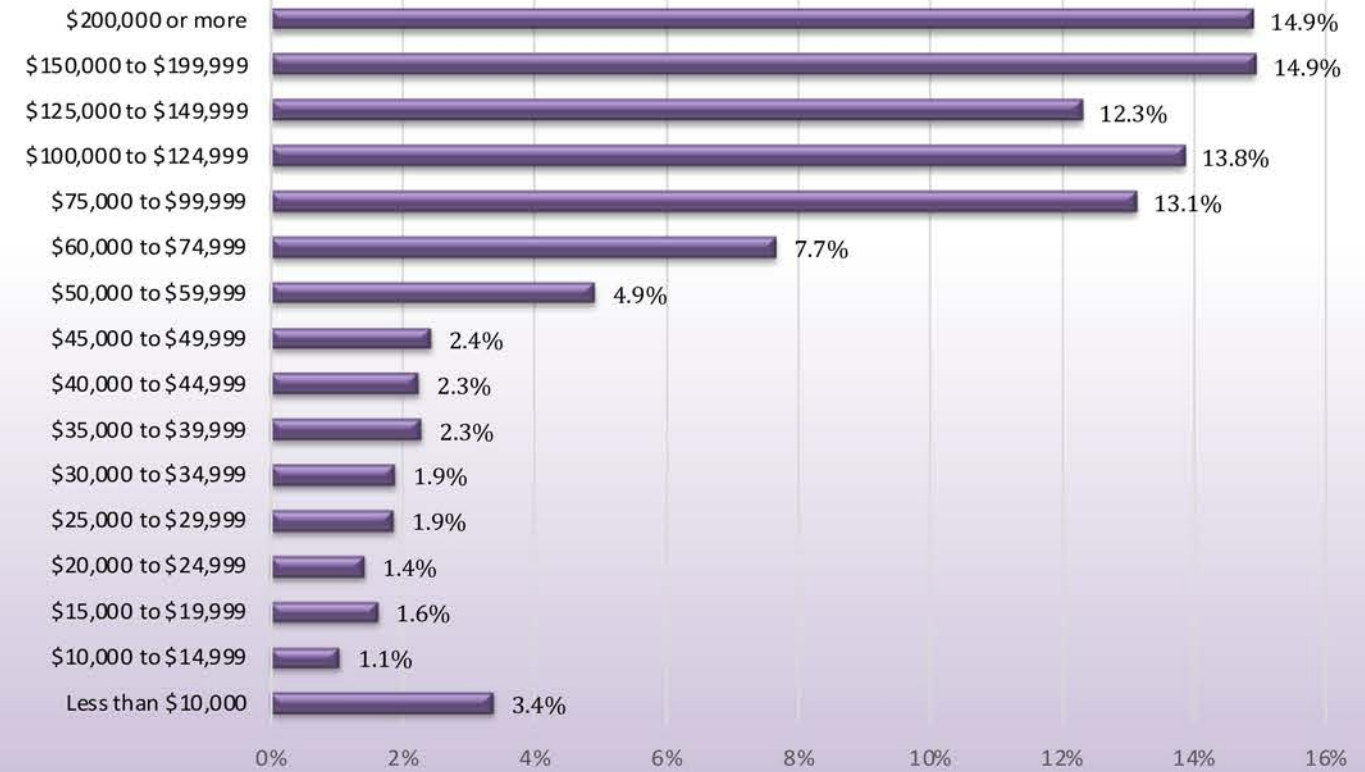
## Median Household Income Trend



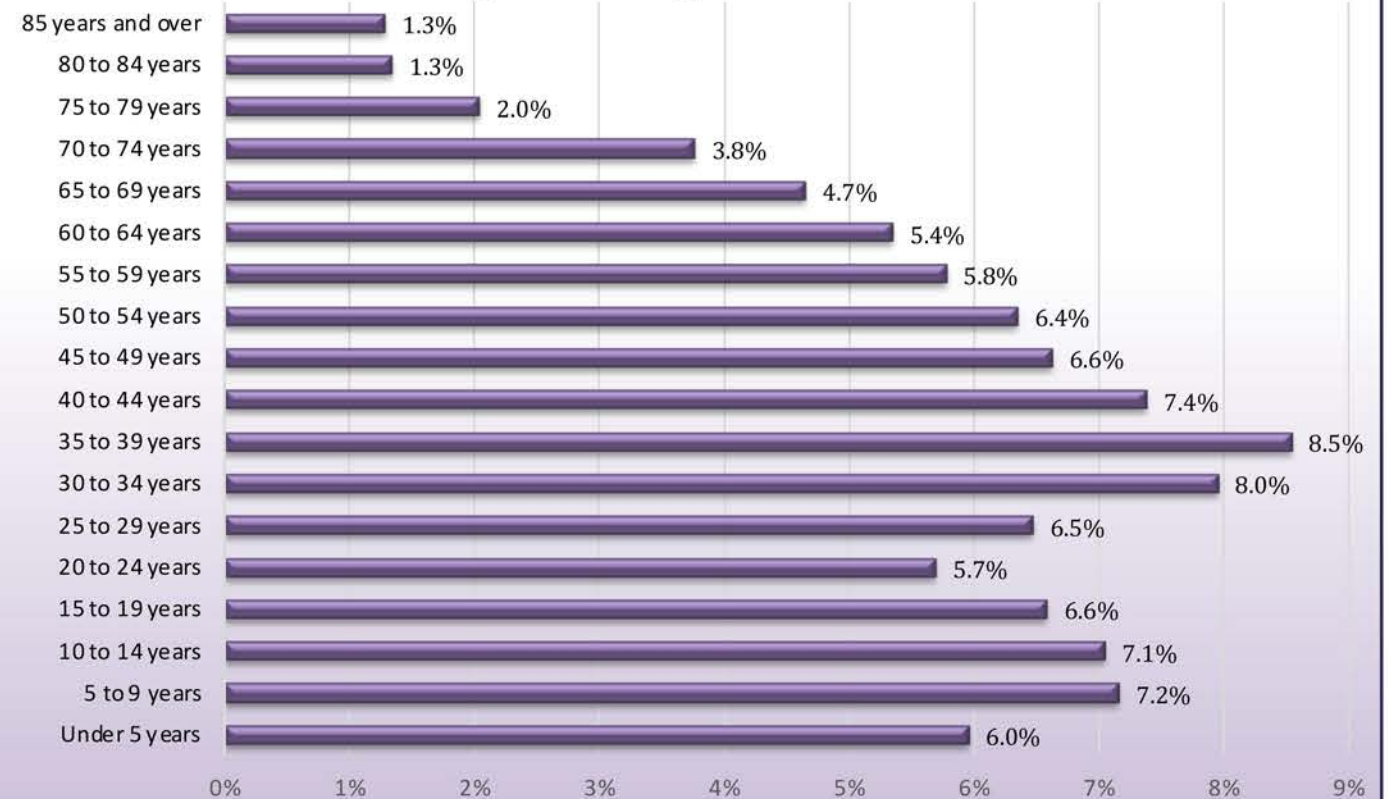
## Per Capita Income Trend



## 2021 Household Income Detail



## 2021 Age of Population Detail



# Demographic Overview

Eastlake and Olympic Parkway Chula Vista, CA	2 mi Ring	3 mi Ring	5 mi Ring
POPULATION OVERVIEW			
Population Trend			
2000 Total Population	22,945	42,472	101,039
2010 Total Population	64,139	98,044	169,813
2021 Total Population	84,143	127,486	204,626
2026 Total Population	93,460	141,205	221,313
Population Change 2000 to 2010	179.5%	130.8%	68.1%
Population Change 2000 to 2021	266.7%	200.2%	102.5%
Population Change 2010 to 2026	45.7%	44.0%	30.3%
Population Change 2021 to 2026	11.1%	10.8%	8.2%
2021 Race and Ethnicity			
White alone	44.7%	45.1%	47.6%
Black or African American alone	6.1%	6.2%	6.3%
Asian alone	25.8%	26.0%	21.8%
Other Race	23.4%	22.7%	24.3%
Hispanic or Latino			
Hispanic	50.0%	48.3%	50.7%
Not Hispanic	50.0%	51.7%	49.3%
2021 Age			
Median Age	35.1	35.9	36.8
19 and Under			
20 to 29	30.2%	29.0%	26.8%
30 to 39	11.4%	11.5%	12.2%
40 to 49	17.6%	16.9%	16.5%
50 to 64	14.7%	14.5%	14.0%
65 and Over	15.4%	16.4%	17.5%
2021 Occupation			
Civilian employed population 16 years and over	38,427	59,138	91,802
White collar	71.8%	71.0%	68.5%
Blue collar	28.2%	29.0%	31.5%
2021 Educational Attainment			
Population 25 years and over	54,038	83,343	138,219
No High School Diploma	8.0%	8.2%	11.0%
High school graduate, GED, or alternative	14.9%	14.8%	17.7%
College No Degree	24.0%	24.0%	24.4%
College or Advanced Degree	53.2%	53.0%	46.9%
2021 Marital Status			
Population 15 years and over	64,792	99,536	163,350
Married	56.3%	56.5%	54.3%
Not Married	43.7%	43.5%	45.7%

	2 mi Ring	3 mi Ring	5 mi Ring
HOUSEHOLD OVERVIEW			
Household Trend			
2000 Households	7,175	13,012	28,746
2010 Households	19,161	28,772	48,104
2021 Households	23,883	35,748	55,904
2026 Households	26,073	38,957	59,550
Household Change 2000 to 2010	167.1%	121.1%	67.3%
Household Change 2000 to 2021	232.9%	174.7%	94.5%
Household Change 2010 to 2026	36.1%	35.4%	23.8%
Household Change 2021 to 2026	9.2%	9.0%	6.5%
2021 Household Size			
Average Household Size	3.6	3.5	3.5
Household Income Trend			
2000 Median Income	\$69,195	\$69,514	\$66,082
2010 Median Income	\$92,305	\$92,727	\$87,786
2021 Median Income	\$117,041	\$118,435	\$110,768
2026 Median Income	\$143,797	\$144,663	\$135,095
Median Income Change 2000 to 2010	33.4%	33.4%	32.8%
Median Income Change 2000 to 2021	69.1%	70.4%	67.6%
Median Income Change 2010 to 2026	55.8%	56.0%	53.9%
Median Income Change 2021 to 2026	22.9%	22.1%	22.0%
2021 Household Income			
up to \$24,999	6.4%	6.8%	7.5%
\$25,000 to \$49,999	10.4%	9.3%	10.8%
\$50,000 to \$74,999	11.0%	10.8%	12.6%
\$75,000 to \$124,999	26.4%	26.7%	27.0%
\$125,000 to \$199,999	29.2%	29.5%	27.2%
\$200,000 or more	16.6%	16.8%	14.9%
HOUSING UNITS OVERVIEW			
2021 Home Value			
Median Home Value	\$545,714.70	\$556,297.50	\$546,758.00
Average Home Value	\$552,690.20	\$569,930.10	\$563,978.10
2021 Occupancy			
Households	23,883	35,748	55,904
Owner Occupied	73.6%	74.5%	73.2%
Renter Occupied	26.4%	25.5%	26.8%
Occupancy by Number of Units			
1 Unit, Detached	62.8%	64.6%	67.1%
1 Unit, Attached	20.5%	19.3%	15.8%
2 to 9	7.5%	6.9%	7.2%
10 to 49	4.3%	4.3%	5.1%
50 or more Units	3.9%	4.1%	4.3%
Mobile Home	1.0%	.8%	.6%
Boat, RV, Van, etc.	.0%	.0%	.0%

