



650 Sycamore Ave



Location: **NWC Shadowridge Dr & Sycamore Ave**
North County Ret Cluster
Vista Ret Submarket
San Diego County
Vista, CA 92083

Building Type: **Retail/Freestanding**
 Bldg Status: **Built 1979, Renov 1992**
 Building Size: **95,194 SF**
 Typical Floor Size: **95,194 SF**
 Stories: **1**
 Land Area: **360,241 SF**
 Total Avail: **95,194 SF**
 % Leased: **0%**
 Total Spaces Avail: **1**
 Smallest Space: **95,194 SF**
 Bldg Vacant: **95194**

Developer: -
 Management: -
 Recorded Owner: **M&A Gabae**
 Expenses: **2021 Tax @ \$1.12/sf**

Parcel Number: **217-023-36**

Amenities: **Freeway Visibility, Signage**

Cross Street: **Highway 78**
 Street Frontage: **430 feet on Sycamore Ave(with 2 curb cuts)**
 Parking: **448 Surface Spaces are available; Ratio of 4.70/1,000 SF**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/mo + Svs	Occupancy	Term	Type
E 1st	95,194	95,194	95,194	Withheld	Vacant	Negotiable	Direct

Demographic Summary Report

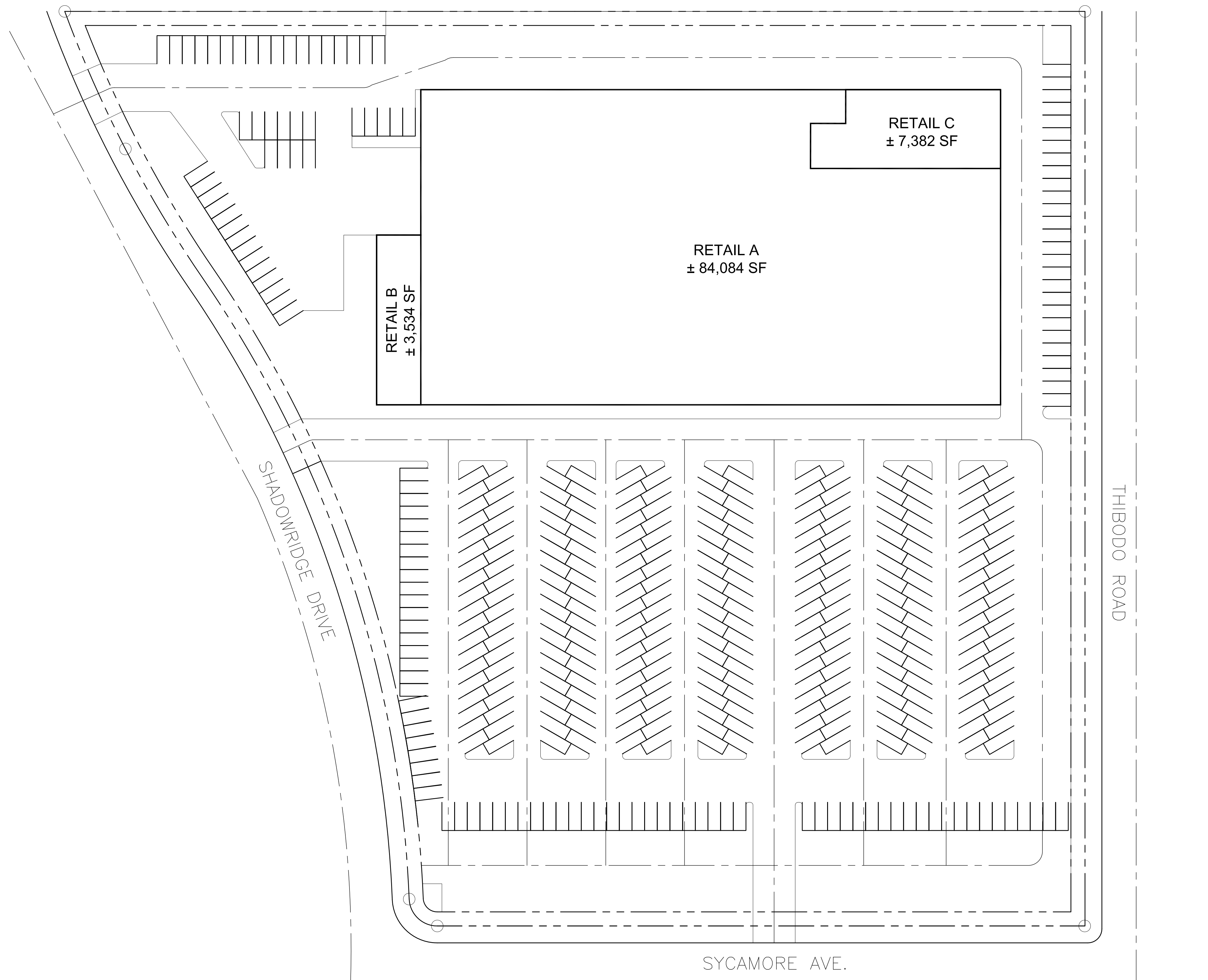
650 Sycamore Ave, Vista, CA 92083

Building Type: **General Retail**
 Secondary: **Freestanding**
 GLA: **95,194 SF**
 Year Built: **1979**

Total Available: **95,194 SF**
 % Leased: **0%**
 Rent/SF/Mo: **Negotiable**



Radius	1 Mile	3 Mile	5 Mile
Population			
2028 Projection	14,511	88,344	258,022
2023 Estimate	14,722	89,441	260,138
2010 Census	14,090	84,594	240,156
Growth 2023 - 2028	-1.43%	-1.23%	-0.81%
Growth 2010 - 2023	4.49%	5.73%	8.32%
2023 Population by Hispanic Origin	6,606	34,171	106,601
2023 Population	14,722	89,441	260,138
White	11,992 81.46%	73,068 81.69%	212,126 81.54%
Black	670 4.55%	3,099 3.46%	8,676 3.34%
Am. Indian & Alaskan	303 2.06%	1,341 1.50%	4,121 1.58%
Asian	914 6.21%	7,305 8.17%	21,097 8.11%
Hawaiian & Pacific Island	84 0.57%	453 0.51%	1,763 0.68%
Other	759 5.16%	4,176 4.67%	12,355 4.75%
U.S. Armed Forces	74	468	1,454
Households			
2028 Projection	5,126	31,166	86,403
2023 Estimate	5,196	31,517	87,060
2010 Census	4,941	29,555	79,926
Growth 2023 - 2028	-1.35%	-1.11%	-0.75%
Growth 2010 - 2023	5.16%	6.64%	8.93%
Owner Occupied	2,429 46.75%	19,347 61.39%	53,218 61.13%
Renter Occupied	2,767 53.25%	12,170 38.61%	33,842 38.87%
2023 Households by HH Income	5,195	31,517	87,060
Income: <\$25,000	529 10.18%	3,339 10.59%	9,027 10.37%
Income: \$25,000 - \$50,000	904 17.40%	5,263 16.70%	13,282 15.26%
Income: \$50,000 - \$75,000	1,016 19.56%	5,000 15.86%	13,598 15.62%
Income: \$75,000 - \$100,000	907 17.46%	4,376 13.88%	11,461 13.16%
Income: \$100,000 - \$125,000	671 12.92%	3,959 12.56%	10,353 11.89%
Income: \$125,000 - \$150,000	378 7.28%	2,543 8.07%	7,438 8.54%
Income: \$150,000 - \$200,000	335 6.45%	3,623 11.50%	10,110 11.61%
Income: \$200,000+	455 8.76%	3,414 10.83%	11,791 13.54%
2023 Avg Household Income	\$98,584	\$108,958	\$115,916
2023 Med Household Income	\$79,093	\$87,320	\$91,627



650 SYCAMORE AVE.,
VISTA, CA 92082

Pre-Construction Phase		Construction Phase		
Issued For	Date	Date	Bulletin	Rev

CAD File No.:
Job No.:
Drawn By: Checked By:
Date:
Scale: As Noted
Sheet Description

1 SITE PLAN
SCALE: 1" = 40'-0"

LEASABLE AREA

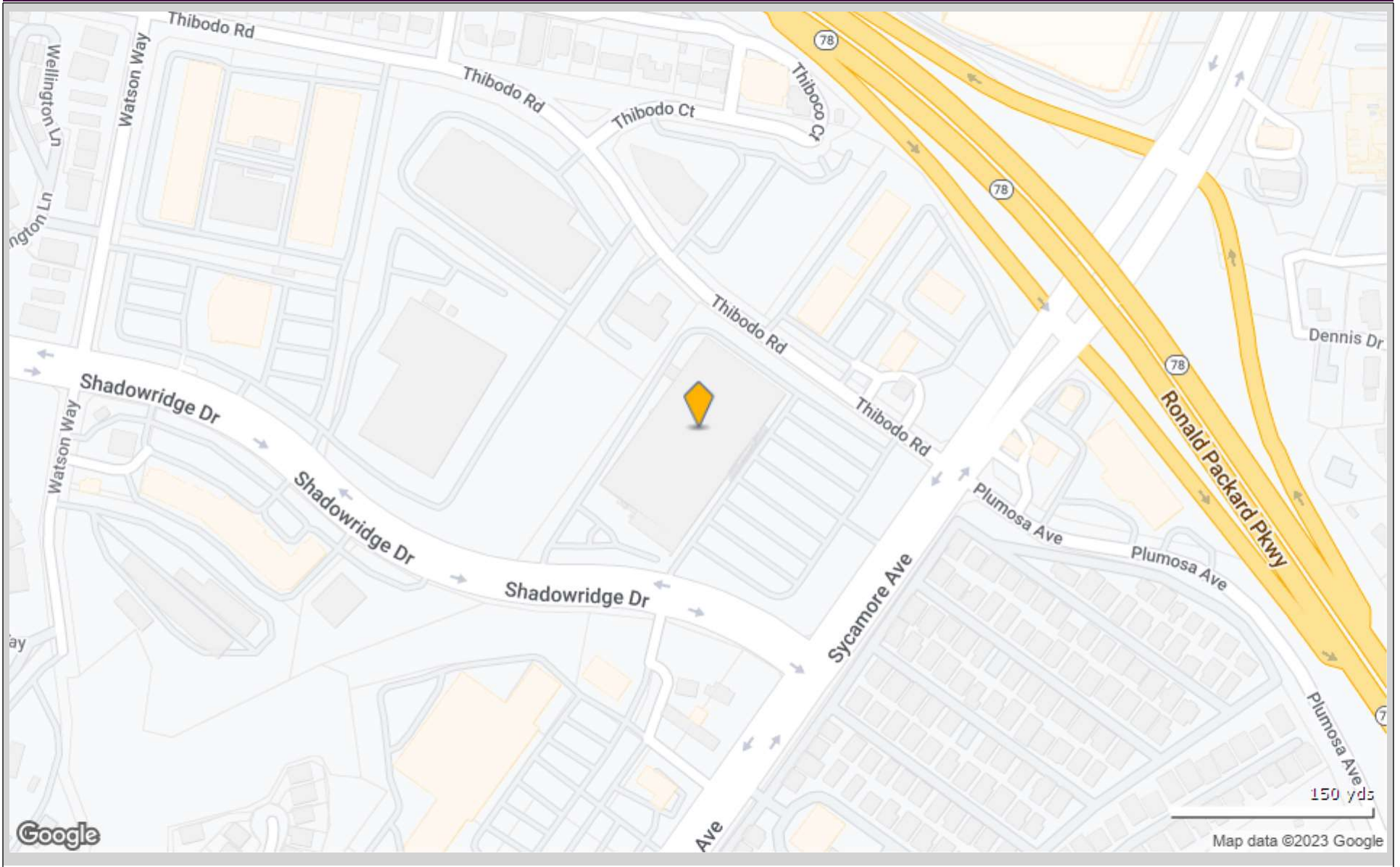
RETAIL A	84,084 SF
RETAIL B	3,534 SF
RETAIL C	7,382 SF
TOTAL	95,000 SF

PARKING PROVIDED:	384 STALLS
PARKING RATIO	4.0 / 1000 SF

*** PRELIMINARY SITE INFO PROVIDED
SUBJECT TO FINAL VERIFICATION BY
A CERTIFIED SITE SURVEY

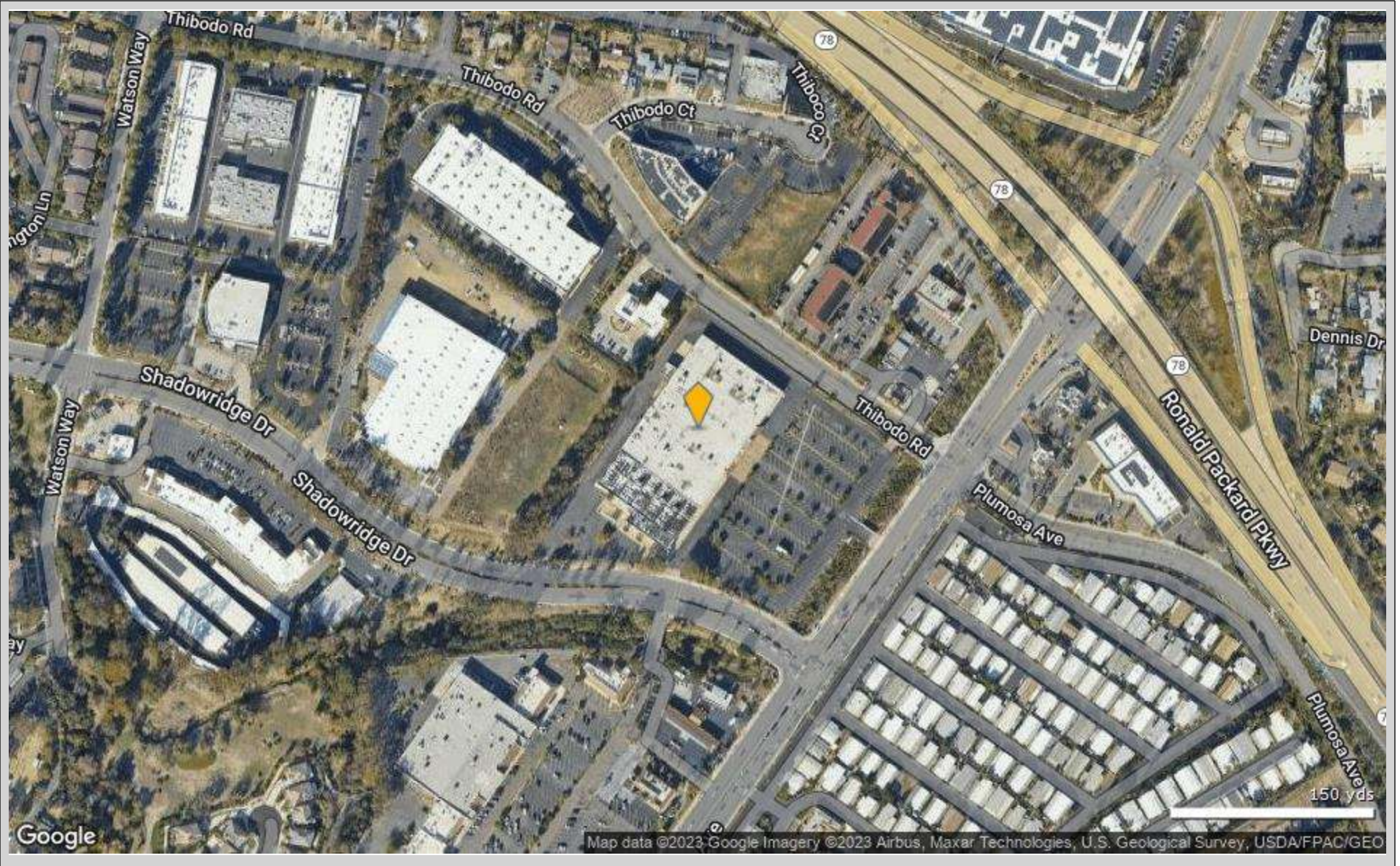
Aerial / Map Report

650 Sycamore Ave - Vista, CA 92083



Aerial / Map Report

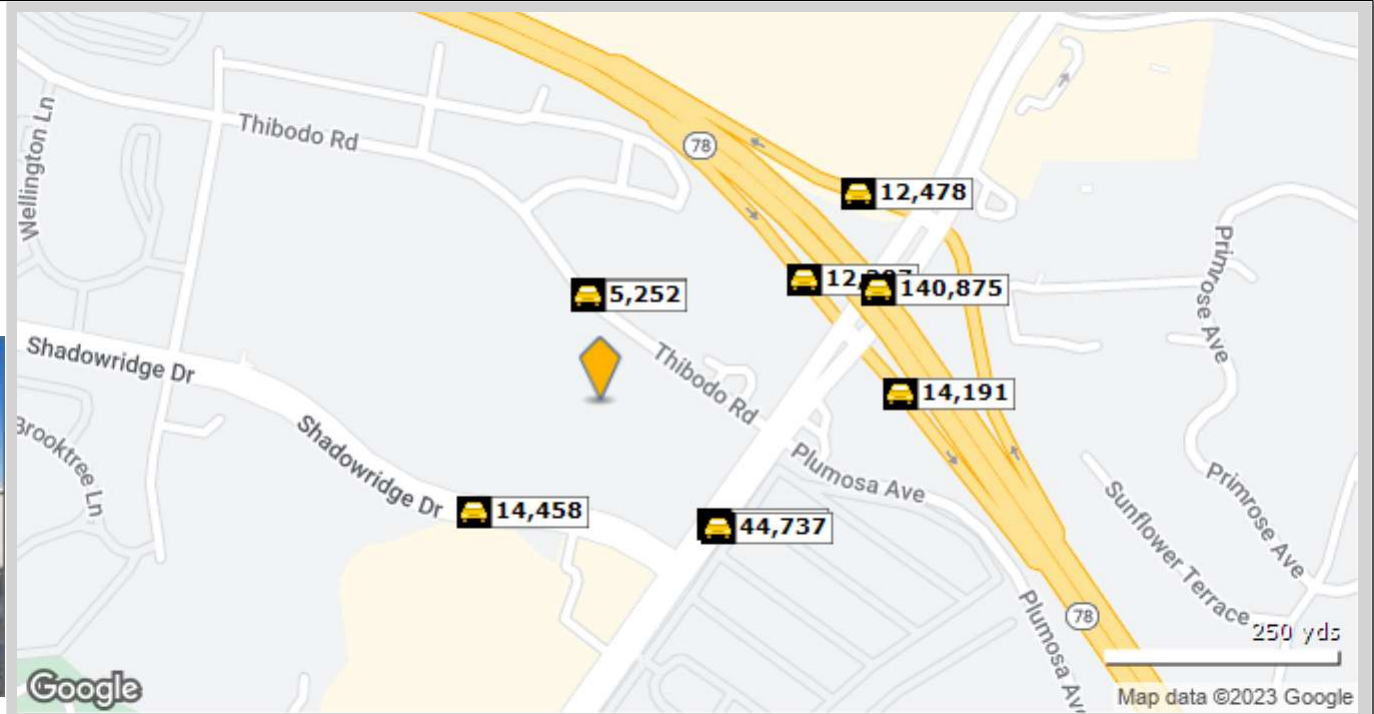
650 Sycamore Ave - Vista, CA 92083



Traffic Count Report

650 Sycamore Ave, Vista, CA 92083

Building Type: **General Retail**
 Secondary: **Freestanding**
 GLA: **95,194 SF**
 Year Built: **1979**
 Total Available: **95,194 SF**
 % Leased: **0%**
 Rent/SF/Mo: **Negotiable**



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Thibodo Rd	Thiboco Ct	0.07 NW	2018	5,416	MPSI	.07
2	Thibodo Rd	Thiboco Ct	0.07 NW	2022	5,252	MPSI	.07
3	Shadowridge Dr	Watson Way	0.21 NW	2022	15,443	MPSI	.10
4	Shadowridge Dr	Watson Way	0.21 NW	2017	14,458	ADT	.10
5	Sycamore Ave	Plumosa Ave	0.07 NE	2018	38,598	MPSI	.10
6	Sycamore Ave	Plumosa Ave	0.07 NE	2022	44,737	MPSI	.11
7	Hwy 78	Sycamore Ave	0.04 SE	2022	12,287	MPSI	.15
8	Hwy 78	Sycamore Ave	0.06 NW	2022	14,191	MPSI	.19
9	Ronald Packard Parkway	Hwy 78	0.00 NE	2020	140,875	MPSI	.19
10	Hwy 78	Sycamore Ave	0.06 S	2022	12,478	MPSI	.21