

SHADOWRIDGE PLAZA

730-790 SYCAMORE AVE, VISTA, CA

FOR LEASE



1.4 Million Visits Per Year!

(Per Placer.ai)

PROPERTY HIGHLIGHTS

- Premier 128,000 SF Neighborhood Shopping Center in Vista anchored by Stater Bros. Markets, Big 5 Sporting Goods, Shadowridge Veterinary Hospital, Anthem Church
- Densely populated area of San Diego with over 261,941 residents in a 5-mile radius
- Positioned at the high-traffic intersection of Sycamore Ave & Shadowridge Dr (combined 56,332 vehicles per day)
- Located about a quarter mile from Hwy 78 with 135,000 vehicles per day
- Pylon signage opportunities



Demographic summary

	1 Mile	3 Mile	5 Mile
Population	14,426	89,802	261,941
Average HH Income	\$97,295	\$117,455	\$121,284
Daytime Population	7,070	58,137	136,132
Median Age	38	40.7	38.3

*Source: CoStar Group

Traffic counts

STREET	VPD
Sycamore Ave	± 40,889 VPD
Shadowridge Dr	± 15,443 VPD
Hwy-78	± 135,000 VPD

*Source: CoStar Group

Join Center
Retailers

STATER BROS.
markets.

BIG 5
SPORTING GOODS

Jack
in the box

Mobil

SHADOWRIDGE
VETERINARY HOSPITAL
& CREATURE COMFORTS PET HOTEL
EXCELLENT PETS DESERVE EXCELLENT CARE

ANTHEM
CHURCH

SITE PLAN



TENANT ROSTER

SUITE	TENANT	SF
790 Building		
790 - 125	Available Retail (Former Starbucks)	1,650
790 - 126	Joseph Sushi Bowls	
770 Building		
770 - A-D	Three Little Owl Academy Preschool	
770 - 118-119	Pho Truc Xanh (Asian Cuisine)	
770 - 120	Available Retail	1,200
770 - 121	Uncle Tony's Italian Cuisine	
770 - 122	Postal Annex	
770 - 123	Available Retail	1,500
770 - 124	Armandos Mexican Food	

SUITE	TENANT	SF
750 Building		
750 - 106	Elite Nails	
750 - 107	Body Massage	
750 - 108	California Cuts	
750 - 109	Laura's Accounting	
750 - 110	Oriental Natural Treatments Massage	
730 Building		
730 - 100-101	Creative Smiles Dentistry	
730 - 102	Available Retail	832
730 - 103	Available Retail	986
730 - 104	Available Retail	950
730 - 105	Diamond Donuts	



730-790 SYCAMORE AVE



SUITE 790-125

1,650 SF Retail / 2nd-Generation Restaurant with Patio
Available Immediately

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SUITE 770-120

1,200 SF Retail
Available Immediately

730-790 SYCAMORE AVE



SUITE 770-123

1,500 SF Retail
Available Immediately

730-790 SYCAMORE AVE

ISTRY

FASTEST LABS



SUITE 730-102

832 SF Retail
Available Immediately

730-790 SYCAMORE AVE



SUITE 730-103

986 SF Retail
Available Immediately

730-790 SYCAMORE AVE



SUITE 730-104

950 SF Retail
Available Immediately

730-790 SYCAMORE AVE

AERIAL

CALIFORNIA
78

KAISER PERMANENTE

ALSCO
UNIFORMS

North County Square

TARGET Walmart
OLD NAVY Burlington
ROSS planet fitness
Michaels ALDI
TRADER JOE'S STARBUCKS COFFEE

24+ Retailers

Hwy-78 ±135,000 VPD

LA FITNESS
submarina
CALIFORNIA SUBS
MyKid's
DENTIST



Shadowridge Dr ±15,443 VPD

Mobil

Jack
in the box



PYLON SIGNAGE

ARCO
Alberta's
MEXICAN FOOD
Domino's
Pizza

Sycamore Ridge
Apartments
282 Apartment Units

Village Plaza

CIRCLE K

TOGO'S
SINCE 1975
WEST COAST ORIGINAL

Sabor a
Vida
Cafe & Deli

SoCal Brewery
Supply

BIG 5
SPORTING GOODS

POSTAL ANNEX

Uncle Tony's
italian cuisine

WELCOME TO
Pho Truc Xanh

THREE LITTLE OWLS

STATER BROS.
markets.

Sycamore Ave ±40,889 VPD

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FOR LEASE



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