

895 E Vista Way

VISTA, CALIFORNIA



7000 SF AVAILABLE FOR LEASE

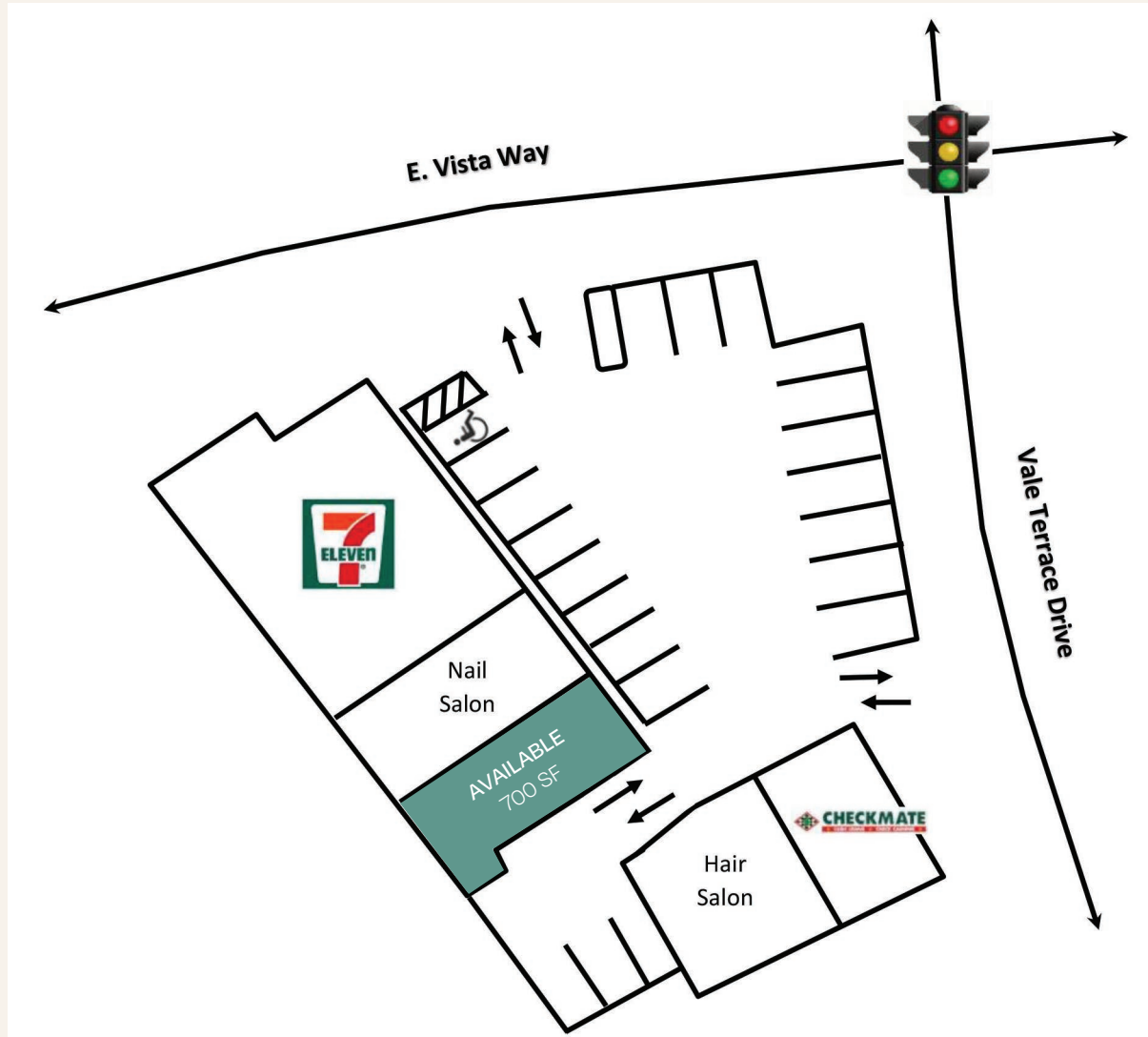


Property Highlights

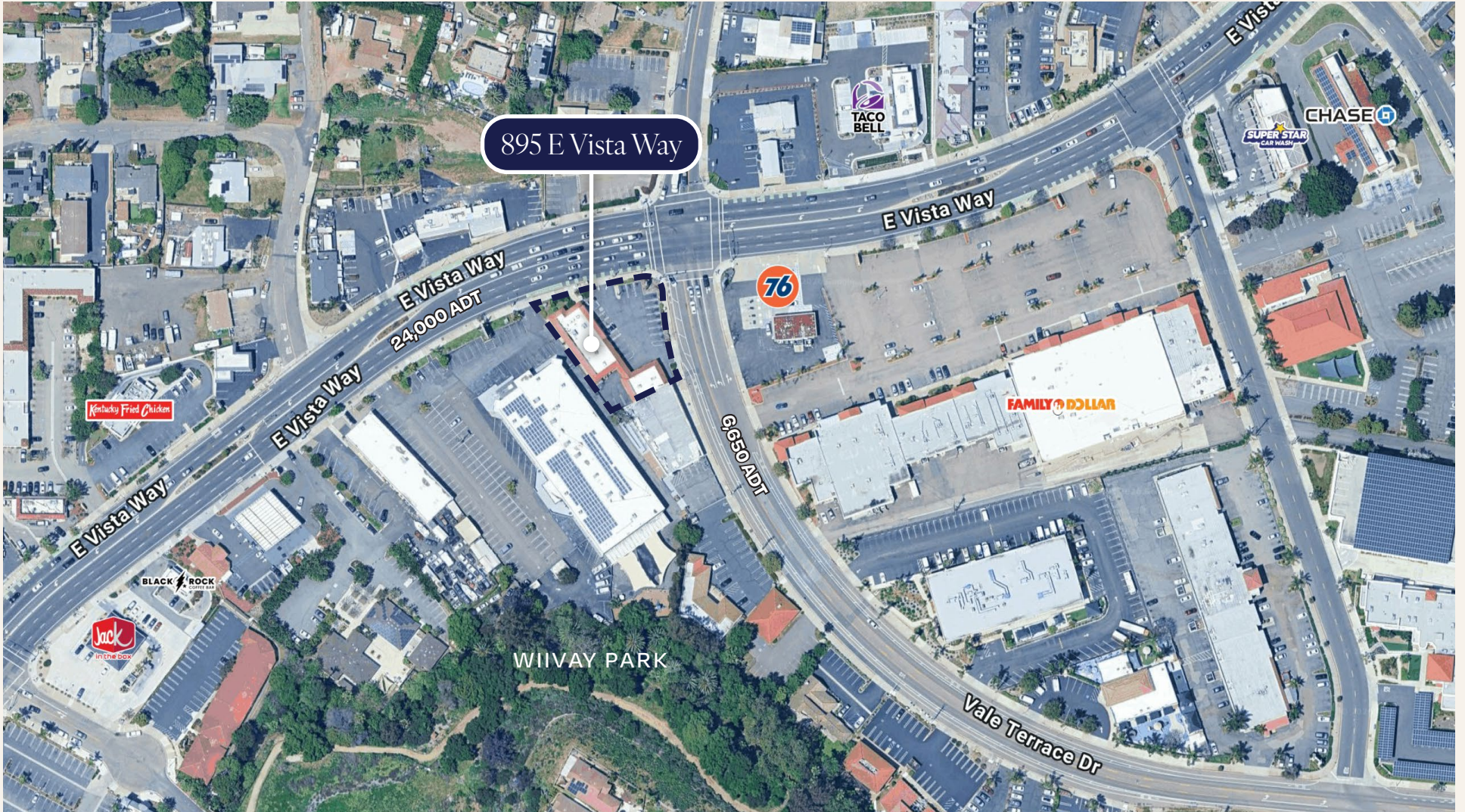
- 700 SF available
- 7-Eleven anchored strip center at a high-visibility, signalized intersection on E. Vista Way
- ±40,000 cars per day along E. Vista Way — one of North County San Diego's primary retail corridors
- Pylon signage available with easy ingress/egress at a signalized intersection
- Surrounded by a strong national co-tenancy mix including Family Dollar, Albertsons and CVS



Site Plan

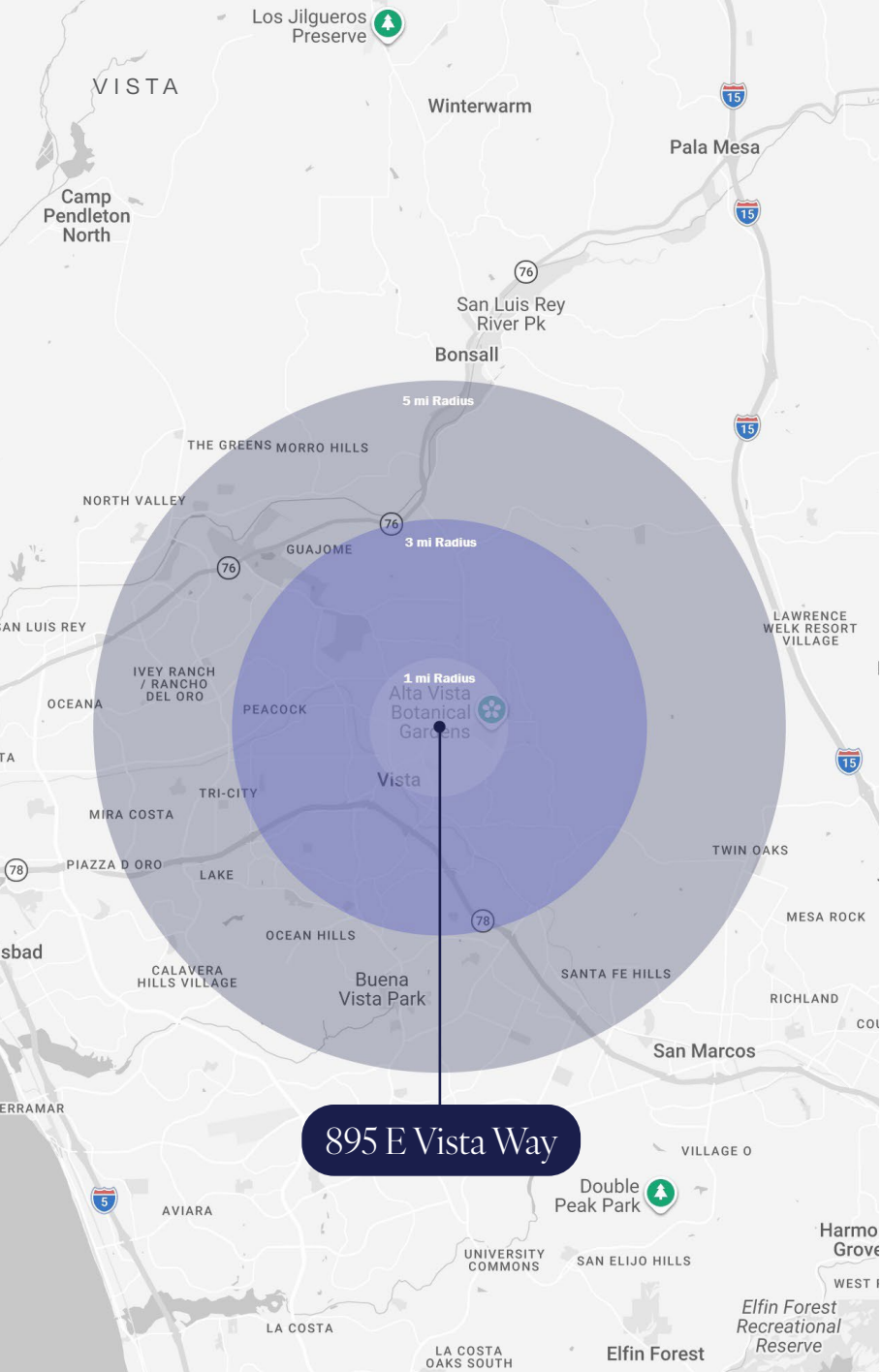


Site Aerial



Trade Aerial





895 E VISTA WAY

Demographics

VISTA, CA

	1 MILE	3 MILES	5 MILES
ESTIMATED POPULATION	29,150	112,063	224,094
EMPLOYEE POPULATION	7,553	26,664	83,536
AVG HOUSEHOLD INCOME	\$119,937	\$137,543	\$142,754
MED HOUSEHOLD INCOME	\$97,206	\$107,458	\$113,161
MEDIAN AGE	33.1	36.7	37.9

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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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