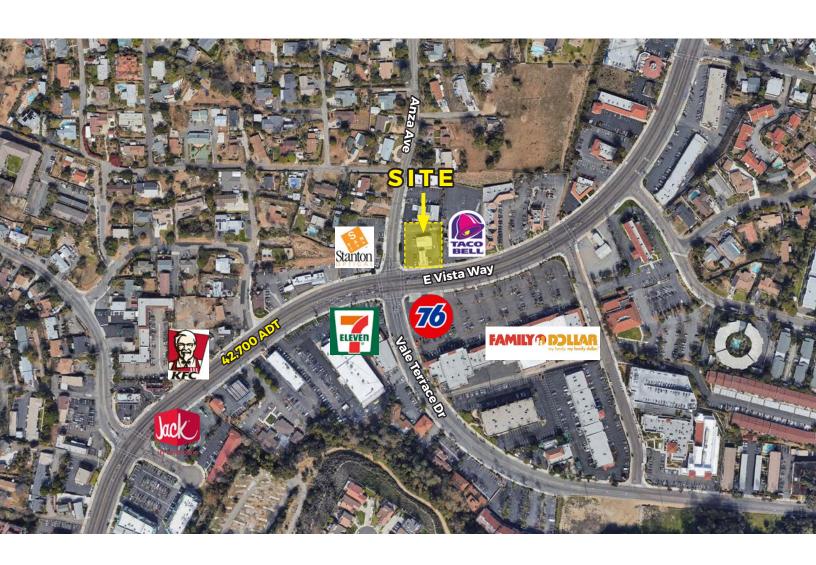
## 900 E Vista Way

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





**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 \$66,421	\$57,302 \$71,338
Average Disposable Income	\$55,245	\$66,421	\$71,328
O 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
TTT RACE & ETHNICITY			
White	17,096 <b>56.90%</b>	69,933 <b>62.79%</b>	141,807 <b>62.22%</b>
Black or African American	925 <b>3.08%</b>	3,611 <b>3.24%</b>	8,296 <b>3.64%</b>
American Indian& Alaska Native Population	449 <b>1.49%</b>	1,265 <b>1.14%</b>	2,068 <b>0.91%</b>
Asian Population	812 <b>2.70%</b>	4,912 <b>4.41%</b>	15,524 <b>6.81%</b>
Pacific Islander Population	202 <b>0.67%</b>	828 <b>0.74%</b>	1,896 <b>0.83%</b>
Other Race Population	8,915 <b>29.67%</b>	24,499 <b>22.00%</b>	44,661 <b>19.60%</b>
Population of Two or More Races Hispanic Population	1,646 <b>5.48%</b> 19,782 <b>65.84%</b>	6,331 <b>5.68%</b> 55,684 <b>50.00%</b>	13,656 <b>5.99%</b> 99,222 <b>43.54%</b>
Non-Hispanic Population	10,262 <b>34.16%</b>	55,695 <b>50.00</b> %	128,686 <b>56.46%</b>
EDUCATION			
Bachelor's Degree	1,992 <b>11.08%</b>	11,968 <b>16.36%</b>	29,232 <b>19.21%</b>
Graduate/Professional Degree	674 <b>3.75%</b>	5,521 <b>7.55</b> %	14,728 <b>9.68%</b>
♣ AGE			
Median Age	30.3	34.0	35.1



CHAINLINKS

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