

FOR LEASE
±1,893 SF DRIVE-THRU RESTAURANT

SIGNAGE

DRIVE-THRU

1037 E BOBIER DRIVE
VISTA, CALIFORNIA

CIRE Partners
COMMERCIAL INVESTMENT REAL ESTATE

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Brian Kwon

Investment Associate

858.200.6094

bkwon@cirepartners.com

CA DRE #02276247

Senka Lorja

Investment Associate

858.900.3722

slorja@cirepartners.com

CA DRE #02191116

Renato Lorja

Senior Vice President

858.900.3700

rlorja@cirepartners.com

CA DRE #01940384

Arbi Goce

Senior Vice President

858.900.3112

agoce@cirepartners.com

CA DRE #01895830

CIRE Brokerage Services Inc. dba CIRE Partners - CA DRE #01526823

PROPERTY DETAILS

GENERAL SUMMARY

Address	1037 E Bobier Dr, Vista, CA 92084
APN	173-250-40-00
Building Size	±1,893 SF
Parcel Size	±0.72 AC (±31,132 SF)
Year Built	1988
Parking	±24 (12.68 per 1,000 SF)
Zoning	Neighborhood Commercial (C-1)
Traffic Counts	E Bobier Dr: ±16,340 ADT E Vista Way: ±32,113 ADT

LEASE RATE

BEST OFFER

HIGHLIGHTS

FULLY BUILT-OUT RESTAURANT SPACE

Turnkey second-generation QSR with drive-thru, hood system, grease trap, restrooms, and full kitchen infrastructure in place.

HIGH-TRAFFIC LOCATION

Located at the intersection of E Vista Way (±32,113 ADT) and E Bobier Dr (±16,340 ADT), with over 48,000 vehicles daily—surrounded by dense housing and key commuter routes.

HIGH-VISIBILITY HARD CORNER

Prominent standalone building at a signalized intersection with unrestricted access—no medians, U-turn bans, or turn limitations. Features two convenient ingress/egress points.

AMPLE ON-SITE PARKING

±24 surface spaces (12.25/1,000 SF) provide ample parking for dine-in, takeout, and drive-thru traffic.

ESTABLISHED VISTA RETAIL CORRIDOR

Adjacent to multiple busy strip centers with strong co-tenancy synergy, reinforcing the site’s retail presence and consumer draw.

PROXIMITY TO KEY COMMUNITY DESTINATIONS

Located just north of Brengle Terrace Park, Alta Vista Botanical Gardens, and the Moonlight Amphitheatre—an iconic venue drawing 100,000+ annual visitors. Strong opportunity to capture catering, concessions, and fast to-go business tied to events and park activity.

DENSE SURROUNDING POPULATION

Immediate proximity to schools, neighborhoods, and employment hubs—ideal for capturing consistent daytime and evening traffic.

IMMEDIATE OCCUPANCY

Plug-and-play opportunity in a highly competitive retail corridor—perfect for operators seeking a quick market entry.

SITE PLAN

E Bobier Dr ±16,340 ADT



±48,453 cars
at intersection

SUBJECT
PROPERTY

DRIVE-THRU

DUMPSTER

E Vista Way ±32,113 ADT

Not to scale*

PROPERTY PHOTOS



AERIAL PHOTO



NORTHGATE MARKET



COMING SOON
2026

SUBJECT
PROPERTY

±48,453 cars
at intersection

SPROUTS
FARMERS MARKET

VISTA
MODERN DENTISTRY

SportClips
HAIRCUTS



ANYTIME
FITNESS

DN
KN

verizon

O'Reilly
AUTO PARTS



am/pm

MagicBrush
CAR WASH

RITE
AID

Albertsons

KUNG FU
NOODLES



ExtraMile

E Bobier Dr ±16,340 ADT

E Vista Way ±32,113 ADT

AERIAL PHOTO



FAMILY DOLLAR

76



SUBWAY

SUPER STAR CAR WASH

Little Caesars



ExtraSpace Storage

NORTHGATE MARKET



COMING SOON 2026

SUBJECT PROPERTY

±48,453 cars at intersection

ANYTIME FITNESS

verizon



SportClips HAIRCUTS

VISTA MODERN DENTISTRY

SPROUTS FARMERS MARKET



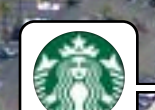
O'Reilly AUTO PARTS

DN KN

ExtraMile



KUNG FU NOODLES



E Vista Way

±32,113 ADT

Albertsons

ARCO

ampm



FOOTHILL OAK ELEMENTARY
±561 STUDENTS

RITE AID

Magic Brush CAR WASH

UNITED STATES POSTAL SERVICE

REGIONAL MAP



DEMOGRAPHICS

Population	1 Mile	3 Miles	5 Miles
Population (2024)	23,156	97,368	217,442
Projected Population (2029)	23,280	97,817	218,243
Projected Annual Growth (2020-2024)	1.84%	0.41%	0.21%
Projected Annual Growth (2024-2029)	0.11%	0.09%	0.07%
Median Age (2024)	35.1	37.6	38.4

Income	1 Mile	3 Miles	5 Miles
Average Household Income (2024)	\$116,394	\$125,816	\$132,526
Projected Average Household Income (2029)	\$140,029	\$148,586	\$155,747
Projected Annual Growth (2024-2029)	3.77%	3.38%	3.28%
Wealth Index (2024)	89	112	122

Households	1 Mile	3 Miles	5 Miles
Households (2024)	6,928	31,077	72,776
Projected Households (2029)	7,116	31,946	74,621
Annual Growth (2020-2024)	1.81%	0.76%	0.49%
Annual Growth (2024-2029)	0.54%	0.55%	0.50%
Average Household Size (2024)	3.28	3.08	2.94

VISTA, CA



3.5%

Greatest Gen
Born in 1945/Earlier



16.3%

Baby Boomer
Born in 1946 to 1964



18.8%

Generation X
Born in 1965 to 1980



28.2%

Millennial
Born in 1981 to 1998



23.4%

Generation Z
Born in 1999 to 2016



9.7%

Alpha
Born in 2017 to Present

MARKET OVERVIEW

Vista, CA

Vista, California, is a dynamic city nestled in northern San Diego County, just a short drive from the Pacific coastline. Known for its rolling hills and temperate climate, Vista combines the charm of a suburban community with the amenities of a bustling urban center. Its strategic location offers residents and businesses the advantages of proximity to major transportation routes and neighboring cities like Carlsbad and Oceanside.

The city's economy is diverse and robust, encompassing sectors such as education, manufacturing, retail, and healthcare. Vista is home to a mix of established companies and innovative startups, reflecting its supportive business environment and skilled workforce. The presence of educational institutions and healthcare facilities further bolsters the local economy, providing employment opportunities and essential services to the community.

Housing in Vista offers a range of options, from historic neighborhoods to modern developments. The city's residential areas are characterized by well-maintained homes, tree-lined streets, and a sense of community. Efforts to balance growth with sustainability have led to thoughtful urban planning, ensuring that new developments complement the existing character of the city.

Culturally, Vista is vibrant and inclusive, hosting numerous events and festivals throughout the year that celebrate its diverse population. The city's commitment to the arts is evident in its support for local theaters, galleries, and public art installations. Community centers and recreational programs provide residents with opportunities to engage in cultural, educational, and leisure activities.

Recreational opportunities abound in Vista, with an array of parks, trails, and sports facilities available for public use. The city's parks offer spaces for picnicking, hiking, and outdoor sports, while nearby natural attractions provide additional options for exploration and adventure. Vista's emphasis on maintaining green spaces contributes to the overall quality of life for its residents.



- The Vista submarket includes approximately 5.3 million square feet of retail space
- Vista boasts the highest number of craft breweries per capita in California
- Vista's strategic location near major highways ensures high foot traffic and accessibility
- Downtown Vista is experiencing a renaissance, attracting new shops, eateries, and cultural venues



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Senior Vice President
858.900.3700
rlorja@cirepartners.com
CA DRE #01940384

Arbi Goco
Senior Vice President
858.900.3112
agoco@cirepartners.com
CA DRE #01895830

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www.CIREpartners.com