



Retail that resonates



NewMark Merrill
COMPANIES



805 & EAST H STREET

Located at the Southeast corner of I-805 and East H St. • Chula Vista, CA
www.terranovaplaza.com



Major Retailers:

Marshalls

Smart & Final *extra!*

DICK'S SPORTING GOODS

Great Clips® IT'S GONNA BE GREAT

petco

CVS pharmacy

BIG 5 SPORTING GOODS

FedEx Office

hearX

SUBWAY

EINSTEIN BROS. BAGELS

R&B TEA

A Masterful Mix

Over 40 Tenants also including:

Mattress Firm, San Diego Blood Bank, European Wax Center, Taco Bell, Jack in the Box, Honey Baked Ham, Chase Bank, Carter's



1-2 pm
Busiest Time
of Day



51 min.
Avg. Length
of Visit





#	TENANT	SF
208	HearX	900
209	Busy Bees Locks and Keys	863
210	San Diego Blood Bank	2,638
211	D'lish Pizza	3,488
213	California Coast Credit Union	4,579
214	Great Clips	900
215	Fairlane Cleaners	1,087
215A	White Dragon	3,490
601	AVAILABLE	900
602-603	Cabrillo Credit Union	1,800
604	Knockout Chicken	1,853
701	Leslie's Pools	3,025
701A	Total Wellness Health Center	675
702	Honey Baked Ham	2,395
703	Happy Head Foot Reflexology	3,285
704	Carter's	5,229
901	Petco	8,550
901A	Verizon Wireless	1,675
1	Dick's Sporting Goods	
3	CVS Pharmacy	
4	Big 5 Sporting Goods	
5	Smart & Final Extra	
8	Marshall's	
11	McMillin Property Mgmnt.	
12	JP Morgan Chase Bank	
13	Taco Bell	
15	Mission Federal Credit Union	
16	Terra Nova Fuels	
18	Jack in the Box	



310,000

SF OF RETAIL SPACE

#	TENANT	SF
1001/2	BeMobile	1,650
1004	Belle Image Salon	1,710
1005	European Wax Center	1,676
1401	Nutrition Zone	987
1402/3	AVAILABLE 10/1/2025	1,888
1404/7	FedEx Kinko's	4,436
1409	Maroon DDS PC INC	1,796

#	TENANT	SF
1701	Einstein Bros. Bagels	1,050
1702	Crumbl Cookies	1,276
1703	Los Panchos Taco Shop	1,383
1704/5	Caffe Tazza	1,818
1706	Postal Annex +	909
1707	Subway	909
1708	Pack & Bienes Vision Care Co.	909

#	TENANT	SF
1709	Robeks	849
1710	R & B Tea	943
201	AVAILABLE	2,907
202	Rady Children's Hospital	3,090
203	Performance Plus Physical Therapy	2,250
204/5	Mattress Firm	3,454
207	China China	3,693

For Leasing Information
please contact:

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★ macy's

JCPenney



T-Mobile



In the vicinity

Major Employers

- Qualcomm
- UC San Diego
- Illumina
- U.S. Marine Corps
- General Atomics
- U.S. Navy
- Intuit
- Salk Institute
- Service Now
- San Diego State University

Trade Area Population

415,387

Daytime Population

154,552

Employee Population

50,866



4,943,122 Annual Visits



82nd & 92th percentiles

for California and US Shopping Center Traffic

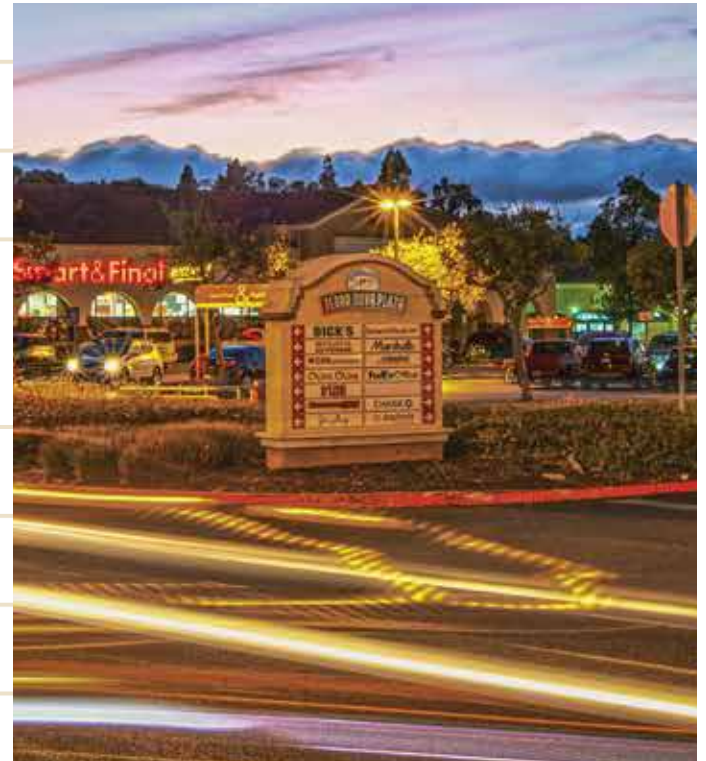


Dynamic Location

261,000 VPD Traffic Count



6 Monument Signs



Demographics

1 MILE 2 MILE 3 MILE

POPULATION

2025 Population 14,222 72,759 195,650

HOUSEHOLDS

2025 Households 4,742 23,674 62,745

HOUSEHOLD INCOME

2025 Average Household Income \$138,664 \$126,295 \$115,623

2025 Per Capita Income \$46,054 \$41,089 \$37,125

HOUSING UNITS

2025 Housing Units 3,225 13,713 32,410

AGE

2025 Median Age 40.6 39.6 38.1





When you love shopping centers, it shows.

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