

900 E Vista Way

CORNER PARCEL AVAILABLE FOR GROUND LEASE OR BUILD-TO-FOR LEASE | VISTA, CA



PROPERTY FEATURES

- 16,981 SF corner parcel at signalized intersection
- High visibility existing buildings of 1908 SF and 900 SF
- Shared intersection with Family Dollar, Stanton Optical, and 7-ELEVEN
- Heavily trafficked commercial and commuter artery
- Connecting thoroughfare from 78 FWY through Fallbrook, Bonsall, and 76 FWY
- 70+ new commercial, residential, industrial projects underway or planned for city of Vista





ESTIMATED 2019 • CALCULATED USING PROPORTIONAL BLOCK GROUPS

900 E Vista Way, Vista, California, 92084



POPULATION

	1 mile	3 miles	5 miles
Total Population	30,044	111,379	227,908
Projected Population (2022)	31,407	116,409	236,598



HOUSING

Total Households	8,278	34,458	73,735
Projected Total Households (2022)	8,611	35,959	76,328



INCOME

Median Household Income	\$50,637	\$64,224	\$71,537
Average Household Income	\$68,964	\$85,868	\$93,687
Per Capita Income	\$19,032	\$26,701	\$30,384
Median Disposable Income	\$42,345	\$53,344	\$57,302
Average Disposable Income	\$55,245	\$66,421	\$71,328



DAYTIME DEMOS

Total Daytime Population	23,946	84,690	189,887
Daytime Population Workers	8,073	28,119	72,153
Daytime Population Residents	15,873	56,571	117,734



RACE & ETHNICITY

White	17,096	56.90%	69,933	62.79%	141,807	62.22%
Black or African American	925	3.08%	3,611	3.24%	8,296	3.64%
American Indian & Alaska Native Population	449	1.49%	1,265	1.14%	2,068	0.91%
Asian Population	812	2.70%	4,912	4.41%	15,524	6.81%
Pacific Islander Population	202	0.67%	828	0.74%	1,896	0.83%
Other Race Population	8,915	29.67%	24,499	22.00%	44,661	19.60%
Population of Two or More Races	1,646	5.48%	6,331	5.68%	13,656	5.99%
Hispanic Population	19,782	65.84%	55,684	50.00%	99,222	43.54%
Non-Hispanic Population	10,262	34.16%	55,695	50.00%	128,686	56.46%



EDUCATION

Bachelor's Degree	1,992	11.08%	11,968	16.36%	29,232	19.21%
Graduate/Professional Degree	674	3.75%	5,521	7.55%	14,728	9.68%



AGE

Median Age	30.3	34.0	35.1
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RETAIL INSITE

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