

FOR LEASE

Vista Place Shopping Center
1830-1850-1890 Hacienda Drive

VISTA, CA 92081

±1,325 - 10,060 SF & .69 Acre Pad

FOR LEASE

1830-1850-1890 Hacienda Drive | Vista, CA 92081

Property Highlights

- 1,325 SF of in-line space ideal for retail or office user
- 10,060 SF office building
- .69 acre pad
- Turn-key open floorplan with great signage and visibility
- Prominent location at major freeway intersection
- Direct access to Hwy 78
- 16,257 ADT on Hacienda Drive
- 133,391 ADT on Hwy 78
- Parking Ratio = 4/1,000
- City of Vista Commercial (C-1) Zoning
- Accessible by Lockbox JX130

LEASE RATES: \$0.75 - \$0.99/SF + NNN \$0.61/SF



2019 Demographic Summary

	1 Mile	3 Mile	5 Mile
Population	21,721	137,732	318,477
HH Income	\$79,614	\$96,382	\$98,364
Daytime Pop	7,441	40,162	146,897

FOR LEASE

1830-1850-1890 Hacienda Drive | Vista, CA 92081

Property Photos



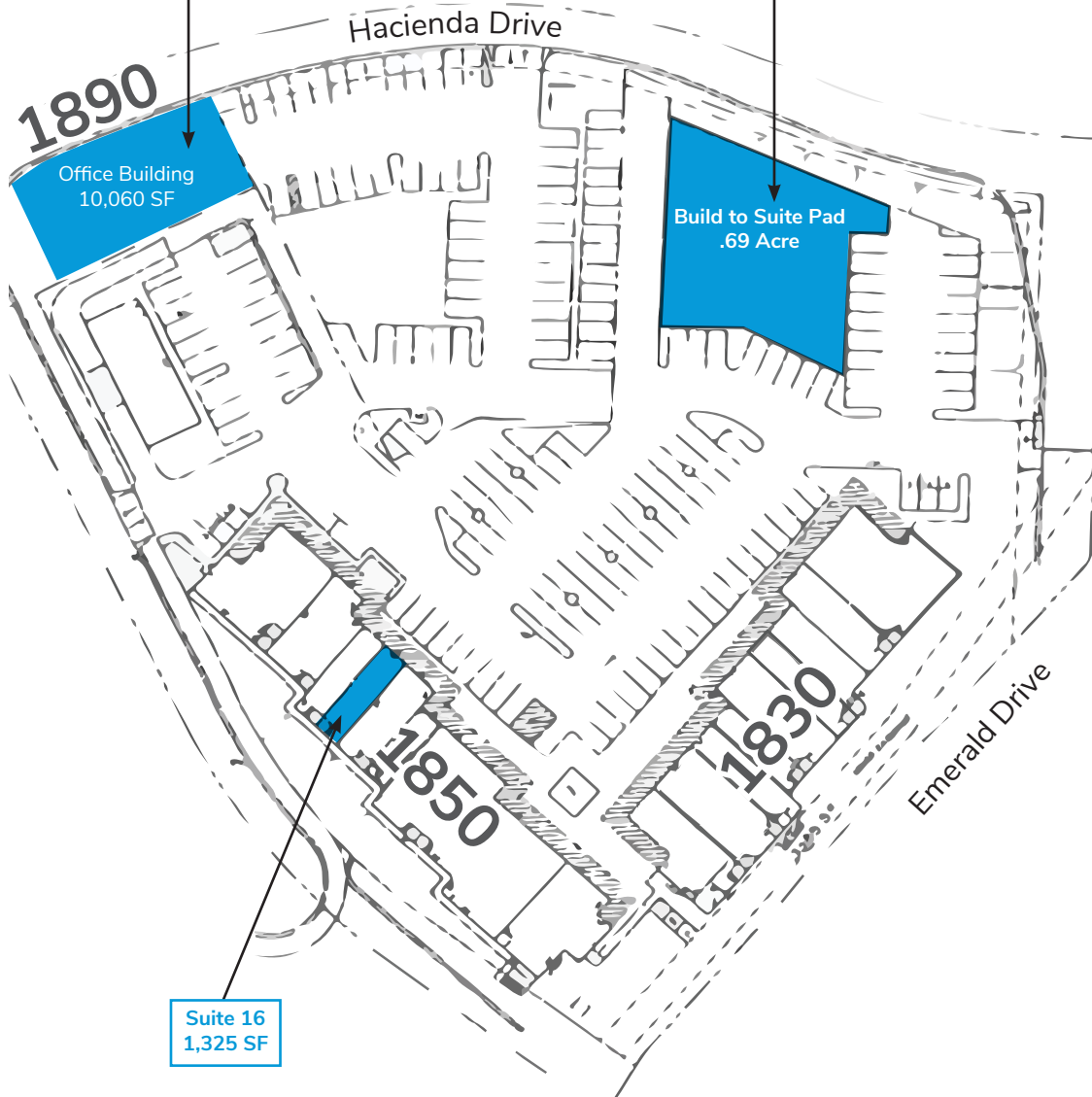
FOR LEASE

1830-1850-1890 Hacienda Drive | Vista, CA 92081

Available

Office Building Lease Rate
\$1.79/SF + U

Land Lease Rate: Negotiable



Suite 16
1,325 SF

1830 Hacienda Drive

Suite #	Tenant	SF
1	Dr. Javaheri Dentist Office	3,010
2	MJ Physical Therapy	1,310
3	Chens Acupuncture	1,100
4	Leased	975
5	The Foot Comfort Store	1,625
6	Farmers Insurance Agency	825
7	Pregnancy Resource Center	975
8	Pregnancy Resource Center	1,375
9 & 10	Professional Office	2,100

1850 Hacienda Drive

Suite #	Tenant	SF
11	International Food Market	1,725
12	A Step Above Dance Studio	4,184
14	A Step Above Dance Studio	
15	Advantage Homes	1,150
16	Available	1,325
17	Hawaiian Dance	675
18	Hairs to You	1,100
19	Nail & Wax	825
20	A Step Above Dance Studio	825
21	A Step Above Dance Studio	
22	Colimas Mexican Food	2,507

1876 Hacienda Drive

Suite #	Tenant	SF
Bldg.	Thai Pasta	2,415

1890 Hacienda Drive

Suite #	Tenant	SF
Bldg.	Professional Office (Available Now)	10,060
Lot	Build to Suite Pad - Vacant	.69 Acre

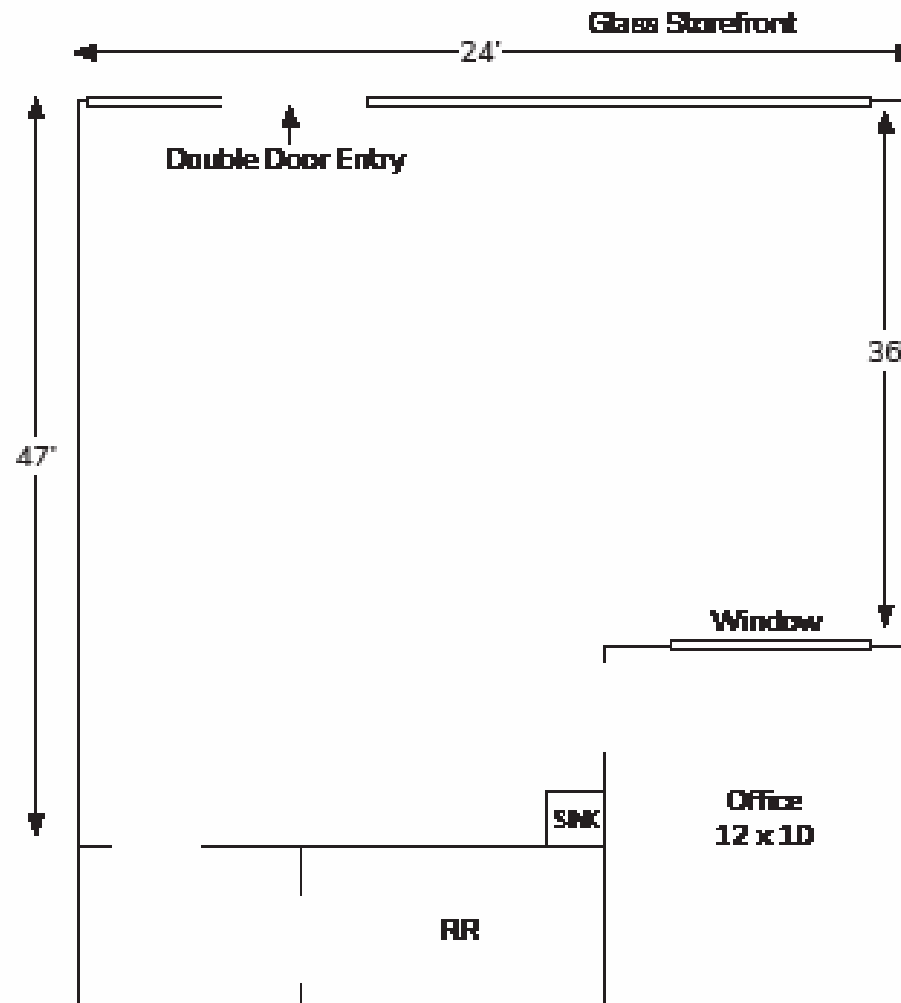
FOR LEASE

1830-1850-1890 Hacienda Drive | Vista, CA 92081

Floorplan

Suite 16 | 1,325 SF

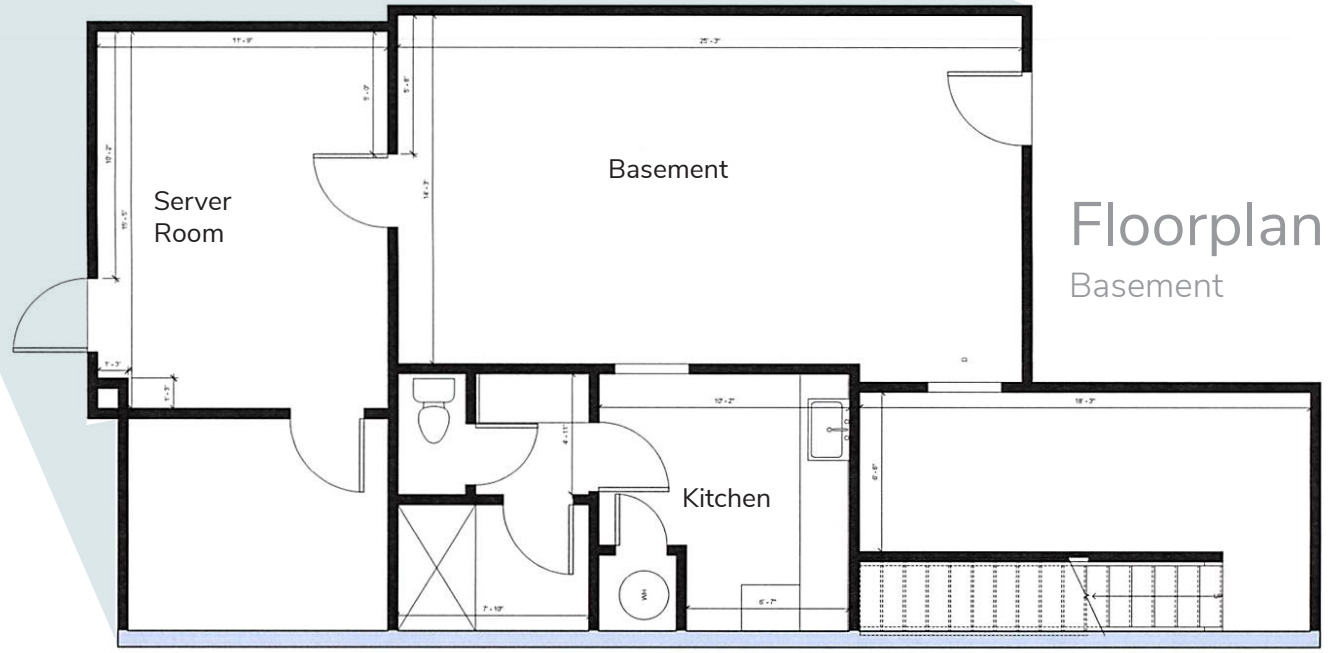
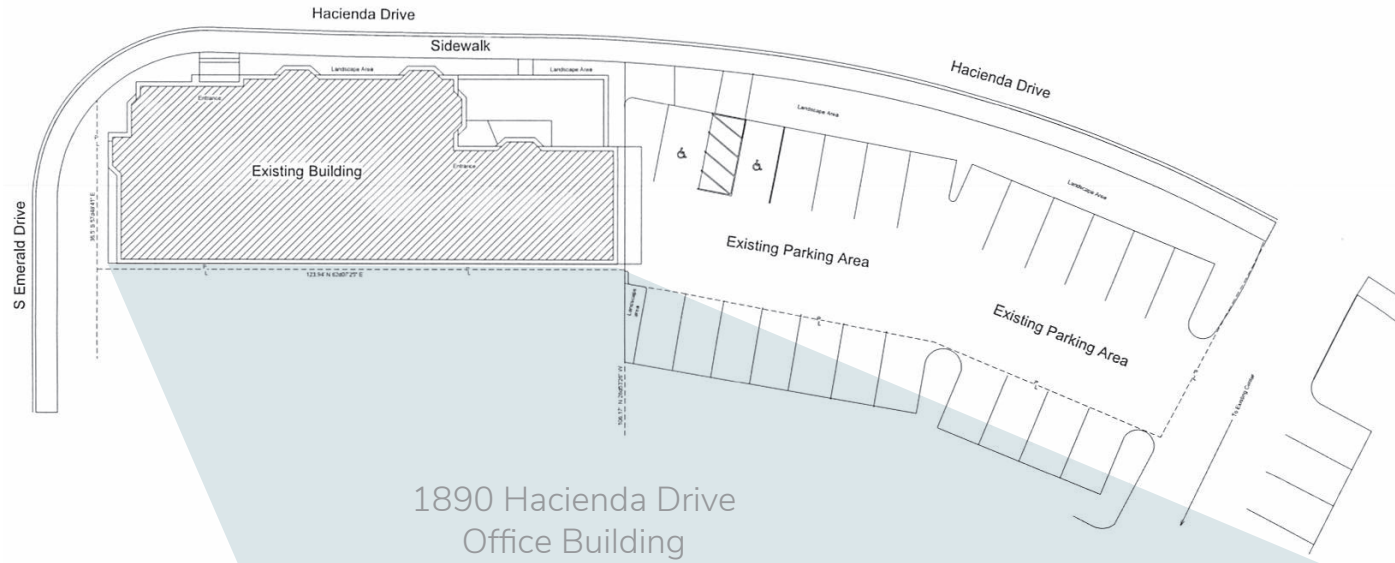
1850 Hacienda Drive



FOR LEASE

1830-1850-1890 Hacienda Drive | Vista, CA 92081

Site Plan



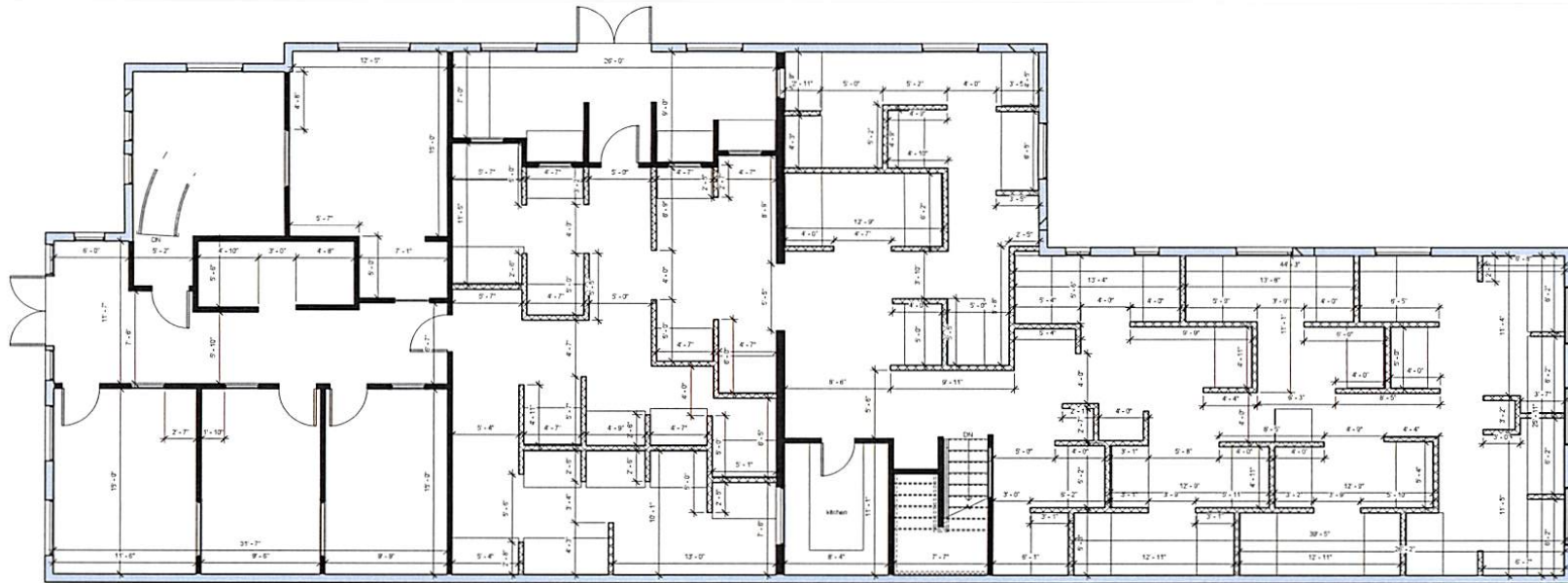
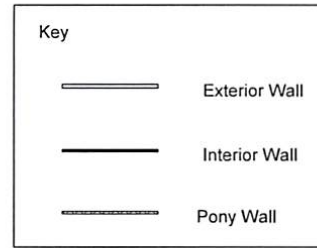
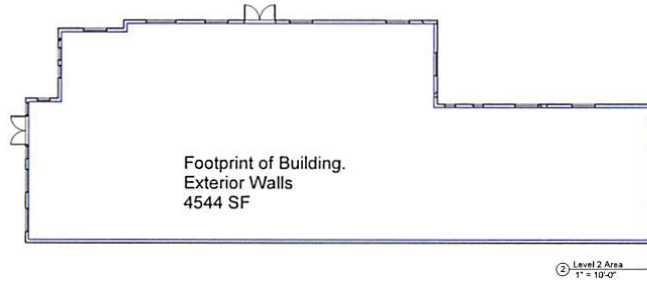
Floorplan
Basement

FOR LEASE

1830-1850-1890 Hacienda Drive | Vista, CA 92081

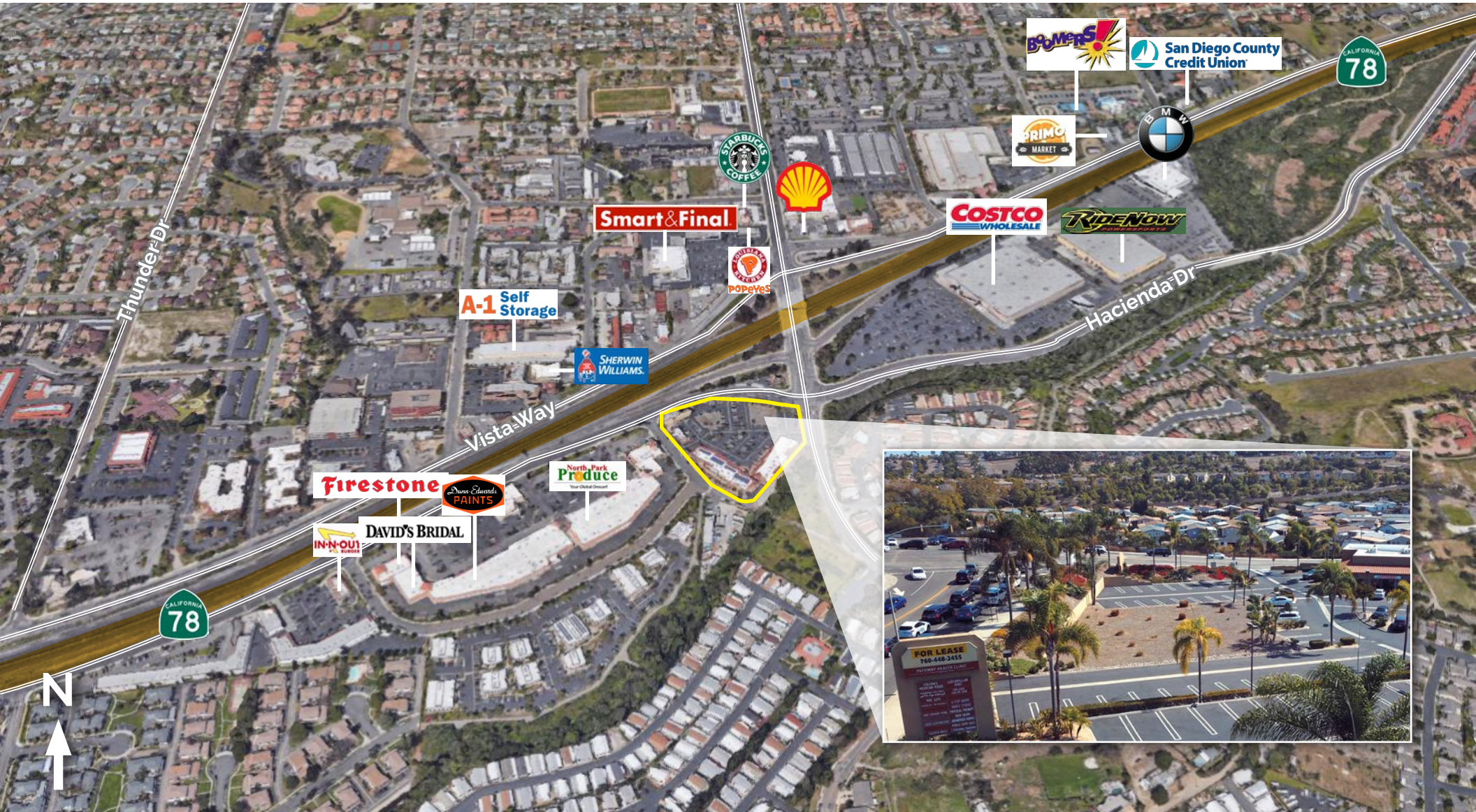
Floorplan

1890 Hacienda | Level 2



FOR LEASE

1830-1850-1890 Hacienda Drive | Vista, CA 92081



FOR LEASE

1830-1850-1890 Hacienda Drive | Vista, CA 92081

1830 Hacienda Dr Vista, CA 92081		1 mi radius	3 mi radius	5 mi radius
POPULATION	2019 Estimated Population	21,721	137,732	318,477
	2024 Projected Population	22,266	140,938	326,122
	2010 Census Population	20,581	126,337	296,064
	2000 Census Population	20,209	120,235	276,256
	Projected Annual Growth 2019 to 2024	0.5%	0.5%	0.5%
	Historical Annual Growth 2000 to 2019	0.4%	0.8%	0.8%
	2019 Median Age	34.8	36.0	36.5
HOUSEHOLDS	2019 Estimated Households	7,137	47,155	110,994
	2024 Projected Households	7,410	48,911	115,241
	2010 Census Households	6,759	43,276	103,149
	2000 Census Households	6,494	41,055	96,619
	Projected Annual Growth 2019 to 2024	0.8%	0.7%	0.8%
	Historical Annual Growth 2000 to 2019	0.5%	0.8%	0.8%
RACE AND ETHNICITY	2019 Estimated White	58.3%	65.1%	65.0%
	2019 Estimated Black or African American	4.2%	4.0%	4.2%
	2019 Estimated Asian or Pacific Islander	7.0%	8.0%	8.0%
	2019 Estimated American Indian or Native Alaskan	0.8%	0.9%	0.9%
	2019 Estimated Other Races	29.6%	22.1%	21.9%
	2019 Estimated Hispanic	48.8%	39.6%	37.9%
INCOME	2019 Estimated Average Household Income	\$79,614	\$96,382	\$98,364
	2019 Estimated Median Household Income	\$68,527	\$80,961	\$79,245
	2019 Estimated Per Capita Income	\$26,224	\$33,064	\$34,376
EDUCATION (AGE 25+)	2019 Estimated Elementary (Grade Level 0 to 8)	10.4%	8.9%	8.1%
	2019 Estimated Some High School (Grade Level 9 to 11)	8.4%	5.0%	5.6%
	2019 Estimated High School Graduate	24.8%	21.0%	21.3%
	2019 Estimated Some College	25.2%	22.1%	22.3%
	2019 Estimated Associates Degree Only	9.8%	11.1%	10.2%
	2019 Estimated Bachelors Degree Only	14.1%	20.3%	20.7%
BUSINESS	2019 Estimated Graduate Degree	7.4%	11.6%	11.7%
	2019 Estimated Total Businesses	751	4,965	15,553
	2019 Estimated Total Employees	7,441	40,162	146,897
	2019 Estimated Employee Population per Business	9.9	8.1	9.4
	2019 Estimated Residential Population per Business	28.9	27.7	20.5

