

SHOPPING CENTER SPACE

1910-1920 SHADOWRIDGE DRIVE

Vista, CA 92081

FOR SUBLEASE

TWO CONTIGUOUS ±1,000 SF SUITES

\$.80 PSF NNN



RICK MARCUS

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PROPERTY DESCRIPTION

Neighborhood center with suites available for potential Retail or Office use. The center has easy access to Highway 78 and sits in a popular Vista neighborhood.

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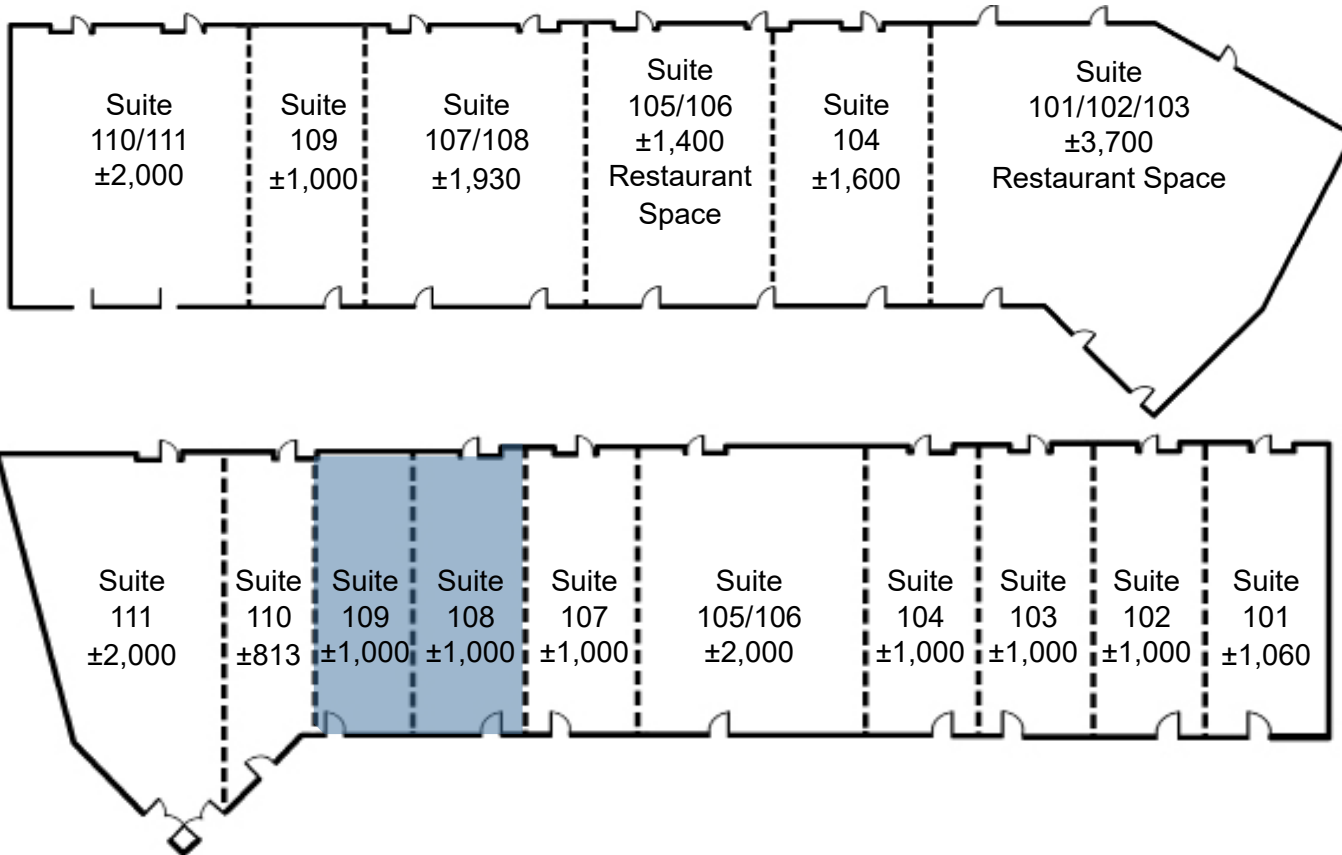
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AVAILABILITY



SPACE	TENANT	RSF
1910		
101/102/103	Grand Slam Pizza	±3,700
104	Purchase and Resell	±1,600
105/106	Restaurant	±1,400
107/108	Crossfit Gym	±1,930
109	Acupuncture	±1,000
110/111	Living Stream Christian Church	±2,000
1920		
101	Leased	±1,060
102	Living Stream Christian Church	±1,000
103	Beauty Services	±1,000
104	Classes - Education	±1,000
105/106	Church	±2,000
107	Church	±1,000
108	AVAILABLE	±1,000
109	AVAILABLE	±1,000
110	A Trusted Home Care, Inc.	±813
111	The Cleaner Cleaners	±2,000

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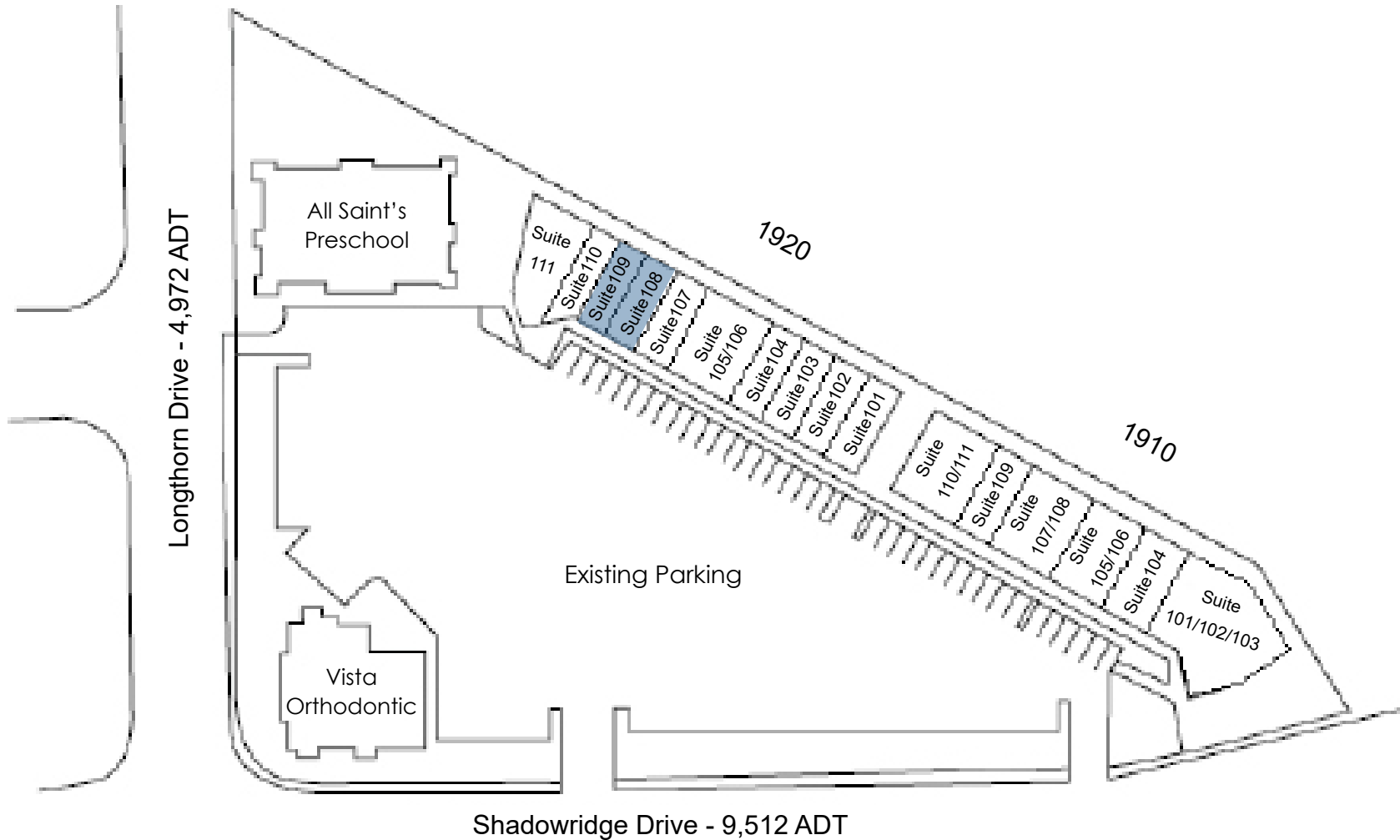
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LOCATION MAP



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DEMOGRAPHICS & TRAFFIC COUNT

Demographics	1 Mile	3 Miles	5 Miles
Population	13,683	92,294	288,183
Households	5,280	32,662	98,577
Average Household Income	\$91,052	\$82,273	\$91,026
No. of Businesses	414	5,231	12,585

Traffic Count

Shadowridge Drive at Antigua Drive	9,400
Longthorn Drive off Shadowridge Drive	4,972
Shadowridge Drive at S. Melrose Drive	9,512
S. Melrose Drive	29,473

Source: ESRI Business Analyst



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