

# *For Lease*

## SHADOWRIDGE PLAZA



*SWC Highway 78 and Sycamore Avenue  
Vista , CA 92083*

**PROJECT SIZE:** Approximately 128,000 square feet.

<b>DEMOGRAPHICS:</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>	<b>TRAFFIC COUNT:</b>	<b>Highway 78:</b> 109,000
Population:	12,920	87,171	199,545	(SOURCE: SANDAG 2003)	<b>Sycamore Ave. :</b> 31,500
Median HH Income:	\$55,585	\$61,239	\$62,421	<b>Vehicles per day</b>	

**TENANTS IN AREA:** Wal-Mart, Target, Office Depot, PetSmart, Ross, Michael's, Just for Feet, Old Navy, etc.

**CURRENT TENANTS:** Stater Brothers, Big Lots & Jack In The Box and Starbucks and many others.

**COMMENTS:** Shadowridge Plaza is strategically located at the new major retailing hub of Vista at Highway 78 and Sycamore Avenue. Shadowridge Plaza is freeway-accessible & services the master-planned community of Shadowridge (one of Southern California's finest), Vista Business Park & surrounding communities.

**For Further Information Contact:**

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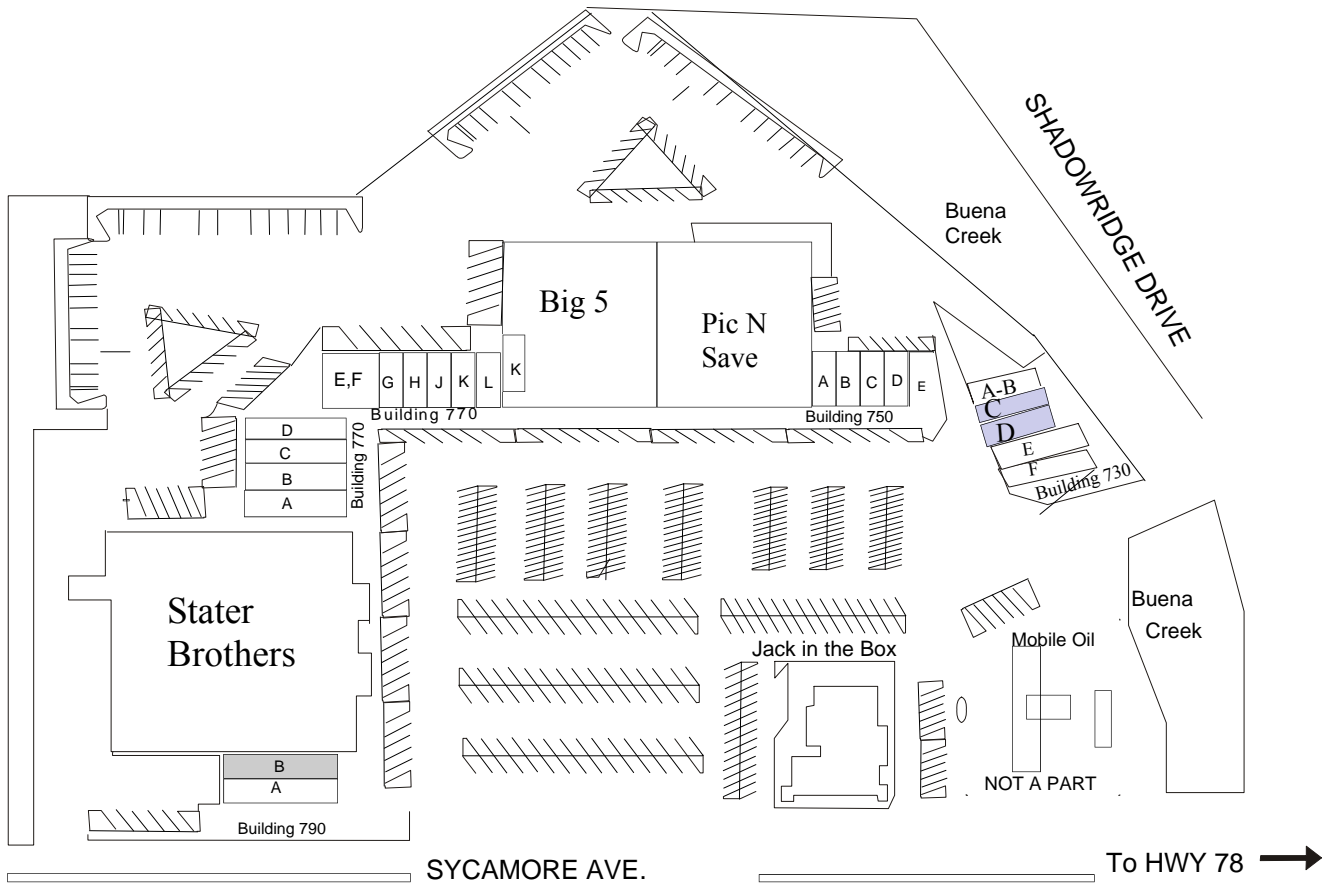
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# SITE PLAN



<u>Building</u>	<u>Unit</u>	<u>Tenant</u>	<u>SF Leased</u>	<u>Building</u>	<u>Unit</u>	<u>Tenant</u>	<u>SF Leased</u>
770	A-C	Rent A Center	4,143	730	A-B	Paul Simeteys DDS	1,320
770	D	Cleaners	1,400	730	C	Available	660
770	E-F	Man Wa Szechuan	3,400	730	D	Available	986
770	G	Shadowridge Family Vision	1,200	730	E	Computer	932
770	H	Johnny Mac's Restaurant	1,200	730	F	Diamond Donuts	1,279
770	J	Postal Annex	900	750	A	Nail Salon	1,250
770	K	Advance America	1,500	750	B	Sycamore	1,450
770	L	Armandos Mexican Food	1,200	750	C	California Cuts	900
790	A	Starbucks	1,610	750	D	State Farm	900
<b>790</b>	<b>B</b>	<b>Available</b>	<b>1,250</b>	750	E	Water Store	1,200
740		Jack-in-the-Box	3,175				