

FOR LEASE

1363 E Vista Way, Vista, CA 92084

18,160 Former Rite Aid in Albertson's Anchored Center



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- + 18,160 SF former Rite Aid available for lease
- + Rare mid-size box opportunity
- + Good regional intersection
- + Centrally located in Foothill Center, anchored by Albertson's
- + Good visibility
- + Strong intersection in North Vista with high traffic counts







S I T E P L A N





1363 E Vista Way Vista, CA 92084	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	19,515	92,996	204,443
2030 Projected Population	19,302	91,322	198,886
2020 Census Population	18,061	92,519	207,092
2010 Census Population	17,675	88,280	198,426
Projected Annual Growth 2025 to 2030	-0.2%	-0.4%	-0.5%
Historical Annual Growth 2010 to 2025	0.7%	0.4%	0.2%
2025 Median Age	35.4	36.6	37.8
Households			
2025 Estimated Households	6,055	29,420	68,271
2030 Projected Households	6,068	29,273	67,170
2020 Census Households	5,777	28,997	68,439
2010 Census Households	5,532	27,013	64,365
Projected Annual Growth 2025 to 2030	-	-0.1%	-0.3%
Historical Annual Growth 2010 to 2025	0.6%	0.6%	0.4%
Race and Ethnicity			
2025 Estimated White	43.2%	47.7%	50.4%
2025 Estimated Black or African American	3.7%	3.4%	3.8%
2025 Estimated Asian or Pacific Islander	8.3%	7.9%	9.6%
2025 Estimated American Indian or Native Alaskan	2.3%	2.0%	1.6%
2025 Estimated Other Races	42.6%	39.0%	34.6%
2025 Estimated Hispanic	50.8%	46.7%	41.1%
Income			
2025 Estimated Average Household Income	\$125,985	\$138,145	\$141,686
2025 Estimated Median Household Income	\$103,334	\$108,447	\$112,068
2025 Estimated Per Capita Income	\$39,309	\$43,894	\$47,482
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	13.2%	12.8%	9.5%
2025 Estimated Some High School (Grade Level 9 to 11)	7.5%	6.0%	5.5%
2025 Estimated High School Graduate	22.1%	21.8%	19.9%
2025 Estimated Some College	22.3%	22.2%	22.9%
2025 Estimated Associates Degree Only	10.9%	9.7%	9.1%
2025 Estimated Bachelors Degree Only	16.9%	18.5%	21.4%
2025 Estimated Graduate Degree	7.0%	8.9%	11.8%
Business			
2025 Estimated Total Businesses	606	3,055	7,225
2025 Estimated Total Employees	6,446	23,455	69,299
2025 Estimated Employee Population per Business	10.6	7.7	9.6
2025 Estimated Residential Population per Business	32.2	30.4	28.3

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