

FOR LEASE

Vista Town Center

510-550 Hacienda Drive | Vista, CA 92081

1,313 SF & 3,307 SF Retail Space Available



Property Highlights

- Vista Town Center is conveniently located off the 78 Freeway and Vista Village Drive offering tenants freeway visibility in this Food4Less and Petco anchored Center
- This Center serves the surrounding office and residential communities and is nearby the North County Courthouse, providing retailers with excellent foot traffic

Contact

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Demographics

EST. 2020	1 MILE	3 MILE	5 MILE
Population	16,698	150,101	270,758
Average Household Income	\$73,252	\$90,386	\$100,277
Daytime Population	6,869	40,787	113,879

Source: Esri

TRAFFIC COUNT

Highway 78	approx. 134,600 cars per day
Hacienda Drive	approx. 19,200 cars per day
Vista Village Drive	approx. 22,000 cars per day
Melrose Drive	approx. 30,700 cars per day

Source: CoStar

SRS REAL ESTATE PARTNERS

3131 Camino Del Rio N., Suite 310, San Diego, CA, 92108

This information contained herein was obtained from sources deemed to be reliable; however SRS Real Estate Partners makes no guarantees, warranties or representations as to the completeness or accuracy thereof.



Vista Town Center Directory

NO	TENANT	SF
Building 510		
101	Gamestop	1,365
102	Cee Cee Nails	983
103	Repair Lounge	1,943
104	Cricket Wireless	990
105	Zappy's Pizza	935
106	Supercuts	990
107	Available	1,313
108-A	Available	3,307
108	Freeway Insurance	1,468
109/110	Pam's Donut & Yogurt	1,920
111	Checks Into Cash	960
112	Vista Village	900
113	Wing Stop	1,500
Building 520		
	Petco	11,940
Building 530		
101A	Subway	1,205
101	Vista Immigration Law	1,086
102	Super Taco	2,000
104	All Pro Bail Bonds	2,778
Building 550		
101	TMobile	
102	Baskin Robbins	1,495

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OCEANSIDE TECH CENTER
+/- 3.5 MILLION SF EXISTING
+/- 8.8 MILLION SF AT BUILD-OUT

OCEANSIDE GATEWAY
+/- 2.0 MILLION SF EXISTING
+/- 529,000 SF UNDER CONSTRUCTION

NORTH COUNTY COURTHOUSE

Site

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SRSRE.COM

	1 MILE	3 MILES	5 MILES
POPULATION			
2020 Population	16,698	150,101	270,758
2000 Population	15,491	136,085	228,610
2010 Population	15,525	141,341	251,686
2025 Population	17,720	155,982	280,581
2000-2010 Annual Rate	0.02%	0.38%	0.97%
2010-2020 Population: Annual Growth Rate	0.71%	0.59%	0.72%
2020-2025 Population: Annual Growth Rate	1.20%	0.77%	0.72%
2020 Median Age	33.6	35.0	36.4
HOUSEHOLDS			
2000 Households	5,203	45,309	79,299
2010 Households	5,139	46,323	86,175
2020 Total Households	5,531	48,830	92,221
2025 Total Households	5,880	50,482	95,182
2000-2010 Annual Rate	-0.12%	0.22%	0.84%
2010-2020 Households: Annual Growth Rate	0.72%	0.52%	0.66%
2020-2025 Households: Annual Growth Rate	1.23%	0.67%	0.63%
HOUSING UNITS			
2020 Total Housing Units	5,829	51,123	96,520
2020 Owner Occupied Housing Units	2,762	27,756	55,828
2020 Renter Occupied Housing Units	2,769	21,075	36,393
RACE AND ETHNICITY			
2020 White Alone	62.1%	62.8%	64.3%
2020 Black Alone	4.5%	3.3%	3.5%
2020 American Indian/Alaska Native Alone	1.2%	1.0%	0.9%
2020 Asian Alone	4.7%	5.4%	7.0%
2020 Pacific Islander Alone	0.6%	0.8%	0.7%
INCOME			
2020 Median Household Income	\$58,980	\$69,349	\$75,858
2020 Average Household Income	\$73,252	\$90,386	\$100,277
2020 Per Capita Income	\$24,223	\$29,536	\$34,201
2020 POPULATION 25+ BY EDUCATIONAL ATTAINMENT			
Total	11,239	100,453	184,951
High School Graduate	24.3%	21.6%	19.5%
GED/Alternative Credential	2.4%	2.4%	2.2%
Some College, No Degree	25.6%	22.6%	22.9%
Associate Degree	10.3%	9.9%	9.9%
Bachelor's Degree	15.9%	18.4%	21.0%
Graduate/Professional Degree	7.1%	9.6%	11.8%
DATA FOR ALL BUSINESSES IN AREA			
Total Businesses:	767	4,791	11,479
Total Employees:	6,869	40,787	113,879
Total Residential Population:	16,698	150,101	270,758
Employee/Residential Population Ratio:	0:1	0:1	0:1
2020 Total Daytime Population	14,827	129,432	261,235
Workers	5,883	44,406	108,040
Residents	8,944	85,026	153,195