

DOWNTOWN SAN DIEGO

H STREET (43,000 VPD) 805 FREEWAY (214,000 VPD)



Terra Nova Plaza

Chula Vista, CA

OPPORTUNITY TO ACQUIRE A DICK'S SPORTING GOODS AND FLOOR & DECOR WITHIN A TOP PERFORMING GROCERY-ANCHORED REGIONAL SHOPPING CENTER



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Investment Overview

JLL has been exclusively retained by Ownership to offer qualified investors the opportunity to acquire a portion of Terra Nova Plaza (the "Property"), a 96,114 square foot asset within a premier ±301,000 SF regional shopping center in Chula Vista, CA. The Property is optimally positioned directly off the I-805 Freeway and H Street, benefiting from exceptional exposure to 257,000 vehicles per day. The offering features a fully stabilized asset that is 100% leased to two investment-grade tenants, Dick's Sporting Goods boosting annual sales of \$13.4B in 2025, alongside Floor & Décor with \$4.69B in 2025 annual sales, providing investors with reliable in-place cash flow and long-term value in a high-traffic, sought-after retail corridor.

Co-Tenants Include:



Property Summary

Address
390 E H St,
Chula Vista, CA 91910

GLA
96,114 SF

Occupancy
100%

In-Place NOI
\$1,982,171

WALT
9.3 Years

Year Built:
1986

Site Area
8.34 Acres

Tenants
DICK'S **FLOOR & DECOR**



DEMOGRAPHICS	1-Mile	3-Mile	5-Mile
Population			
2025 Population	19,439	189,132	468,631
2030 Population Projection	19,578	188,232	470,299
Households			
2025 Average Household Income	\$131,603	\$108,623	\$116,605
2030 Household Income Projection	\$150,896	\$139,648	\$140,426
5 Yr Projected Growth	12.79%	22.22%	16.96%
Housing			
2025 Average Home Value	\$808,900	\$737,751	\$767,136
2030 Average Home Value Projection	\$878,698	\$829,011	\$834,839
5 Yr Projected Growth	7.94%	11.01%	8.11%

Investment Highlights



Opportunity to Acquire a 100% Leased Anchor Building Within A High-Performing Grocery Anchored Center

The Property is 100% leased, presenting investors with a unique opportunity to acquire a stabilized asset with reliable cash flow, anchored by two nationally recognized tenants: Dick's Sporting Goods and Floor & Décor. Dick's Sporting Goods, a Fortune 500 company ranked #318, is complemented by Floor & Décor, a top-tier home improvement retailer that reported \$4.69 billion in net sales for FY2025 and is experiencing rapid nationwide expansion. It sits in a prime location within a Grocery anchored center with premier co-tenants such as Smart & Final, CVS, Marshall's, Chase, Taco Bell, Jack In the Box and Shell.



Affluent Trade Area With Blooming Suburban Daytime Population

Chula Vista is home to over 285,852 residents with average household incomes exceeding \$136,393. The long-term trend of working from home paired with the strong daytime population in the area provides the Property with a broadened customer base that will increase tenant sales.



Strong Sales & Tenant Demand

Dick's Sporting Goods at Terra Nova Plaza, generates \$370 PSF in sales making it a strong store for the chain as evidenced by their recent 5-year lease renewal. Floor N Decor recently signed a 15-year lease with no landlord contribution, providing long-term upside and demonstrating the strong tenant demand at the property.



Investment Highlights



Premier Retail Location Serving the Affluent Portion of Chula Vista

Located on the "going home" side of H Street and serving the affluent Chula Vista communities of Terra Nova & Rancho Del Rey makes the Property the most visible and convenient daily needs shopping center in the submarket.



Rare 805 Freeway Intersection with Strong Traffic Counts

Located at the intersection of H Street (over 52,000 cars per day) and Interstate 805 (over 258,000 cars per day) for a total of over 310,000 cars passing the site daily. The Property also has a rare and coveted north and southbound freeway access and intersects with several other major freeways, including I-5, I-8, and SR-94.



Best Of The Best Cross-Shopping Tenancy Mix

Terra Nova is prominently located within a larger 301,000 SF regional retail center and benefits from an elite roster of adjacent tenancy that includes Smart & Final, CVS, Big 5 and Marshalls. The larger center brings in over 5.3 Million total visits annually per Placer.ai.





Drive Times

Drive Time Analysis			
1	San Diego International Airport	3 Miles	6 Mins
2	Downtown San Diego	3 Miles	9 Mins
3	University of San Diego	5.6 Miles	10 Mins
4	University of California San Diego	10.7 Miles	12 Mins
5	San Diego State University	11.6 Miles	14 Mins
6	Coronado Island	14 Miles	16 Mins



Site Plan



Tenant Roster

TENANT	SF	% of GLA	Lease Start	Lease End	RENT PSF
Dick's Sporting Goods	44,477	46.30%	Oct-99	Feb-32	\$25.41
Floor & Décor	51,637	53.70%	Jun-25	Jun-40	\$16.05
Total Leased GLA	96,114	100%	WALT	9.3 Years	\$20.38
Total Building Area	96,114	100%	-	-	-



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