

Grocery Anchored Out-Parcel Available for Sale or Lease

NWC E VISTA WAY & BOBIER DR, VISTA, CA



PROPERTY FEATURES

- **ASKING PRICE: \$1,250,000 (\$40 PSF)**
- **ASKING RENT: \$100k annual ground rent**
- Drive-Thru use allowed
- 31,363 SF grocery anchored out-parcel at premier intersection of North Vista
- High visibility pad opportunity adjacent to multiple national retailers
- Neighboring tenants: Sprouts, Verizon, Dunkin' Donuts, AT&T and more
- 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
- Shared intersection with Sprouts, NorthGate Market and Albertsons



RETAIL INSITE

A MEMBER OF
CHAIN LINKS
RETAIL ADVISORS

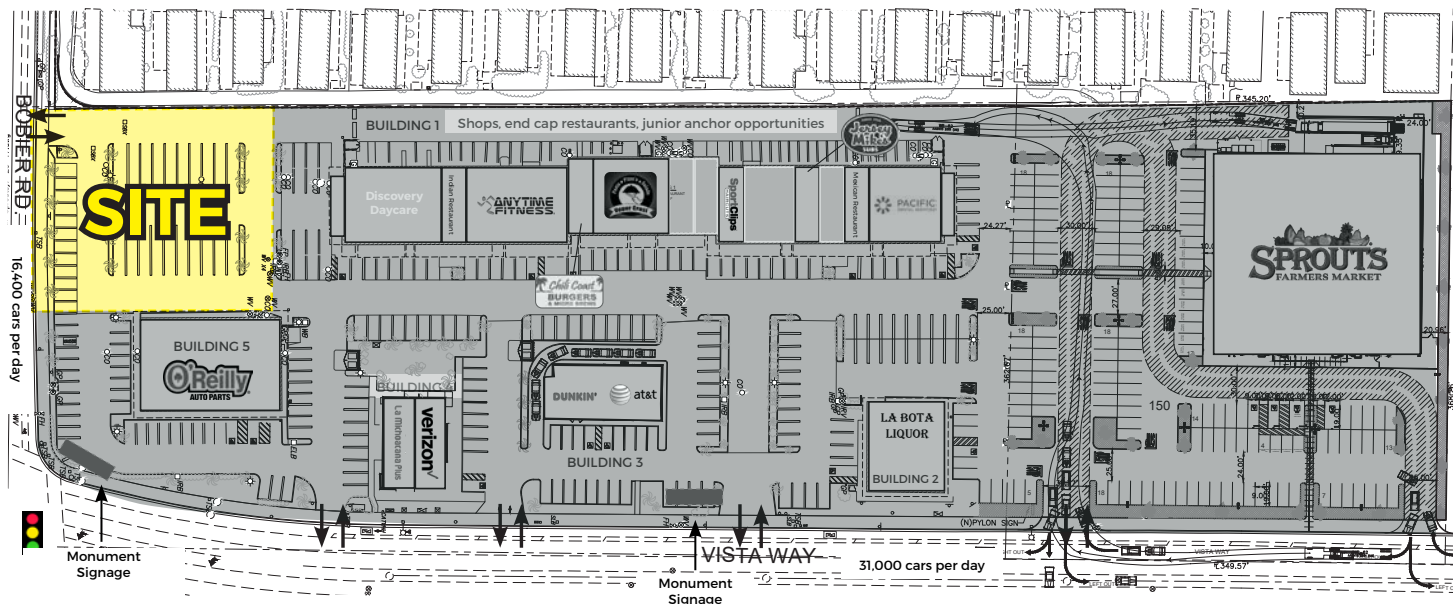
CONNOR STEVENS • 858.369.6458 • cstevens@retailinsite.net

BRIAN G. PYKE • 858.324.6103 • bpyke@retailinsite.net

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SITE PLAN



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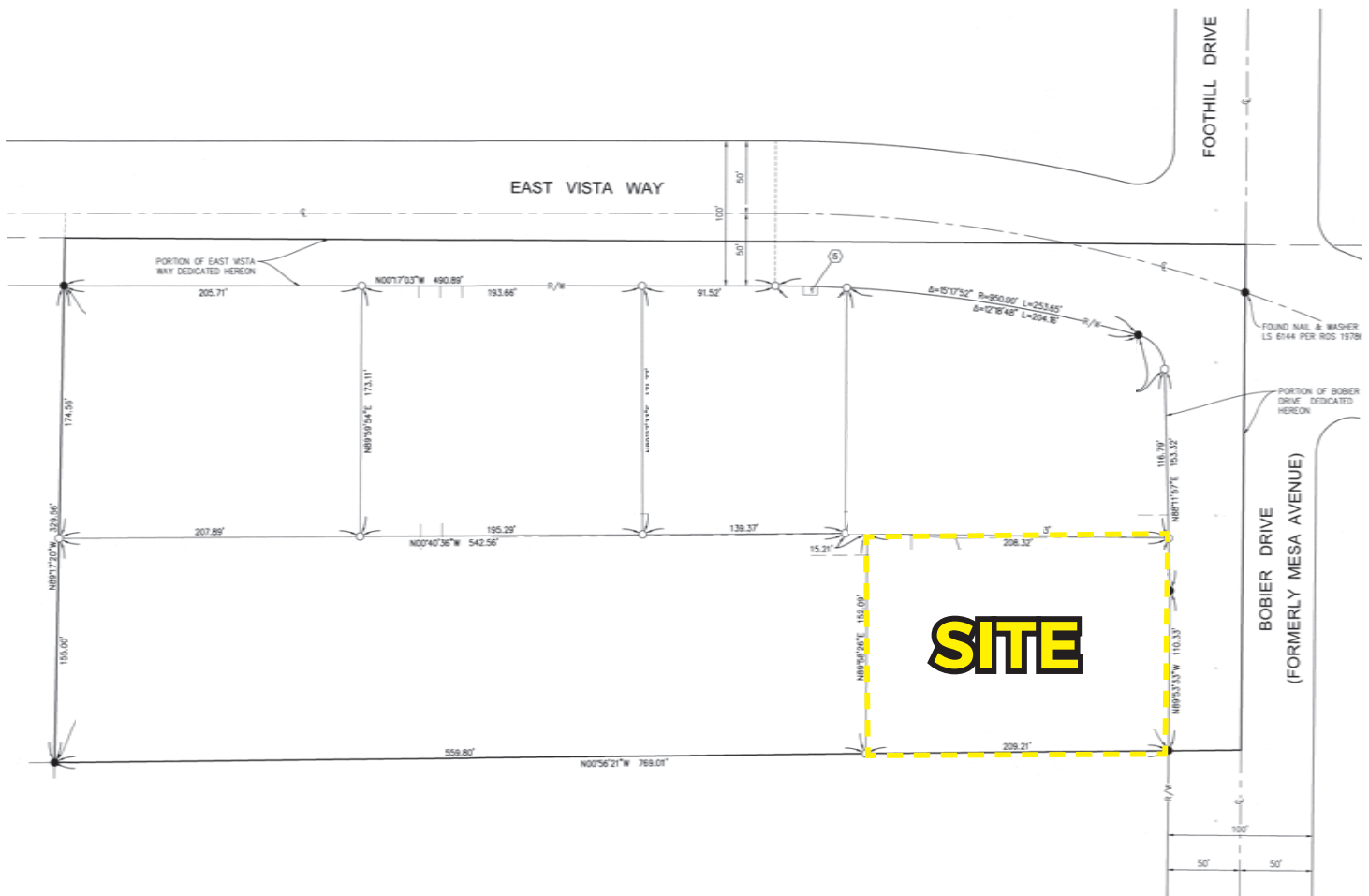
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120 S SIERRA AVE, STE 110, SOLANA BEACH, 92075 • LIC # 01206760 T: 858 523 2090 • RETAILINSITE.NET

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PARCEL MAP



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Expanded Demographic Profile

ESTIMATED 2020 • CALCULATED USING PROPORTIONAL BLOCK GROUPS

E Vista Way & E Bobier Dr, Vista, California, 92084



POPULATION

	1 mile	3 miles	5 miles
Total Population	22,088	97,793	214,918
Projected Population (2022)	24,386	102,928	222,503



HOUSING

Total Households	6,451	29,678	69,303
Projected Total Households (2022)	7,033	31,101	71,434



INCOME

Median Household Income	\$53,814	\$66,841	\$74,967
Average Household Income	\$77,037	\$88,934	\$96,458
Per Capita Income	\$22,607	\$27,111	\$31,142
Median Disposable Income	\$45,820	\$54,824	\$59,209
Average Disposable Income	\$60,724	\$68,729	\$73,562



DAYTIME DEMOS

Total Daytime Population	18,174	80,454	188,420
Daytime Population Workers	5,484	25,397	66,955
Daytime Population Residents	12,690	55,057	121,465



RACE & ETHNICITY

White	12,925	58.52%	61,508	62.90%	133,269	62.01%
Black or African American	729	3.30%	2,990	3.06%	7,754	3.61%
American Indian& Alaska Native Population	293	1.33%	1,146	1.17%	1,986	0.92%
Asian Population	762	3.45%	4,010	4.10%	14,236	6.62%
Pacific Islander Population	172	0.78%	697	0.71%	1,778	0.83%
Other Race Population	5,917	26.79%	21,932	22.43%	42,918	19.97%
Population of Two or More Races	1,289	5.84%	5,510	5.63%	12,977	6.04%
Hispanic Population	13,162	59.59%	50,131	51.26%	95,206	44.30%
Non-Hispanic Population	8,926	40.41%	47,662	48.74%	119,711	55.70%



EDUCATION

Bachelor's Degree	1,961	14.18%	10,646	16.60%	27,251	18.93%
Graduate/Professional Degree	834	6.03%	5,028	7.84%	14,256	9.90%



AGE

Median Age	32.3	34.3	35.1
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