

100% Leased · 573-575 W Vista Way

RETAIL SPACE | VISTA, CA



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RETAIL INSITE

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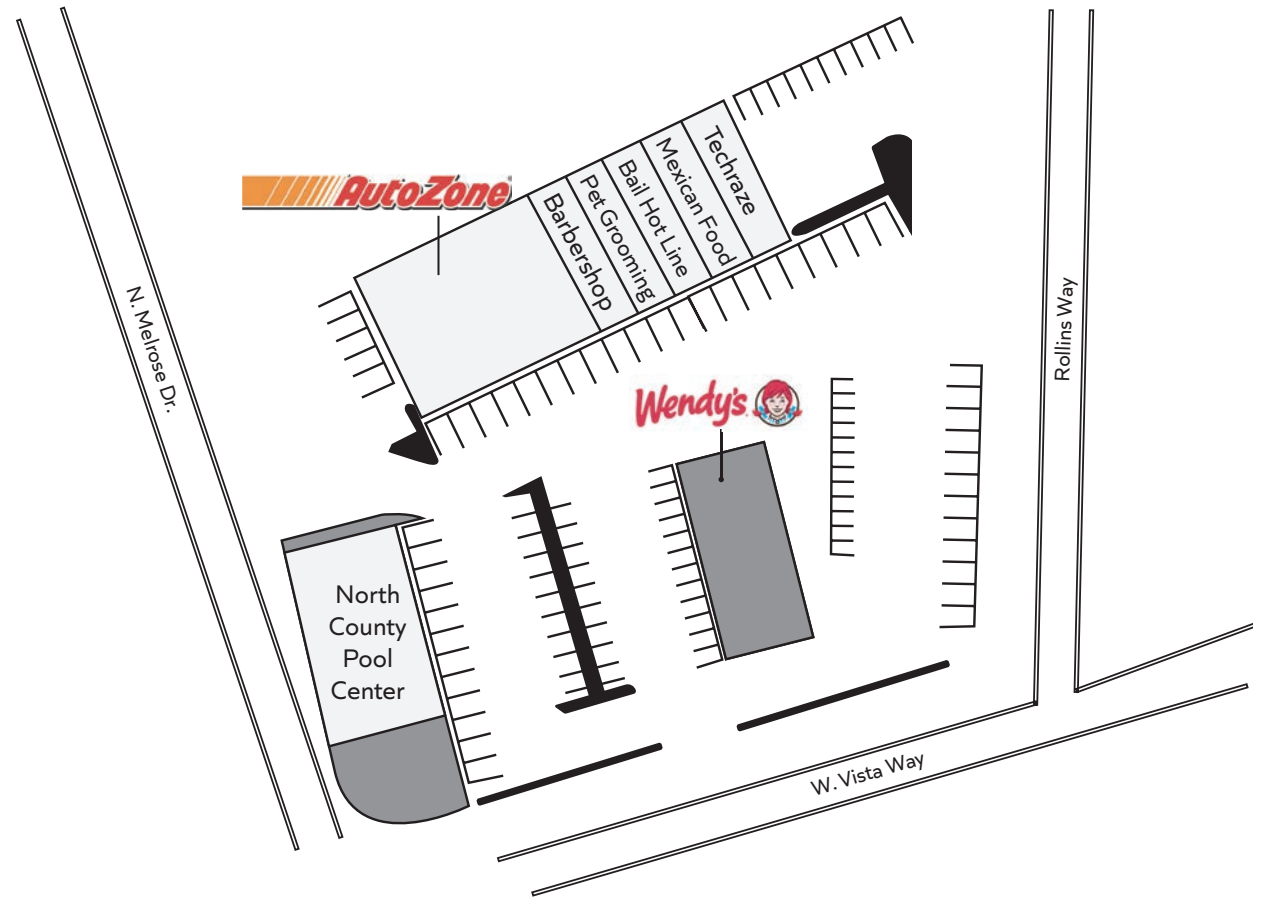
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SITE PLAN



FEATURES

- High visibility retail center along W Vista Way in Vista
- Located just north of 78 FWY offramp
- Vista has experienced incredible growth, adding hundreds of new housing units and commercial product
- Heavily trafficked intersection with 52,000 cars per day



DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2020 Population:	21,616	150,206	276,818
Avg HH Income:	\$82,873	\$97,285	\$104,150
Daytime Pop:	18,088	126,657	261,482

SITE PHOTOS

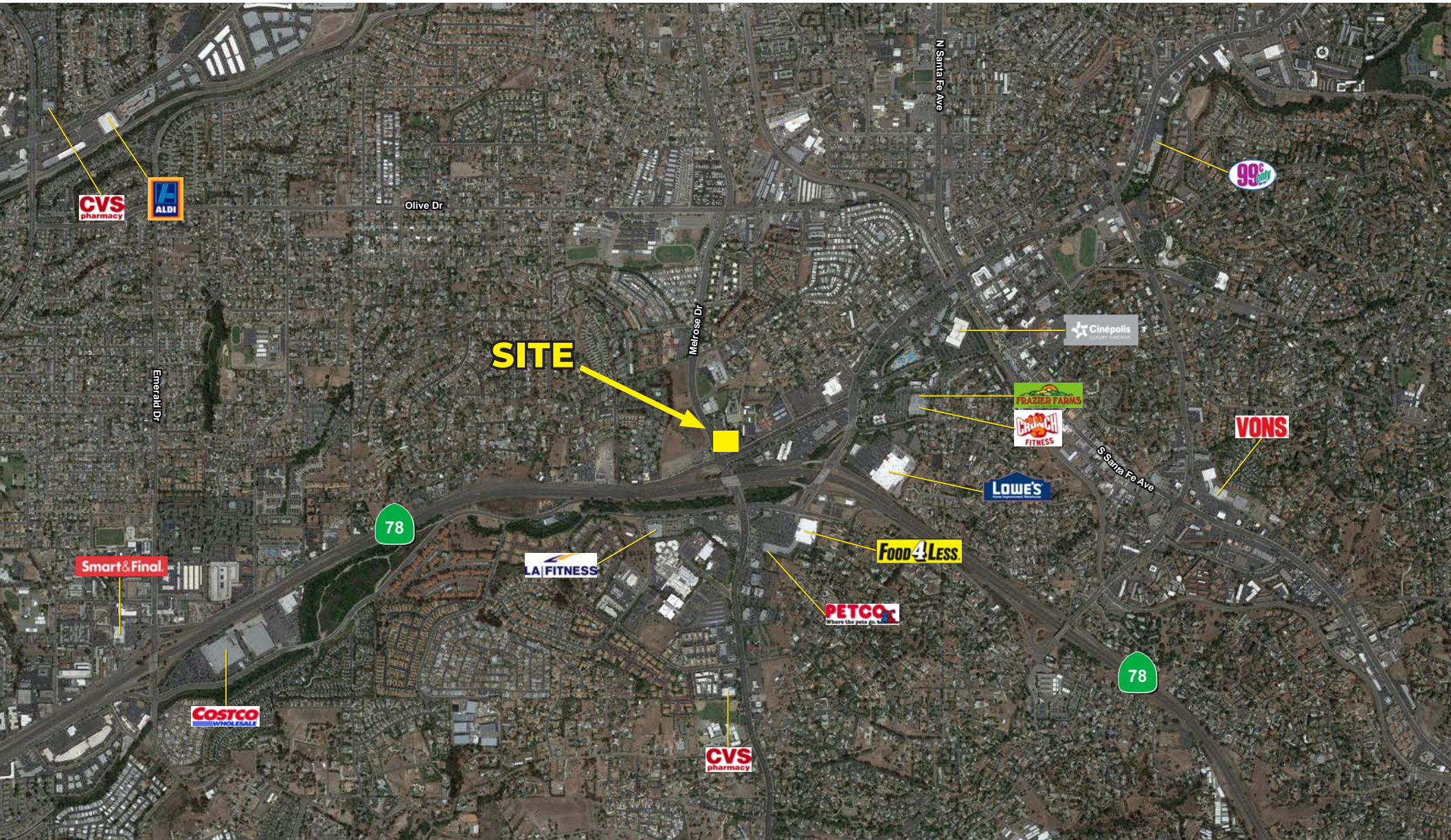


AERIAL



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TRADE AREA AERIAL



The projects, tenants and site plans illustrated herein are subject to change without notice. You and your advisors should conduct a careful, independent investigation of the information herein to determine to your satisfaction the accuracy.

Expanded Demographic Profile

ESTIMATED 2020 • CALCULATED USING PROPORTIONAL BLOCK GROUPS



573-575 W Vista Way

Rings: 1, 3, 5 mile radii

POPULATION

	1 mile	3 miles	5 miles
Total Population	21,616	150,206	276,818
Projected Population (2022)	22,298	155,494	285,739

HOUSING

	1 mile	3 miles	5 miles
Total Households	6,805	49,017	93,820
Projected Total Households (2022)	7,036	50,493	96,474

INCOME

	1 mile	3 miles	5 miles
Median Household Income	\$71,219	\$78,638	\$81,174
Average Household Income	\$82,873	\$97,285	\$104,150
Per Capita Income	\$25,901	\$31,873	\$35,316
Median Disposable Income	\$56,382	\$62,623	\$64,964
Average Disposable Income	\$66,756	\$75,492	\$79,111

DAYTIME DEMOS

	1 mile	3 miles	5 miles
Total Daytime Population	18,088	126,657	261,482
Daytime Population Workers	7,097	50,028	119,435
Daytime Population Residents	10,991	76,629	142,047

RACE & ETHNICITY

	1 mile	3 miles	5 miles
White	13,375 61.88%	94,261 62.75%	176,003 63.58%
Black or African American	833 3.85%	5,114 3.40%	9,928 3.59%
American Indian & Alaska Native Population	277 1.28%	1,498 1.00%	2,390 0.86%
Asian Population	922 4.27%	8,362 5.57%	19,309 6.98%
Pacific Islander Population	138 0.64%	1,224 0.81%	2,222 0.80%
Other Race Population	4,845 22.41%	30,687 20.43%	50,106 18.10%
Population of Two or More Races	1,226 5.67%	9,061 6.03%	16,860 6.09%
Hispanic Population	11,490 53.16%	69,631 46.36%	112,891 40.78%
Non-Hispanic Population	10,126 46.84%	80,575 53.64%	163,928 59.22%

EDUCATION

	1 mile	3 miles	5 miles
Bachelor's Degree	2,179 15.29%	19,358 19.16%	40,632 21.44%
Graduate/Professional Degree	987 6.93%	9,863 9.76%	21,759 11.48%

AGE

	1 mile	3 miles	5 miles
Median Age	33.3	35.2	36.4

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