



View Virtual Tour
Suite 1918

DAISO 
COMING SOON!

SKECHERS
NOW OPEN!



THE PAVILION SHOPPING CENTER

1900-1998 HACIENDA DRIVE VISTA, CA



FOR LEASE
FREEWAY VISIBLE!





Excellent Visibility

From Highway 78 with ± 154,100 ADT



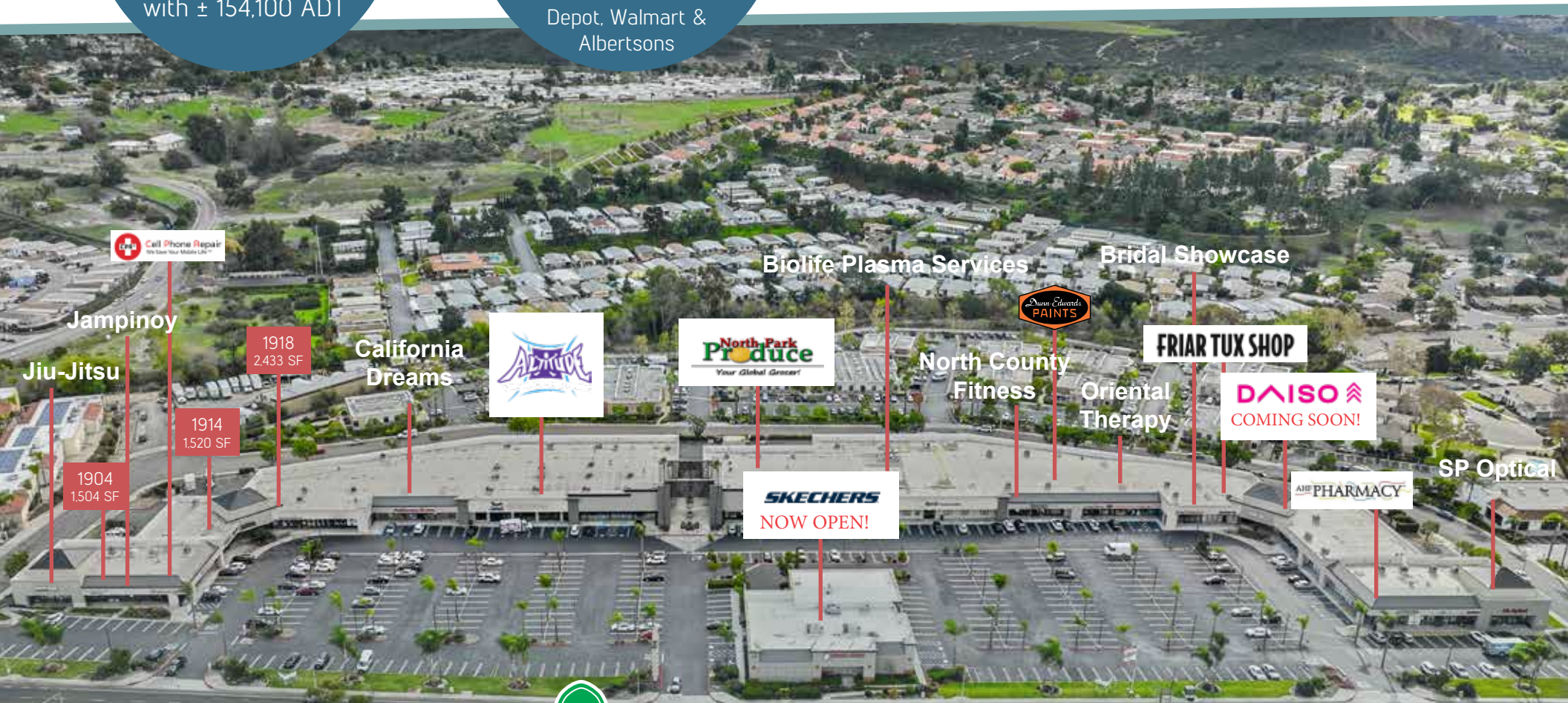
Strong Traffic Generated

by Tri-City Medical Center, Costco, Home Depot, Walmart & Albertsons



THE PAVILION SHOPPING CENTER

1900-1998 HACIENDA DRIVE VISTA, CA



Cell Phone Repair

Jampinoy

Jiu-Jitsu

1904
1,504 SF

1914
1,520 SF

1918
2,433 SF

California Dreams



Biolife Plasma Services

SKECHERS
NOW OPEN!

North County Fitness



Bridal Showcase

FRIAR TUX SHOP

Oriental Therapy

DAISO
COMING SOON!

AMPHARMACY

SP Optical



.3 MILES



.21 MILES



.5 MILES



.5 MILES



.55 MILES



.75 MILES



.75 MILES



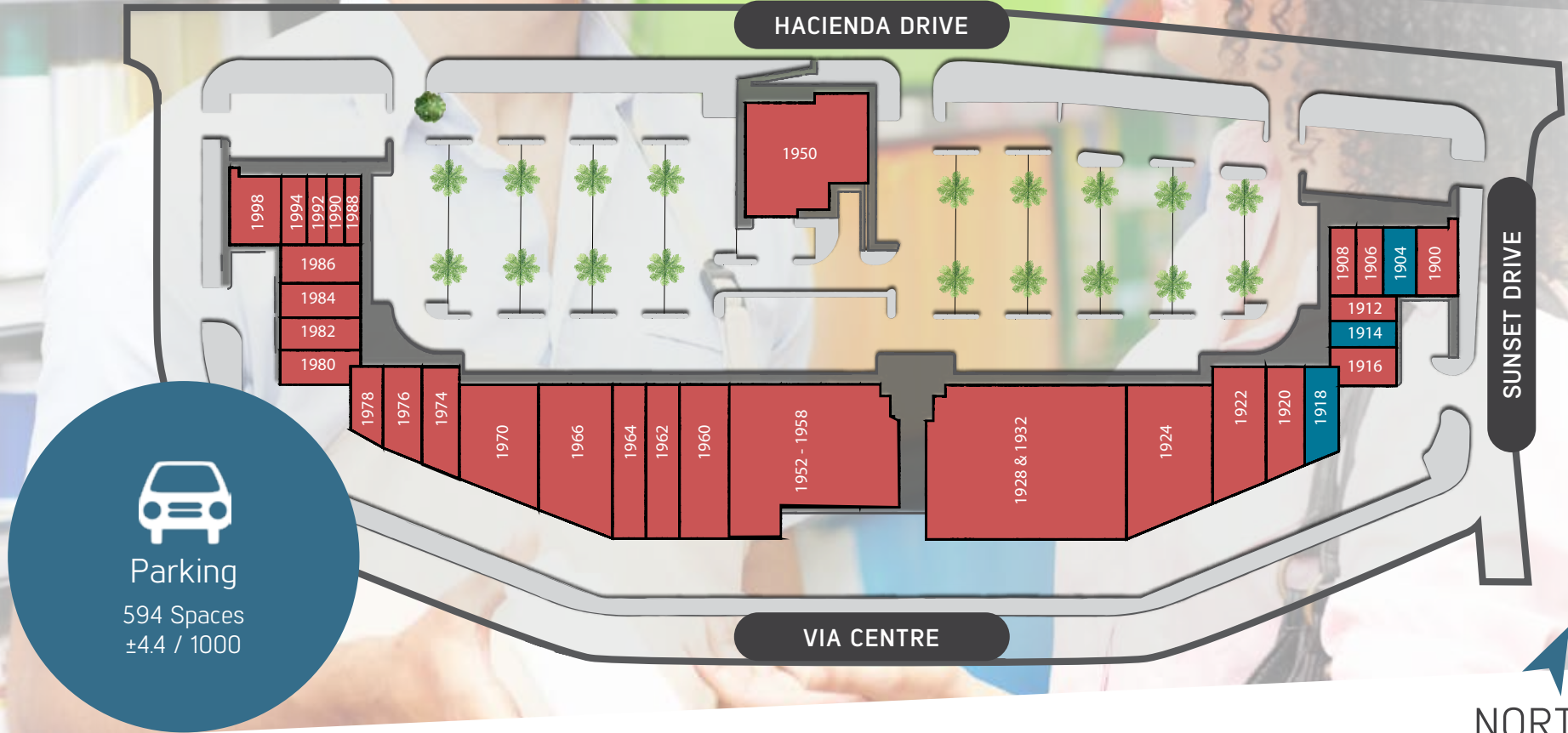
.75 MILES

SITE MAP



THE PAVILION SHOPPING CENTER

±154,725 cars per day



NORTH

- | | | | |
|--|--|--------------------------------------|-------------------------|
| 1900 - Jiu-Jitsu | 1916 - Frontline | 1960 - Chinese Buffet | 1988 - AHF Pharmacy |
| 1904 - Available ±1,520 SF
Former Furniture Store | 1918 - Available ±2,433 SF | 1964 - Biolife Plasma Services | 1992 - Pixie Nail Salon |
| 1906 - Jampinoy | 1920 - CosmoProf | 1966 - North County Fitness | 1994 - Sun on the Run |
| 1908 - Cell Phone Repair | 1922 - Physical Therapy | 1970 - Dunn Edwards Paint | 1998 - SP Optical |
| 1912 - Self Made Barber | 1924 - California Dreams | 1974 - Friar Tux | |
| 1914 - Copy Max *Potentially Available ±1,504 SF | 1928 & 1932 - Altitude Trampoline Park | 1976 - Oriental Therapy | |
| | 1950 - Sketchers - Now Open!! | 1978 - Bridal Showcase | |
| | 1952 - North Park Produce | 1980 - Daiso - Coming Soon!!! | |

* Do Not Disturb Tenant



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DEMOGRAPHICS 1900-1998 HACIENDA DRIVE



THE PAVILION SHOPPING CENTER



PLACE OF WORK	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Total Businesses	719	4,681	15,485
Daytime Employment (Total Employees)	8,898	38,644	144,430



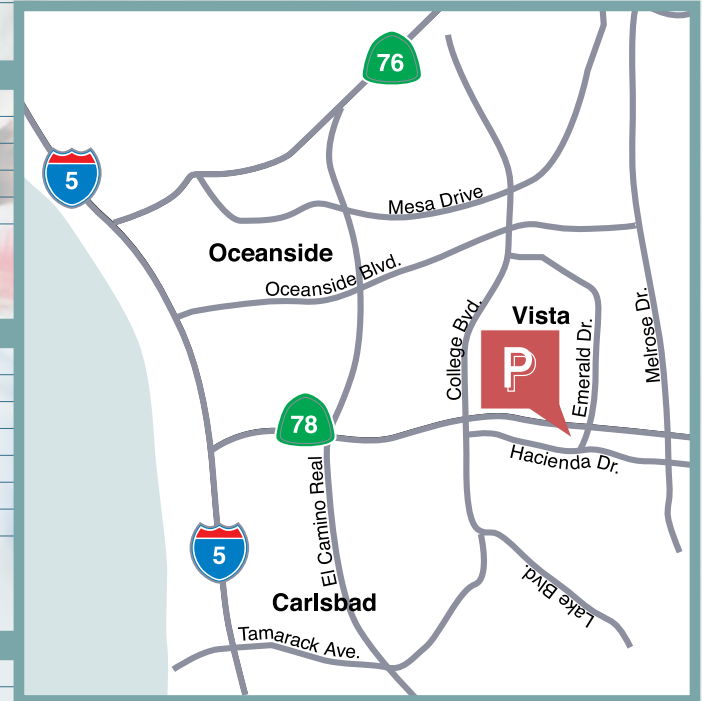
POPULATION	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
2022 Population	20,593	136,065	316,169
2027 Population	20,703	137,281	318,702
2010 Population - Census	19,955	124,666	294,270
2000 Population - Census	19,734	118,007	274,561
Annual Population Growth Rate: 2022 to 2027	0.11%	0.18%	0.16%



HOUSEHOLD INCOME	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
2022 Households	6,673	47,954	111,196
2022 Average Household Income	\$97,183	\$122,203	\$121,166
2027 Average Household Income	\$119,129	\$146,632	\$144,544
2022 Median Household Income	\$76,975	\$92,545	\$88,655
2027 Median Household Income	\$96,532	\$109,207	\$105,338
2022 Per Capita Income	\$31,957	\$43,111	\$42,642
2027 Per Capita Income	\$39,087	\$51,723	\$50,881



RACE AND ETHNICITY	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
2022 Population	20,593	136,065	316,169
White	8,882 43.1%	71,963 52.9%	164,252 52.0%
African American	652 3.2%	3,883 2.9%	9,530 3.0%
Asian	1,143 5.6%	9,362 6.9%	22,176 7.0%
American Indian or Alaska Native	444 2.2%	2,264 1.7%	5,228 1.7%
Pacific Islander	249 1.2%	1,015 0.7%	2,540 0.8%
Other Race	5,465 26.5%	24,602 18.1%	58,901 18.6%
2 or More Races	3,759 18.3%	22,975 16.9%	53,542 16.9%
Hispanic Population	10,252	50,973	119,744



TRAFFIC COUNTS	CURRENT
2015 Emerald Dr.	29,182 ADT
Highway 78 and Emerald Dr.	154,725 ADT
Hacienda Dr.	14,801 ADT

(Source: CalTrans)

Full Demographic Report available upon request



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For More Information Please Contact:

BRAD JONES

First Vice President
Lic. 01211248
+1 858 646 4725
brad.jones@cbre.com

DAVE HAGGLUND

Senior Vice President
Lic. 00898280
+1 858 546 4614
dave.hagglund@cbre.com



CBRE

CBRE, INC | Broker Lic. 00409987



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