



1310 E VISTA WAY

2,000 SF END CAP AT HIGH VISIBILITY PAD BUILDING



JOIN THESE TENANTS:





1260 E VISTA WAY AT

VISTA TERRACE MARKETPLACE



SPROUTS
High performing Sprouts
Grocery in the center



End Cap Available
High visibility
pad building



Vista is transforming.
±70 commercial/residential
projects approved and/or
under construction



Influx in density.
Hundreds of new homes
from Pulte, Lennar, Shea,
Streetlight, Centex



Major thoroughfares.
E Vista Way is a commuter
path from Fallbrook, Bonsall,
& 76 corridor to the 78 Fwy



Dynamic intersection!
Northgate Supermarket, high-
volume Albertsons, 154 new
townhomes by Lennar



DUNKIN'

verizon

78

O'Reilly
AUTO PARTS

NORTHGATE MARKET

POKE SPOT

NuSpine
CHIROPRACTIC

Jersey Mike's
SUBS

ANYTIME FITNESS

SportClips
HAIRCUTS

PACIFIC
DENTAL SERVICES

Oceanside

SPROUTS
FARMERS MARKET

Bobier Drive

SITE

STARBUCKS
COFFEE

E Vista Way

31,000 ADT

Albertsons

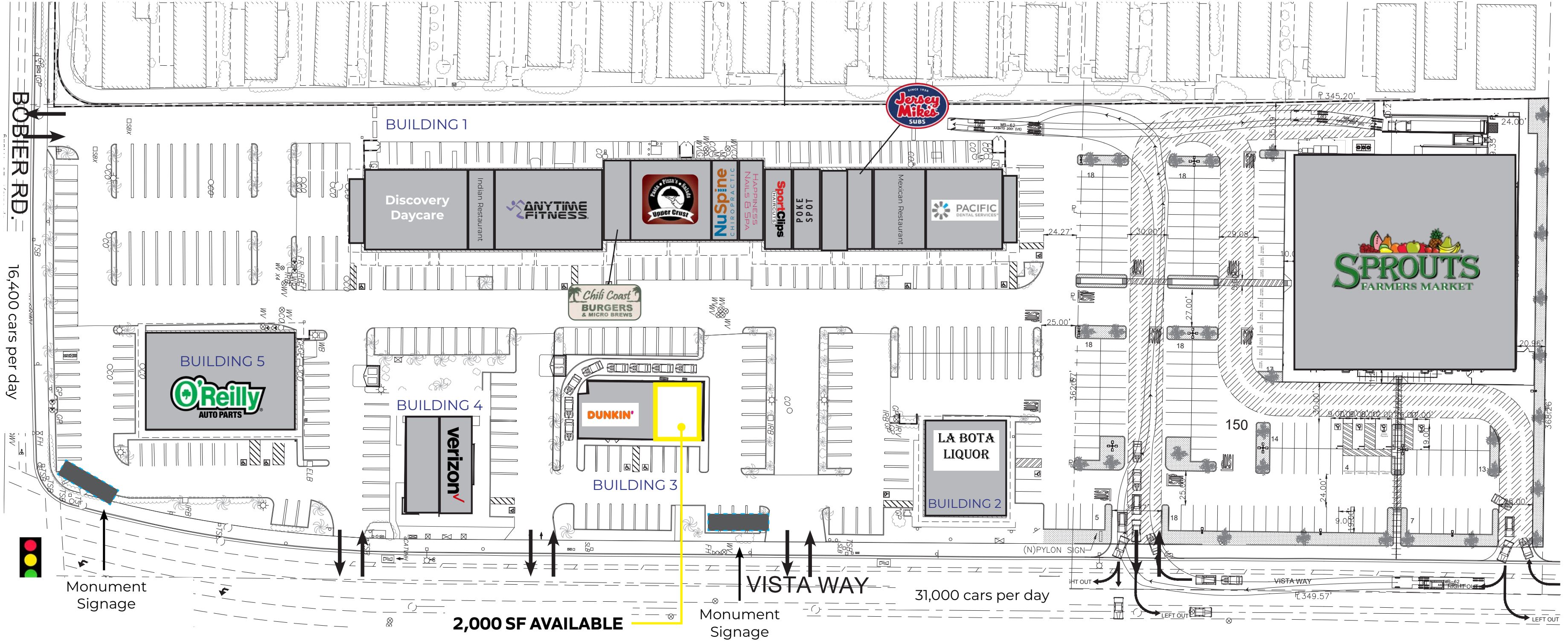
Retail Development including
Better Buzz COFFEE ROASTERS
POPEYES LOUISIANA KITCHEN
ARCO
McDonald's

1310 E VISTA WAY

RI



AVAILABLE



BOBIER RD.

16,400 cars per day

BUILDING 1

BUILDING 5

BUILDING 4

BUILDING 3

BUILDING 2

VISTA WAY

31,000 cars per day

2,000 SF AVAILABLE

SPROUTS FARMERS MARKET

150



Monument Signage

Monument Signage

LEFT OUT





LEGEND

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

DEMOGRAPHICS

ESTIMATED 2024 • CALCULATED USING PROPORTIONAL BLOCK GROUPS

1310 E Vista Way, Vista, California, 92084

Rings: 1, 3, 5 mile radii

	1 mile	3 miles	5 miles
POPULATION			
Total Population	22,412	95,677	216,522
Projected Population (2029)	22,524	96,120	217,270
HOUSING			
Total Households	6,750	30,554	72,339
Projected Total Households (2029)	6,929	31,409	74,159
INCOME			
Median Household Income	\$89,113	\$98,694	\$103,310
Average Household Income	\$117,994	\$125,469	\$132,664
Per Capita Income	\$35,710	\$40,105	\$44,265
Median Disposable Income	\$72,302	\$78,959	\$83,671
Average Disposable Income	\$87,043	\$91,827	\$95,815
DAYTIME DEMOS			
Total Daytime Population	17,231	71,278	172,410
Daytime Population Workers	5,846	24,493	67,231
Daytime Population Residents	11,385	46,785	105,179
RACE & ETHNICITY			
White	7,899 35.24%	41,333 43.20%	100,778 46.54%
Black or African American	557 2.49%	2,348 2.45%	6,351 2.93%
American Indian & Alaska Native Population	666 2.97%	2,282 2.39%	4,103 1.89%
Asian Population	1,046 4.67%	4,864 5.08%	15,750 7.27%
Pacific Islander Population	185 0.83%	666 0.70%	1,778 0.82%
Other Race Population	7,578 33.81%	25,881 27.05%	48,603 22.45%
Population of Two or More Races	4,481 19.99%	18,303 19.13%	39,160 18.09%
Hispanic Population	13,569 60.54%	49,292 51.52%	95,717 44.21%
Non-Hispanic Population	8,843 39.46%	46,385 48.48%	120,805 55.79%
EDUCATION			
Bachelor's Degree	2,565 17.32%	12,890 19.59%	34,288 22.73%
Graduate/Professional Degree	1,160 7.83%	6,110 9.29%	18,100 12.00%
AGE			
Median Age	35.4	37.6	38.4

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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