

# For Lease • ±26,000 SF Anchor Position Available

960 S SANTA FE AVE, VISTA, CA



## FEATURES

- 26,000 SF vacant box available in busy VONS-anchored center
- Located at busy intersection of Civic Center Dr and S Santa Fe Ave
- Ample parking and good visibility to major arterials
- Cotenancy with VONS, Harbor Freight, AutoZone, Wells Fargo, and more
- Close proximity to 78 Fwy
- Surrounded by dense residential communities and newly planned municipal, commercial, and residential projects
- Traffic counts: Civic Center Dr: 35,914 ADT | S Santa Fe Ave: 22,500 ADT



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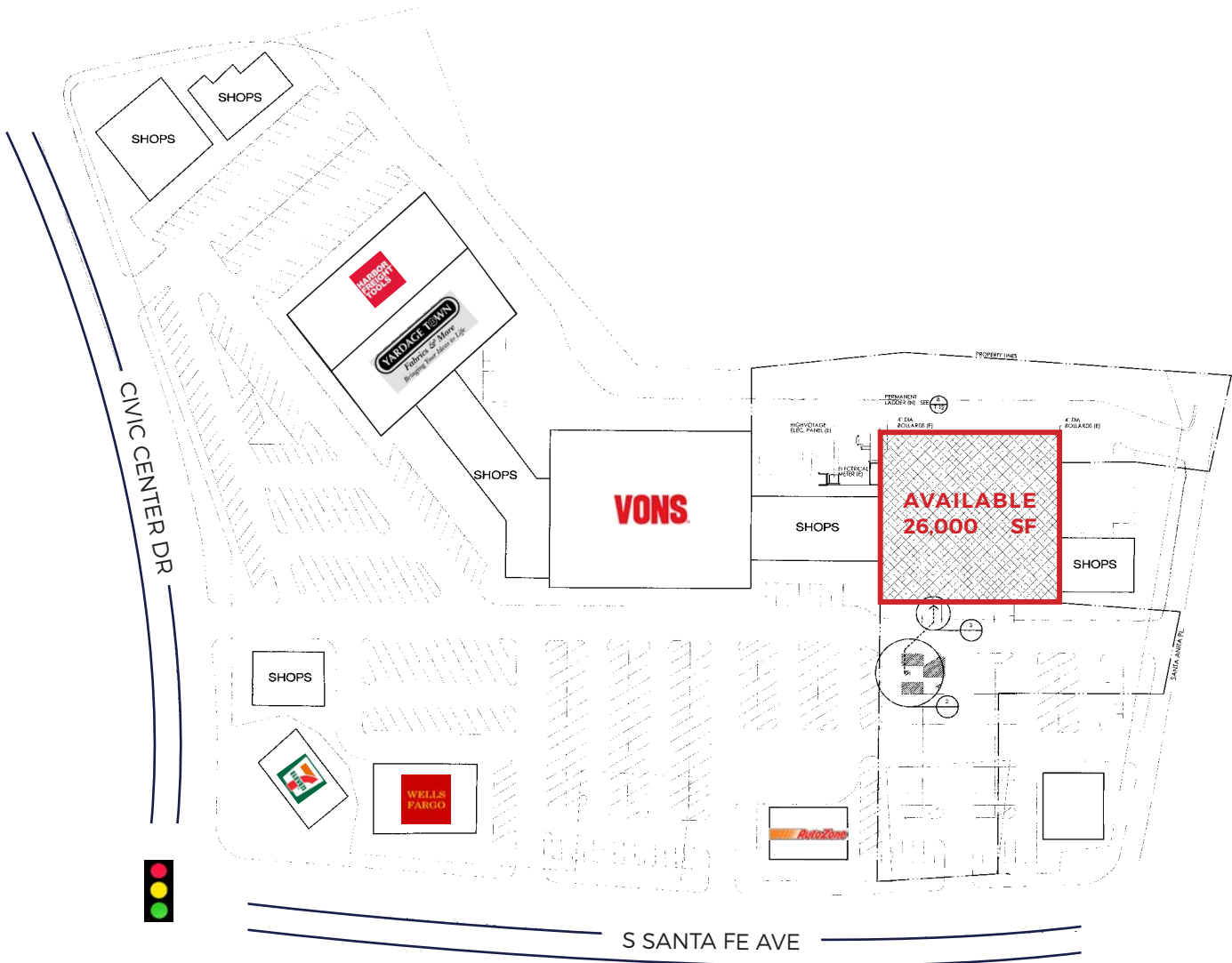
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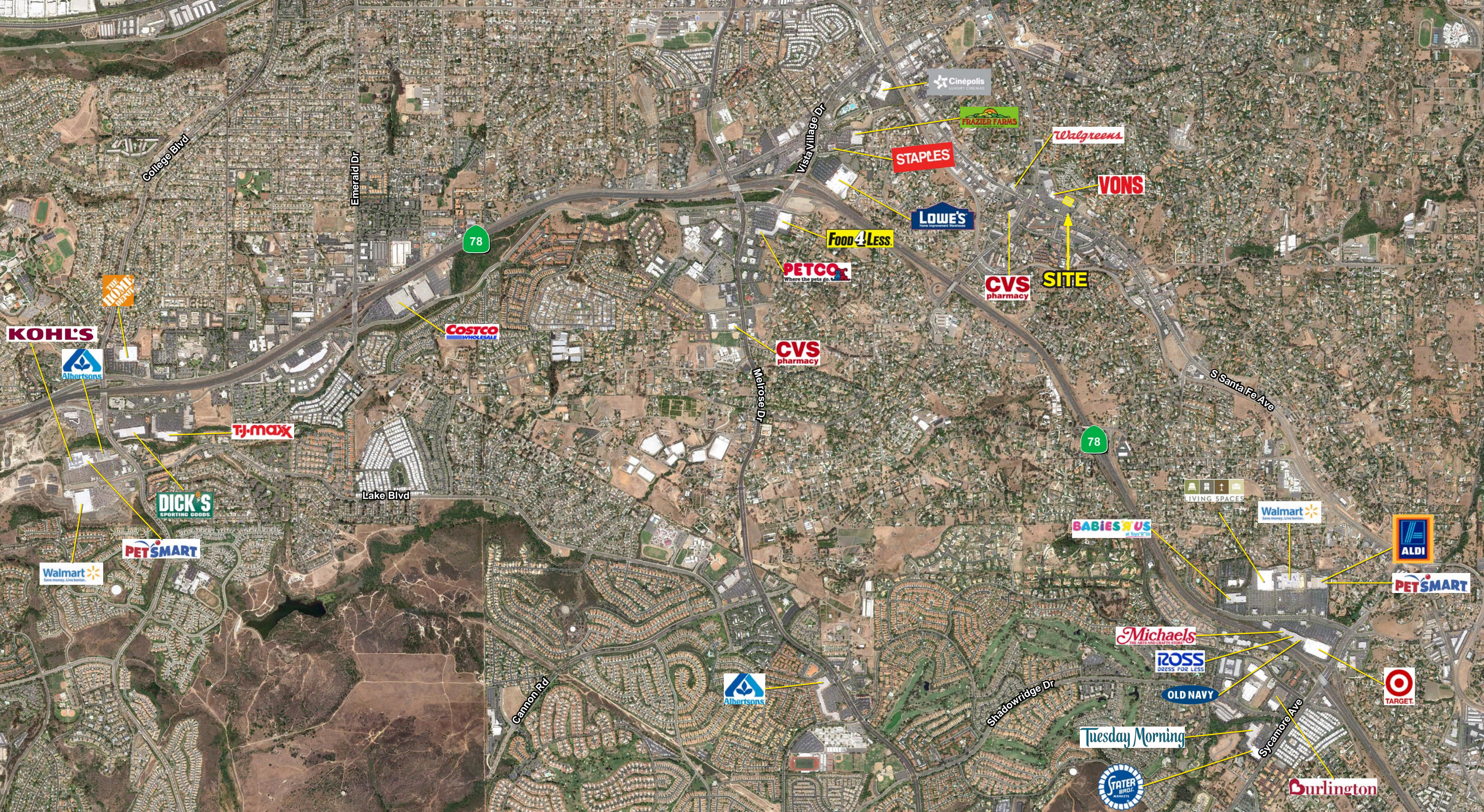


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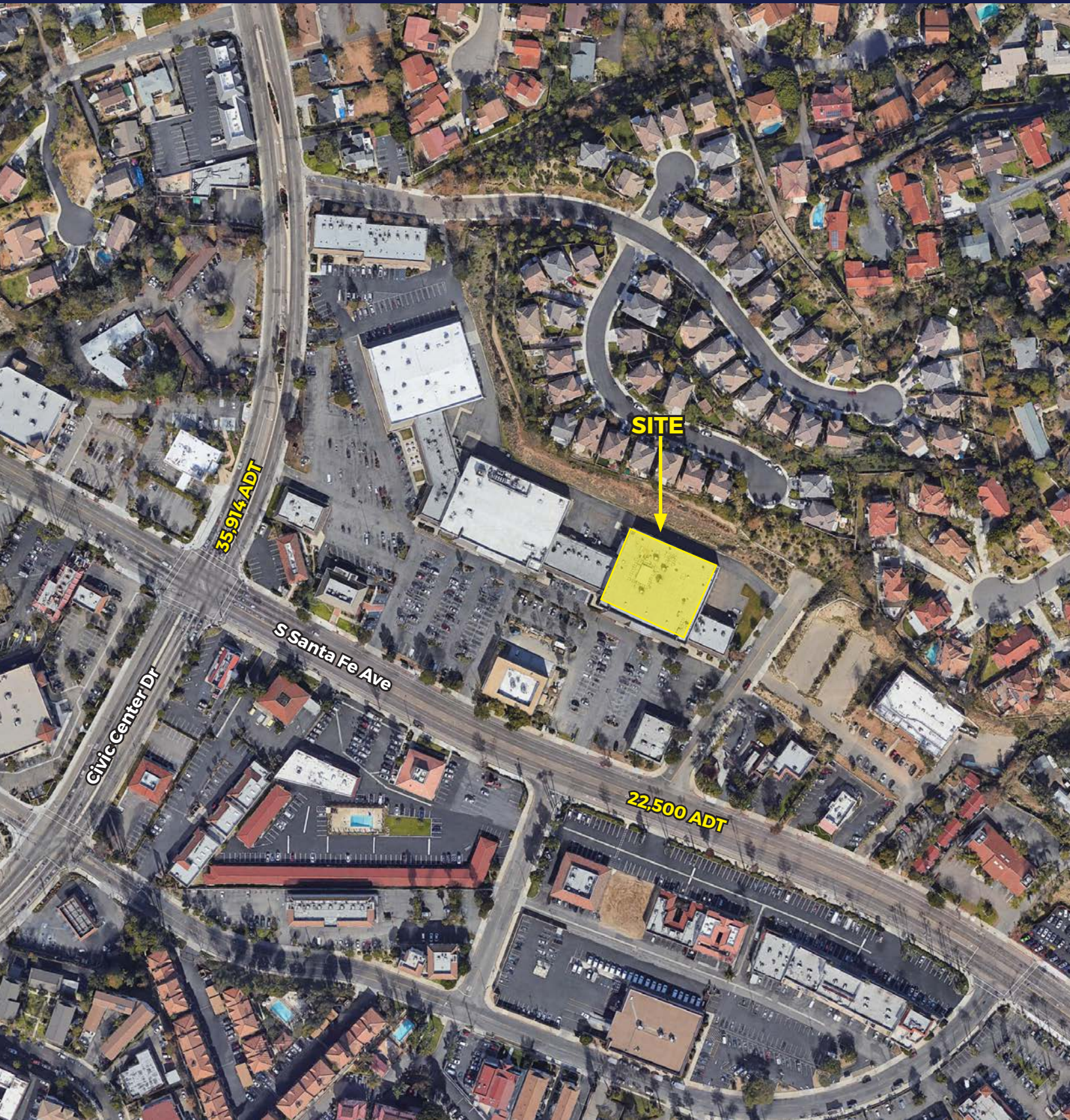
## SITE PLAN





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# Expanded Demographic Profile

ESTIMATED 2017 · CALCULATED USING PROPORTIONAL BLOCK GROUPS

960 S SANTA FE AVE | VISTA, CA



## POPULATION

	1 MILE	3 MILES	5 MILES
Estimated Population	15,525	131,611	248,469
Forecasted Population (2021)	16,093	137,645	260,682



## HOUSEHOLDS

Households	4,795	42,297	82,564
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## AVG HHD INCOME

Estimated Avg Household Income	\$79,322	\$77,643	\$85,389
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## MEDIAN HH INCOME

Estimated Median Household Income	\$59,091	\$57,004	\$62,993
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## PER CAPITA INCOME

Est. Proj. Per Capita Income	\$25,077	\$25,636	\$28,851
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## OTHER INCOME

Est. Proj. Median Disposable Income	\$50,491	\$48,854	\$52,517
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## DAYTIME DEMOS

Total Daytime Population	16,081	108,487	248,614
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## RACE & ETHNICITY

	1 MILE		3 MILES		5 MILES	
White	9,711	62.55%	83,366	63.34%	159,090	64.03%
Black or African American	446	2.87%	4,252	3.23%	8,403	3.38%
American Indian & Alaskan Native	187	1.20%	1,424	1.08%	2,168	0.87%
Asian	461	2.97%	6,140	4.67%	16,806	6.76%
Hawaiian & Pacific Islander	86	0.55%	938	0.71%	1,783	0.72%
Other Race	3,706	23.87%	28,089	21.34%	46,043	18.53%
Two or More Races	928	5.98%	7,403	5.62%	14,175	5.70%



## AGE DISTRIBUTION

Median Age	34.2 yrs	34.0 yrs	35.6 yrs
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