

For Lease · Shadowridge Plaza Shopping Center

SWQ SYCAMORE AVE + SHADOWRIDGE DR, VISTA, CA



FEATURES

- 22,234 Available For Lease
- Anchored by Stater Bros and Big 5 Sporting Goods
- Located just south of Highway 78
- Average household income of \$83,259 in 5 mile radius

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2011 Population:	13,142	87,163	235,608
2016 Proj Pop:	14,229	91,699	248,656
Daytime Pop:	7,615	48,559	104,380
Avg HH Income:	\$67,525	\$77,657	\$83,259



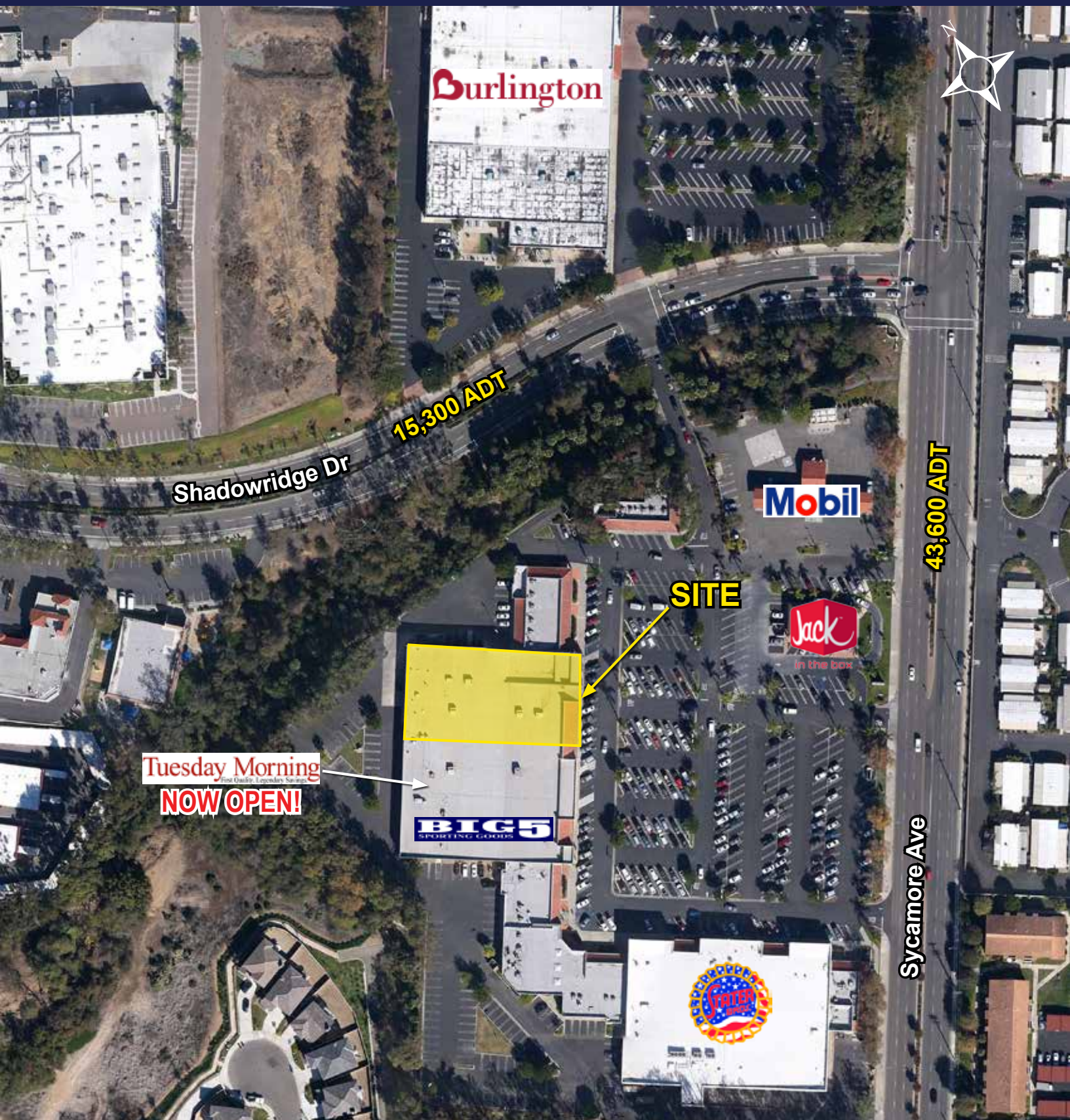
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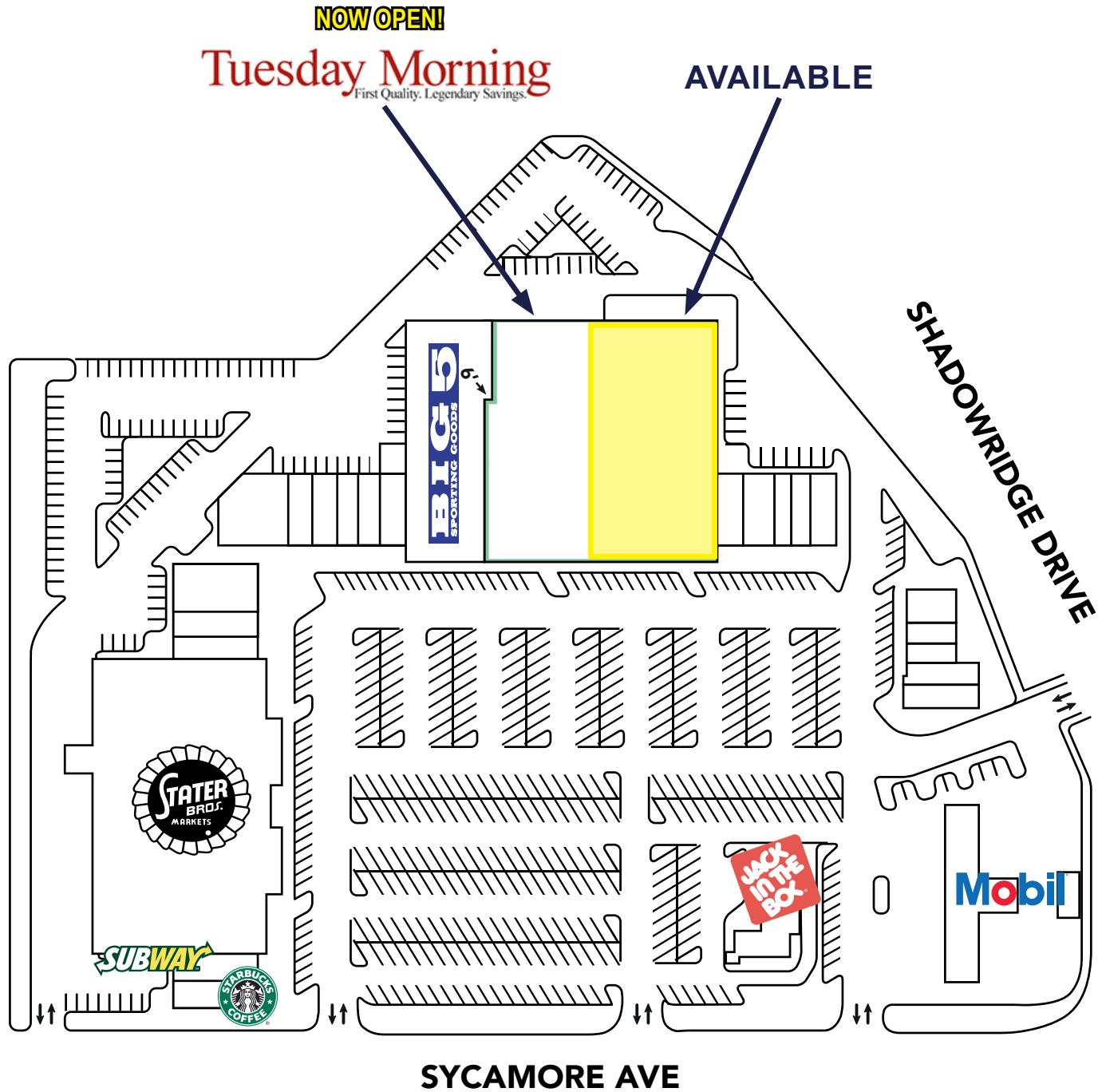
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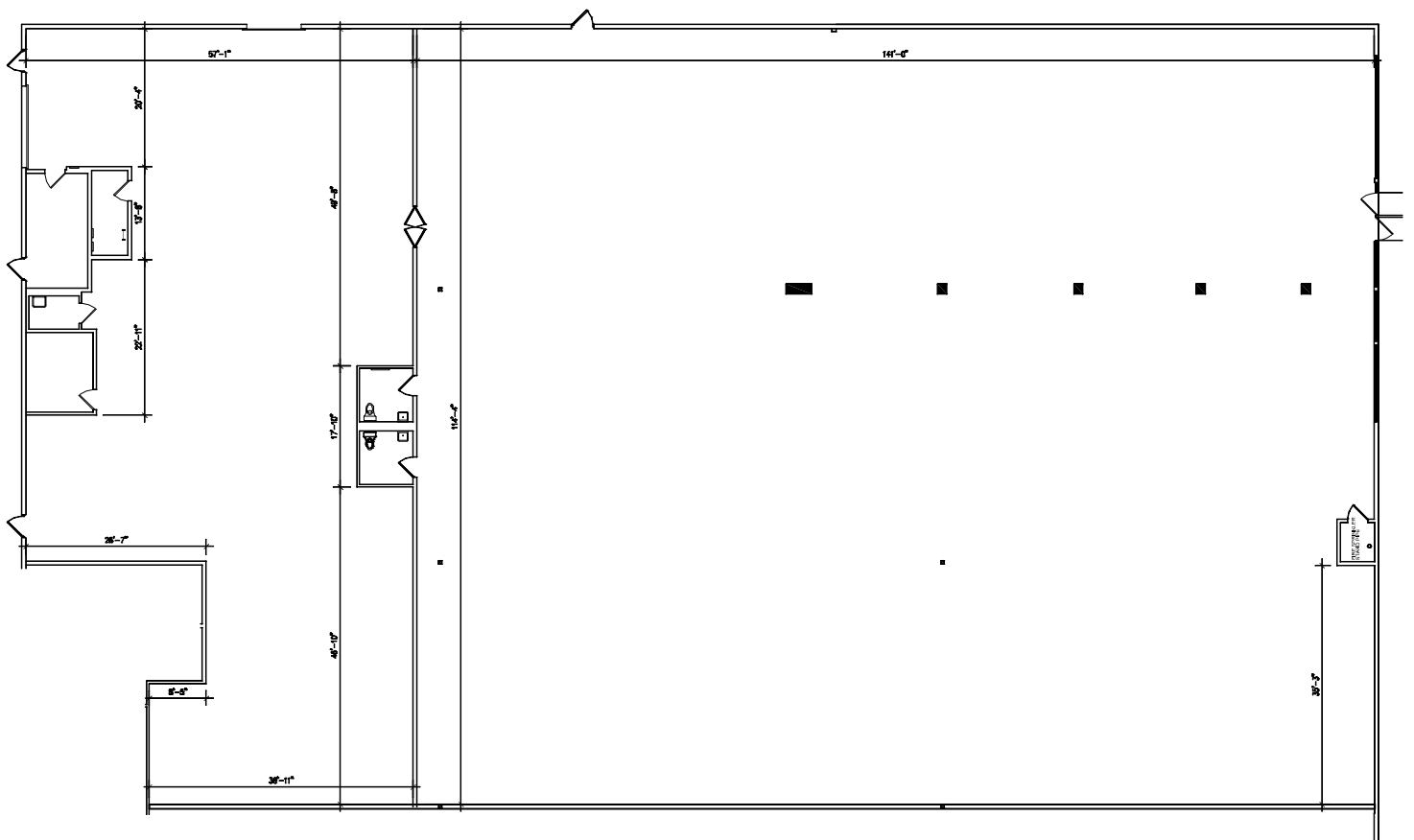
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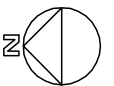
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SUITE C – EXISTING FLOOR PLAN

3/64" = 1'-0"



Expanded Demographic Profile

ESTIMATED 2017 · CALCULATED USING PROPORTIONAL BLOCK GROUPS

SYCAMORE AVE + SHADOWRIDGE DR | SAN MARCOS, CA



POPULATION

	1 MILE	3 MILES	5 MILES
Estimated Population	14,229	91,699	248,656
Forecasted Population (2021)	15,110	100,583	278,737



HOUSEHOLDS

Households	4,899	31,518	81,369
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AVG HHD INCOME

Estimated Avg Household Income	\$78,811	\$91,503	\$97,781
Avg Family Income	\$74,700	\$87,219	\$92,867



MEDIAN HH INCOME

Estimated Median Household Income	\$66,329	\$76,199	\$79,549
Median Family Income	\$69,614	\$79,931	\$83,045



PER CAPITA INCOME

Est. Proj. Per Capita Income	\$27,662	\$32,020	\$32,508
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OTHER INCOME

Est. Proj. Median Disposable Income	\$54,194	\$60,861	\$63,302
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DAYTIME DEMOS

Total Number of Businesses	642	4,285	8,710
Total Number of Employees	7,615	48,559	104,380



RACE & ETHNICITY

	1 MILE	3 MILES	5 MILES
White	8,183 62.3%	58,277 66.9%	157,046 66.7%
Black or African American	478 3.6%	2,355 2.7%	6,401 2.7%
American Indian & Alaskan Native	124 0.9%	671 0.8%	2,073 0.9%
Asian	659 5.0%	5,752 6.6%	14,937 6.3%
Hawaiian & Pacific Islander	56 0.4%	345 0.4%	1,337 0.6%
Other Race	2,882 21.9%	15,067 17.3%	41,004 17.4%
Two or More Races	760 5.8%	4,697 5.4%	12,809 5.4%



AGE DISTRIBUTION

Median Age	34.83 yrs	34.02 yrs	33.91 yrs
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HOUSING

Total Housing Units	4,883	31,903	82,286
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