

# EASTLAKE VILLAGE CENTER

## BUILDING 1 (2260 Otay Lakes Rd) - 20,864 sf

- 101 Dunkin 1,732 sf
- 102 Vacant 1,200 sf
- 103 Pansang's Filipino Cuisine 1,248 sf
- 104 Panda Chef 1,248 sf
- 105 L&L Hawaiian BBQ 1,792 sf
- 106 45 Fitness 1,953 sf
- 107 VIP Nails & Spa 968 sf
- 108 Flame Broiler 1,224 sf
- 109 Baskin Robbins 982 sf
- 110 Samuel Hayatt, DMD 1,224 sf
- 111 Optometry EastLake Vision 968 sf
- 112 Arya Cleaner 2,039 sf
- 113-115 Veterinarian - Dr. Bischel 4,286 sf

## BUILDING 2 - (2250 Otay Lakes Rd) - 66,398 sf

Vons - 66,398 sf

## Building 3 (2240 Otay Lakes Rd) - 18,095 sf

- 301 Studio MG Salon 1,205 sf
- 302 Crumbl Cookies 1,823 sf
- 303 Denki's Boba (Proposed) 1,823 sf
- 304-305 Citibank 2,450 sf
- 306-307 Realty Executives 2,537 sf

## Building 4 (2230 Otay Lakes Road) - 20,173 sf

Proposed Total Wine & More 20,173 sf

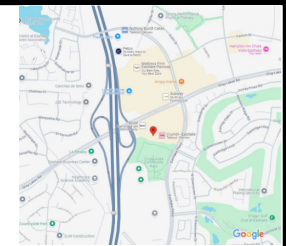
## Building 5 (2220 Otay Lakes Rd) - 8,257 sf

- 501 Goodwill Bookstore 1,925 sf
- 502 Postal Annex 1,188 sf
- 503 HearUSA 1,120 sf
- 504 H&R Block 1,330 sf
- 505-506 Papagayos Grill 2,694 sf

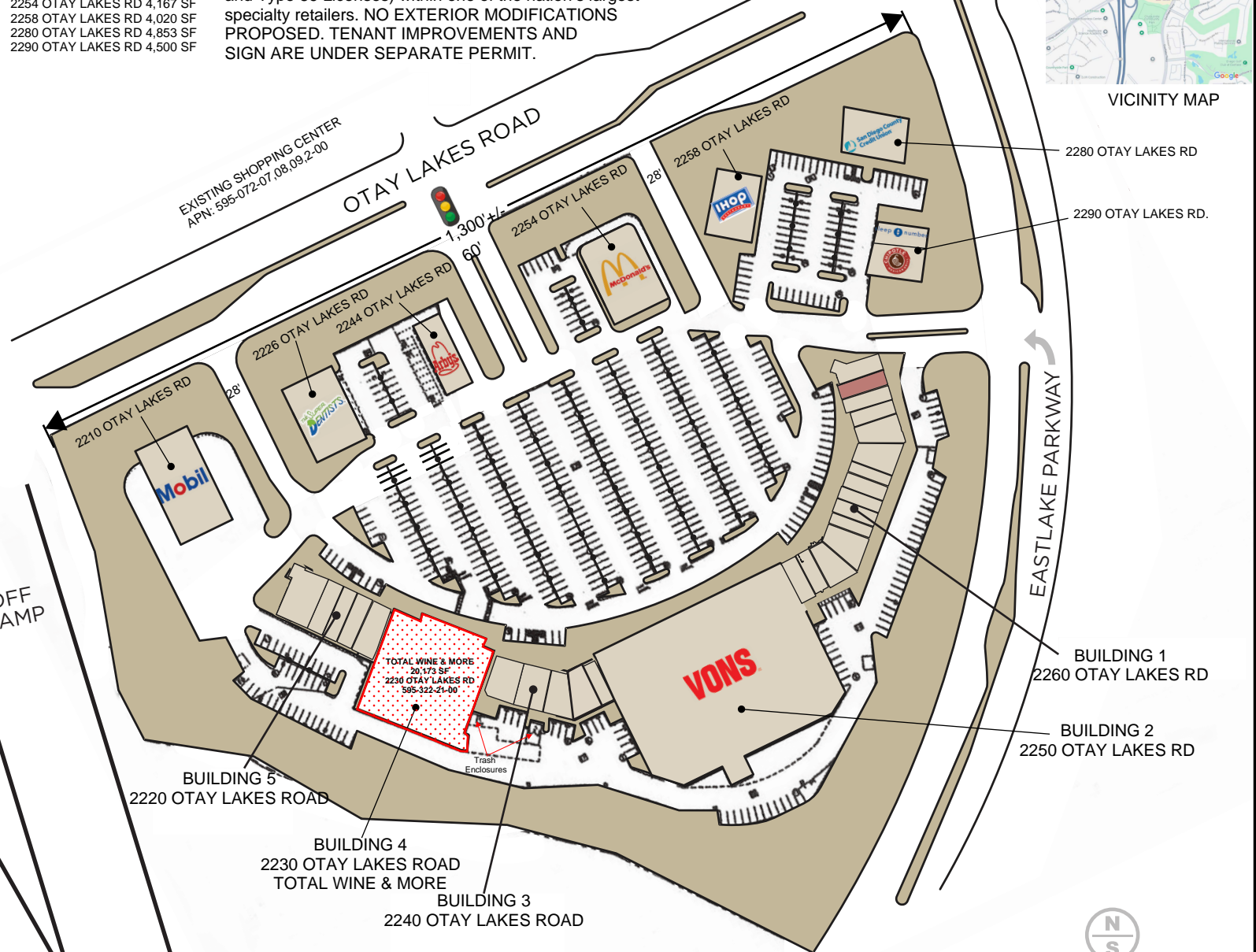
- 2210 OTAY LAKES RD 2,970 SF
- 2226 OTAY LAKES RD 4,900 SF
- 2244 OTAY LAKES RD 2,970 SF
- 2254 OTAY LAKES RD 4,167 SF
- 2258 OTAY LAKES RD 4,020 SF
- 2280 OTAY LAKES RD 4,853 SF
- 2290 OTAY LAKES RD 4,500 SF

### Scope of Work/Proposed Use:

Finding of public convenience or necessity and permit to sell beer, wine, and distilled spirits for off-site consumption (ABC Type 21 License) and operate 3 separate tasting/education areas (ABC Type 42 and Type 86 Licenses) within one of the nation's largest specialty retailers. NO EXTERIOR MODIFICATIONS PROPOSED. TENANT IMPROVEMENTS AND SIGN ARE UNDER SEPARATE PERMIT.



VICINITY MAP



Zoning: VC - Eastlake II Planned Community  
 APN: 595-322-21-00  
 Legal Description: Parcel 1 of PM 17456  
 Parcel Size: 3.35 Acres  
 Building Size: 20,173

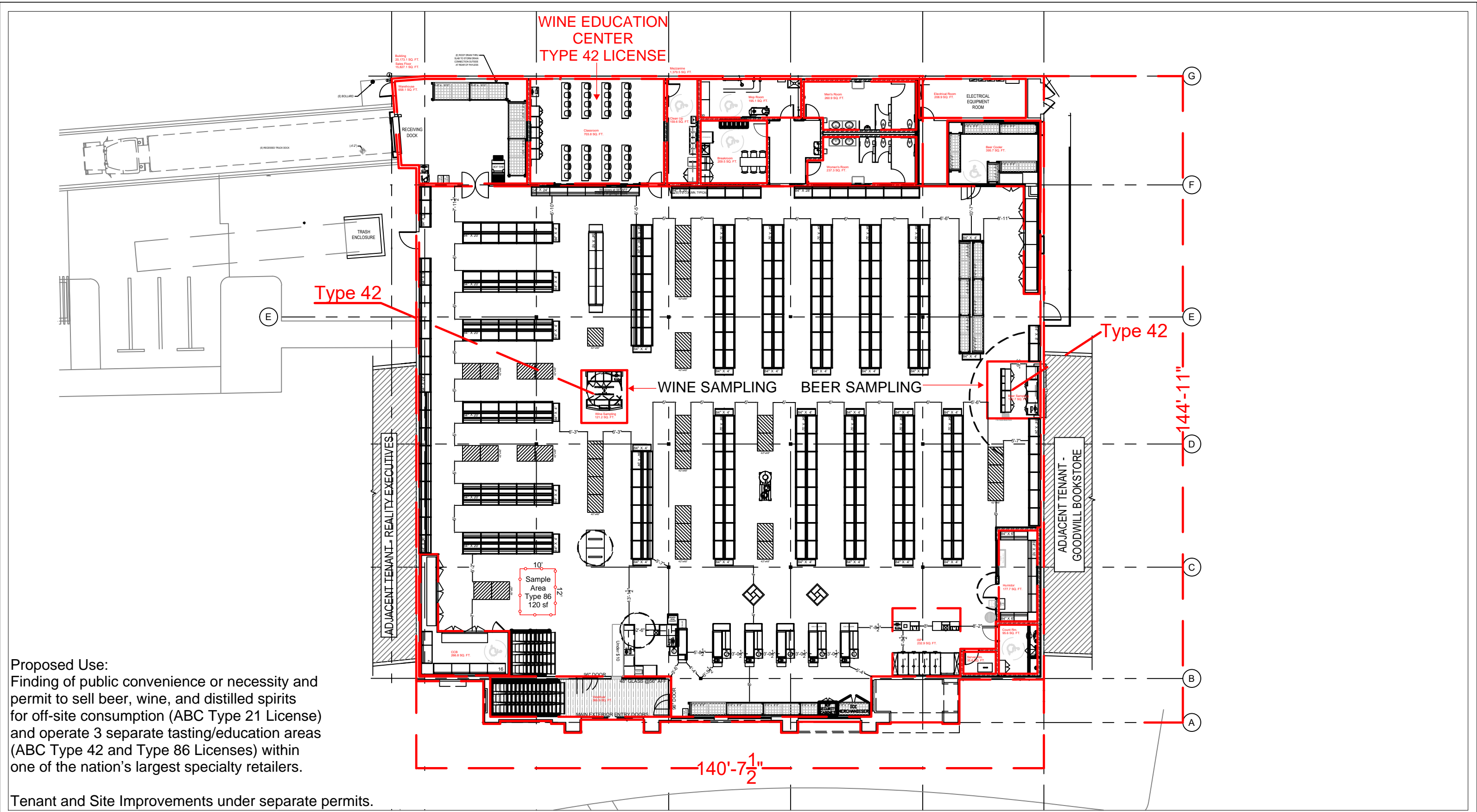
Eastlake Village Center Parking: 689 shared

EXHIBIT PREPARED BY RAWLINGS CONSULTING

For reference only. Not to scale

**PROPERTY OWNER:**  
 South WEC 98G-3, LLC  
 c/o Craig Realty Company, LLC  
 5890 Kalamazoo Ave SE  
 Grand Rapids, MI 49508

**SITE PLAN - CUP24-0022**  
 Total Wine & More  
 2230 Otay Lakes Rd.  
 Chula Vista, CA



Proposed Use:  
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Tenant and Site Improvements under separate permits.

General Building Information		Type 21 Info		Type 42 Info		Type 86 Info	
Building	20,173.1 SQ. FT.	Classroom	703.78 SQ. FT.			120 SQ. FT	
Salesfloor	15,827.1 SQ. FT.	Wine Sample	121.25 SQ. FT.				
Warehouse	658.1 SQ. FT.	Beer Sample	152.67 SQ. FT.				
Mezzanine	1,379.5 SQ. FT.	Total Sample	977.70 SQ. FT.				

**FLOOR PLAN**  
 2230 OTAY LAKES ROAD  
 CHULA VISTA, CA

Address:	2230 Otay Lakes Road
Modified By:	KBerkheiser
Modified On:	9/20/24

Plan Type:	Legal
Store #:	1148
City:	CHULA VISTA
State:	CA

