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





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VISTA COMMONS

PROPERTY HIGHLIGHTS

- Better Buzz to anchor multi-tenant retail strip currently under construction and scheduled for Early 2025 Opening
- \cdot Retail and restaurant spaces available for lease from $\pm 1,500\text{-}3,275~\text{SF}$
- Anchored by Arco AM/PM, Popeyes, and McDonald's
- Shadow anchored by Sprouts, Albertson's, Rite Aid, and Starbucks
- \cdot 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



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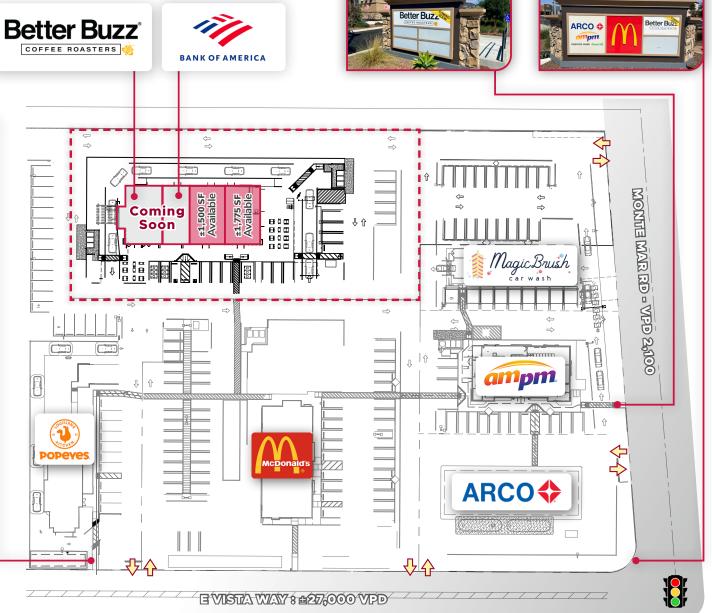




SITE PLAN

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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	





VISTA COMMONS

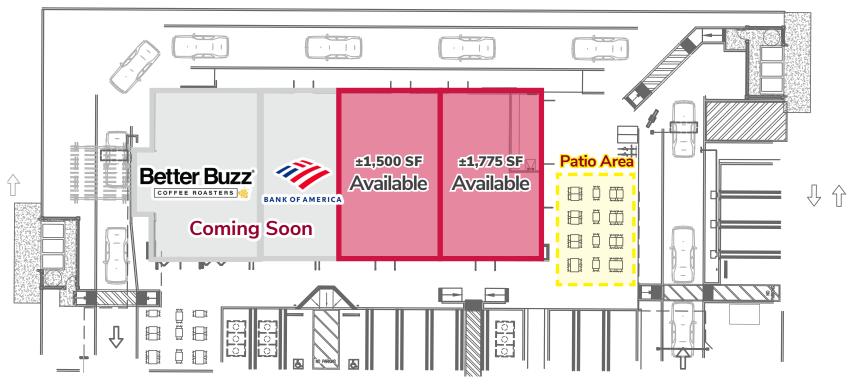
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FLOOR PLAN





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PROPERTY PHOTOS







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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





37.2 MEDIAN AGE

in







1465 E. VISTA WAY

VISTA | CA 92084

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