

# TRI-CITY SQUARE

1845 W. VISTA WAY  
VISTA, CALIFORNIA 92083

## 23,172 SF ANCHOR OPPORTUNITY FOR LEASE



**YOUR NAME HERE**

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## DESCRIPTION

- 23,172 square feet of anchor space available
- ±45,330 square foot Shopping Center strategically located at the signalized intersection of Vista Way and Emerald Drive
- Excellent monument signage with exposure to the 78 Freeway on/off ramp
- Approximately 222 parking stalls
- Freeway oriented site expands customer base, drawing customers from Vista, Carlsbad and San Marcos



## DEMOGRAPHICS

	ESTIMATED POPULATION	EST. AVERAGE H.H. INCOME	EMPLOYEE COUNT
1 MILE	23,123	\$63,678	8,284
3 MILE	133,054	\$76,421	46,785
5 MILE	296,113	\$76,063	110,342

(Claritas, 2012)

## TRAFFIC COUNT

- 10,400 average daily cars per day on Vista Way.
- 27,000 average daily cars per day on Emerald Drive.

(SANDAG, 2010)

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# Site Plan

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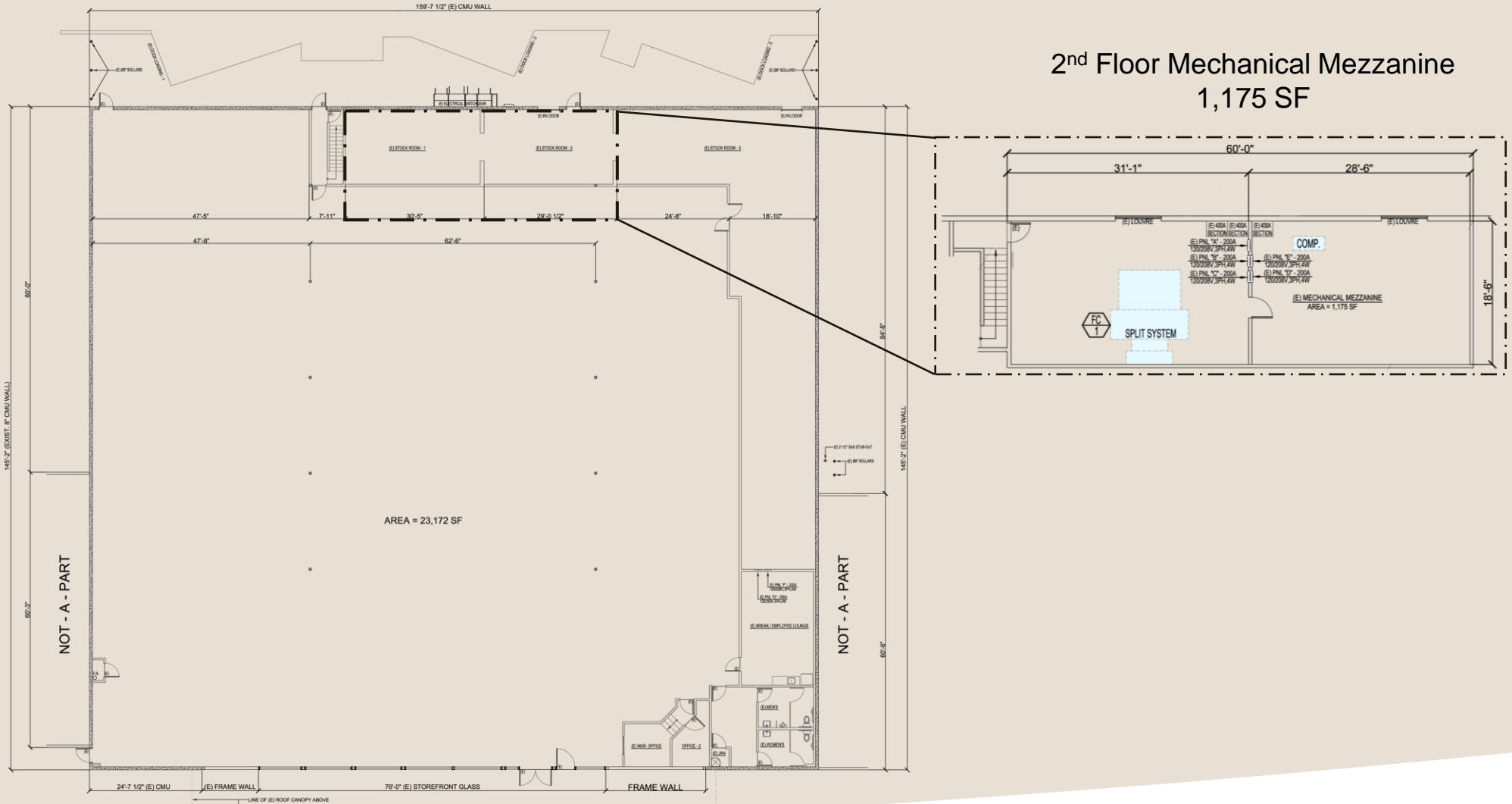


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# Existing Floor Plan

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2<sup>nd</sup> Floor Mechanical Mezzanine  
1,175 SF

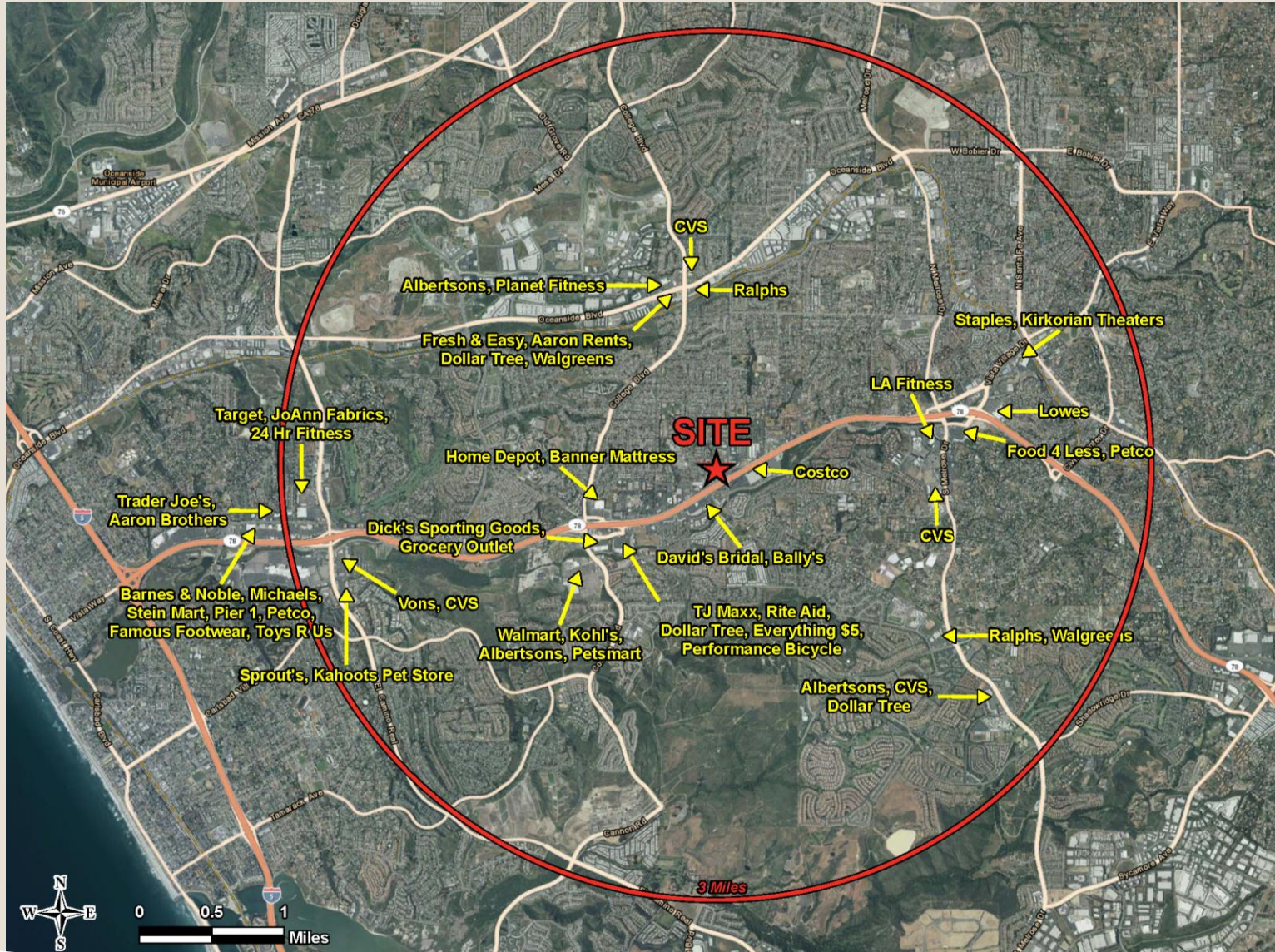


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# Tenants in the Market

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# Demographic Snapshot

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Demographic Snapshot	1 Mile	3 Miles	5 Miles
<b>Summary</b>			
2012 Estimated Total Population	23,123	133,054	296,113
Daytime Population	8,284	46,785	110,342
2012 Median Household Income	\$52,904	\$61,519	\$59,517
<b>Population</b>			
2012 Estimated Total Population	23,123	133,054	296,113
2017 Forecast Total Population	23,431	135,877	302,748
2000 Census Total Population	22,834	125,138	275,061
1990 Census Total Population	18,718	102,118	226,424
Population Growth 2000 to 2012	1.27	6.33	7.65
Forecast Population Growth 2012-2017	1.33	2.12	2.24
<b>Income</b>			
<b>2012 Estimated Households by Income</b>			
<\$15,000	541	3,152	7,581
\$15,000-\$24,999	628	3,452	8,414
\$25,000-\$34,999	875	4,409	10,307
\$35,000-\$49,999	1,481	6,795	15,995
\$50,000-\$74,999	1,939	10,028	21,956
\$75,000-\$99,999	1,052	6,953	14,573
\$100,000-\$124,999	581	4,747	10,098
\$125,000-\$149,999	212	2,280	5,304
\$150,000-\$199,999	113	2,060	4,866
\$200,000-\$499,999	135	1,335	3,212
\$500,000+	19	227	546
2012 Estimated Median Household Income	\$52,904	\$61,519	\$59,517
2012 Estimated Average Household Income	\$63,678	\$76,421	\$76,063
2012 Estimated Per Capita Income	\$20,983	\$26,752	\$27,049

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