

# Community Information

---

## Otay Ranch







## Otay Ranch

Welcome to Otay Ranch, a pedestrian-friendly 5,300-acre planned community. Since its opening in 1999, Otay Ranch has been San Diego County's top selling planned community, quarter after quarter.

After a ten year planning process, it took just a few short years for Otay Ranch to grow into a vibrant community that combines the best of old-style neighborhoods with the latest in community design. Today, residents are enjoying the community's pedestrian parks, strolling and biking along the extensive network of trails, paseos, and promenade streets, and meeting friends and neighbors at Heritage Towne Center.

Planned within a pedestrian-oriented community, our parks, paseos and promenade streets have been designed to encourage outside activity and neighborly interaction. Below is a brief overview of the many amenities that contribute to the small-town character of Otay Ranch. We look forward to your visit.

**Driving Directions:** From San Diego, take I-805 South to Olympic Parkway. Drive east for about three miles. Turn right on La Media Road. Our New Homes Center is at the end of the second block, on the corner of Birch and La Media Road.



## Amenities

**Parks:** Many residents can walk to nearby private pedestrian parks offering amenities such as tot lots, picnic areas and grassy fields within close proximity of their home. Owned and managed by the village's Homeowners Association, they are perfect for birthday parties and small get-togethers.

City of Chula Vista public parks are also nearby. Heritage Park is a beautiful 10-acre park in the heart of Otay Ranch. Amenities include a 5,900 square-foot community center offering a variety of classes and workshops, an outdoor amphitheater, scenic pond, tot lots, basketball courts and a multi-use lawn area..Harvest Park, a 6.4 acre city park is nearby with ball fields and picnic areas. Santa Venetia Park is a 7.6 acre park in our village of Hillsborough which features a sports field, two basketball courts and an informal skateboard area. Horizon Park in Heritage Hills is scheduled to open this spring, offering 5.3 acres with ball fields, basketball court and a council ring.

**Swim Clubs:** Each village in Otay Ranch has its own private swim club facility, owned and managed by the village's homeowners association. Although different by design, the swim clubs include a Jr. Olympic pool, children's wading pool, restroom facilities and a deck for poolside relaxation.

**Trail Systems:** In Otay Ranch, you will find trail and bike systems that are designed to connect residential areas with the village activity center and other villages within Otay Ranch. As the community grows, these pathways will eventually link to a region-wide trail system and ultimately to a vast 11,375-acre nature preserve, projected to be the largest of its kind in San Diego County.







**Medical Center:** Medical Center: Sharp Rees-Stealy Medical Center is located at 1400 East Palomar Street, in the heart of Otay Ranch. This facility offers a variety of primary and specialty care services including dermatology, family practice, internal medicine, laboratory services, nutrition, obstetrics/gynecology, ophthalmology, optometry, pediatrics, physical therapy/speech therapy, podiatry and radiology services.

An optical store and full-service pharmacy are also offered. The facility is within walking distance for many Otay Ranch residents.

**Community Spirit:** A number of community-wide events have become tradition in Otay Ranch. Hundreds of residents turn out for the community's annual spring Easter Egg Hunt, Otay Ranch Day in the fall and the Tree Lighting Ceremony at Heritage Towne Center that ushers in the holidays. It is traditions like these that define the hometown spirit of Otay Ranch.

**Eateries & Services:** Looking for a gift or nearby childcare? Lots of excitement is happening at Heritage Towne Center with a variety of shops and services now open for your business. Whether you are looking for a quick bite to eat, a gift for a special occasion, childcare options, gourmet pastries or to be pampered at one of the hair or nail salons, Heritage Towne Center is close by. The center also includes an outdoor plaza for community gatherings.



## Otay Ranch Town Center

2015 Birch Road, Suite 500 / Chula Vista, CA 91915  
619.656.9100 / [www.otayranchtowncenter.com](http://www.otayranchtowncenter.com)

Otay Ranch Town Center is the first major shopping and entertainment center to come to the San Diego metropolitan market in more than 20 years. For the South Bay area, it completely redefines the manner in which public gathering spaces blend with fashionable, fun stores, white-table-cloth dining and entertainment.

Visitors walk down urbane, bustling, open-air, shop-lined sidewalks with on-street parking, outdoor cafes and grand fountains. A pet-friendly setting and adjacent doggie park welcome 4-legged visitors, and a centrally located "chalk garden" and popper fountain for children make this destination especially one-of-a-kind. Sophisticated "California heritage" architecture -- with attention to detail -- creates a place that people will revisit to play, gather, linger, shop and be entertained.



## New Homes

Otay Ranch currently offers a selection of new homes in two different areas of our community.

In our village of Hillsborough, a thriving village with a French Country accent, you will find a variety of condominiums, live/work residences and townhomes showcasing beautiful architectural details such as peaked roofs, stone walls, heavy shutters and turrets reminiscent of a French countryside.





Families looking for single-family homes can select from four neighborhoods at Montecito Ridge, an enclave of homes overlooking Wolf Canyon and surrounding Mulberry Park, a private homeowner's park. Homes in Montecito Ridge have taken on the graceful and enduring architectural style of Santa Barbara.

Our newest Village of Monecito offers single family detached condominiums and duplex homes.

Our homebuilders include Pacific Coast Communities, Oakwood Development, Heritage Building & Development, Sunrise Company and Kane Development.

## Village of Hillsborough

### AVALON

OPENING IN AUGUST 2011!

Avalon is an enclave of charming townhomes with new one and two-story floorplans ranging from approximately 1,163 to 1,621 square feet with 2 to 3 bedrooms. Move-ins are currently being planned for the fall. Click [here](#) to download the brochure.



**Plan 1** features one-story living with the garage below and features a open great room, covered patio, a large master suite and a second bedroom.

**Plan 2** features a welcoming front porch and opens to a large great room with a large kitchen, dining area and seating area. The second floor includes two bedrooms and one bathroom in addition to the wonderful master suite and luxurious master bathroom.

**Plan 3** has a gracious front porch that opens to a large great room with a large kitchen, dining area and seating area. The second floor includes two bedrooms and one bathroom in addition to the wonderful master suite and luxurious master bathroom.

### MONET

Monet by Pacific Coast Communities is a unique villa neighborhood nestled in the village of Hillsborough in Otay Ranch. Porches, white picket fences, private courtyards, and French Country architecture highlight these charming new villas as you walk down interior paseos to access your new home. Ranging in size from a 1,000 square foot cozy carriage home to a 1,368 square foot two-story villa, the homes feature two to three bedrooms, two to two-and-one-half baths and one to two-car garages. Garages are accessed by private rear lanes while the front of the home opens onto beautifully landscaped interior paseos accessed from your own private courtyard.

Spacious interiors are casually accented with hints of luxury and comfort too, including tiled entries, large living areas, dining rooms, and spacious master suites with walk-in closets and optional retreats. You can customize your home further with the many options and upgrades available through our Custom Design Center.







Residents of Hillsborough will be able to enjoy Hillsborough Swim Club, a private aquatics facility scheduled to open this spring. In addition to a Jr. Olympic pool and children's wading pool, the 1.5-acre facility is planned to include sand volleyball, back-to-back half basketball courts, two tot lots and a large open turf area.

**Residence One:** 2 Br, 2 Ba, Approx. 1000 sq. ft.

**Residence Two:** 3 Br, 2 1/2 Ba, Approx. 1,362 sq. ft.

**Residence Three:** 3 Br, 2 1/2 Ba, Approx. 1,368 sq. ft.

### VILLAS DE AVILA

Nestled on a rocky hilltop in central Spain lies a town offering breathtaking views, rich history, unmatched architectural details, and the security of being surrounded by a beautiful 88-tower wall that was built in the 11th century... this is Avila.

Designed to capture the timeless spirit of this village, the Villas de Avila transport you to the Spanish countryside, where colorful landscapes embrace architecturally inspired duplexes featuring elegant columns, sheltered balconies and covered porches, Mediterranean tile roof and private courtyards.

#### Villa One (2-story)

Residence 1: 1534 Square Ft / 4 Bedrooms / 2.5 Baths / 2 Car Garage

Residence 3: 1743 Square Ft / 3 Bedrooms / 2.5 Baths / 2 Car Garage

#### Villa Three (2-story)

Residence 2: 1342 Square Ft / 3 Bedrooms / 2.5 Baths / 2 Car Garage

Residence 3: 1743 Square Ft / 3 Bedrooms / 2.5 Baths / 2 Car Garage

#### Villa Four (3-story)

Residence 2: 1830 Square Ft / 4-6 Bedrooms / 3.5 Baths / 2 Car Garage

Residence 3: 2250 Square Ft / 6 Bedrooms / 3.5 Baths / 2 Car Garage



## Montecito Ridge

### CASITAS DE AVILA

Nestled on a rocky hilltop in central Spain lies a town offering breathtaking views, rich history, unmatched architectural details, and the security of being surrounded by a beautiful 88-tower wall that was built in the 11th century... this is Avila.

Inspired by this timeless place, Casitas de Avila carries on the architectural craftsmanship that was put in to place so many years ago ... romantic balconies, shady porches, sculpted stucco and wood details enhance the homes that grace the tree-lined streets. Neighbors and friends gather throughout the day at the community park, to play, talk, share and enjoy the slower pace of life... the timelessness of Casitas de Avila.

#### Residence One:

2 Story / 1648 sq ft / 3 Bedrooms, 2 1/2 Baths / Tandem 2-Car Garage







**Residence Two:** 2 or 3 Story / 1694 or 2198 sq ft / 4 - 7 Bedrooms, 2 ½ - 3 ½ Baths / Tandem 2-Car Garage

**Residence Three:** 2 or 3 Story / 1694 or 2198 sq ft / 4 - 7 Bedrooms, 2 ½ - 3 ½ Baths / Tandem 2-Car Garage

### CYPRESS LANE

Blending old-fashion charm with style and value, Otay Ranch's new Cypress Lane is simply irresistible. Featuring an intimate courtyard and "themed" lane driveways that provide access to rear loading two-car garages, Cypress Lane boasts an inviting, neighborly setting plus enduring curb appeal. Extra enhancements include front porches and window shutters. Cypress Lane 's choice of three well-designed floor plans and nine architectural motifs give every home here a distinguishing look and feel. And comfort flourishes on the inside. The beautiful interiors measure approximately 1,511 to 1,913 square feet with three bedrooms plus loft or four bedrooms. Consisting of 85 two-story homes, Cypress Lane 's thoughtful craftsmanship is revealed everywhere you look.

**Residence One:** 3 Br, 2 1/2 Ba, Approx. 1,511 sq. ft.

**Residence Two:** 3 Br and Loft, or 4 Br 2 1/2 Ba, Approx. 1,664 sq. ft.

**Residence Three:** 3 Br and Loft, or 4 Br 2 1/2 Ba, Approx. 1,913 sq. ft.

### MONTE SERENO

Elegant and beautiful, Monte Sereno is a brand new collection of 95 single-family homes that are sure to appeal to your sense of good taste and style. Reflecting the world-class sophistication of Santa Barbara and Spanish architecture, these three, two-story floor plans offer spacious interiors that measure an impressive 2992 to 3108 square feet with four to six bedrooms including a Studio Suite. You'll also notice special design highlights including 10' ceilings, well-appointed kitchens with maple cabinetry, and a fireplace in the family room.

**Residence One:** 4-5 Bedrooms, 4.5 Baths / Optional Master Retreat / Studio Suite with Living Area, Bedroom and Full Bath / Approx 2,992 square feet

**Residence Two:** 5 Bedrooms, 4.5 Baths / Studio Suite with Living Area, Bedroom and Full Bath / Approx 3,108 square feet

**Residence Three:** 5 to 6 Bedrooms, 4.5 Baths / Loft or Optional Bedroom 6 Studio Suite with Living Area, Bedroom and Full Bath / Approx 2,978 sq ft

### SANTA BARBARA

Santa Barbara at Montecito Ridge by Pacific Coast Communities is a new neighborhood of beautifully designed homes located in Otay Ranch. Exteriors are rich in their offerings of the Santa Barbara architectural style with a Tuscan and Spanish flare, welcoming front porches, impressive stonework, turret entries and balconies.

Home sizes range from 2,825 to 3,232 square feet and feature three to six





bedrooms with three-and-one-half to four-and-one-half baths, which includes a charming fully equipped private guest residence and two-car garages. The open floor plans and high ceilings are a highlight of these elegant homes. Spacious gourmet kitchens feature center chef's islands, large pantries and breakfast nooks, while adjoining family rooms offer wood-burning gas fireplaces and media niches. Upstairs, intimate master suites feature walk-in closets, dual sinks, luxurious bathtubs and glass enclosed showers. Flexible floor plans provide many other options, including master retreats, additional bedrooms, in-home offices and decks as well as a wide range of other custom options available through our Custom Design Center.

**Residence One:** 2,825 sq ft. 3 - 5 Bedrooms, 3.5 Baths, 2 Car Garage

**Residence Two:** 3,171 sq ft, 5 - 6 Bedrooms, 4.5 Baths, 2 Car Garage

**Residence Three:** 3,232 sq.ft. 6 Bedrooms, 4.5 Baths, 2 Car Garage

### SANTA RITA

Home... just the word can evoke a flood of memories, dreams, hopes and emotions. It reflects our childhood past, our family heritage, our values, our personal style. It shows what we have worked towards, what we have accomplished, how our family has grown and changed, and our expectations and plans for what is yet to come.

Welcome to Santa Rita, an extraordinary neighborhood of homes by Heritage Building & Development, where all the comforts of home are combined with the beauty and charm of old world design. Santa Rita... the home you've been searching for.

#### Residence One:

2 Story / 2,439 - 2,653 sq ft / 4 - 5 Bedroom, 2½ - 3½ Bath / 3-Car Garage

#### Residence Two:

2 Story / 2,496 - 2,744 sq ft / 4 - 5 Bedroom, 2½ - 3½ Bath / 3-Car Garage

#### Residence Three:

2 Story / 2,564 - 2,834 sq ft / 4 - 5 Bedrooms, 2½ - 3½ Baths / 3-Car Garage

### TERRAZA

Come home to Terraza. Within this intimate enclave of 85 two and three-story single-family homes, the rich legacy of Irving Gill, Italian Tuscan and Santa Barbara architecture grace the elegant courtyard homes of Terraza. The finishing touches further define the charm of each home with impressive stone work, elegant wrought iron and plaster detailing.

Our Phase II will introduce new two-story floorplans ranging from approximately 1,966 to 2,275 square feet with 3 to 5 bedrooms. Residence Two can have a bedroom on the first floor.

Our distinctive three-story floorplans are thoughtfully designed with enjoyable activities in mind. Ranging from approximately 2,508 to 2,833 square feet, these beautiful homes have flex space with 3 to 5 bedrooms. A huge, versatile







bonus room has space for a pool table, a home theater or a party room.

Each home features an entry courtyard that leads into a gracious and open living space on the main floor. Expansive master suites and roomy secondary bedrooms become peaceful retreats away from the busy pace of everyday life. With an extensive array of custom features, each home can be personalized to fit the needs of your family.

**Residence One:** 3-5 Br, 3 1/2 Ba, 2 car garage / Two-story plan approximately 1,966sf / Three-story plan approximately 2,508sf

**Residence Two:** 4-5 Br, 3 1/2 Ba, 2 car garage / Two-story plan approximately 2,102sf / Three-story plan approximately 2,667sf

**Residence Three:** 5-6 Br, 3 1/2 Ba, 2 car garage / Two-story plan approximately 2,275sf / Three-story plan approximately 2,833sf

## Education

### Chula Vista Elementary School District

84 East J Street / Chula Vista, CA 91910

Phone: (619) 425-9600 / Fax: (619) 427-0463 / [www.cvesd.org](http://www.cvesd.org)

Hedekamp: 930 East Palomar Street / Chula Vista, CA 91913  
619-397-5828 / 619-397-7174 fax

Heritage: 1450 Santa Lucia Road / Chula Vista, CA 91913  
619-421-7080 / 619-421-8525

McMillin: 1201 Santa Cora Ave / Chula Vista, CA 91913  
619-397-0103 / 619-397-0122 fax

Veterans: 1550 Magdalena Ave / Chula Vista, CA 91913  
619-216-1226 / 619-216-9226 fax

Wolf Canyon: 1950 Wolf Canyon Loop / Chula Vista, CA 91913  
619-482-8877 / 619-482-7766 fax

### Sweetwater Union High School District

1130 Fifth Ave, Chula Vista, CA 91911

619-691-5500 / [www.suhsd.k12.ca.us](http://www.suhsd.k12.ca.us)

### Middle Schools

Rancho Del Rey: 1174 East J Street / Chula Vista, CA 91910

Phone: (619) 397-2500 / Fax: (619) 656-3810

### High Schools

Olympian: 1925 Magdalena Avenue / Chula Vista, CA 91913

Phone: (619) 656-2400 / Fax: (619) 216-0650

Otay Ranch: 1250 Olympic Parkway / Chula Vista, CA 91913

Phone: (619) 591-5000 / Fax: (619) 591-5010



# Population and Housing Estimates

## ZIP Code 91913



Jan 1, 2021

<b>Total Population</b>	<b>55,025</b>
Household Population	55,005
Group Quarters Population	20
<b>Persons Per Household</b>	<b>3.36</b>

### Housing and Occupancy

	Total Units	Households	Vacancy Rate
<b>Structure Type</b>	<b>17,346</b>	<b>16,379</b>	<b>5.6%</b>
Single Family - Detached	8,327	7,926	4.8%
Single Family - Attached	2,663	2,513	5.6%
Multi-Family	6,159	5,748	6.7%
Mobile Home and Other	197	192	2.5%

### Household Income

#### Households by Income Category (2010 \$, adjusted for inflation)

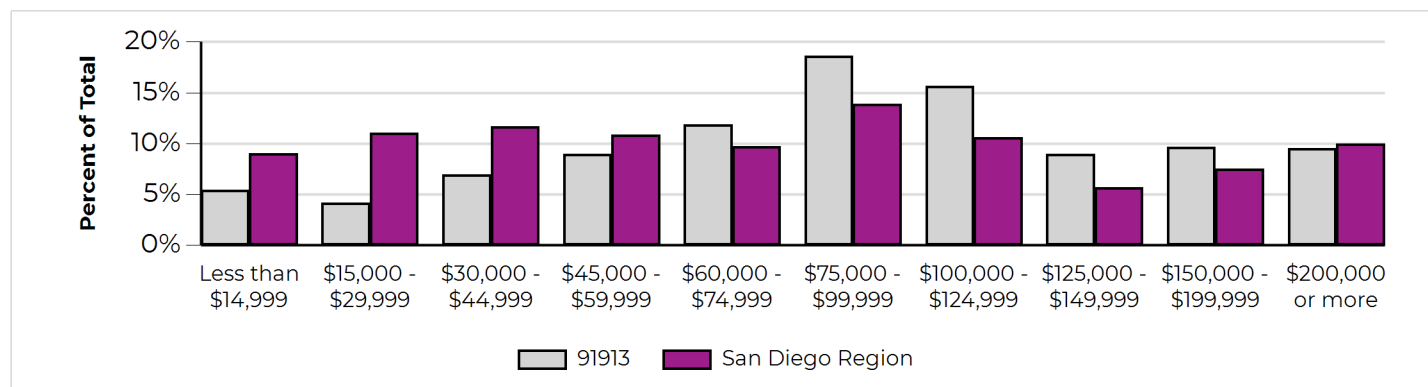
	Less than \$15,000	\$15,000- \$29,999	\$30,000- \$44,999	\$45,000- \$59,999	\$60,000- \$74,999	\$75,000- \$99,999	\$100,000- \$124,999	\$125,000- \$149,999	\$150,000- \$199,999	\$200,000 or more
% of Total	5%	4%	7%	9%	12%	19%	16%	9%	10%	10%

#### Median Household Income

2021

Adjusted for Inflation (2010 \$) \$91,796

Not adjusted for inflation (current 2020 \$) \$113,661



### DATA SOURCES AND IMPORTANT ADVISORY:

SANDAG Population and Housing Estimates are derived from a composite of data sources, including the California Department of Finance (DOF) E-5 Population and Housing Estimates for Cities, Counties, and the State, 2020-2022; the 2021 SANDAG Land Use and Housing Units inventory; the Census American Community Survey (ACS) Detailed tables; and the vintage 2020 DOF P-3 Race/Ethnicity and Sex by Age for California and Counties.

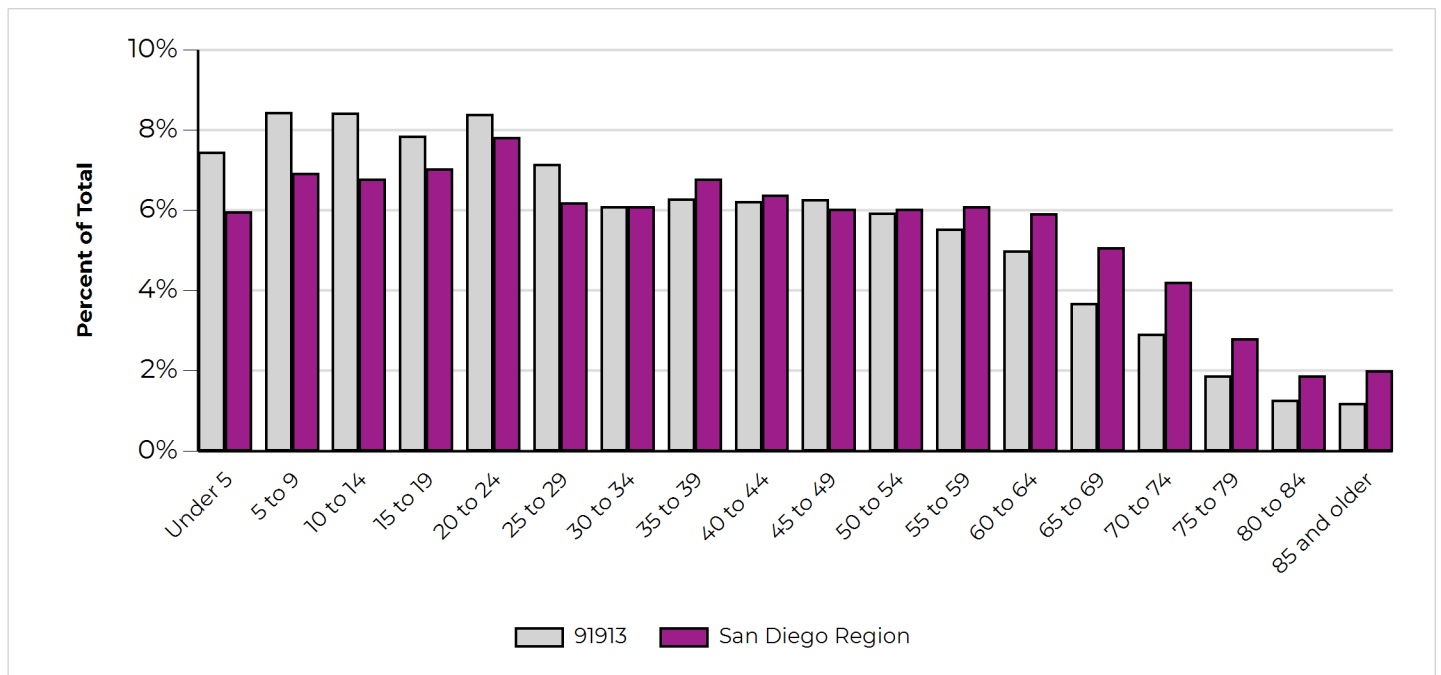
Caution should be taken when using Population and Housing Estimates, especially for small areas of geography. Sampling error inherent with the data may materially impact the reliability of the estimates, resulting in a substantial margin of error. Additionally, conclusions should not necessarily be drawn about small differences between two or more estimates because they may not reflect statistically significant differences.



## Population by Age and Sex

	Total	Male	Female	Percent Female
<b>Total Population</b>	<b>55,025</b>	<b>27,492</b>	<b>27,533</b>	<b>50%</b>
Under 5	4,099	2,108	1,991	49%
5 to 9	4,646	2,364	2,282	49%
10 to 14	4,641	2,355	2,286	49%
15 to 17	2,727	1,377	1,350	50%
18 and 19	1,593	781	812	51%
20 to 24	4,623	2,471	2,152	47%
25 to 29	3,932	2,026	1,906	48%
30 to 34	3,357	1,699	1,658	49%
35 to 39	3,457	1,797	1,660	48%
40 to 44	3,423	1,698	1,725	50%
45 to 49	3,452	1,703	1,749	51%
50 to 54	3,264	1,569	1,695	52%
55 to 59	3,044	1,508	1,536	50%
60 and 61	1,136	569	567	50%
62 to 64	1,614	737	877	54%
65 to 69	2,027	967	1,060	52%
70 to 74	1,601	725	876	55%
75 to 79	1,034	496	538	52%
80 to 84	701	298	403	57%
85 and older	654	244	410	63%
Under 18	16,113	8,204	7,909	49%
65 and older	6,017	2,730	3,287	55%
Median Age	31.9	30.8	33.0	N/A

## Population by Age





## Population by Race, Ethnicity and Age

	Hispanic	Non-Hispanic				
		White	Black	American Indian	Asian & Pacific Isl.	All Other
<b>Total Population</b>	<b>28,102</b>	<b>9,128</b>	<b>4,200</b>	<b>185</b>	<b>11,576</b>	<b>1,834</b>
Under 5	2,085	810	329	20	653	202
5 to 9	2,586	703	336	13	786	222
10 to 14	2,500	615	354	27	804	341
15 to 17	1,474	355	176	19	546	157
18 and 19	815	282	140	11	265	80
20 to 24	2,702	574	306	15	823	203
25 to 29	2,452	437	282	13	647	101
30 to 34	1,843	471	256	9	692	86
35 to 39	1,824	550	266	6	718	93
40 to 44	1,727	524	284	9	795	84
45 to 49	1,722	556	246	7	857	64
50 to 54	1,588	558	237	5	824	52
55 to 59	1,422	566	273	8	734	41
60 and 61	487	237	113	3	282	14
62 to 64	681	332	125	4	444	28
65 to 69	783	478	162	6	573	25
70 to 74	561	444	126	4	451	15
75 to 79	389	272	79	2	281	11
80 to 84	248	195	47	3	201	7
85 and older	213	169	63	1	200	8
Under 18	8,645	2,483	1,195	79	2,789	922
65 and older	2,194	1,558	477	16	1,706	66
Median Age	28.9	37.9	33.5	20.8	39.0	19.0