



RETAIL INSITE



FORMER CHASE BANK AVAILABLE FOR LEASE/GROUND LEASE

FOR LEASE

1810 UNIVERSITY DR | VISTA, CA 92083

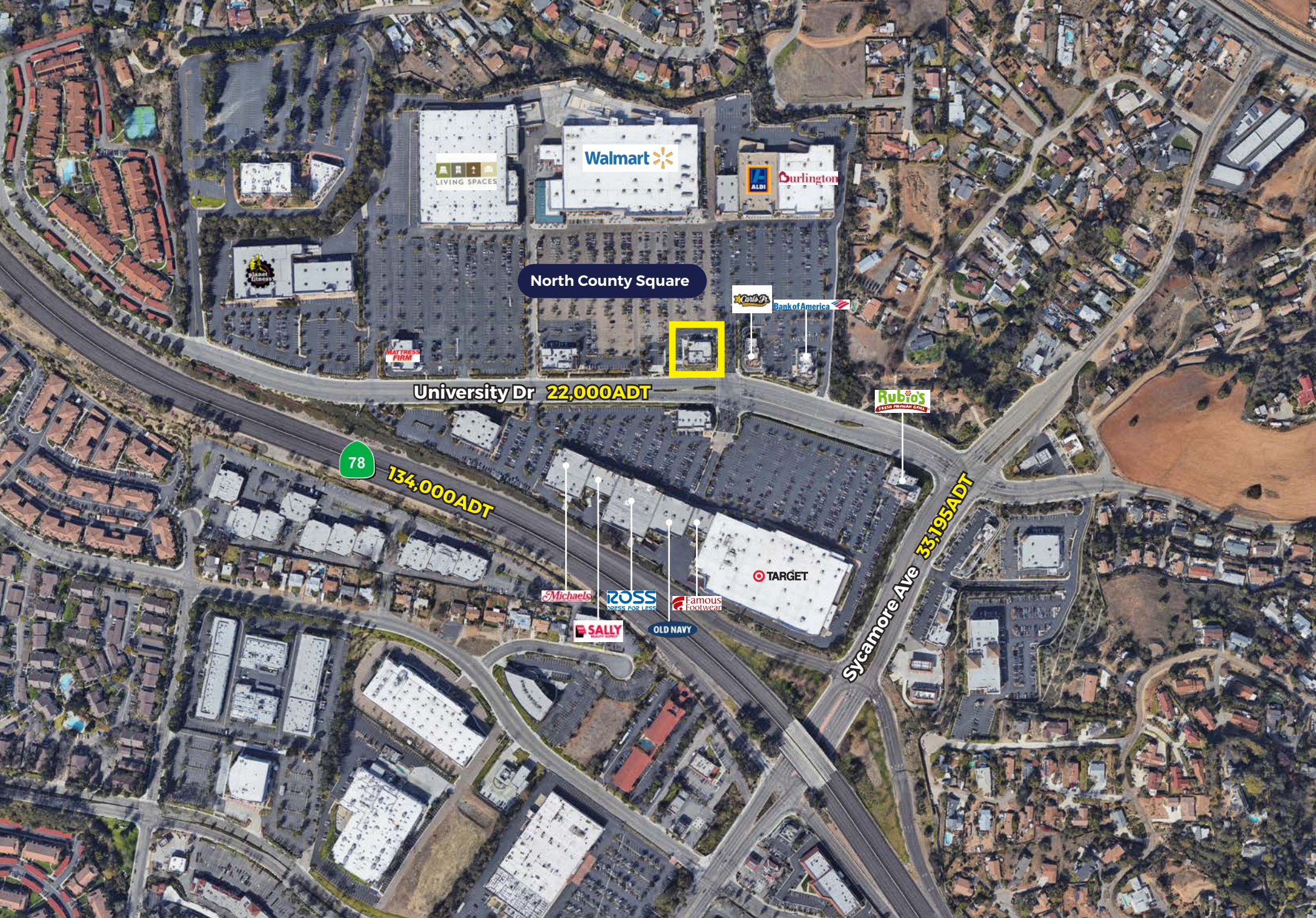


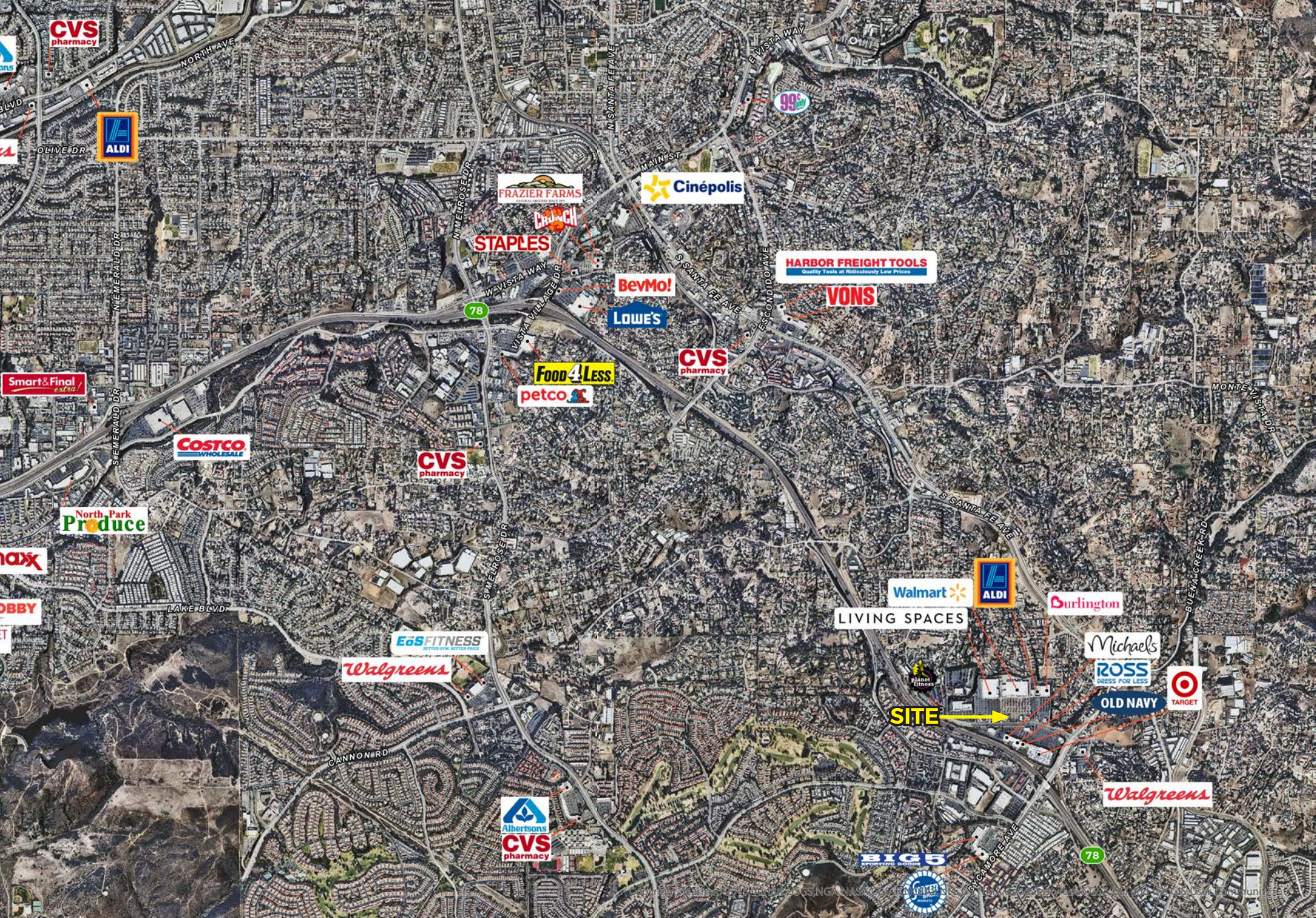
PROPERTY HIGHLIGHTS

- Former Chase Bank Building available for Lease or Ground Lease
- 0.86 AC (37,462 SF) parcel located within North County Square
- 5,942 SF building with drive thru lane
- Situated at signalized intersection as an outparcel to Target, Walmart, ROSS, Burlington, Living Spaces, and others
- Freeway visible center along the 78 freeway
- Surrounded by dense residential and daytime population
- Zoned 'North County Square Specific Plan', which allows for a wide variety of uses including drive thrus, sit-down restaurants, express car wash, financials institutions, and others



This site plan is not a representation, warranty or guarantee as to size, location, or identity of any tenant, and the improvements are subject to such changes, additions, and deletions as the architect, landlord, or any governmental agency may direct.





Expanded Demographic Profile

ESTIMATED 2020 • CALCULATED USING PROPORTIONAL BLOCK GROUPS

1810 University Dr, Vista, California, 92083



POPULATION

	1 mile	3 miles	5 miles
Total Population	14,012	95,975	258,696
Projected Population (2022)	14,267	99,598	269,904



HOUSING

Total Households	4,990	32,224	84,742
Projected Total Households (2022)	5,060	33,339	88,029



INCOME

Median Household Income	\$70,115	\$70,639	\$75,826
Average Household Income	\$90,673	\$93,741	\$101,429
Per Capita Income	\$32,535	\$31,553	\$33,400
Median Disposable Income	\$55,881	\$57,134	\$60,211
Average Disposable Income	\$69,433	\$71,640	\$76,137



DAYTIME DEMOS

Total Daytime Population	12,033	98,271	254,757
Daytime Population Workers	4,572	44,715	107,583
Daytime Population Residents	7,461	53,556	147,174



RACE & ETHNICITY

White	8,630	61.59%	59,543	62.04%	163,563	63.23%
Black or African American	495	3.53%	2,810	2.93%	7,329	2.83%
American Indian & Alaska Native Population	144	1.03%	787	0.82%	2,202	0.85%
Asian Population	730	5.21%	7,072	7.37%	18,786	7.26%
Pacific Islander Population	68	0.49%	427	0.44%	1,485	0.57%
Other Race Population	3,060	21.84%	19,911	20.75%	50,659	19.58%
Population of Two or More Races	885	6.32%	5,425	5.65%	14,671	5.67%
Hispanic Population	5,847	41.73%	39,256	40.90%	107,805	41.67%
Non-Hispanic Population	8,165	58.27%	56,720	59.10%	150,890	58.33%



EDUCATION

Bachelor's Degree	1,885	19.37%	13,709	20.88%	38,017	22.05%
Graduate/Professional Degree	818	8.40%	6,844	10.42%	21,221	12.31%



AGE

Median Age	35.5	36.6	35.6
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Demographics produced using private and government sources deemed to be reliable. The information herein is provided without representation or warranty. Additional information available upon request.



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