

NWQ EMERALD DR & WEST DR

RI RETAIL INSITE

VISTA, CA | RETAIL SPACE AVAILABLE FOR GROUND LEASE OR SALE



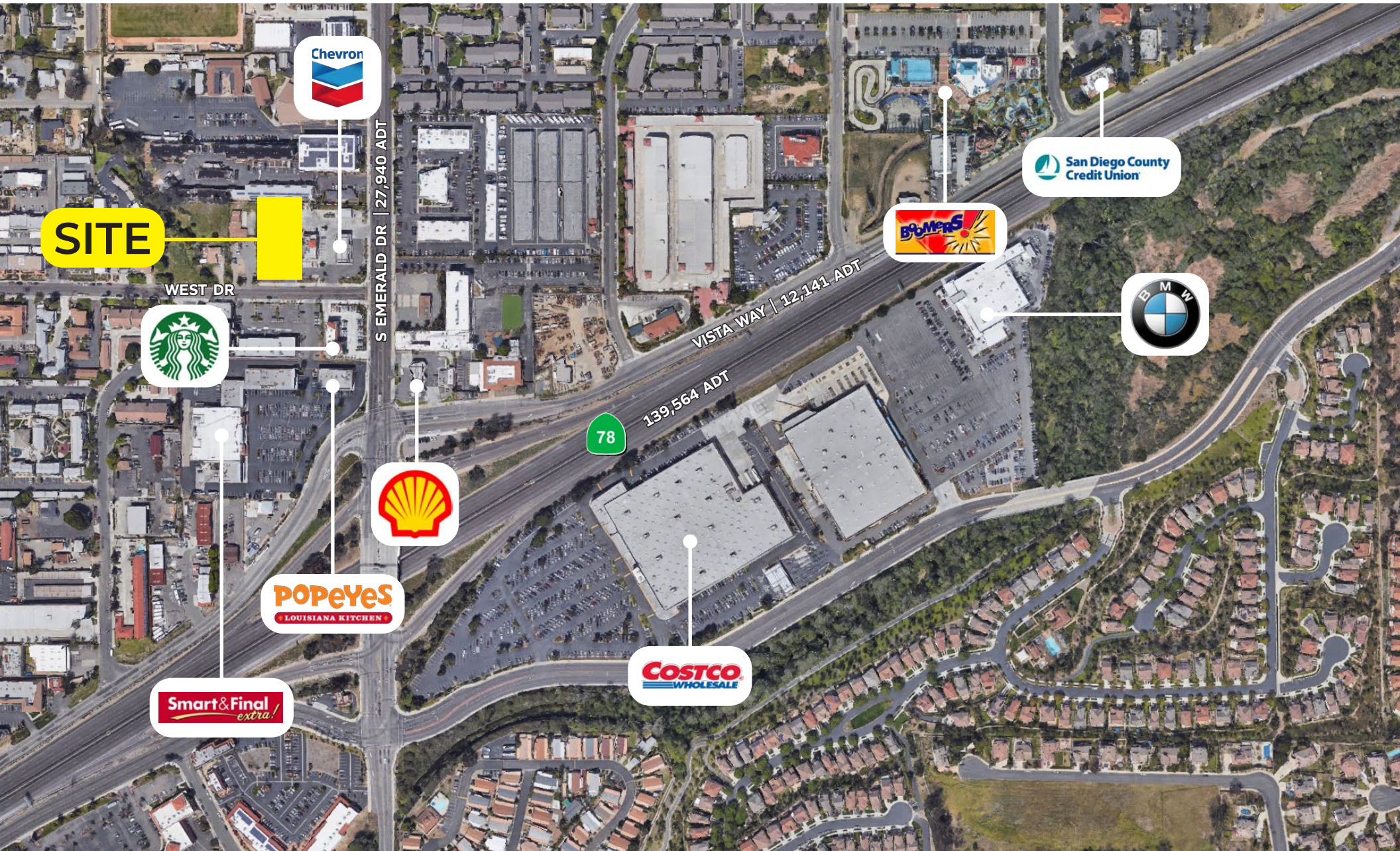
CONCEPTUAL RENDERING ONLY

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RETAIL INSITE
120 S Sierra Ave, Ste 110, Solana Beach, Ca 92075
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LOCATION AERIAL.



The information has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

PROPERTY HIGHLIGHTS.

- 27,878 SF parcel
- High-traffic site with exceptional visibility
- Site can accommodate a variety of uses
- Close in proximity to daily traffic-drivers

RI



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AREA OF GROWTH.



LEGEND

- Residential Developments
- Commercial Developments
- Mixed-Use Developments
- Self-Storage Developments

SITE

410 Luxury Apartments

160 SFR Development

305 Apartments Approved

Self Storage Development

150 Townhome Development

180 Apartments Under Construction

New Honda Dealership

Tesoro Homes So New SFR

Proposed 7-Eleven

Breeze Hill Shops

Multi-family Development

Vista Village

S14

petco

Food 4 Less

CVS pharmacy

CVS pharmacy

SPROUTS

NORTHGATE MARKET

99¢ ONLY

FRAZIER FARMS

Streetlight Retail Project

Mixed-Use Project

LOWE'S

VONS

Proposed Chick-fil-e

Sunroad Plaza

CVS pharmacy

Proposed ARCO

Proposed RITE AID

Taylor St

W Bobier Dr

Oceanside Blvd

North Ave

North Dr

N Melrose Dr

N Santa Fe Ave

Townside Dr

E Bobier Dr

E Vista Way

Elm Dr

Warmans Ave

Vare Terrace Dr

College Blvd

Emerald Dr

Hacienda Dr

W Vista Way

Haven Ln

Sunset Dr

S Melrose Dr

Civic Center Dr

S Santa Fe Ave

Cypress Dr

Mar Vista Dr

78

Mesa Dr

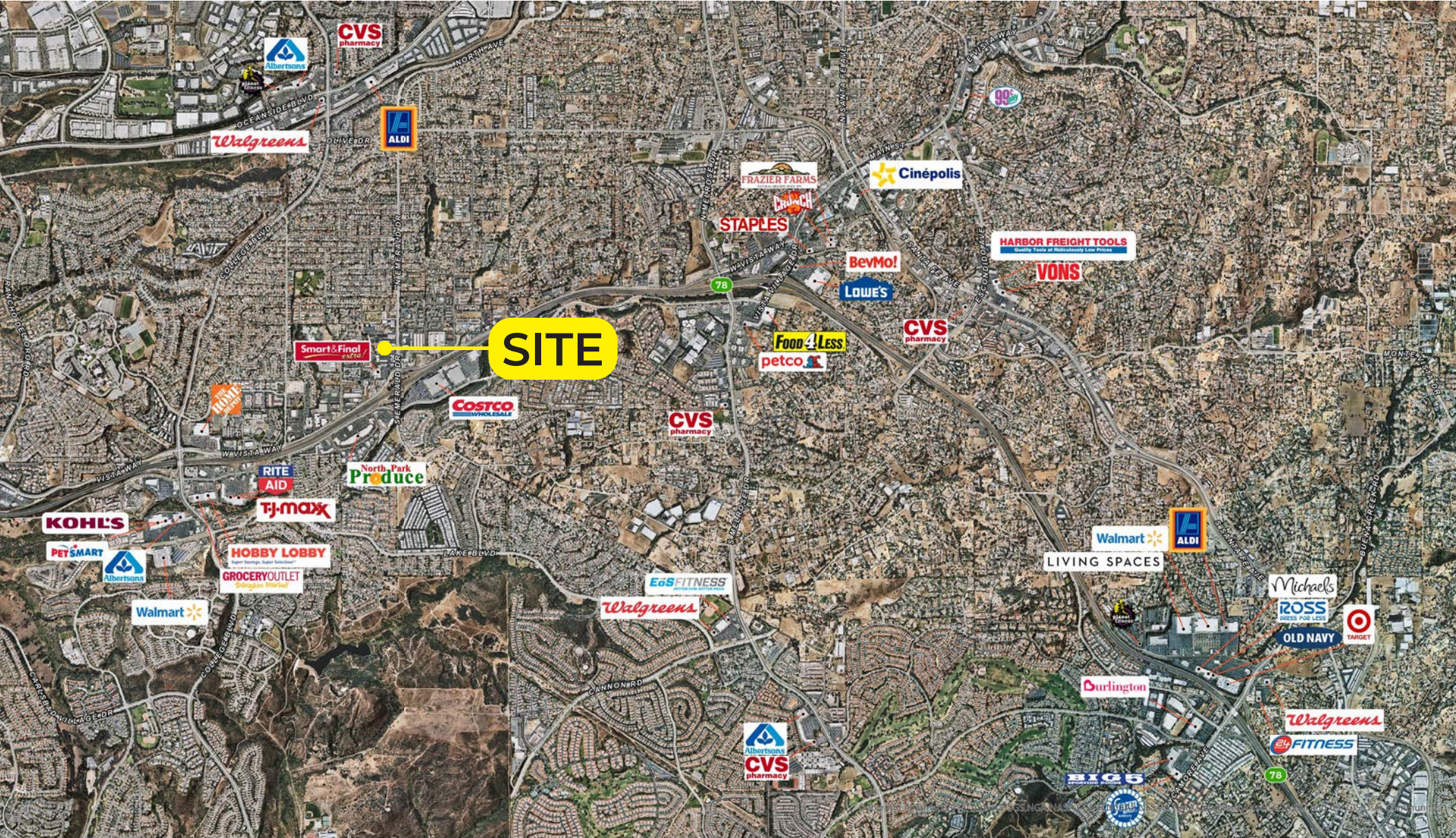
Love Rd

Temple Heights Dr

Vista Way Plaza Dr

Contin

TRADE AREA AERIAL.



The projects, tenants and site plans illustrated herein are subject to change without notice. You and your advisors should conduct a careful, independent investigation of the information herein to determine to your satisfaction the accuracy.



DEMOGRAPHICS.

ESTIMATED 2022 • CALCULATED USING PROPORTIONAL BLOCK GROUPS

224 N Emerald Dr, Vista, California, 92083

POPULATION

	1 mile	3 miles	5 miles
Total Population	23,085	145,489	314,515
Projected Population (2027)	23,112	146,622	317,022

HOUSING

	1 mile	3 miles	5 miles
Total Households	7,454	50,836	110,028
Projected Total Households (2027)	7,449	51,228	110,950

INCOME

	1 mile	3 miles	5 miles
Median Household Income	\$78,267	\$89,969	\$88,258
Average Household Income	\$98,158	\$118,741	\$120,112
Per Capita Income	\$31,323	\$41,337	\$42,030
Median Disposable Income	\$61,784	\$72,963	\$71,513
Average Disposable Income	\$75,511	\$87,714	\$88,228

DAYTIME DEMOS

	1 mile	3 miles	5 miles
Total Daytime Population	20,273	119,567	300,686
Daytime Population Workers	7,917	43,387	137,308
Daytime Population Residents	12,356	76,180	163,378

RACE & ETHNICITY

	1 mile	3 miles	5 miles
White	9,665 41.87%	73,922 50.81%	161,841 51.46%
Black or African American	731 3.17%	4,352 2.99%	9,732 3.09%
American Indian & Alaska Native Population	506 2.19%	2,544 1.75%	5,297 1.68%
Asian Population	1,220 5.28%	10,311 7.09%	21,855 6.95%
Pacific Islander Population	331 1.43%	1,101 0.76%	2,702 0.86%
Other Race Population	6,371 27.60%	28,227 19.40%	59,581 18.94%
Population of Two or More Races	4,261 18.46%	25,032 17.21%	53,507 17.01%
Hispanic Population	11,861 51.38%	57,520 39.54%	120,796 38.41%
Non-Hispanic Population	11,224 48.62%	87,969 60.46%	193,719 61.59%

EDUCATION

	1 mile	3 miles	5 miles
Bachelor's Degree	2,740 17.67%	23,110 23.21%	52,213 24.00%
Graduate/Professional Degree	1,155 7.45%	12,366 12.42%	27,189 12.50%

AGE

	1 mile	3 miles	5 miles
Median Age	34.2	36.2	36.9