

505 N Santa Fe Ave Vista, CA

CORNER PARCEL AVAILABLE FOR GROUND LEASE OR SALE



PASEO POINT
69 new units



VISTA VILLAGE

RYLAN
APARTMENTS

NORTH COUNTY TRANSIT
CENTER STATION



NORTH SANTA FE
APARTMENTS



Brewed Vista

VISTA MAGNET
MIDDLE SCHOOL

SITE



- 18,201 SF corner parcel
- Direct access from N Santa Fe Ave — ADT 25,828
- Property rests in the heart of downtown Vista
- Property is well connected to the surrounding, growing corridor



LEGEND

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

160 SFR Development

410 Luxury Apartments

305 Apartments Approved

Self Storage Development

150 Townhome Development

180 Apartments Under Construction

New Honda Dealership

Tesoro Homes So New SFR

Proposed 7-Eleven

petco

LOWE'S

VONS

Breeze Hill Shops

FOOD 4 LESS

Proposed Chick-fil-E

Sunroad Plaza

CVS pharmacy

Multi-family Development

CVS pharmacy

CVS pharmacy

SITE

Proposed

ARCO

McDonald's

RITE AID

Albertsons

99c only

FRAZIER FARMS

Streetlight Retail Project

Mixed-Use Project

Cinopolis

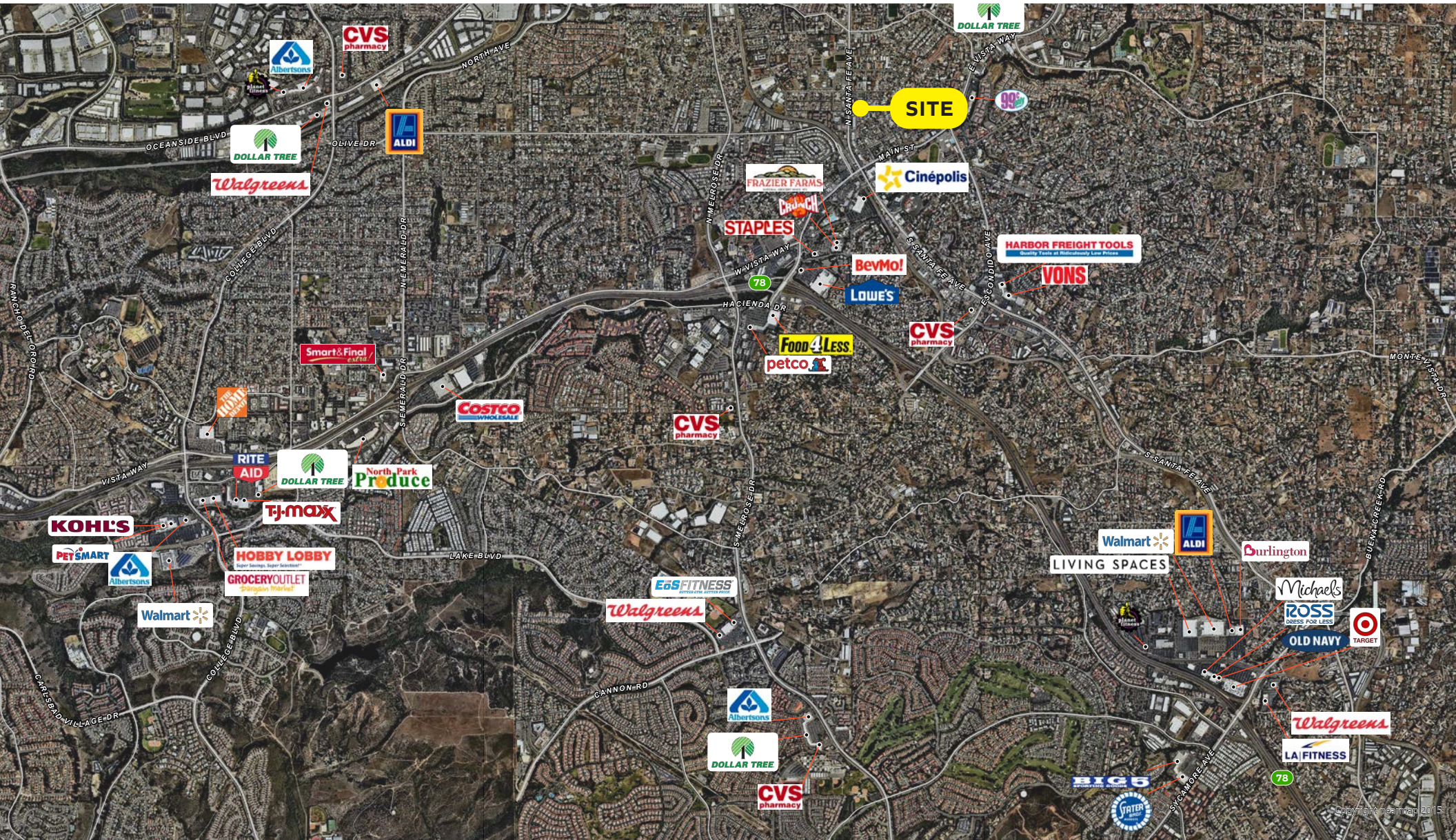
WALMART FITNESS

COSTCO WHOLESALE

BMW

FERGUSON

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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

505 N Santa Fe Ave, Vista, California, 92084

POPULATION

	1 mile	3 miles	5 miles
Total Population	30,599	137,197	255,016
Projected Population (2027)	30,822	138,220	256,453

HOUSING

Total Households	8,278	44,398	85,697
Projected Total Households (2027)	8,338	44,749	86,179

INCOME

Median Household Income	\$69,330	\$84,927	\$88,745
Average Household Income	\$94,024	\$111,941	\$118,608
Per Capita Income	\$25,537	\$36,296	\$39,855
Median Disposable Income	\$57,250	\$68,445	\$72,026
Average Disposable Income	\$72,125	\$83,802	\$87,634

DAYTIME DEMOS

Total Daytime Population	24,873	108,025	218,362
Daytime Population Workers	8,676	37,509	84,239
Daytime Population Residents	16,197	70,516	134,123

RACE & ETHNICITY

White	9,100 29.74%	63,265 46.11%	124,385 48.78%
Black or African American	631 2.06%	3,741 2.73%	7,590 2.98%
American Indian & Alaska Native Population	1,108 3.62%	2,999 2.19%	4,551 1.78%
Asian Population	1,131 3.70%	7,963 5.80%	19,237 7.54%
Pacific Islander Population	172 0.56%	1,132 0.83%	2,125 0.83%
Other Race Population	12,110 39.58%	32,977 24.04%	52,455 20.57%
Population of Two or More Races	6,346 20.74%	25,118 18.31%	44,674 17.52%
Hispanic Population	21,316 69.66%	64,092 46.72%	104,573 41.01%
Non-Hispanic Population	9,283 30.34%	73,105 53.28%	150,443 58.99%

EDUCATION

Bachelor's Degree	2,511 13.78%	18,554 20.12%	39,058 22.42%
Graduate/Professional Degree	806 4.42%	8,709 9.44%	19,739 11.33%

AGE

Median Age	30.0	35.2	36.3
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505 N Santa Fe Dr, Vista, CA

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