

# SUNROAD | PLAZA

*New Freestanding Retail Building*  
Last Space Available!



NEWMARK | PACIFIC

**±884 SF RETAIL FOR LEASE**

Highway 78 @ Vista Village Drive | Vista, CA



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New Freestanding Retail Building  
LAST SPACE AVAILABLE!



## PROPERTY | HIGHLIGHTS



± 884 SF | Last Space Available  
Construction Complete!



Strong mix of national retail and quick-serve restaurant tenants generating strong center activity.



Average Daily Traffic Counts:



Project consists of five existing single-story buildings comprising more than 23,000 SF of retail and restaurant space.



Prominent visibility and immediate access to Highway 78.

±129,479 along Highway 78  
±23,607 along Vista Village Drive  
±20,488 along Hacienda Drive



# SITE PLAN | TENANT ROSTER

SUITE	TENANT	SIZE
PAD 1	Chick-fil-A	4,800 SF
PAD 2-100	Starbucks	2,020 SF
PAD 2-200	Jamba	1,980 SF
PAD 3	Panera Bread	4,000 SF
PAD 4-100	The Habit Burger Grill	2,420 SF
PAD 4-200-400	North County Animal Hospital	3,445 SF
PAD 5-100	Body Bar Pilates (Coming Soon)	2,003 SF
PAD 5-200	Little Caesars (Coming Soon)	1,563 SF
PAD 5-300	AVAILABLE	884 SF





# TRADE | AREA

CVS pharmacy<sup>®</sup> McDonald's

BEST PIZZA & BREW SONIC HANDEL'S  
HOMEMADE ICE CREAM SINCE 1961

cinépolis CHIPOTLE Mexican Grill SWING CAFE  
Starbucks POKI POKI Panda Express Epic Wings

FRAZIER FARMS Staples CRUNCH  
FIREBIRD'S BURGER KING Cane's  
Coke

Denny's Wendy's Auto Zone

LOWE'S BevMo!

SUNROAD | PLAZA

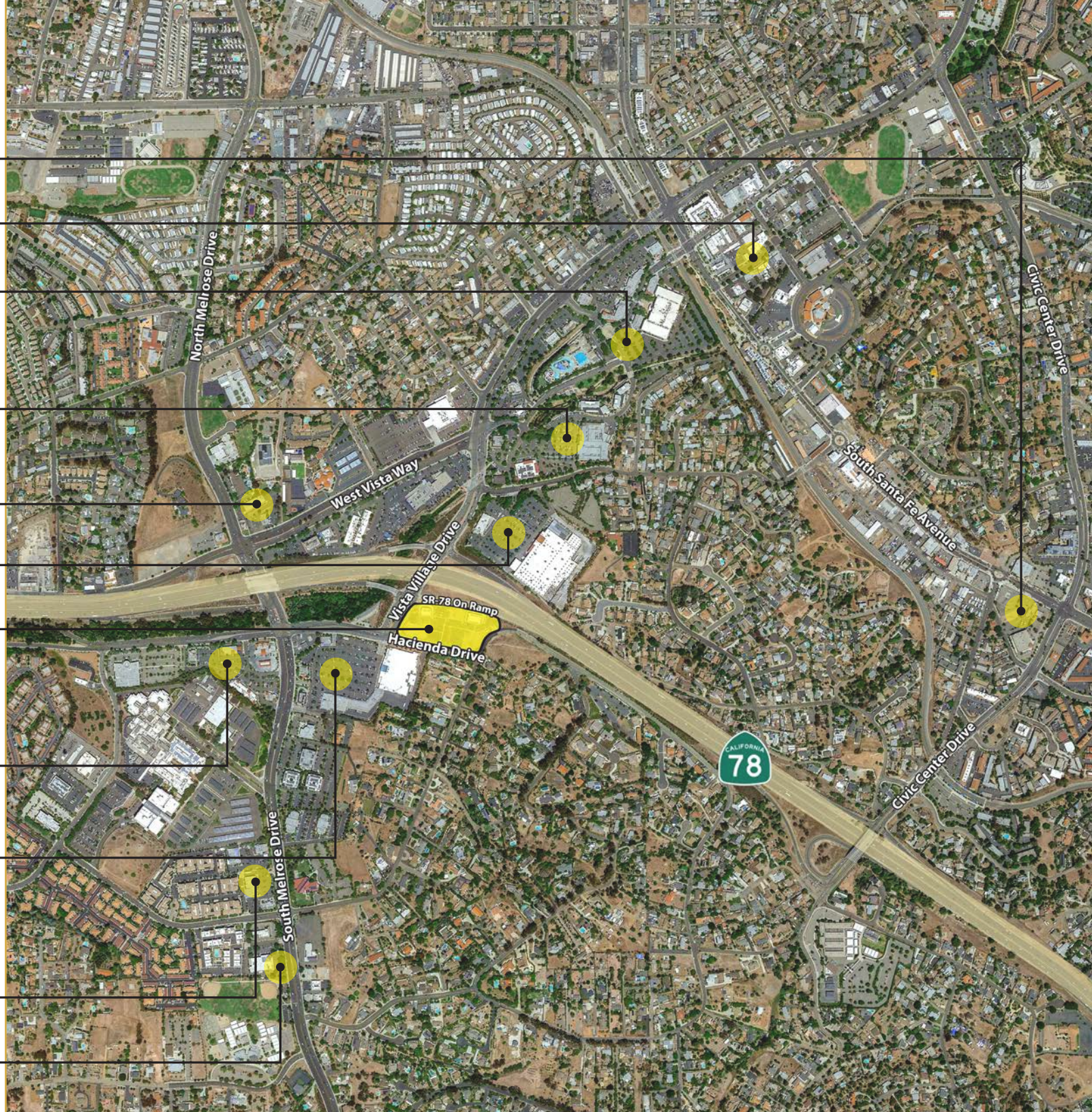
Chick-fil-A Tanera Starbucks Jamba Habit  
BREAD! BURGER GRILL

FedEx Office. Carls Jr. Jorjey Mike's  
rubio's COASTAL GRILL JENSEN BROS. BAKERY

Food 4 Less. petco ISLANDS fine burgers & drinks  
Our name says it. Our prices prove it.  
SUBWAY Jack WINGSTOP BR  
in the box BASKIN-ROBBINS

Oggi's Original PANCAKE HOUSE El Pollo Loco

CVS pharmacy<sup>®</sup>







# LOCAL | DEMOGRAPHICS

DRIVE TIME		5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	2025 Population	12,066	132,505	343,432
	2030 Population	12,661	133,801	348,507
	Total Businesses	623	6,514	17,025
	Total Employees	5,427	56,751	151,974
	Total Daytime Population	10,800	123,836	328,255
	2025 Median Age	37.7	37.3	39.0
HOUSING	2025 Total Households	4,236	44,913	124,163
	2025 Housing Units	4,361	46,805	132,347
	Owner Occupied Housing Units	52.1%	50.6%	52.1%
	Renter Occupied Housing Units	45.1%	45.3%	41.7%
	Vacant Housing Units	2.9%	4.0%	6.2%
	2025 Median Home Value	\$742,389	\$786,593	\$866,107
INCOME	2025 Average Household Income	\$127,104	\$128,069	\$134,567
	2025 Median Household Income	\$96,941	\$101,110	\$102,987
	2025 Per Capita Income	\$44,524	\$43,708	\$48,726
INCOME BREAKDOWN	<\$15,000	3.0%	4.6%	5.2%
	\$15,000 - \$24,999	3.9%	3.8%	4.1%
	\$25,000 - \$34,999	6.0%	4.6%	4.8%
	\$35,000 - \$49,999	9.0%	8.3%	7.9%
	\$50,000 - \$74,999	14.0%	14.5%	13.5%
	\$75,000 - \$99,999	15.5%	13.5%	12.8%
	\$100,000 - \$149,999	24.6%	21.0%	19.0%
	\$150,000 - \$199,999	8.4%	12.5%	13.7%
	\$200,000+	15.5%	17.2%	19.0%



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