

# FOR LEASE

1805 Hacienda Drive Vista, CA 92081



**NADEEM HADDAD**

Broker | Advisor

D: (858) 221-4968

nadeem.haddad@svn.com

DRE # 01394574



# LEASE SUMMARY

## THE PROPERTY

Positioned along one of North County's most active commercial corridors, **1805 Hacienda Drive** offers exceptional visibility, signage, and accessibility. Located just off Highway 78 (27,368 ADT) in Vista, the property benefits from strong daily traffic counts and proximity to major national retailers, restaurants, and service providers. This location is ideal for retail, or service-based businesses seeking a high-exposure site in a thriving trade area. **The lease space available does not include the current business and/or any fixtures guaranteed as part of it.**

*For more details and leasing options, contact advisor.*



# LEASE SUMMARY

## PROPERTY DETAILS

<b>LEASE RATE</b>	Contact Advisor
<b>PROPERTY TYPE</b>	Freestanding Retail
<b>SPACE AVAILABLE</b>	±719 SF
<b>LOT SIZE</b>	±14,810 SF
<b>YEAR BUILT</b>	1992

<b>LOCATION</b>	Vista, CA
<b>ZONING</b>	C-1
<b>HVAC</b>	Yes
<b>TENANCY</b>	Single
<b>AMENITIES</b>	Drive Thru

The lease space available does not include the current business and/or any fixtures guaranteed as part of it.



# PROPERTY IMAGES



# NEARBY RETAILER'S MAP

**P.O.T**  
PIZZA ON TAP  
2016, LLC



STARBUCKS



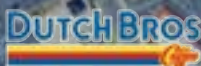
POPEYES

Smart  
& Final.



1805 HACIENDA DRIVE

PHO HOUSE



CORNER GRILL

ALTITUDE TRAMPOLINE



F | T FRIARTUX

S EMERALD DR (11,872 ADT)

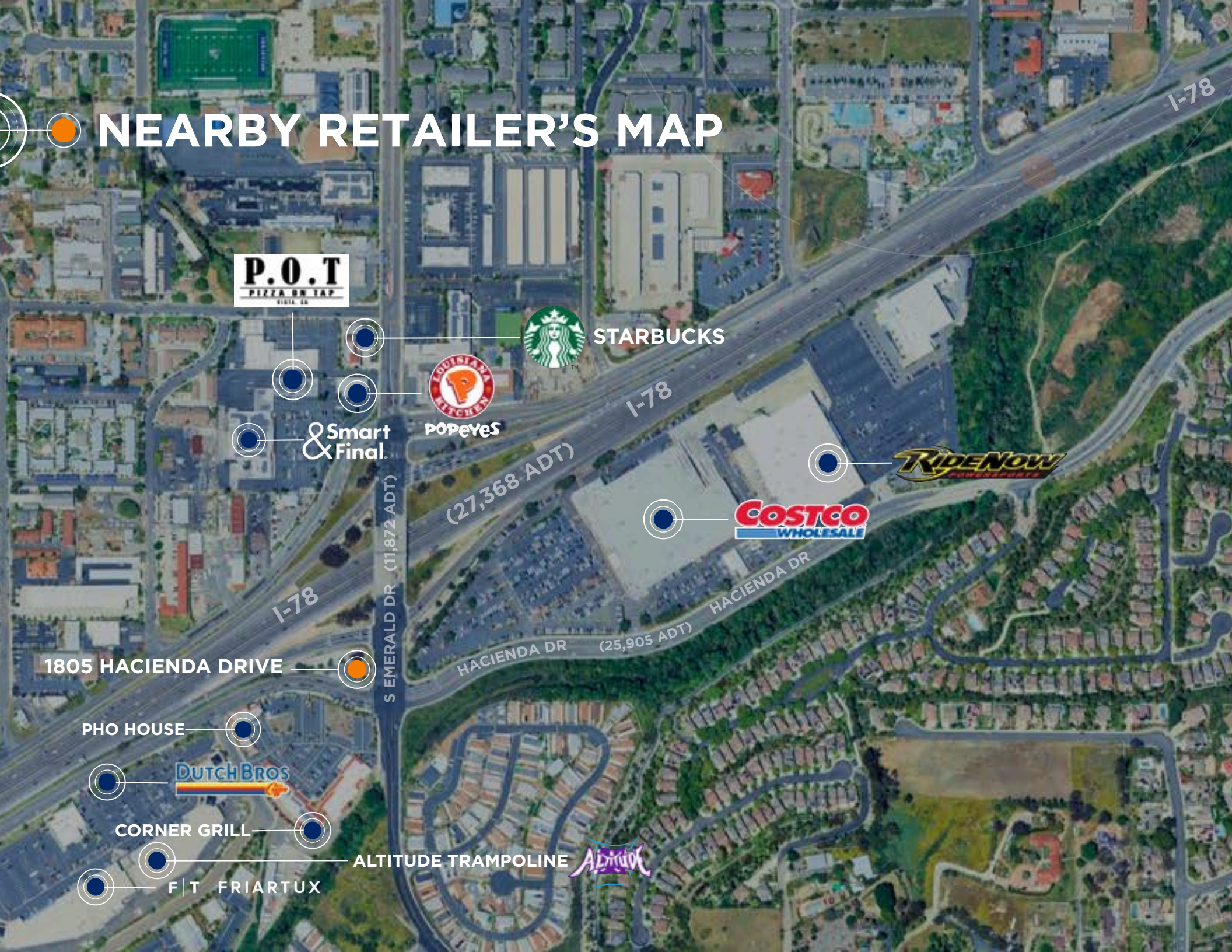
HACIENDA DR (27,368 ADT)

HACIENDA DR (25,905 ADT)

I-78

I-78

I-78



# LOCATION SUMMARY



## VISTA CALIFORNIA

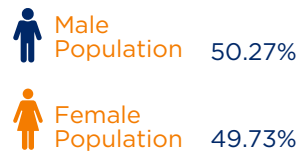
**Vista, CA 92081** is a thriving North County San Diego submarket known for its strong mix of industrial, office, and retail uses. With direct access to Highway 78 and close proximity to Carlsbad, Oceanside, and San Marcos, the area offers excellent connectivity for businesses and customers alike. Anchored by the Vista Business Park and supported by a growing residential base, **the 92081 ZIP code** attracts manufacturers, service providers, and national retailers such as Costco, Target, and Walmart. Its business-friendly environment, skilled labor pool, and vibrant local amenities make it a prime location for commercial users across sectors.

# DEMOGRAPHICS

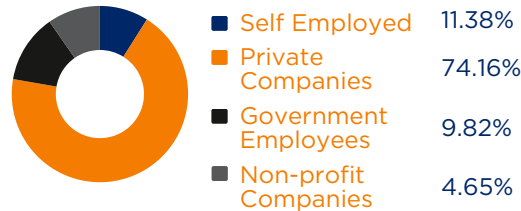
## VISTA, CA

Vista has a population of approximately 98,000 and is a key city in North County San Diego with a strong mix of working professionals, families, and young adults. The area features a younger median age and a growing population, making it attractive for fast-casual and service-based retail concepts. With more affordable commercial rents than coastal markets and high visibility along major corridors like Hacienda Drive, Vista offers a strategic opportunity for small-format drive-thru tenants seeking a dense, diverse customer base.

### POPULATION



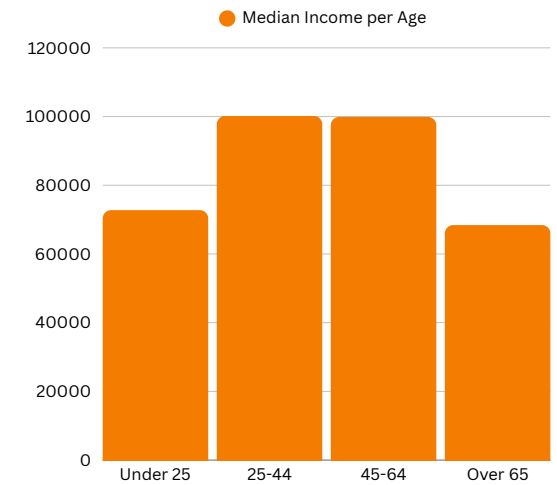
### EMPLOYMENT



### HOUSEHOLDS



### INCOMES



These demographic and economic factors make Vista an attractive location for commercial real estate start-ups, retailers, and more!

By Point2homes. Demographic data shown in this section was gathered from the latest U.S. Census Bureau release.



# DISCLAIMER

1805 HACIENDA DRIVE

## DISCLAIMER STATEMENT:

The information provided has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax, zoning, property condition, and other factors which should be evaluated by your tax, financial, legal, and other advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

No representation or recommendation is made by SVN | Vanguard as to the legal sufficiency or tax consequences of this document or the transaction to which it relates. These are questions for your attorney and/ or other advisors. In any real estate transaction, it is recommended that you consult with a professional such as an attorney, accountant, civil engineer, property inspector or other person, with experience in evaluating the transaction, and the legal documents prepared in connection therewith.



1805 HACIENDA DRIVE VISTA, CA 92081

**SVN® VANGUARD** COMMERCIAL REAL ESTATE ADVISORS

4455 Murphy Canyon Rd  
San Diego, CA 92123

DRE# 01881593  
svnvanguardsd.com

450 S Melrose Dr  
Vista, CA 92081