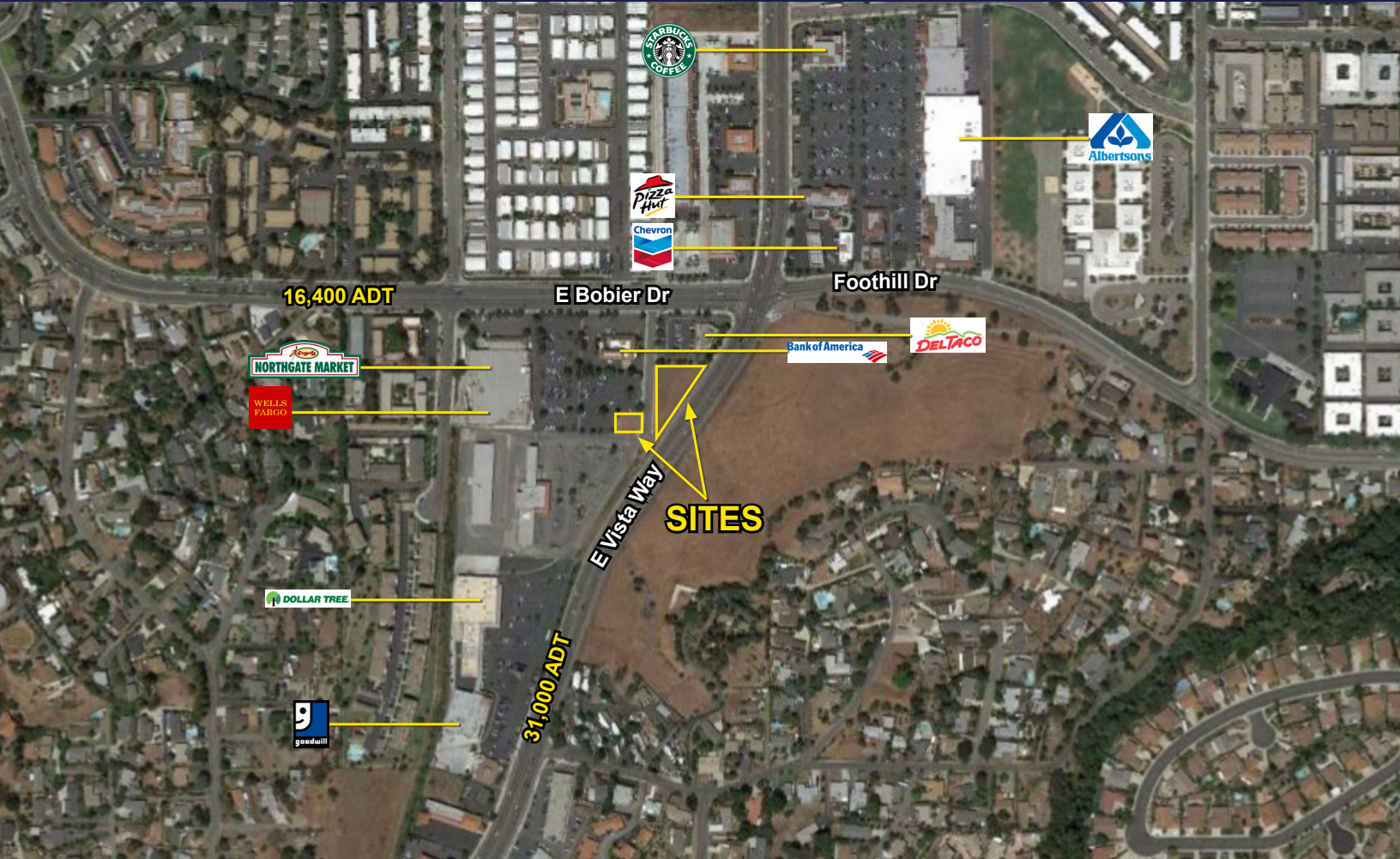


TWO NEW POTENTIAL PADS UP TO APPROXIMATELY 4,000 SF WITH DRIVE-THRU

# For Lease · Northgate Shopping Center

E VISTA WAY & BOBIER DRIVE, VISTA, CA



## FEATURES

- A new potential pad space up to approximately 4,000 SF - with drive-thru!
- Anchored by Northgate Market
- One of the best intersections in the trade area
- Good visibility

## DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2019 Population:	22,203	98,648	216,849
Daytime Population:	17,662	75,428	177,480
Avg HH Income:	\$73,548	\$85,833	\$92,668



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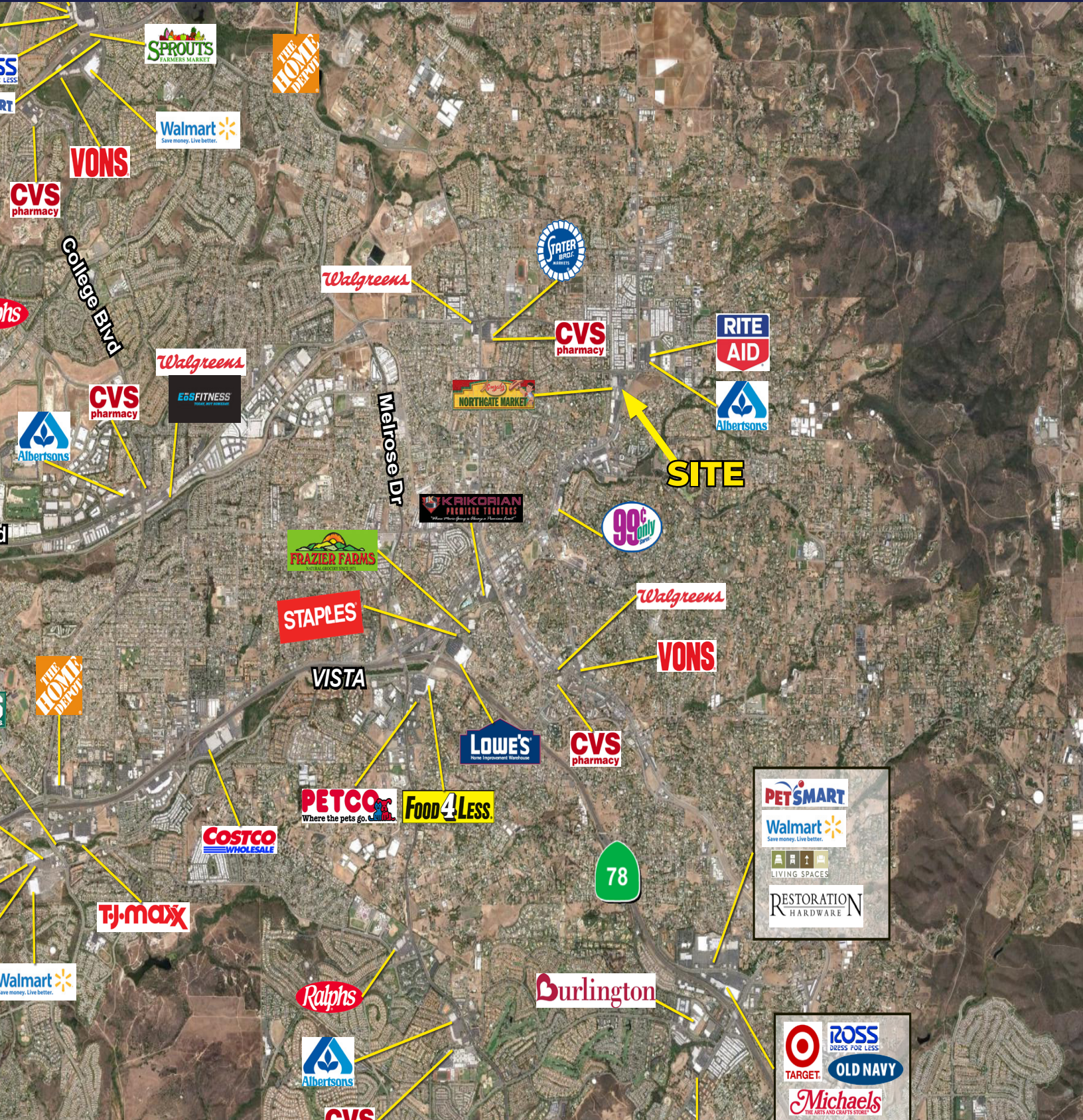




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# Expanded Demographic Profile

ESTIMATED 2019 • CALCULATED USING PROPORTIONAL BLOCK GROUPS

## Northgate Center


Rings: 1, 3, 5 mile radii


 POPULATION	1 mile	3 miles	5 miles
Total Population	22,203	98,648	216,849
Projected Population (2022)	23,309	103,182	225,003


 HOUSING	1 mile	3 miles	5 miles
Total Households	6,504	29,992	69,924
Projected Total Households (2022)	6,787	31,316	72,347

 INCOME	1 mile	3 miles	5 miles
Median Household Income	\$50,474	\$63,408	\$70,646
Average Household Income	\$73,548	\$85,833	\$92,668
Per Capita Income	\$21,642	\$26,206	\$29,919
Median Disposable Income	\$42,931	\$52,905	\$56,793
Average Disposable Income	\$57,892	\$66,291	\$70,682

 DAYTIME DEMOS	1 mile	3 miles	5 miles
Total Daytime Population	17,662	75,428	177,480
Daytime Population Workers	5,964	24,605	65,484
Daytime Population Residents	11,698	50,823	111,996

 RACE & ETHNICITY	1 mile	3 miles	5 miles
White	13,045 <b>58.76%</b>	62,231 <b>63.08%</b>	134,832 <b>62.18%</b>
Black or African American	733 <b>3.30%</b>	3,032 <b>3.07%</b>	7,846 <b>3.62%</b>
American Indian & Alaska Native Population	296 <b>1.33%</b>	1,161 <b>1.18%</b>	2,009 <b>0.93%</b>
Asian Population	762 <b>3.43%</b>	4,036 <b>4.09%</b>	14,240 <b>6.57%</b>
Pacific Islander Population	172 <b>0.77%</b>	704 <b>0.71%</b>	1,809 <b>0.83%</b>
Other Race Population	5,915 <b>26.64%</b>	21,988 <b>22.29%</b>	43,178 <b>19.91%</b>
Population of Two or More Races	1,279 <b>5.76%</b>	5,498 <b>5.57%</b>	12,934 <b>5.96%</b>
Hispanic Population	13,198 <b>59.44%</b>	50,406 <b>51.10%</b>	95,894 <b>44.22%</b>
Non-Hispanic Population	9,005 <b>40.56%</b>	48,242 <b>48.90%</b>	120,956 <b>55.78%</b>

 EDUCATION	1 mile	3 miles	5 miles
Bachelor's Degree	1,813 <b>13.05%</b>	10,438 <b>16.16%</b>	27,408 <b>18.92%</b>
Graduate/Professional Degree	689 <b>4.96%</b>	4,545 <b>7.04%</b>	13,673 <b>9.44%</b>

 AGE	1 mile	3 miles	5 miles
Median Age	32.2	34.2	35.0