

VISTA MARKETPLACE

RETAIL SHOP SPACES FOR LEASE

913-915 E. VISTA WAY | VISTA, CA 92084



HIGHLIGHTS:

- Join: **FAMILY DOLLAR**
- ±14,944 SF Anchor Space available in underserved trade area
- ±3,612 SF fully fixtured restaurant opportunity
- Potential Drive Through/ Restaurant/Retail Pad for Lease - Contact Broker for Details
- Excellent demographics and traffic counts and strong employment population
- Prominent & Dedicated Monument Signage Available
- Ideal Trade Area Population Density and Household Income

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2018 Population:	26,584	111,331	229,354
Daytime Population:	7,043	24,976	66,759
Avg. Household Income:	\$70,485	\$85,783	\$92,825

Source: Regis Online

TRAFFIC COUNTS

42,000 CPD

On E. Vista Way
Source: Regis Online

7,000 CPD

On Vale Terrace Dr.

Brian Bielatowicz

bbielatowicz@leetemecula.com
D 951.445.4515
DRE #01269887

Victor Aquilina

vaquilina@lee-associates.com
D 760.448.1370
DRE #01936761

No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Lee & Associates Commercial Real Estate Services, Inc. - Riverside. 25240 Hancock Avenue, Suite 100 - Murrieta, CA 92562 | Corporate ID# 01048055

VISTA MARKETPLACE

RETAIL SHOP SPACES FOR LEASE

913-915 E. VISTA WAY | VISTA, CA 92084

SITE PLAN



AVAILABILITY		
TENANT		SQ FT
913	Rainbow Massage	1,000
915	Vista Way Laundromat	2,000
923	AVAILABLE	3,612
927	Fiesta Insurance	1,200
929	Nail Salon	1,100
931	School	8,380
943A	AVAILABLE	3,199
943B	Family Dollar	9,974
945	AVAILABLE	14,944
951	Dentist	2,000
955	Vista Way Cleaners	2,200
959	AVAILABLE	2,200

Rev. 1/24/19

VISTA MARKETPLACE

RETAIL SHOP SPACES FOR LEASE

913-915 E. VISTA WAY | VISTA, CA 92084

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



UNIT 945
FOR LEASE
±14,863 SF



UNIT 923

Your Name Here

FOR LEASE
±3,612 SF



UNIT 943-A

Your Name Here

FOR LEASE
±3,199 SF

Brian Bielatowicz

bbielatowicz@leetemecula.com
D 951.445.4515
DRE #01269887

Victor Aquilina

vaquilina@lee-associates.com
D 760.448.1370
DRE #01936761

No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Lee & Associates Commercial Real Estate Services, Inc. - Riverside. 25240 Hancock Avenue, Suite 100 - Murrieta, CA 92562 | Corporate ID# 01048055

VISTA MARKETPLACE

RETAIL SHOP SPACES FOR LEASE

913-915 E. VISTA WAY | VISTA, CA 92084



Brian Bielatowicz

bbielatowicz@leetemecula.com
D 951.445.4515
DRE #01269887

Victor Aquilina

vaquilina@lee-associates.com
D 760.448.1370
DRE #01936761

No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Lee & Associates Commercial Real Estate Services, Inc. - Riverside. 25240 Hancock Avenue, Suite 100 - Murrieta, CA 92562 | Corporate ID# 01048055

VISTA MARKETPLACE

RETAIL SHOP SPACES FOR LEASE

913-915 E. VISTA WAY | VISTA, CA 92084



913 E Vista Way		1 mi radius	3 mi radius	5 mi radius
Vista, CA 92084				
POPULATION	2018 Estimated Population	26,584	111,331	229,354
	2023 Projected Population	27,620	115,640	238,148
	2010 Census Population	24,222	102,761	212,519
	2000 Census Population	23,716	97,563	196,164
	Projected Annual Growth 2018 to 2023	0.8%	0.8%	0.8%
	Historical Annual Growth 2000 to 2018	0.7%	0.8%	0.9%
	2018 Median Age	31.8	34.5	35.5
HOUSEHOLDS	2018 Estimated Households	7,384	34,415	74,066
	2023 Projected Households	7,747	36,033	77,514
	2010 Census Households	6,807	32,161	69,520
	2000 Census Households	6,970	31,171	65,050
	Projected Annual Growth 2018 to 2023	1.0%	0.9%	0.9%
	Historical Annual Growth 2000 to 2018	0.3%	0.6%	0.8%
RACE AND ETHNICITY	2018 Estimated White	57.8%	63.4%	63.0%
	2018 Estimated Black or African American	3.4%	3.7%	4.1%
	2018 Estimated Asian or Pacific Islander	3.7%	5.6%	8.1%
	2018 Estimated American Indian or Native Alaskan	1.5%	1.1%	0.9%
	2018 Estimated Other Races	33.6%	26.2%	24.0%
	2018 Estimated Hispanic	63.2%	48.0%	41.5%
INCOME	2018 Estimated Average Household Income	\$70,485	\$85,783	\$92,825
	2018 Estimated Median Household Income	\$56,442	\$68,194	\$73,774
	2018 Estimated Per Capita Income	\$19,701	\$26,746	\$30,117
EDUCATION (AGE 25+)	2018 Estimated Elementary (Grade Level 0 to 8)	23.0%	13.0%	9.4%
	2018 Estimated Some High School (Grade Level 9 to 11)	11.5%	8.0%	6.7%
	2018 Estimated High School Graduate	24.0%	24.9%	22.4%
	2018 Estimated Some College	18.5%	20.8%	22.9%
	2018 Estimated Associates Degree Only	7.2%	11.3%	11.5%
	2018 Estimated Bachelors Degree Only	11.8%	15.3%	18.5%
	2018 Estimated Graduate Degree	4.0%	6.6%	8.6%
BUSINESS	2018 Estimated Total Businesses	904	3,060	6,950
	2018 Estimated Total Employees	7,043	24,976	66,759
	2018 Estimated Employee Population per Business	7.8	8.2	9.6
	2018 Estimated Residential Population per Business	29.4	36.4	33.0

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.