



THE
Avalyn

LEASING OFFICE

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JUST LEASED:
POLISH & POUR

RESTAURANT / RETAIL
SPACE AVAILABLE





Millenia, Chula Vista

Millenia is a master planned, 210-acre mixed-use development that exemplifies the modern shift towards a LIVE, WORK, PLAY environment. Situated just east of SR-125 & south of Birch Rd, Millenia is well positioned within the rapidly growing Otay Ranch community. Millenia offers a carefully curated mix of commercial, residential, hospitality, and civic offerings that has transformed Millenia into

SAN DIEGO’S NEXT ICONIC URBAN VILLAGE.





PART OF A MIXED-USE COMMERCIAL DEVELOPMENT

512,000 SF MIXED-USE PROJECT
16,000 SF OF RETAIL
FULLY LEASED 480 MARKET-RATE LUXURY APARTMENTS



Completed in 2024, The Avalyn is a 512,000-square-foot mixed-use project featuring approximately 16,000 square feet of retail/restaurant space to amenitize the 480 market-rate luxury apartments. Community amenities include a resort-style pool and spa, clubhouse, community kitchen, community co-working spaces, fitness center, two dog run areas, two rooftop decks, bocce ball court, bike maintenance and storage, a speakeasy, live music studio, a pickleball court, and community green areas.

Site Plan

SUITES	SF	TENANT
B-3 SUITE 100	2,636 SF	AVAILABLE
B-4 SUITE 101	1,238 SF	AVAILABLE
B-5 SUITE 101	1,238 SF	AVAILABLE

USES: RESTAURANT | MEDICAL | FITNESS

- Enclosed Patios
- Grease interceptors
- High Ceilings (17-20 Ft)
- Ventilation Shafts



SUITES	SF	TENANT
B-3 SUITE 101	1,251 SF	AVAILABLE

USES: BEAUTY | SERVICES

- Street Exposure
- Grease interceptors
- High Ceilings (17-20 Ft)

Available Spaces

B-3 SUITE 100 | 2,636 SF



B-3 SUITE 101 | 1,251 SF

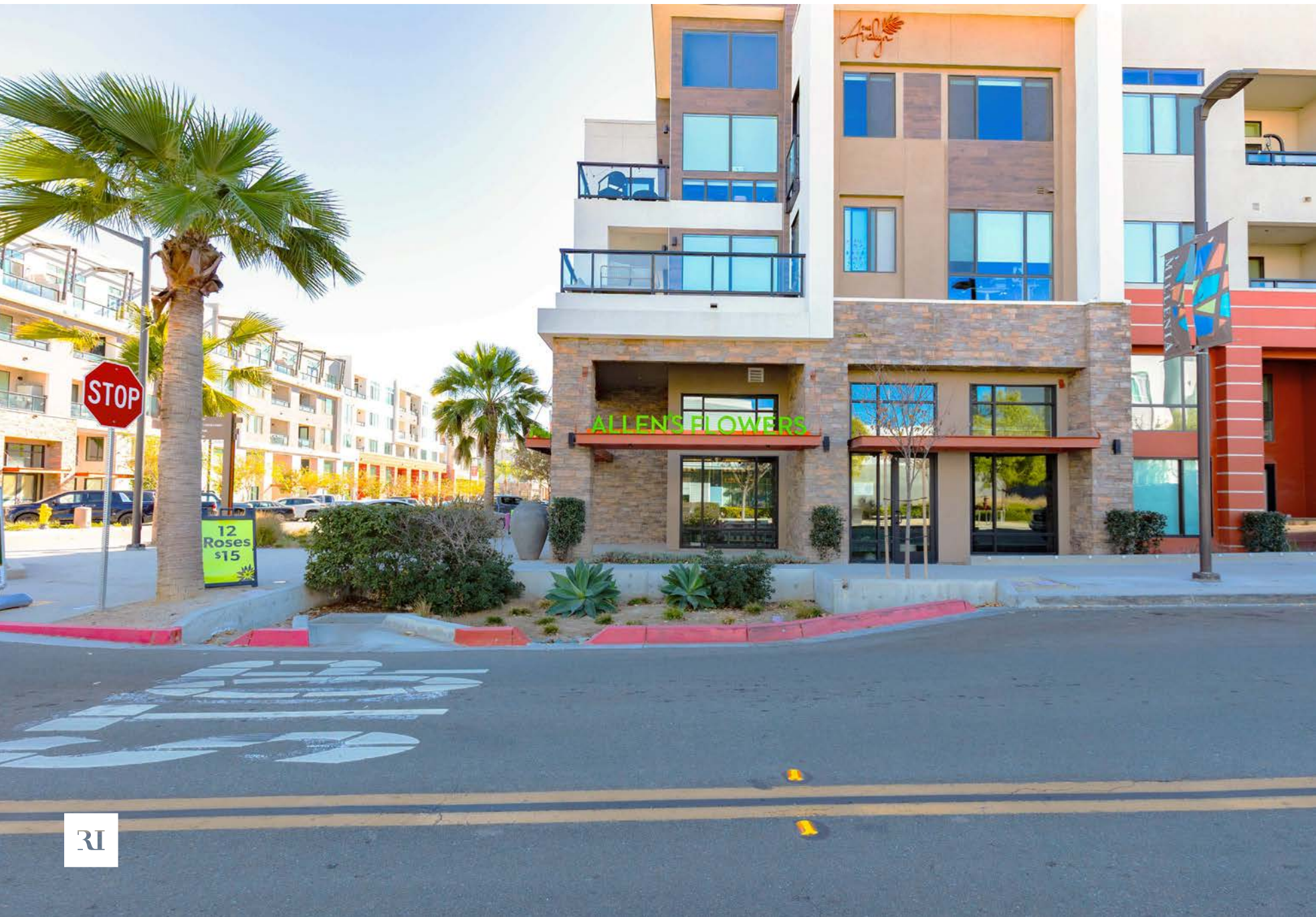


B-4 SUITE 101 | 1,238 SF

B-5 SUITE 101 | 1,238 SF



Current Retail



Aerial Map

Millenia Total Expected Unit Count / Product Types:

RESIDENTIAL

- 1,315 Market rate rental units
- 950 for-sale residential units in various formats and product types – 885 occupied or under construction
- 410 affordable rental units – split between senior and family units (210 existing)

COMMERCIAL

- 43-acres of commercial land
- Existing 135 room hotel
- Existing 13-acre, 125,000 sf retail center
- 26-acres of employment land, inclusive of an approved office project of 325,000 sf

CIVIC

- Six parks totaling 130-acres (four are completed; one under construction and the final park is in preliminary design)
- Multiple award-winning City fire station open and operating
- Planned 6.5 acre elementary school
- Existing pedestrian bridge over Eastlake Parkway – part of the City's Regional Trail network



ELEMENT EZ
BY SHEA HOMES
(SOLD OUT)

SKYLAR
BY KB HOMES
(SOLD OUT)

EVO| METRO | TRIO
BY MERIDIAN
COMMUNITY
(SOLD OUT)

VOLTA & DUETTA
BY CHELSEA
(201 APARTMENTS)

PULSE BY
FAIRFIELD
RESIDENTIAL
(273 UNITS
FOR LEASE)

BOARDWALK
@ MILLENIA
309 UNITS +
6,705 SF RETAIL



LENNAR @ BOULEVARD
(SOLD OUT)

ALEXAN RIVUE
253 URBAN STYLE
APARTMENTS

VIBE @ MILLENIA
BY LENNAR

CITY OF CHULA VISTA
MILLENIA LIBRARY

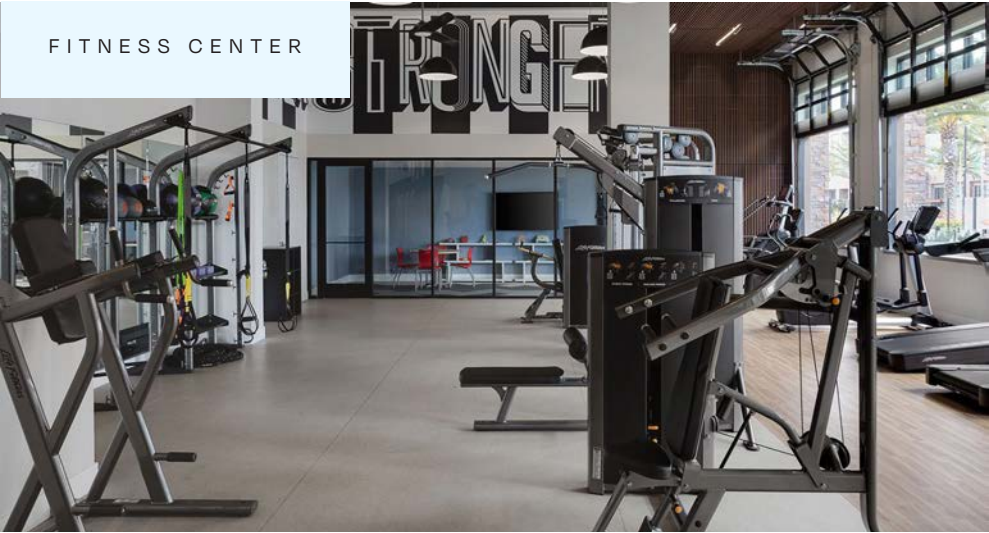
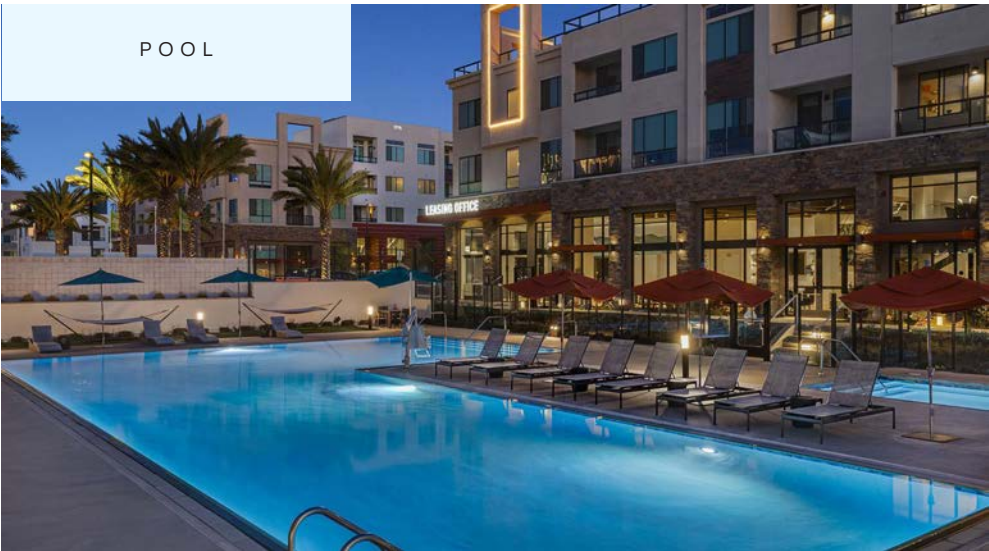
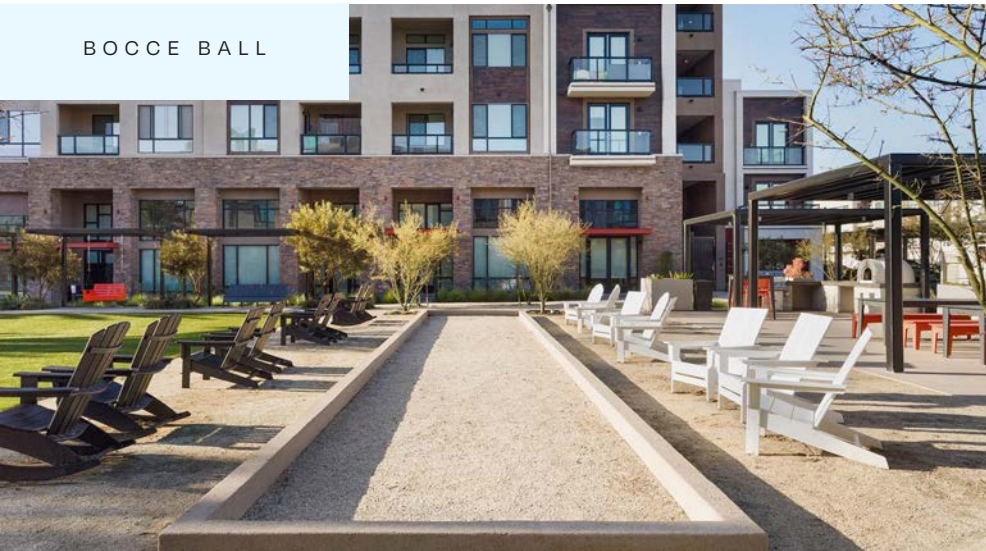
- 168,000 SF building
- Building core/shell/site completed July 2025
- Currently building out tenant improvements for the following tenants:

- 1. City of Chula Vista Library:** ground floor and entire 1st floor, estimated completion early 2026
- 2. SDSU School of Nursing & Global Studies:** lower level, est. completion early summer 2026
- 3. Sweetwater Unified Launch Virtual Academy:** lower level, est. completion early summer 2026
- 4. Chula Vista Entertainment Complex:** entire 3rd and 4th floors, est. completion 1st quarter 2027

MILLENIA COMMONS

OTAY RANCH TOWN CENTER

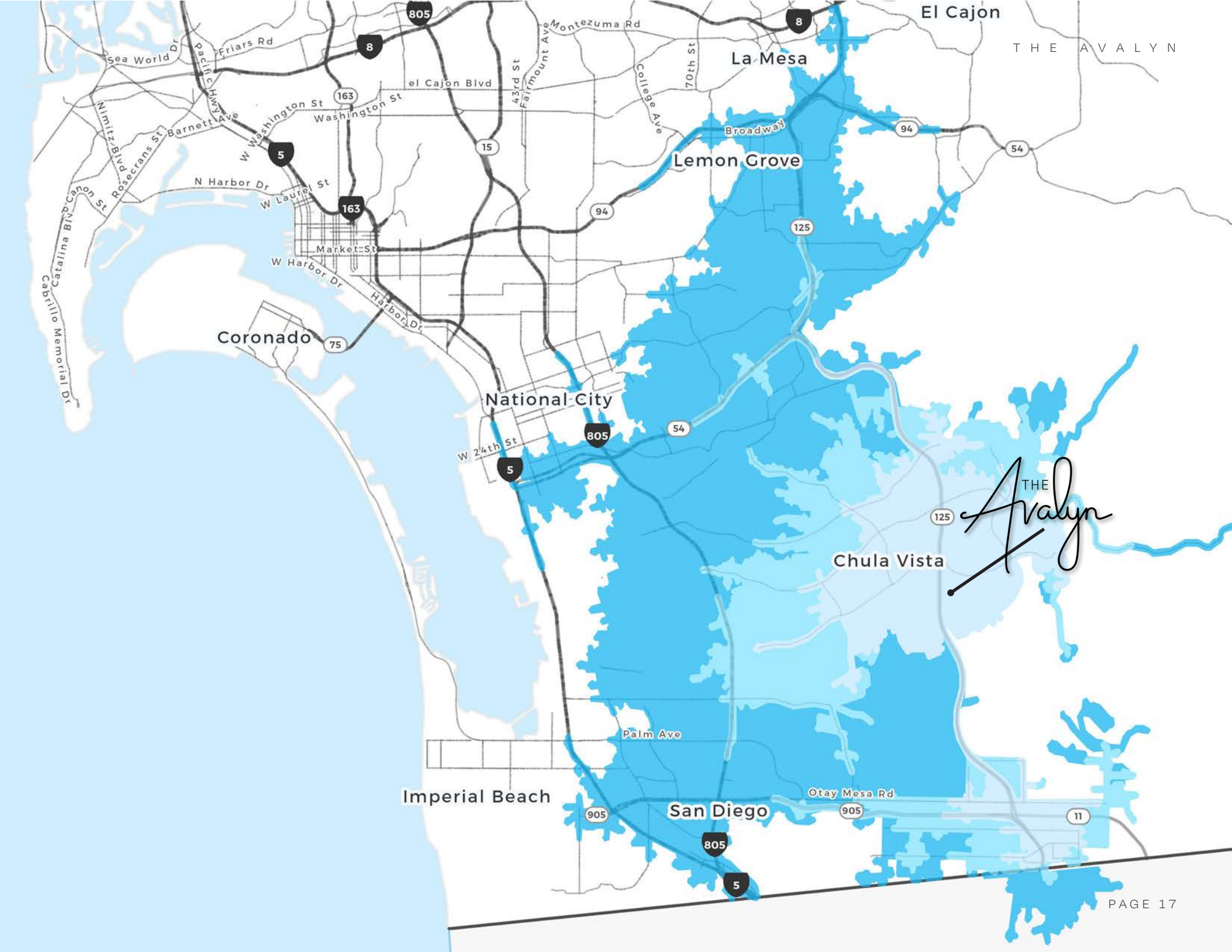
Lifestyle



2024 Demographics

	1 MILE	3 MILES	5 MILES
Total Population	22,067	114,713	211,046
Total Households	6,779	33,362	61,156
Average Household Income	\$164,803	\$166,836	\$158,564
Daytime Population	14,899	79,032	161,175
Median Age	34.4	36.2	37.2

	7 MINUTES	10 MINUTES	15 MINUTES
Total Population	53,372	105,066	334,298
Total Households	16,104	31,583	99,006
Average Household Income	\$162,690	\$167,815	\$141,047
Daytime Population	36,723	74,345	246,293
Median Age	34.7	36.0	37.5



THE Avalyn



Brian G. Pyke

858.324.6103
bpyke@riretail.com
LIC #01506790

Connor Stevens

858.369.6458
cstevens@riretail.com
LIC #02016996



RETAIL INSITE

405 S. Highway 101, #150, Solana Beach, CA 92075
Lic #01206760