

±1,500-3,275 SF Retail/Restaurant Space Available For Lease

1465 E. VISTA WAY

VISTA | CA 92084



Better Buzz | Coming Soon
COFFEE ROASTERS BANK OF AMERICA

MONTEMAR RD ±2,100 VPD

E VISTA WAY : ±27,000 VPD

PROPERTY HIGHLIGHTS

- Better Buzz to anchor multi-tenant retail strip - currently under construction and scheduled for Early 2025 Opening
- Retail and restaurant spaces available for lease from ±1,500-3,275 SF
- Anchored by Arco AM/PM, Popeyes, and McDonald's
- Shadow anchored by Sprouts, Albertson's, Rite Aid, and Starbucks
- Strong traffic counts - ±27,000 VPD on E Vista Way
- Exclusive patio area available for end-cap space
- Monument signage available



Demographic summary

	1 Mile	3 Mile	5 Mile
Population	17,600	88,876	202,819
Households	5,415	27,515	66,058
Average HH Income	\$100,858	\$111,296	\$116,105

Traffic counts

Street	VPD
E Vista Way	± 27,000 VPD

Join Center Retailers



*Coming Soon

SITE PLAN



TENANT	SF
Popeyes	-
McDonald's	-
Arco / AMPM	-
Magic Brush	-
Better Buzz	1,500 SF
Bank of America	1,000 SF
Available	±1,500 SF
Available	±1,775 SF



FLOOR PLAN



PROPERTY PHOTOS



Arco/AMPM



VISTA COMMONS

McDonald's



Popeyes



Magic Brush Car Wash

AERIAL

THE PEAK AT DELPY'S CORNER
124 townhomes

FOOTHILL CENTER



VISTA TERRACE MARKET PLACE



97th percentile in Nation by Foot Traffic
*Source: Placer.ai

SUBJECT SITE



93rd percentile in Nation by Foot Traffic
*Source: Placer.ai



FOOTHILL DR

E VISTA WAY #E2700VED

PALOMAR PL

I VISTA SUBMARKET

In recent years, Vista, CA, situated in San Diego County, has experienced a notable surge in construction and development, underscoring its growing significance in the regional real estate market. Its advantageous location—balancing suburban serenity with proximity to San Diego’s urban amenities—has made Vista a prime spot for both residential and mixed-use projects. Among the standout developments is Vista Village, which offers contemporary townhomes and single-family residences tailored for young professionals and families.

E Vista Way is rapidly transforming into a key retail destination in Vista San Diego, characterized by a dynamic mix of local and national brands, enhanced accessibility, and a focus on community engagement. With ongoing developments and a strong consumer base, the area presents significant opportunities for retail investment and growth. As Vista continues to evolve, E Vista Way stands out as a vibrant hub for commerce and community interaction.

Demographics

*3 mile

\$88,876

POPULATION

\$111,296

AVERAGE HH INCOME

37.2

MEDIAN AGE

3,591

TOTAL BUSINESSES

25,275

TOTAL EMPLOYEES

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**±1,500-3,275 SF Retail/Restaurant
Space Available For Lease**



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