

FOR LEASE

FREEWAY ORIENTED COMMERCIAL PROPERTIES

605 W VISTA WAY | VISTA, CA

Two commercially zoned parcels available

A.) 1.12 acres at NWC Melrose Drive & W. Vista Way

B1.) Approximately 2.70 acres along W. Vista Way (parcel would require new parcel map or lot line adjustment)

Total: Potentially 3.8 acres with 757' frontage on W. Vista Way & Hwy 78

*All representative sizes are approximate and will require professional determination/verification

PROPERTY HIGHLIGHTS

- Zoned for automobile dealership/hotels/restaurants
- Freeway frontage and visibility
- Approx. additional 3 acres (potentially expandable along N. Melrose)
- New Honda dealership planned for opening in immediate market area
- Strong synergism with existing automobile dealerships including a very successful Ford dealership
- Strong signalized commercial intersection at W. Vista Way and Melrose
- Immediate ingress/egress to Hwy 78

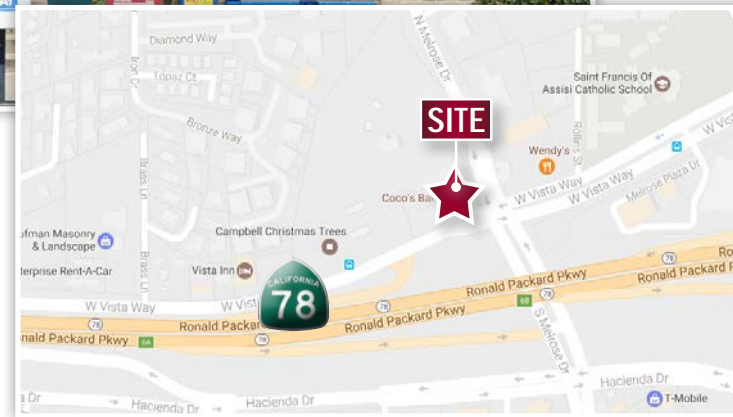


Traffic Counts

W Vista Way: 14,000 ADT

S Melrose Dr: 32,000 ADT

Hwy 78: 130,000 ADT



DEMOGRAPHICS 2016	1 MILE	2 MILES	3 MILES
Population	22,959	152,039	278,834
Avg. HH Income	55,955	\$72,753	\$79,222
Daytime Population	7,247	39,015	110,326

EXCLUSIVELY LISTED BY:

LEE & ASSOCIATES, INC - NSDC

1900 Wright Place, Suite 200, Carlsbad, CA 92008

P. 760.929.9700 | F. 760.929.9977 | www.lee-associates.com

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale, lease and availability are subject to change or withdrawal without notice. Any of the foregoing information will need to be separately verified by Buyer.

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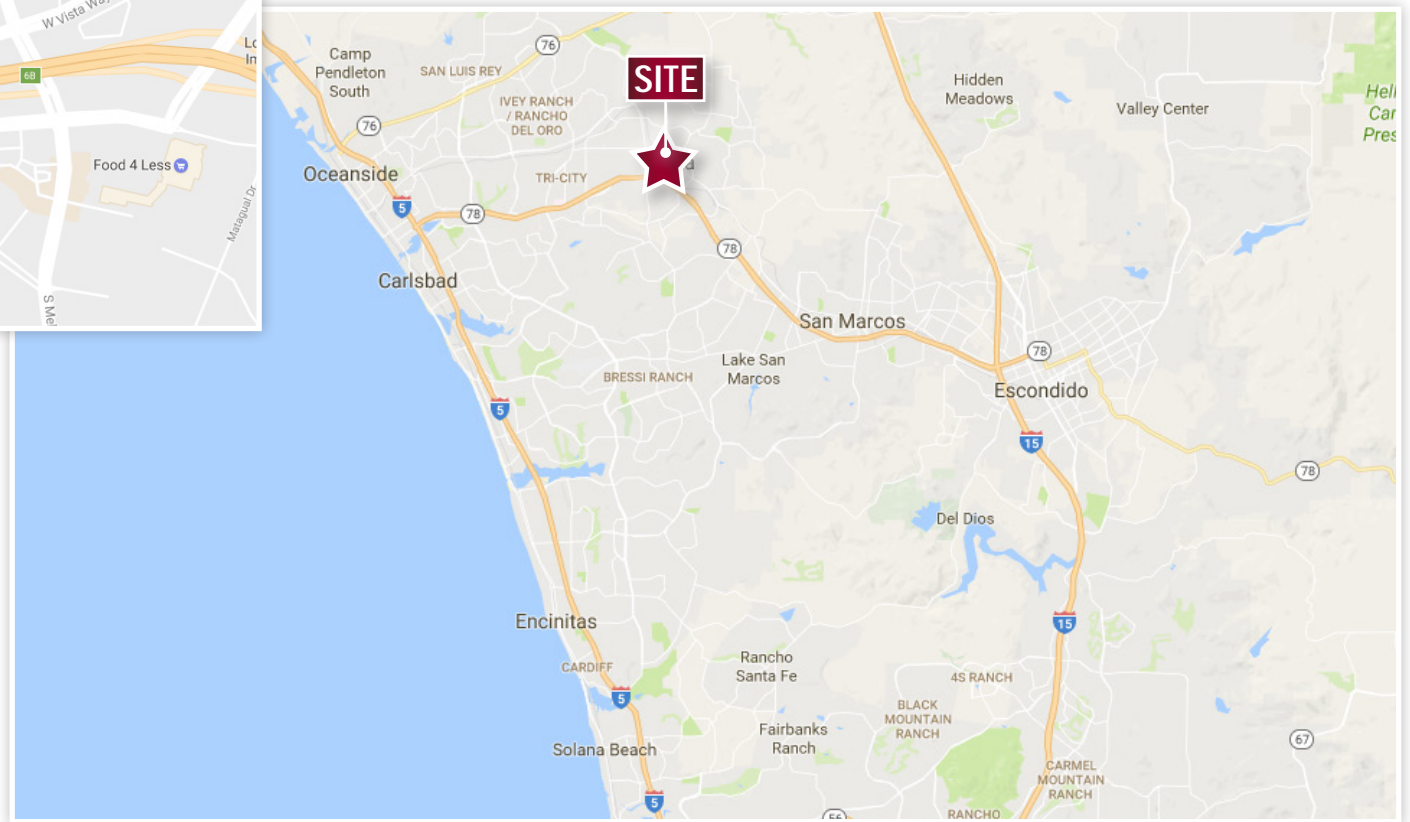
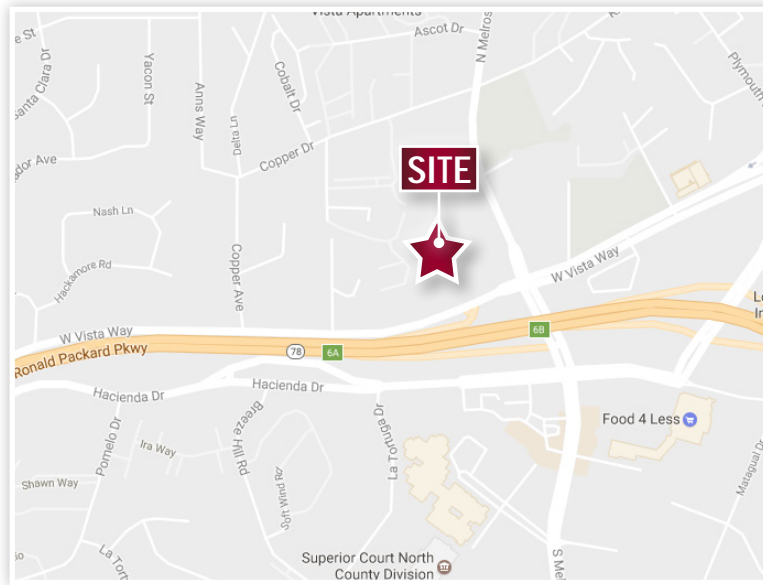
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CalBRE #00799087

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map



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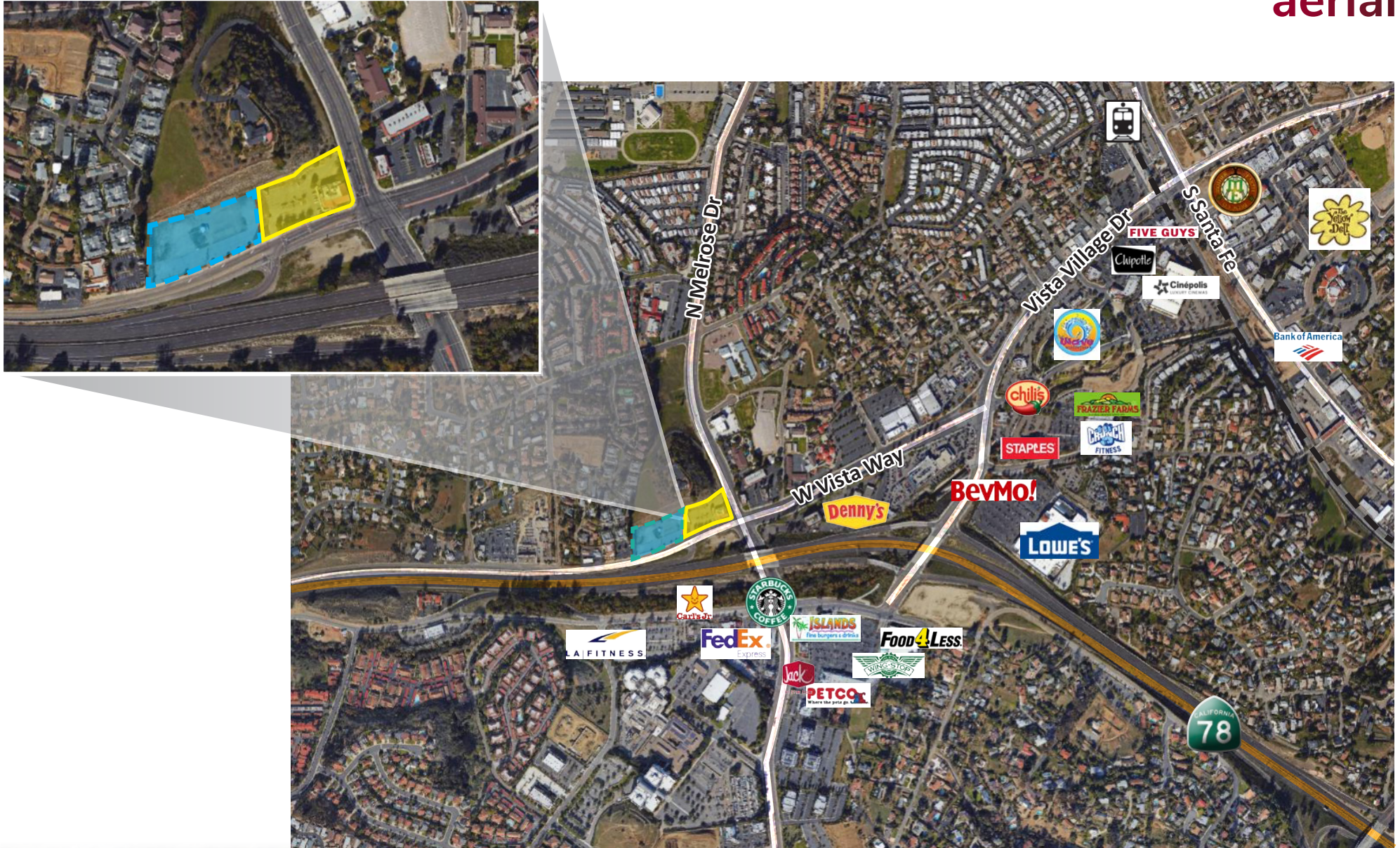
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aerial



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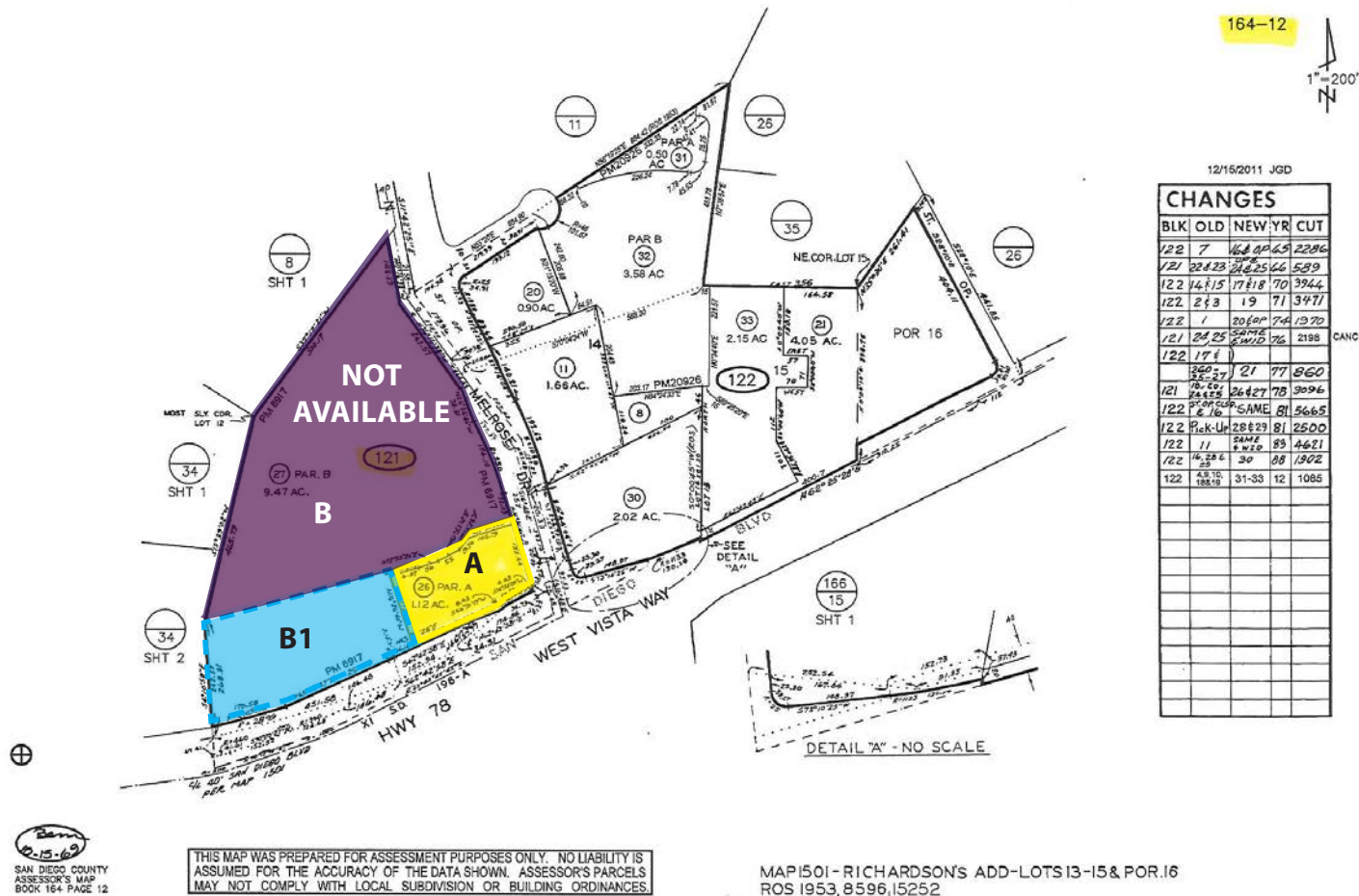
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FREEWAY ORIENTED COMMERCIAL PROPERTIES

plat map

12

164-72



A 1.12 Acres (approx. 160' x 306')
APN #164-121-26

B Not Available
APN #164-121-27

B1 2.70 Acres (approx. 451' x 260')
Part of APN #164-121-27

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demographics

605 W Vista Way Vista, CA 92083-5705		1 mi radius	3 mi radius	5 mi radius
POPULATION	2016 Estimated Population	22,959	152,039	278,834
	2021 Projected Population	24,169	159,925	293,218
	2010 Census Population	20,887	140,918	258,986
	2000 Census Population	20,257	135,461	237,474
	Projected Annual Growth 2016 to 2021	1.1%	1.0%	1.0%
	Historical Annual Growth 2000 to 2016	0.8%	0.8%	1.1%
	2016 Median Age	32.6	35.1	36.4
HOUSEHOLDS	2016 Estimated Households	7,036	49,050	93,102
	2021 Projected Households	7,425	51,622	97,917
	2010 Census Households	6,472	46,243	87,971
	2000 Census Households	6,411	45,098	81,498
	Projected Annual Growth 2016 to 2021	1.1%	1.0%	1.0%
	Historical Annual Growth 2000 to 2016	0.6%	0.5%	0.9%
RACE AND ETHNICITY	2016 Estimated White	62.6%	64.2%	65.0%
	2016 Estimated Black or African American	4.2%	3.7%	3.9%
	2016 Estimated Asian or Pacific Islander	5.5%	6.7%	8.0%
	2016 Estimated American Indian or Native Alaskan	1.2%	1.0%	0.8%
	2016 Estimated Other Races	26.6%	24.4%	22.3%
	2016 Estimated Hispanic	50.4%	43.7%	38.4%
INCOME	2016 Estimated Average Household Income	\$55,955	\$72,753	\$79,222
	2016 Estimated Median Household Income	\$49,130	\$62,639	\$67,810
	2016 Estimated Per Capita Income	\$17,810	\$23,650	\$26,574
EDUCATION (AGE 25+)	2016 Estimated Elementary (Grade Level 0 to 8)	13.9%	10.8%	9.0%
	2016 Estimated Some High School (Grade Level 9 to 11)	10.1%	7.5%	6.6%
	2016 Estimated High School Graduate	27.1%	22.9%	21.5%
	2016 Estimated Some College	20.0%	21.1%	22.1%
	2016 Estimated Associates Degree Only	13.2%	13.2%	12.2%
	2016 Estimated Bachelors Degree Only	10.9%	16.7%	19.1%
	2016 Estimated Graduate Degree	4.8%	7.9%	9.6%
BUSINESS	2016 Estimated Total Businesses	826	4,516	10,566
	2016 Estimated Total Employees	7,247	39,015	110,773
	2016 Estimated Employee Population per Business	8.8	8.6	10.5
	2016 Estimated Residential Population per Business	27.8	33.7	26.4



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