

632 Sycamore Ave

VISTA, CALIFORNIA

SHORT-TERM LEASE



THE
Opportunity

- ~4,822 sf building
- ~1.35 AC parcel. APN: 217-023-65-00
- 40+ private parking stalls onsite
- Access from signalized intersection
- Visibility to Hwy 78
- Available for short-term lease



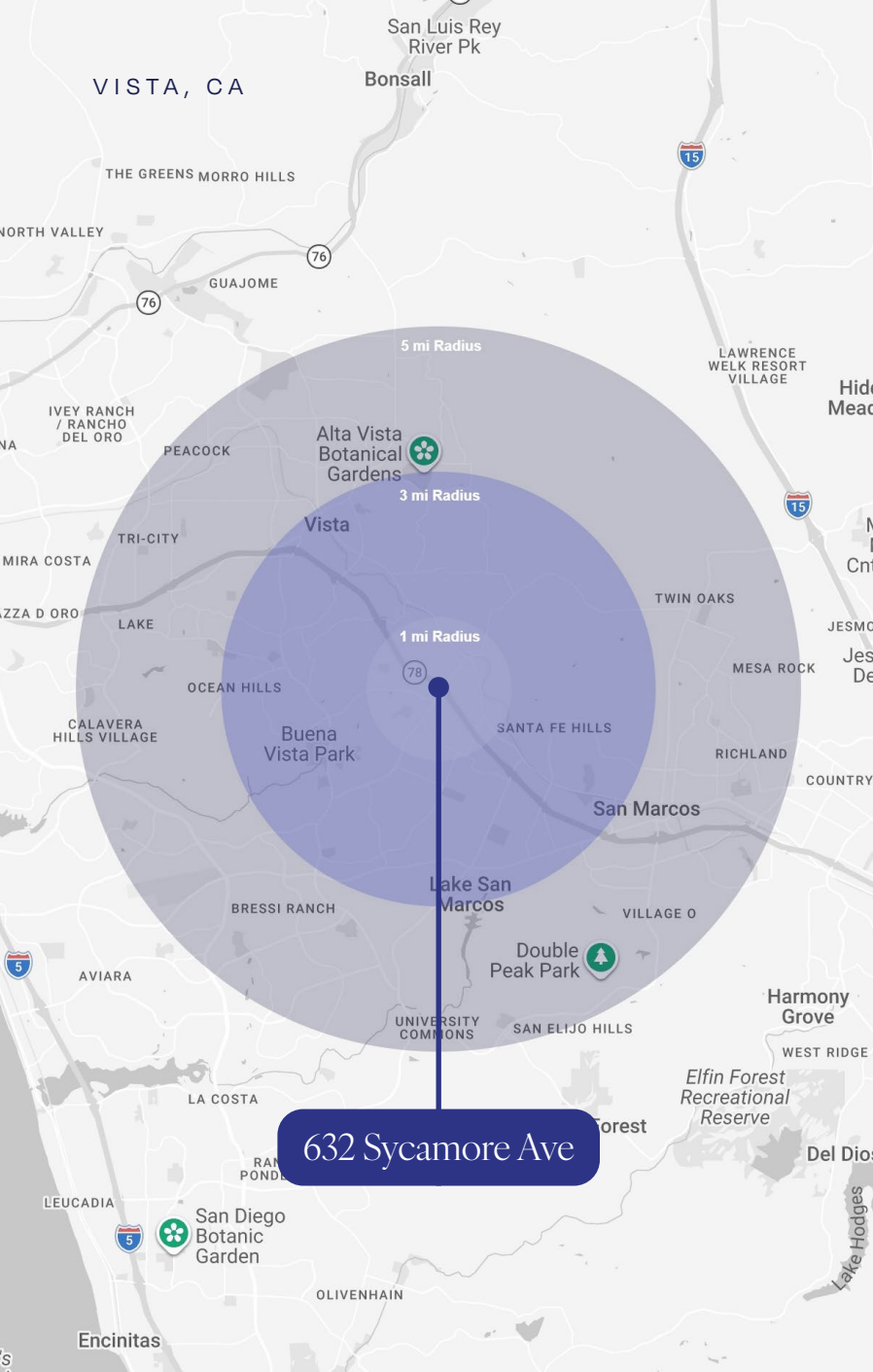
Nieghborhood Aerial



Trade Aerial



Demographics



	1 MILE	3 MILES	5 MILES
ESTIMATED POPULATION	14,345	89,445	259,549
EMPLOYEE POPULATION	7,550	62,200	136,099
AVG HOUSEHOLD INCOME	\$118,905	\$139,280	\$150,376
MED HOUSEHOLD INCOME	\$94,772	\$113,764	\$119,913
MEDIAN AGE	37.2	39.8	38.1

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The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property.

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