

**For Sale**  
**FREESTANDING RETAIL / RESTAURANT**



**1565** N Santa Fe Ave  
Vista, CA 92084

**Ethan Park**

Sales & Leasing Associate  
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## PROPERTY FEATURES



### Overview

Freestanding Retail / Second Generation Restaurant



### Property Size

Approx. 2,208 SF Building Located on a 24,829 SF Lot



### Sale Price

Contact Agent



### Visibility

21,088 Vehicles Per Day on N Santa Fe Avenue



### Parking

Approx. 35 Parking Spaces



### Highest & Best Uses:

Restaurant, Animal Clinic, Urgent Care, Health Club (Fitness),  
Transportation Services, Postal Services

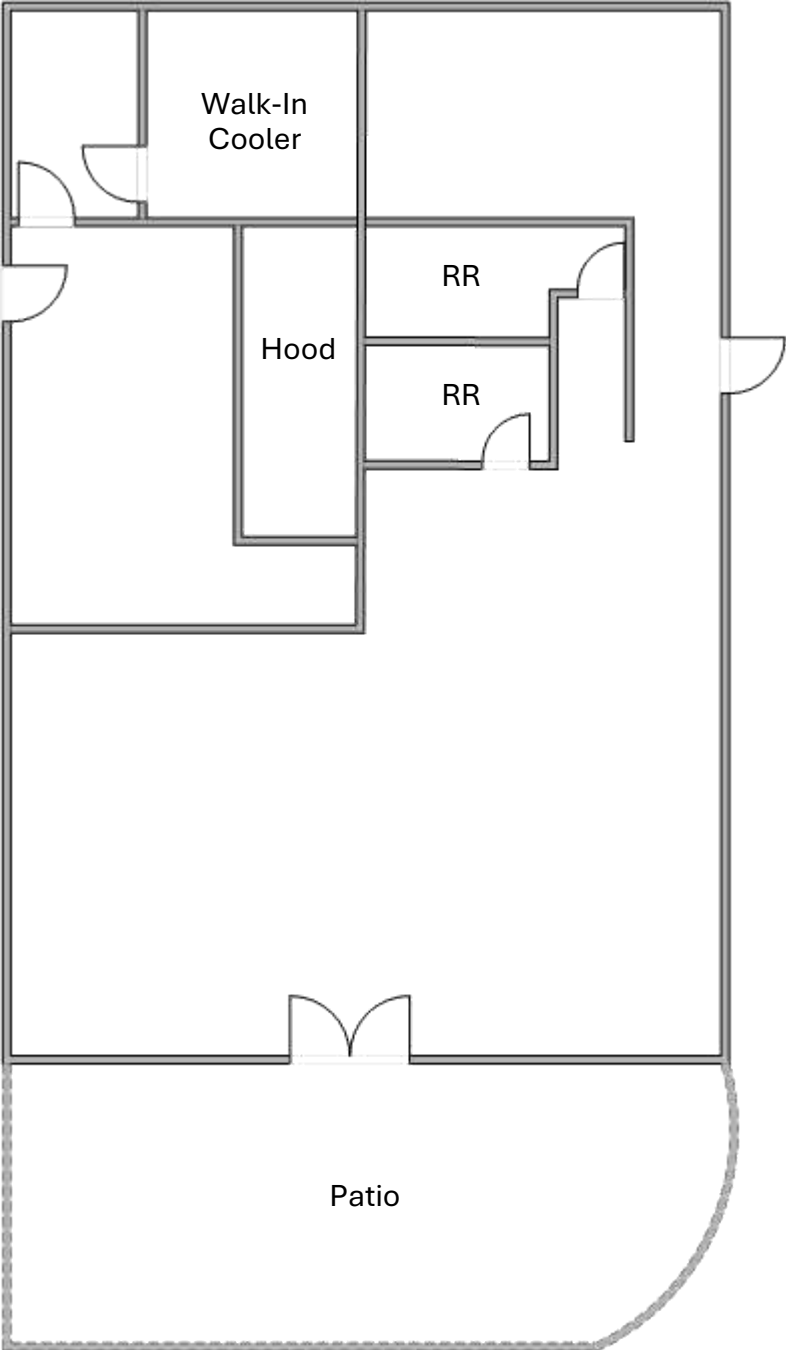


### Accessibility

Located in the Heart of Vista with Easy Access to Hwy 76,  
Hwy 78 and I-15

# FLOOR PLAN

Floor Plan Not Fit to Scale; for Reference Purposes Only





# SITE PLAN



VISTA HIGH SCHOOL



NV LOFTS APARTMENTS



N SANTA FE AVENUE

W BOBIER DRIVE

VILLA DEL NORTE APARTMENTS

1565 N SANTA FE AVENUE, VISTA, CA 92084



# DEMOGRAPHICS



## POPULATION

	3 mile	5 mile	10 mile
Total Population (2024)	126,978	233,345	607,394
Median Age	37.6	38.8	38.9



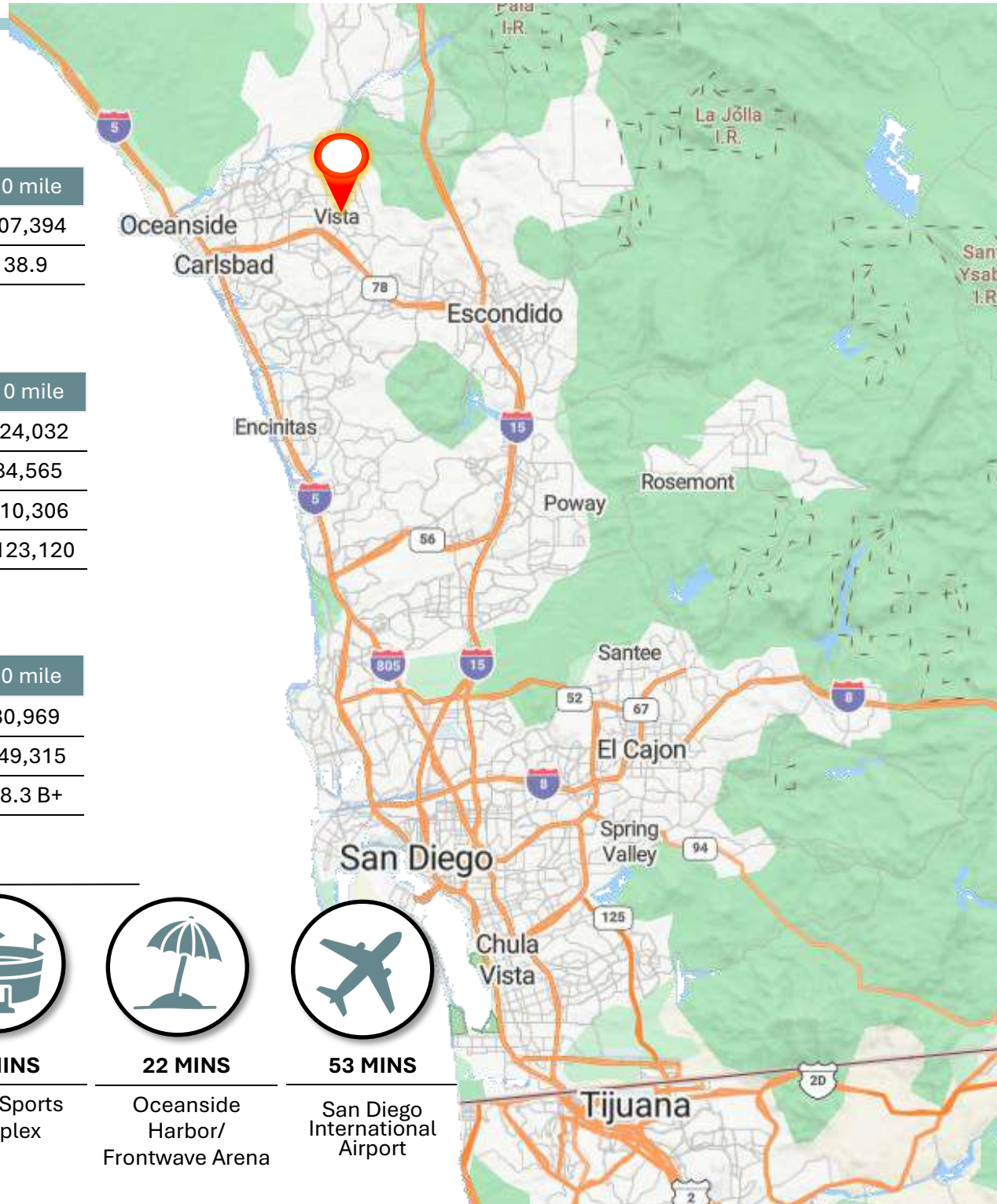
## HOUSEHOLDS

	3 mile	5 mile	10 mile
Owner Occupied	22,815	46,677	124,032
Renter Occupied	17,830	30,419	84,565
Total Households	41,063	77,966	210,306
Avg Household Income	\$111,341	\$115,107	\$123,120



## BUSINESS

	3 mile	5 mile	10 mile
Total Businesses	5,261	10,647	30,969
Total Employees	36,002	85,323	249,315
Consumer Spending	\$1.5 B+	\$3 B+	\$8.3 B+



## DRIVE TIMES



5 MINS

Vista Transit



7 MINS

Highway 78



10 MINS

Highway 76



20 MINS

SoCal Sports Complex



22 MINS

Oceanside Harbor/  
Frontwave Arena

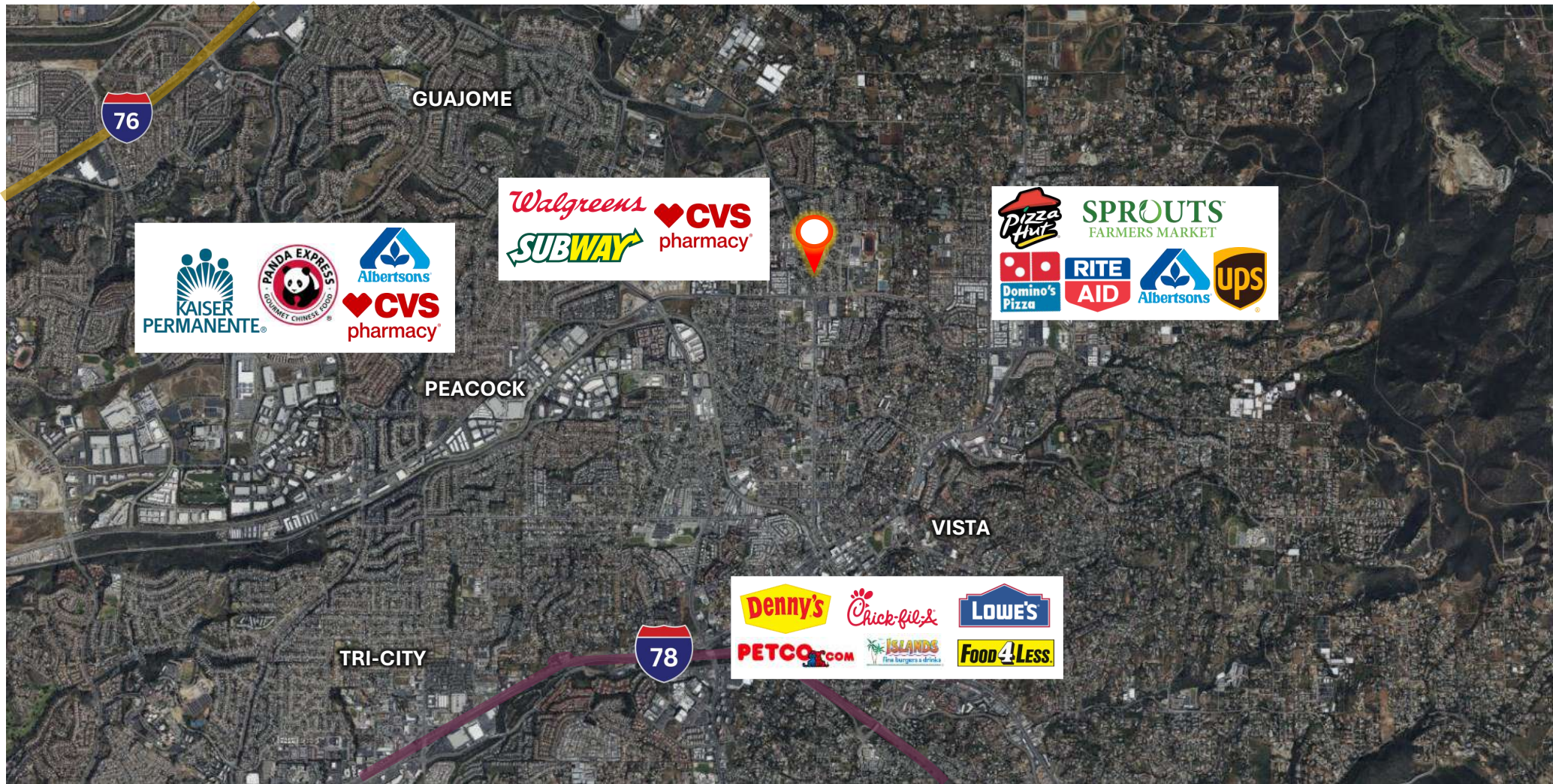


53 MINS

San Diego International Airport



# NEARBY AMENITIES



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The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information including zoning, financials, leases, square footage, permits and use should be verified during due diligence and prior to completing a transaction.



## CONTACT INFORMATION

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