

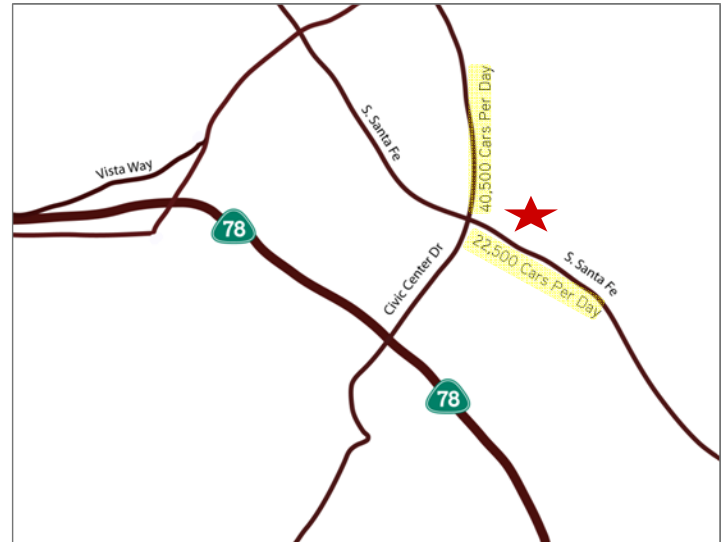
FOR SALE OR LEASE > FORMER BLOCKBUSTER VIDEO

# Free Standing Retail Building

950 SOUTH SANTA FE AVENUE, VISTA, CA 92084



## GREAT OWNER USER OPPORTUNITY



## Property Details

- » Building Size:  $\pm 5,000$  SF
- » Land Area:  $\pm 0.40$  Acres ( $\pm 17,424$  SF)
- » Year Built: 1995
- » Well Maintained Building
- » Excellent Visibility To S. Santa Fe Rd.
- » Parking Ratio: 7.6/1,000 (38 Spaces)

SALE PRICE: \$1,500,000

LEASE RATE: \$1.95/SF NNN

BLOCKBUSTER WILL BE VACATING IN APRIL 2012

## Location Details

- » Located at the main entrance to a **VONS** Anchored Neighborhood Center  
Ingredients for life..
- » Densely Populated Trade Area
  - > 127,594 People Within 3 miles
- » Nearby Retailers Include:



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	1 mi Ring	3 mi Ring	5 mi Ring
<b>POPULATION</b>			
1990 Total Population	11,829	97,509	162,175
2000 Total Population	14,318	117,023	204,747
2011 Total Population	14,350	124,975	230,399
2016 Total Population	14,729	130,241	245,148
% Population Change 1990-2000	21.04%	20.01%	26.25%
% Population Change 2000-2011	.22%	6.80%	12.53%
% Population Change 2011-2016	2.64%	4.21%	6.40%
<b>HOUSEHOLDS</b>			
1990 Total Households	4,286	34,481	58,650
2000 Total Households	4,516	38,376	69,432
2011 Total Households	4,441	39,746	76,196
2016 Total Households	4,402	40,109	78,445
% Households Change 1990-2000	5.37%	11.30%	18.38%
% Households Change 2000-2011	-1.67%	3.57%	9.74%
% Households Change 2011-2016	-.87%	.91%	2.95%
<b>INCOME</b>			
2011 Per Capita Income	\$21,235	\$22,511	\$25,949
2011 Median Household Income	\$52,811	\$54,977	\$60,457
2011 Average Household Income	\$68,621	\$70,783	\$78,465
2011 Average Household Size	3.2	3.1	3.0
% 2011 Total Owner Occupied Housing Units	64.75%	60.50%	66.02%
% 2011 Total Renter Occupied Housing Units	35.25%	39.50%	33.98%
2011 Total Daytime Population	12,384	96,895	219,862
2011 Total Daytime Work Population	5,862	36,292	100,661
2011 Total Establishments	844	3,885	8,306

## TRAFFIC COUNT

40,500 CARS PER DAY AT CIVIC CENTER & S. SANTA FE



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