

FULLY LEASED

988 Civic Center Dr

VISTA, CA



FEATURES

- High visibility retail center along Civic Center Drive in Vista
- Fully leased
- Ample parking and monument signage available
- Located just north of 78 Fwy offramp
- Vista has experienced incredible growth, adding hundreds of new housing units and commercial product
- Within close proximity of VONS, CVS, Harbor Freight Tools, and the Civic Center Trolley Station

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2023 Population:	13,690	136,184	258,332
Avg HH Income:	\$119,181	\$116,342	\$126,630
Daytime Pop:	13,574	107,678	246,537

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RETAIL INSITE

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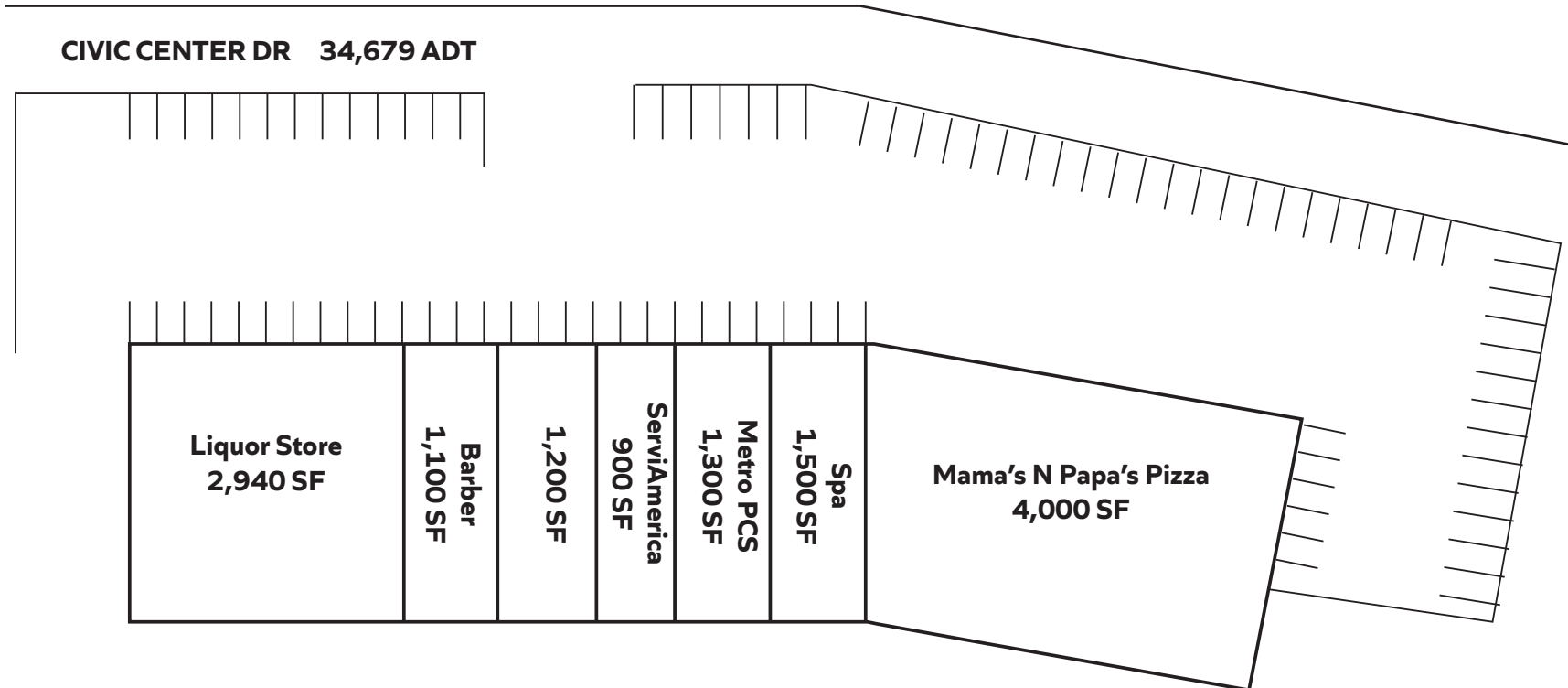
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SITE PLAN



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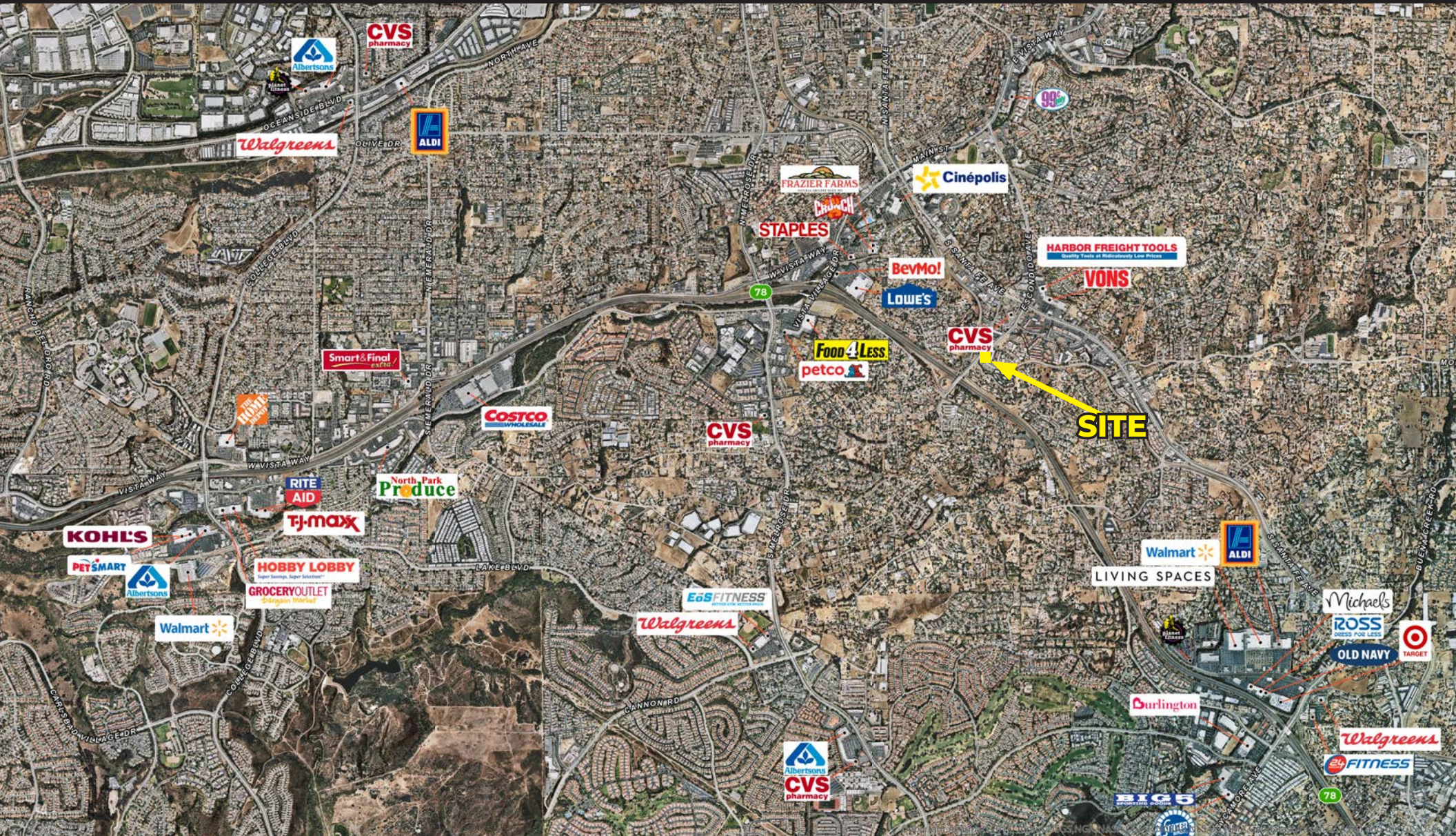


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Expanded Demographic Profile

ESTIMATED 2023 • CALCULATED USING PROPORTIONAL BLOCK GROUPS

988 Civic Center Dr, Vista, California, 92083

POPULATION

	1 mile	3 miles	5 miles
Total Population	13,690	136,184	258,332
Projected Population (2028)	13,952	136,406	258,941

HOUSING

Total Households	4,409	45,131	87,606
Projected Total Households (2028)	4,516	45,436	88,205

INCOME

Median Household Income	\$88,388	\$87,392	\$95,834
Average Household Income	\$119,181	\$116,342	\$126,630
Per Capita Income	\$38,033	\$38,552	\$43,045
Median Disposable Income	\$71,990	\$71,057	\$77,298
Average Disposable Income	\$88,430	\$86,249	\$92,090

DAYTIME DEMOS

Total Daytime Population	13,574	107,678	246,537
Daytime Population Workers	6,978	39,271	118,075
Daytime Population Residents	6,596	68,407	128,462

RACE & ETHNICITY

White	6,693 48.89%	61,855 45.42%	126,880 49.11%
Black or African American	331 2.42%	3,635 2.67%	7,112 2.75%
American Indian& Alaska Native Population	288 2.10%	2,911 2.14%	4,387 1.70%
Asian Population	426 3.11%	7,508 5.51%	20,031 7.75%
Pacific Islander Population	52 0.38%	945 0.69%	1,709 0.66%
Other Race Population	3,304 24.13%	34,343 25.22%	52,827 20.45%
Population of Two or More Races	2,596 18.96%	24,987 18.35%	45,388 17.57%
Hispanic Population	6,568 47.98%	66,282 48.67%	106,407 41.19%
Non-Hispanic Population	7,122 52.02%	69,902 51.33%	151,925 58.81%

EDUCATION

Bachelor's Degree	1,793 19.53%	18,251 19.86%	42,193 23.83%
Graduate/Professional Degree	948 10.32%	9,562 10.41%	22,909 12.94%

AGE

Median Age	35.7	35.6	37.0
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