

FOR LEASE

SHADOWRIDGE PLAZA
730-790 SYCAMORE AVENUE, VISTA, CA 92083

HIGHLIGHTS:

- Daily-Needs Grocery Anchored Shopping Center
- High Traffic Counts Along Sycamore Ave – *40,771 Cars Per Day!*
- Surrounded by Diverse Mix of Residential & Daytime Employment Base
- New Vanilla Shell Improvements Just Completed
 - Suites Ready for Immediate Occupancy!

AVAILABLE: ±4,500 SF
±1,500 SF
±990 SF  **Can be combined**



For More Information Please Contact:

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No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

3830 Ray Street, San Diego, CA 92104 | Phone (619) 491-0335 | Fax (619) 491-0696 | www.DuhsCommercial.com



SITE PLAN

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Suite	Tenant
Building 790	
A	Starbucks
B	Subway
Building 770	
A-C	AVAILABLE ±4,500 SF
D	AVAILABLE ±1,500 SF
E-F	Restaurant Spaces
G	Cricket Wireless
H	Uncle Tony's Italian Cuisine
I	Postal Annex
J	Advance America
K	Armandos Mexican Food
Building 750	
A	Nail Salon
B	Chiropractor
C	California Cuts
D	AVAILABLE ±990 SF
E	Oriental Massage
Building 730	
A-B	Paul Simeteys DDS
C	Dry Cleaner
D	Pet Salon
E	MT Computer Repair
F	Diamond Donuts

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AERIAL

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DEMOGRAPHICS			
	1 MILE	2 MILES	3 MILES
2019 TOTAL POPULATION:	15,016	51,045	98,539
POP GROWTH 2019-2024:	4.24%	3.10%	3.78%
AVERAGE AGE:	36.70	36.80	38.90
AVG. HH INCOME:	\$78,052	\$86,911	\$85,438
AVG. HOUSEHOLD SIZE:	2.70	3.00	2.80
MEDIAN HOME VALUE:	\$400,475	\$426,410	\$431,035

SHADOWRIDGE COMMUNITY

SHADOWRIDGE PLAZA

Sycamore Ave. 40,771 cars per day

VISTA/CARLSBAD INDUSTRIAL SUBMARKET

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