

Shadowridge Plaza

730-790 Sycamore Avenue, Vista, CA 92083



For Lease

±128,000 SF Shopping Center

CBRE

Property Highlights

Strategically located off the Highway-78 and services the communities of Shadowridge, Rancho Carillo and Bressi Ranch and surrounding Vista and Carlsbad business parks

Strong National and Regional tenant mix in the immediate trade area include: Walmart, Target, Michaels, Ross, Old Nacy, Aldi, 24 Hour Fitness and Walgreens to name a few.

Vista's industrial park is home to over 800 companies. Many of these businesses have relocated their headquarters, manufacturing, distribution and marketing facilities to this 1,600 acre park.



Traffic Counts

Shadowridge Drive 14,458 ADT
Sycamore Avenue 40,771 ADT



Availabilities

TENANT ROSTER

Suite **Tenant** **Sq.Ft.**

Bldg. 790:

- A Starbucks
- B Subway

Bldg. 770:

- A-C AVAILABLE (Divisible)** **4,206**
- D AVAILABLE** **1,337**
- E-F Pho Lucky
- G Cricket Wireless
- H Uncle Tony's Italian Cuisine
- I Postal Annex
- J Advance America
- K Armandos Mexican Food

Bldg. 750:

- A Nail Salon
- B Chiropractor
- C California Cuts
- D AVAILABLE** **900**
- E Oriental Natural Treatments Massage

Bldg. 730:

- A-B Paul Simeleys DDS
- C Dry Cleaner
- D Pet Salon
- E MT Computer Repair
- F Diamond Donuts

■ Not A Part



Retailer Map



Current Tenants



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Shadowridge Drive 14,458 ADT

Sycamore Avenue 40,771 ADT

Demographics

1 Mile

3 Miles

5 Miles

Population

2018 Population - Current Year Estimate	13,047	92,726	272,355
2023 Population - Five Year Projection	13,494	96,669	287,631
2010-2018 Annual Population Growth Rate	0.67%	0.92%	1.25%
2018-2023 Annual Population Growth Rate	0.68%	0.84%	1.10%

Daytime Population

2018 Daytime Population	16,388	114,501	290,069
Daytime Workers	9,483	61,864	136,284
Daytime Residents	6,905	52,637	153,785

Households

2018 Households - Current Year Estimate	4,755	32,720	90,034
2023 Households - Five Year Projection	4,902	34,002	94,791
2010-2018 Annual Household Growth Rate	0.55%	0.83%	1.13%
2018-2023 Annual Household Growth Rate	0.61%	0.77%	1.04%
2018 Average Household Size	2.70	2.80	2.99

Household Income

2018 Average Household Income	\$75,523	\$88,912	\$97,837
2023 Average Household Income	\$88,908	\$105,556	\$116,397
2018 Median Household Income	\$58,616	\$66,084	\$69,451
2023 Median Household Income	\$68,384	\$77,230	\$81,071
2018 Per Capita Income	\$27,395	\$31,708	\$32,815
2023 Per Capita Income	\$32,031	\$37,420	\$38,815

Housing Units

2018 Housing Units	4,988	34,147	93,341
2018 Vacant Housing Units	233	1,427	3,307
2018 Occupied Housing Units	4,755	32,719	90,034
2018 Owner Occupied Housing Units	2,095	20,158	54,497
2018 Renter Occupied Housing Units	2,660	12,561	35,537

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Broker Contact

BRAD JONES

First Vice President

Lic. 01211248

+1 858 646 4725

brad.jones@cbre.com



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