

# 650 Sycamore Ave

VISTA, CA

FOR LEASE  
±92,000 SF FREESTANDING ANCHOR BUILDING

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# The Opportunity

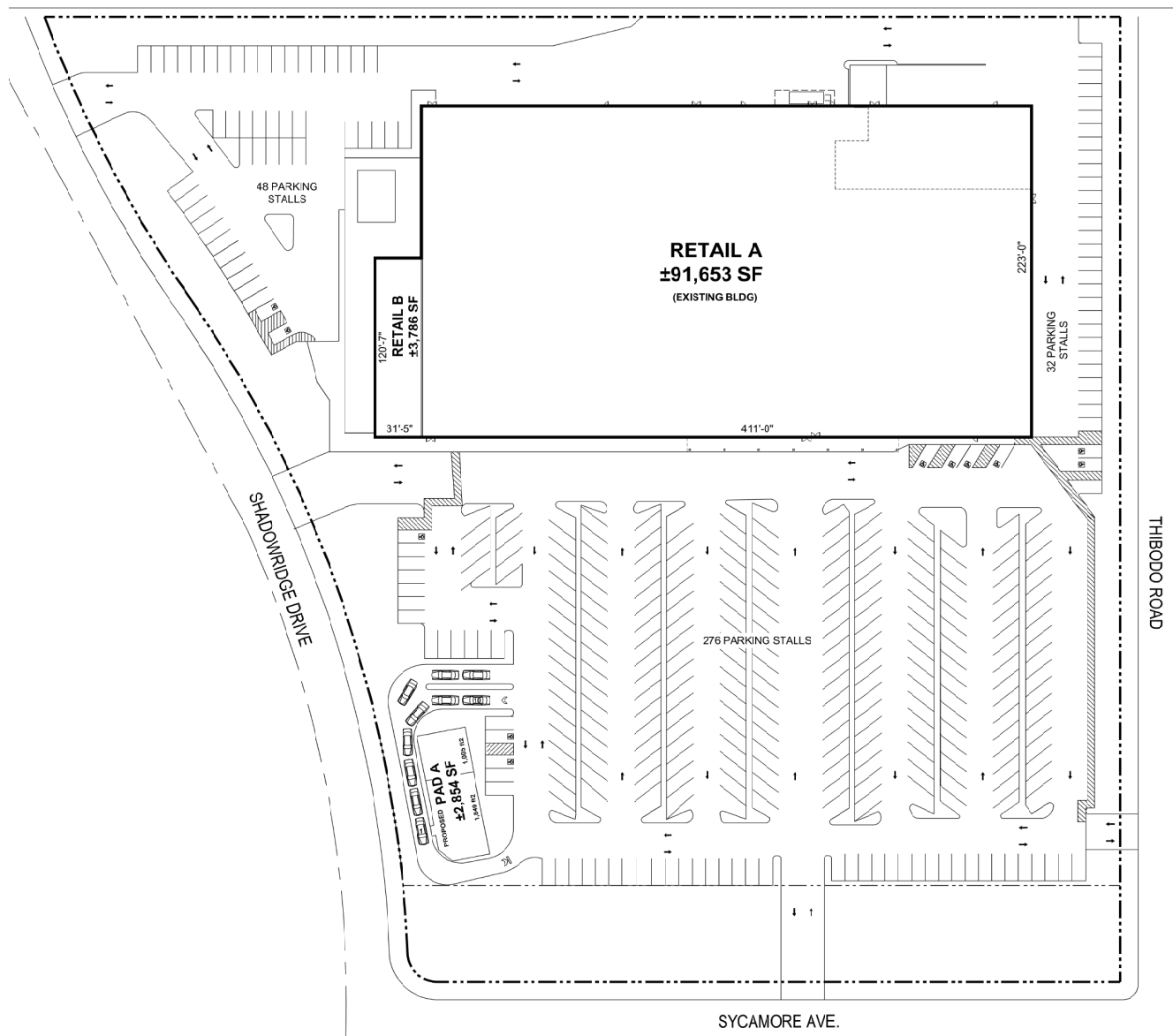
650 SYCAMORE AVE, VISTA CA



- ±92,000 SF Freestanding anchor building situated just south of 78 FWY
- Ownership willing to demise and redevelop
- Located equidistant on 78 corridor between I-5 and I-15 interstates
- Freeway visible signage and ample parking
- Situated amongst heavy daytime and residential population

# Existing Site Plan

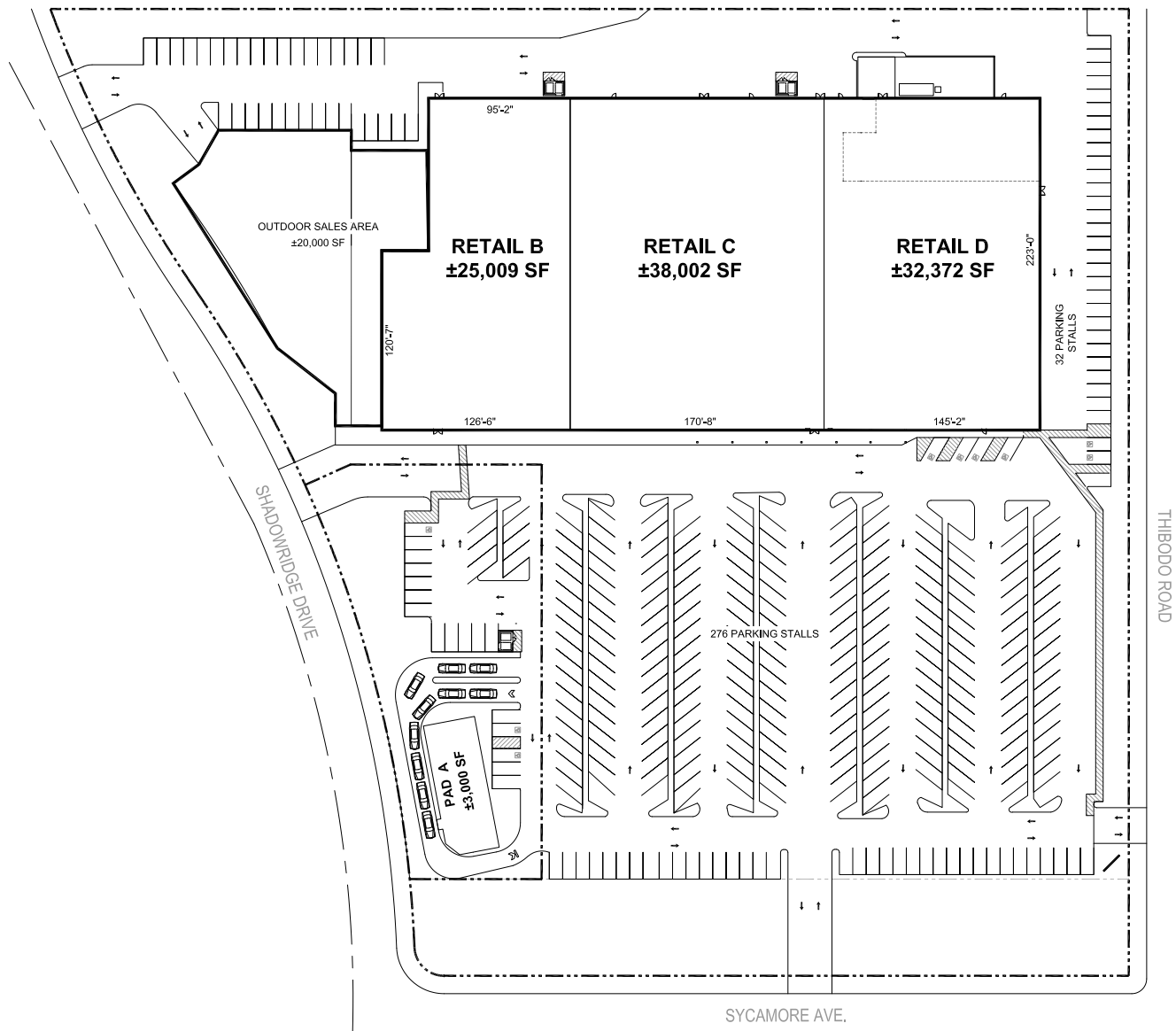
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# Potential Demising Plan

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# Location Aerial

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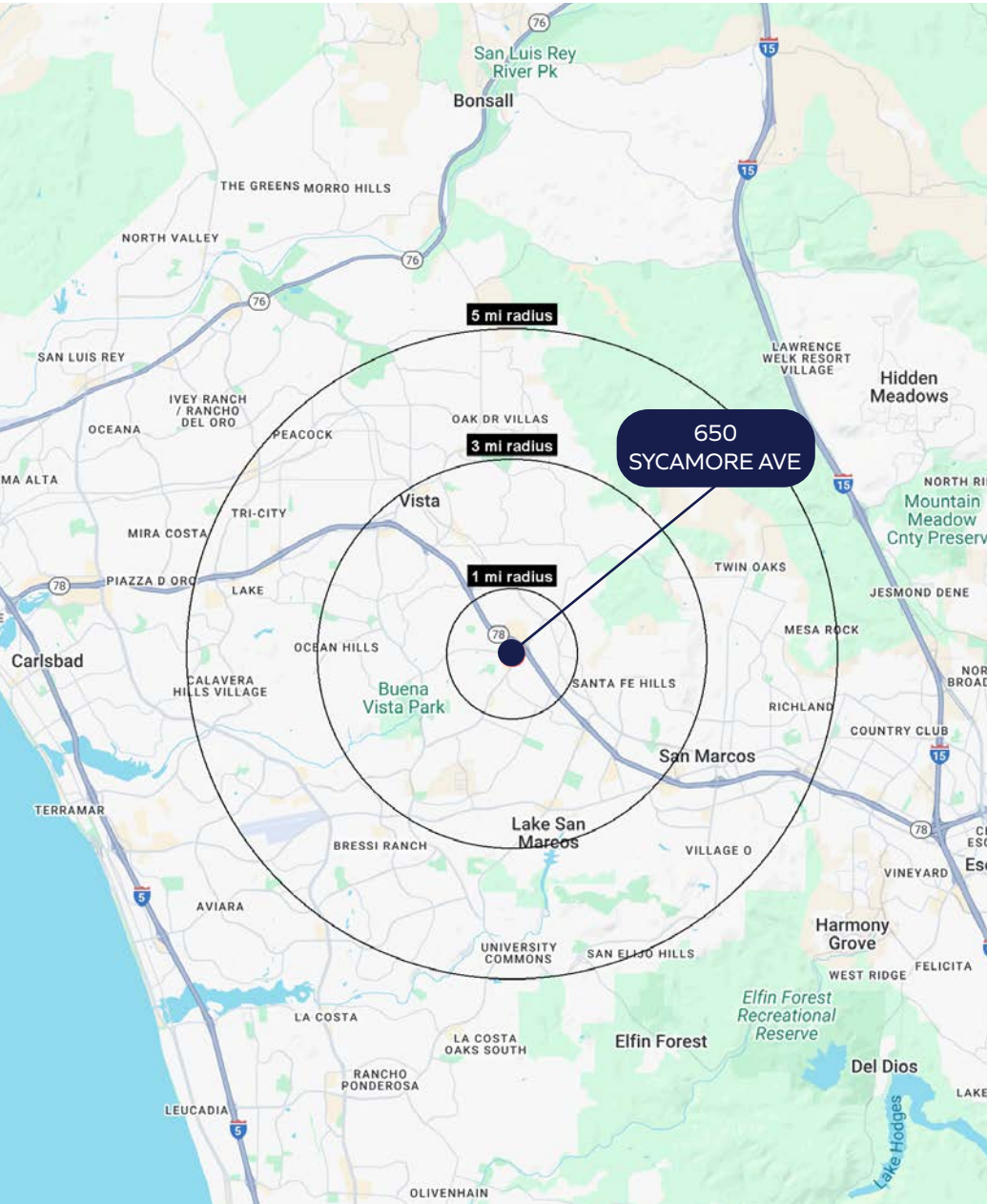


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# Demographics

## 650 SYCAMORE AVE, VISTA, CA EXPANDED DEMOGRAPHIC PROFILE



| Population                   | 3 Mile | 5 Miles | 10 Miles |
|------------------------------|--------|---------|----------|
| Estimated Population         | 14,022 | 89,610  | 260,555  |
| Forecasted Population (2030) | 13,399 | 86,991  | 254,097  |

### Daytime Demos

|                  |       |        |         |
|------------------|-------|--------|---------|
| Total Employees  | 9,421 | 62,088 | 136,684 |
| Total Businesses | 858   | 5,883  | 12,973  |

### Household Income

|                                    |           |           |           |
|------------------------------------|-----------|-----------|-----------|
| Estimated Median Household Income  | \$93,419  | \$113,066 | \$118,596 |
| Estimated Average Household Income | \$117,867 | \$138,761 | \$149,735 |

### Number of Households

|                                |       |        |        |
|--------------------------------|-------|--------|--------|
| Estimated Number of Households | 5,055 | 31,778 | 88,004 |
|--------------------------------|-------|--------|--------|

### Age

|            |      |      |      |
|------------|------|------|------|
| Median Age | 37.3 | 40.0 | 37.9 |
|------------|------|------|------|

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