

104 Hill Dr | Vista, CA

CORNER PARCEL AVAILABLE FOR GROUND LEASE OR SALE





- 21,399 SF corner parcel
- Direct visibility to Hwy 78: 139,564 CPD
- Easily accessed from Hill Drive and Vista Way
- Connectivity to daily traffic drivers: Costco, Boomer's Family Center, and surrounding residentials



LEGEND

- Residential Developments
- Commercial Developments
- Mixed-Use Developments
- Self-Storage Developments

410 Luxury Apartments

160 SFR Development

305 Apartments Approved

Self Storage Development

150 Townhome Development

180 Apartments Under Construction

New Honda Dealership

Tesoro Homes So New SFR

Proposed

Proposed

Multi-family Development

Sunroad Plaza

Streetlight Retail Project

Mixed-Use Project

Proposed

ARCO

McDonald's

RITE AID

Alberknox

99c ONLY

FRAZIER FARMS

Cinopolis

LOWE'S

VONS

petco

WALMART FITNESS

FOOD 4 LESS

CVS pharmacy

CVS pharmacy

COSTCO WHOLESALE

BMW

FERGUSON

LAFITNESS

Breeze Hill Shops

Chick-fil-e

CVS pharmacy

CVS pharmacy

SITE

78

S14

Mesa Dr

Love Rd

Temple Hills Dr

Oceanside Blvd

W Bobier Dr

Taylor St

North Ave

N Melrose Dr

North Dr

N Santa Fe Ave

Townside Dr

E Bobier Dr

E Vista Way

Elm Dr

Warmans Ave

Vale Terrace Dr

College Blvd

Thunder Dr

Emerald Dr

W Vista Way

Hacienda

Sunset Dr

Vista Way Plaza Dr

78

Haven Ln

S Melrose Dr

Civic Center Dr

S Santa Fe Ave

Cypress Dr

Mar Vista Dr



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 2022 • CALCULATED USING PROPORTIONAL BLOCK GROUPS

104 Hill Dr, Vista, California, 92083

POPULATION

	1 mile	3 miles	5 miles
Total Population	22,605	145,923	306,378
Projected Population (2027)	22,485	147,164	309,040

HOUSING

	1 mile	3 miles	5 miles
Total Households	7,556	49,931	106,180
Projected Total Households (2027)	7,519	50,324	107,164

INCOME

Median Household Income	\$79,035	\$89,146	\$88,103
Average Household Income	\$98,570	\$117,027	\$119,984
Per Capita Income	\$32,598	\$39,997	\$41,608
Median Disposable Income	\$62,414	\$72,259	\$71,358
Average Disposable Income	\$75,859	\$86,850	\$88,118

DAYTIME DEMOS

Total Daytime Population	18,286	118,965	287,974
Daytime Population Workers	6,586	42,860	128,130
Daytime Population Residents	11,700	76,105	159,844

RACE & ETHNICITY

White	10,009 44.28%	71,970 49.32%	156,611 51.12%
Black or African American	769 3.40%	4,340 2.97%	9,441 3.08%
American Indian & Alaska Native Population	458 2.03%	2,717 1.86%	5,232 1.71%
Asian Population	1,371 6.07%	9,848 6.75%	21,574 7.04%
Pacific Islander Population	277 1.23%	1,137 0.78%	2,597 0.85%
Other Race Population	5,652 25.00%	30,339 20.79%	58,545 19.11%
Population of Two or More Races	4,068 18.00%	25,572 17.52%	52,379 17.10%
Hispanic Population	10,776 47.67%	60,696 41.59%	118,852 38.79%
Non-Hispanic Population	11,828 52.32%	85,227 58.41%	187,526 61.21%

EDUCATION

Bachelor's Degree	2,781 18.08%	22,405 22.54%	50,038 23.65%
Graduate/Professional Degree	1,353 8.80%	11,316 11.38%	26,143 12.36%

AGE

Median Age	34.1	36.1	36.9
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104 Hill Dr, Vista, CA

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