

RETAIL FOR LEASE

DOLLAR TREE RETAIL CENTER

1040 - 1090 EAST VISTA WAY | VISTA, CA 92084



PROPERTY HIGHLIGHTS

- ± 45,000 Square Foot Shopping Plaza
- Anchor Tenants Include Dollar Tree and Goodwill
- Possible Pylon Signage in Front of Building
- Great Exposure to E. Vista Way
- Signalized Intersection at Main Entrance
- Close Proximity to Downtown Vista Village
- Abundant Parking

STRIP CENTER DATA

Total SF: ± 45,000 SF
Year Built: 1985
Parking: Free Surface Spaces

LISTING DATA

1040 E. Vista Way: ± 5,728 SF Freestanding Building
(former Chinese Restaurant)
Drive-Thru Pad Redevelopment Opportunity

Available: NOW

Lease Rate: Contact Broker for Rates

1070 E. Vista Way: ± 750 SF

Available: NOW

Lease Rate: \$1.75 SF + \$0.35/SF NNN

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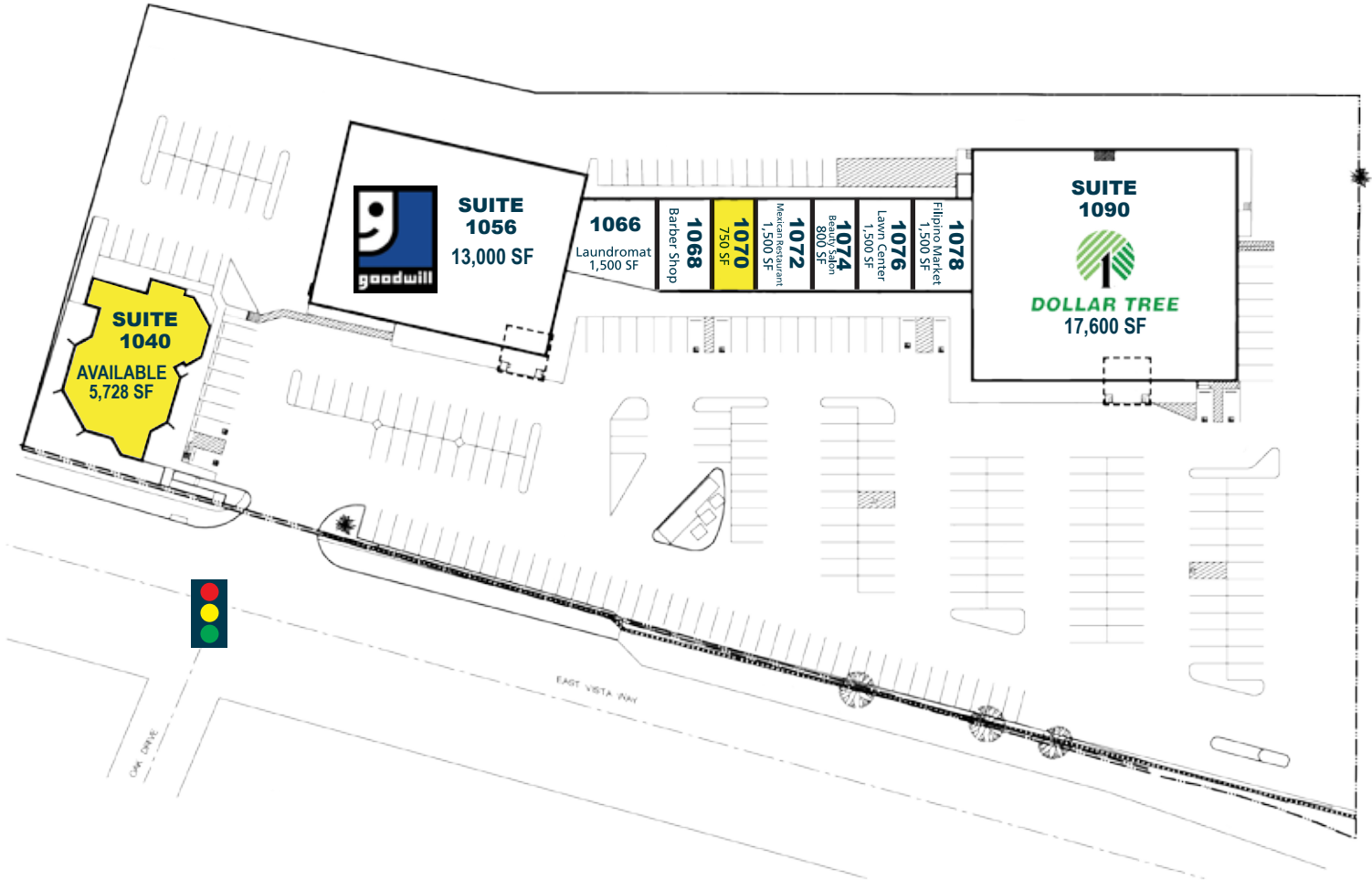
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SITE PLAN



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SUITE 1040

± 5,728 SF FREESTANDING BUILDING



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SUITE 1070

± 750 SF RETAIL SPACE



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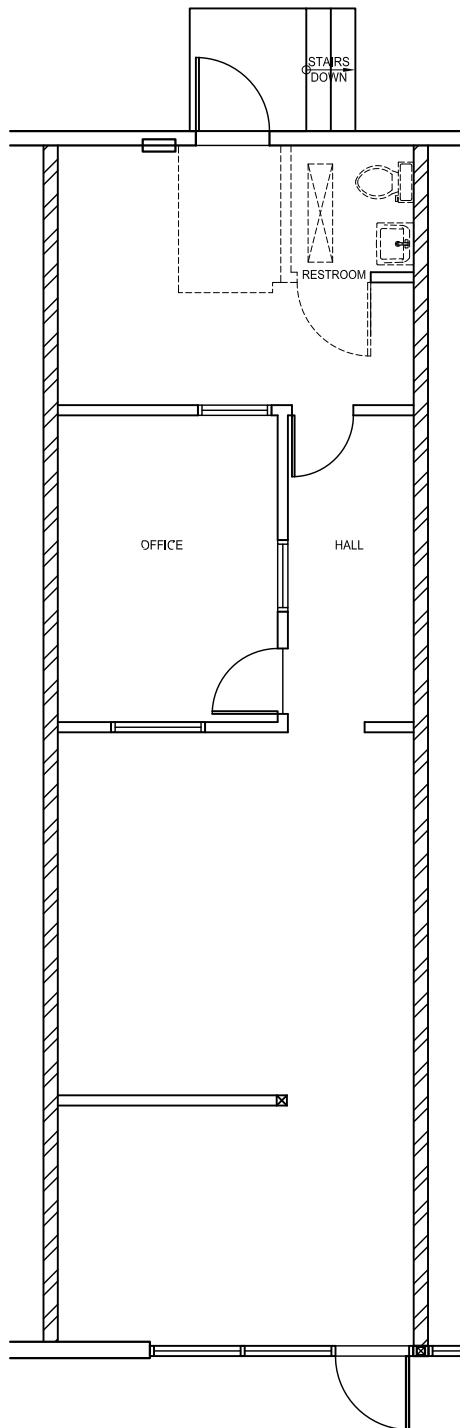
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COMMERCIAL REAL ESTATE SERVICES

SUITE 1070 FLOORPLAN

± 750 SF



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COMMERCIAL REAL ESTATE SERVICES



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	26,658	101,866	220,441
2021 Population	27,932	107,236	232,284
Average HH Income	\$54,585	\$68,889	\$77,889

TRAFFIC COUNT

East Vista Way & Oak Drive

AVERAGE DAILY TRAFFIC

33,269 cars per day

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COMMERCIAL REAL ESTATE SERVICES

DEMOGRAPHIC SUMMARY REPORT

Radius	1 Mile		3 Mile		5 Mile	
Population						
2021 Projection	27,932		107,236		232,284	
2016 Estimate	26,658		101,866		220,411	
2010 Census	25,886		96,390		207,284	
Growth 2016 - 2021	4.78%		5.27%		5.39%	
Growth 2010 - 2016	2.98%		5.68%		6.33%	
2016 Population by Hispanic Origin	16,583		49,873		92,871	
2016 Population	26,658		101,866		220,411	
White	22,796	85.51%	86,803	85.21%	181,308	82.26%
Black	1,029	3.86%	3,704	3.64%	9,128	4.14%
Am. Indian & Alaskan	744	2.79%	2,089	2.05%	3,602	1.63%
Asian	852	3.20%	4,393	4.31%	14,778	6.70%
Hawaiian & Pacific Island	222	0.83%	851	0.84%	2,122	0.96%
Other	1,015	3.81%	4,026	3.95%	9,473	4.30%
U.S. Armed Forces	184		1,192		3,148	
Households						
2021 Projection	8,068		33,320		75,657	
2016 Estimate	7,686		31,618		71,760	
2010 Census	7,405		29,807		67,513	
Growth 2016 - 2021	4.97%		5.38%		5.43%	
Growth 2010 - 2016	3.79%		6.08%		6.29%	
Owner Occupied	3,280	42.67%	18,200	57.56%	43,922	61.21%
Renter Occupied	4,406	57.33%	13,417	42.43%	27,838	38.79%
2016 Households by HH Income						
Income: <\$25,000	1,621	21.09%	6,284	19.87%	13,298	18.53%
Income: \$25,000 - \$50,000	2,972	38.66%	9,177	29.02%	17,296	24.10%
Income: \$50,000 - \$75,000	1,482	19.28%	5,758	18.21%	12,887	17.96%
Income: \$75,000 - \$100,000	666	8.66%	3,959	12.52%	10,110	14.09%
Income: \$100,000 - \$125,000	437	5.68%	2,313	7.32%	6,235	8.69%
Income: \$125,000 - \$150,000	247	3.21%	1,489	4.71%	3,984	5.55%
Income: \$150,000 - \$200,000	155	2.02%	1,615	5.11%	4,421	6.16%
Income: \$200,000+	107	1.39%	1,023	3.24%	3,529	4.92%
2016 Avg Household Income	\$54,585		\$68,889		\$77,889	
2016 Med Household Income	\$39,599		\$51,232		\$58,480	

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