104 Hill Dr | Vista, CA

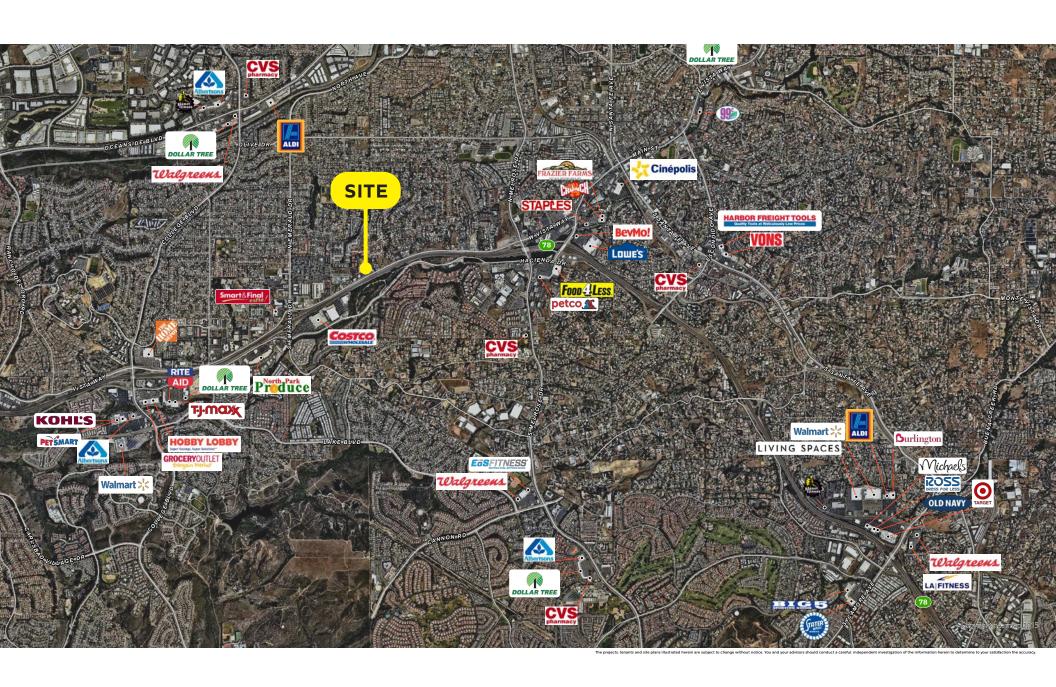
CORNER PARCEL AVAILABLE FOR GROUND LEASE OR SALE





- 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





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			
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 Average Disposable Income	\$62,414 \$75,859	\$72,259 \$86,850	\$71,358 \$88,118
Average disposable filcome	Ф7 3,039	\$60,630	\$00,110
Ç 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
TT 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 Other Race Population	277 1.23% 5,652 25.00%	1,137 0.78% 30,339 20.79%	2,597 0.85% 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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