

1450 N SANTA FE AVE VISTA, CA 92083



RETAIL SUITES FOR LEASE - HIGH TRAFFIC SHOPPING CENTER

ETHAN PARK | Lic. 02191123
Sales & Leasing Associate
Tel (760) 978-8053
Ethan@PacificCoastCommercial.com

CHRISTINA CHA | Lic. 02163978
Sales & Leasing Associate
Tel (410) 303-5520
Christina@PacificCoastCommercial.com

MARC KARRER | Lic. 01912607
Director | Brokerage
Tel (760) 803-5363
Marc@PacificCoastCommercial.com

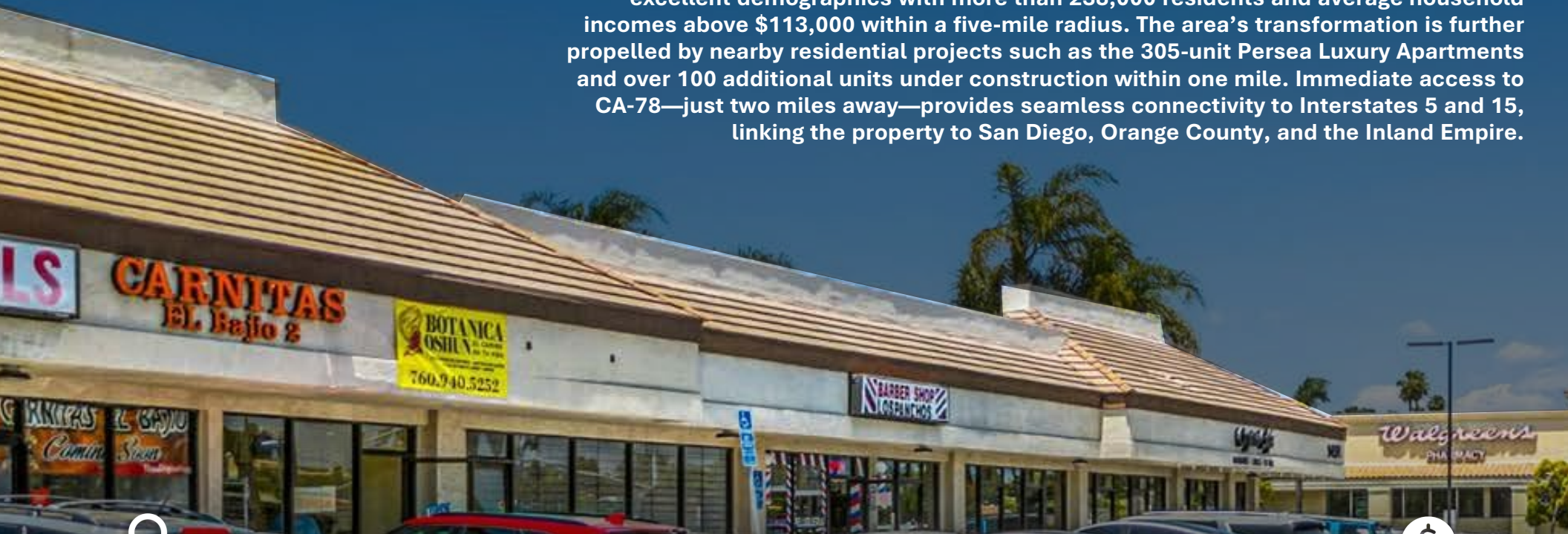
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**PACIFIC COAST
COMMERCIAL**
SALES - MANAGEMENT - LEASING

1450 N SANTA FE AVE

Positioned at the high-visibility, signalized intersection of N. Santa Fe Avenue and W. Bobier Drive, this premier Vista retail location offers exceptional stability and long-term investment appeal. The center sits along a major commercial corridor with traffic counts exceeding 40,000 vehicles per day, benefiting from strong surrounding tenant synergy and a rare infill position in a high-barrier Southern California market. The property is anchored by a McDonald's outparcel (NAP) and is surrounded by nationally recognized retailers including Stater Bros., CVS, and AutoZone, driving consistent consumer activity and reinforcing the site's retail strength.

Vista continues to experience rapid redevelopment and population growth, supported by excellent demographics with more than 238,000 residents and average household incomes above \$113,000 within a five-mile radius. The area's transformation is further propelled by nearby residential projects such as the 305-unit Persea Luxury Apartments and over 100 additional units under construction within one mile. Immediate access to CA-78—just two miles away—provides seamless connectivity to Interstates 5 and 15, linking the property to San Diego, Orange County, and the Inland Empire.



Total Property SF:
± 19,730 SF

**High Traffic Signalized
Intersection**
(40,000+ Cars / Day)

Monument Signage

Ample Parking

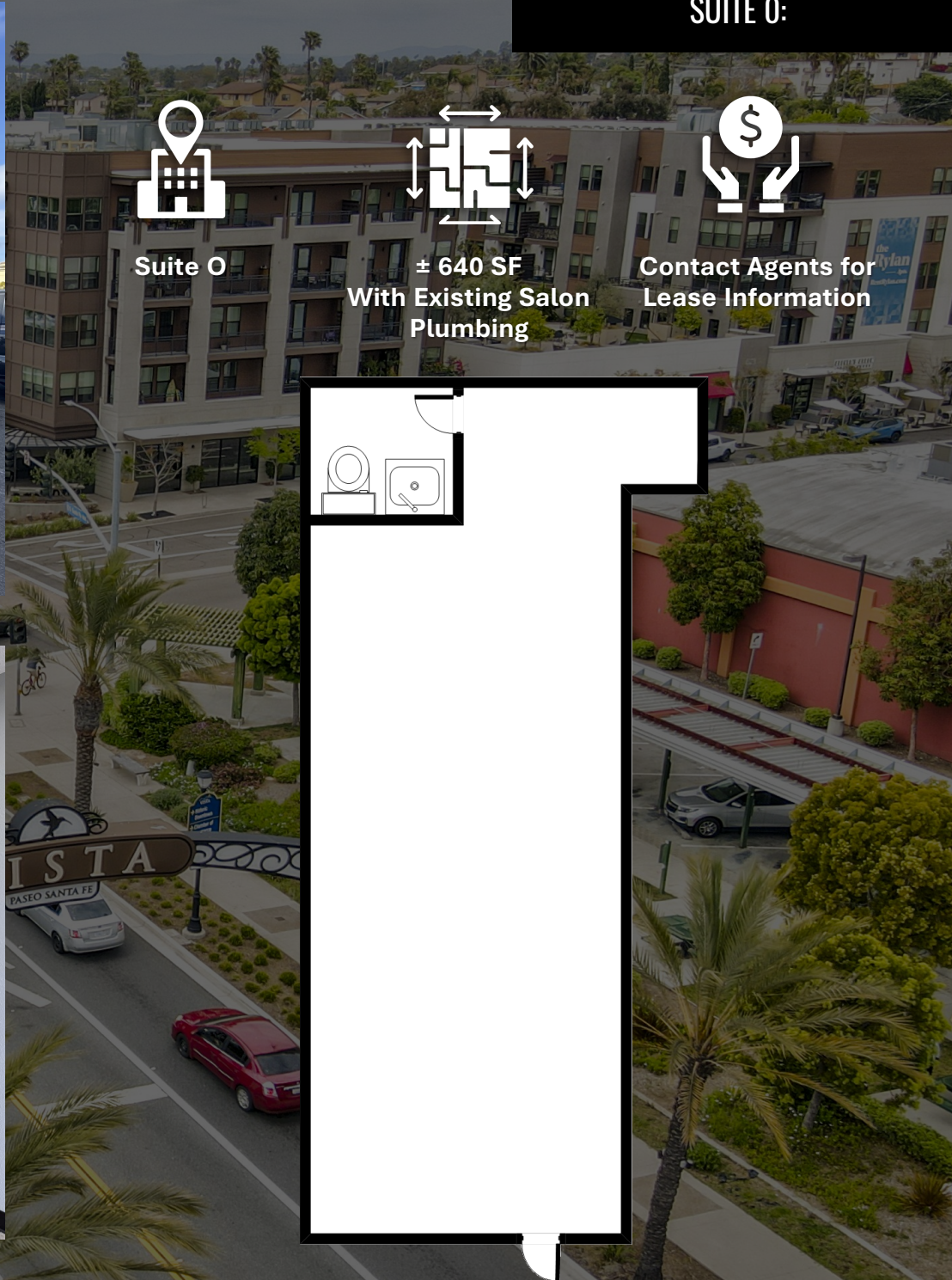
**Adjacent to
McDonalds**

**Contact Agent for
Lease Details**

Suite O: ± 640 SF
Suite T: ± 1,150 SF



Floor plan not fit to scale; for reference purposes only.



SUITE 0:



Suite 0



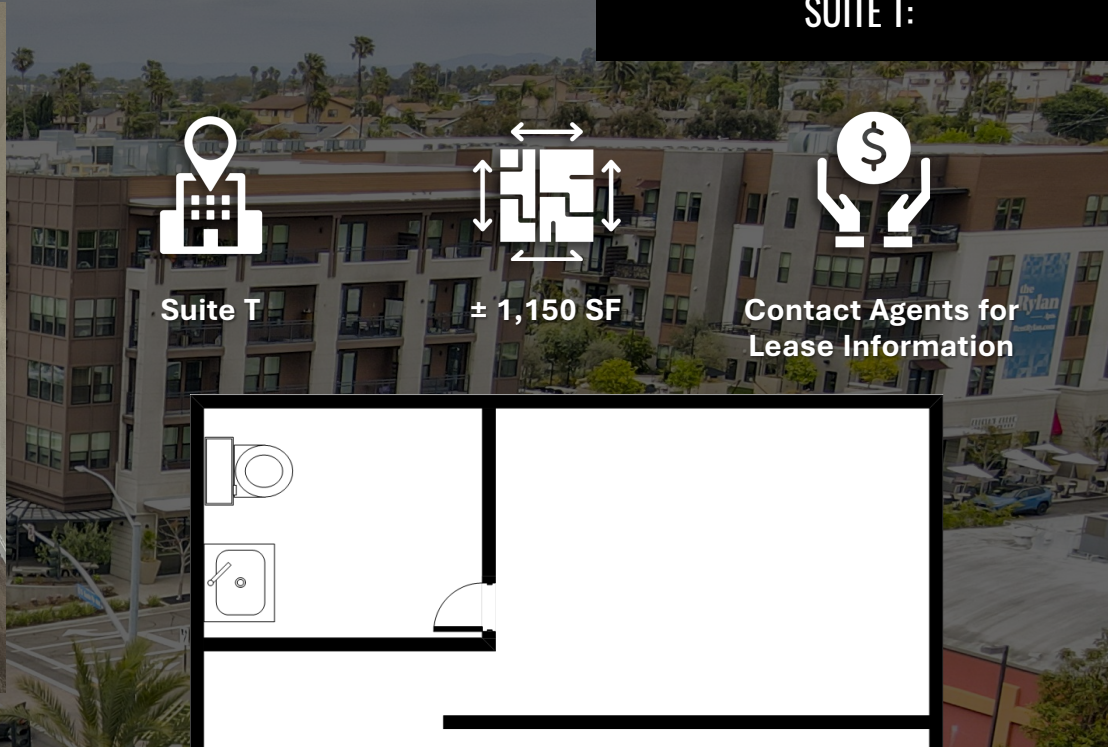
± 640 SF
With Existing Salon
Plumbing



Contact Agents for
Lease Information



SUITE T:



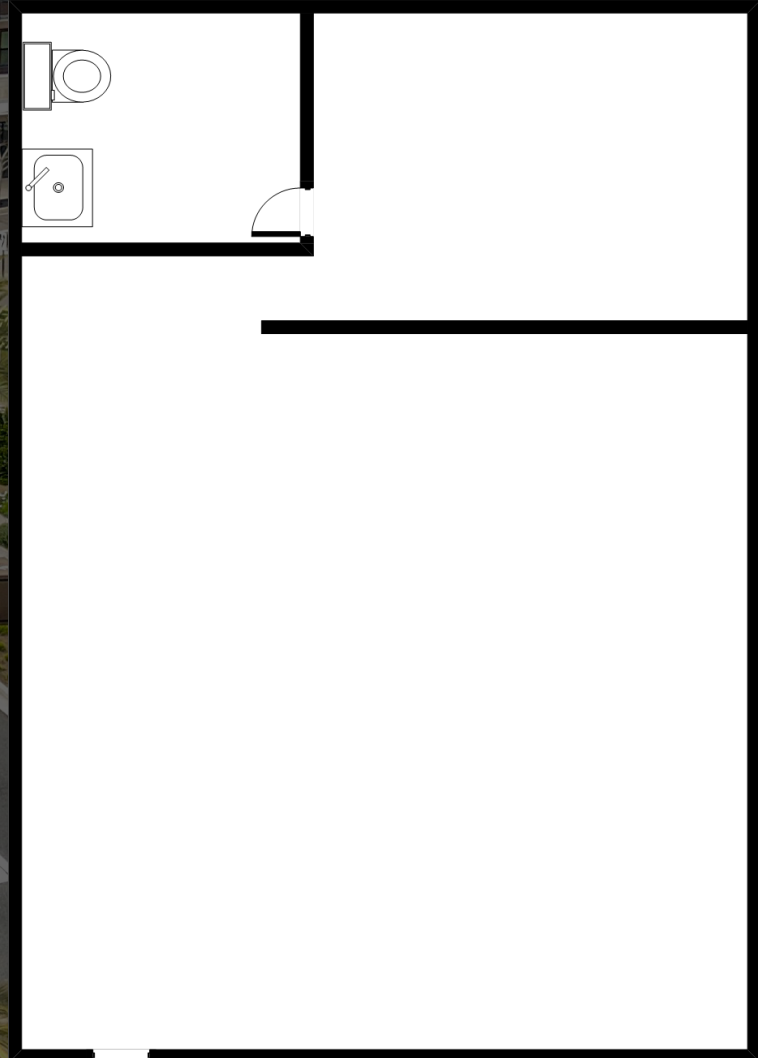
Suite T



± 1,150 SF



Contact Agents for
Lease Information



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DEMOGRAPHICS

CoStar Demographics: 5 Mile Radius



47,656

Owner Occupied
(5 Mile)



238,393

2024 Population
(5 Mile)



79,603

Total Households
(5 Mile)



\$113,939

Avg. Household Income
(5 Mile)



66,015

Number of Employees
(5 Mile)



9,156

Number of Businesses
(5 Mile)



NEARBY DEVELOPMENTS

LEGEND	COMPLETED	CONSTRUCTION	APPROVED
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<p>1</p> <p>NV LOFTS</p> <p>Completed</p> <p>60 apartment units, inclusive of 5 affordable units, on a 1.26-acre site located at 1559 N Santa Fe Avenue</p>	<p>2</p> <p>1570 N SANTA FE AVENUE</p> <p>Approved</p> <p>Site Development Plan for 33 apartments on .53 acres (1570 N. Santa Fe Avenue)</p>	<p>3</p> <p>PERSEA APARTMENTS</p> <p>Completed</p> <p>305-Unit 3-Story apartment complex located at 1333 N Santa Fe Avenue</p>	<p>4</p> <p>NORTH SANTA FE APARTMENTS</p> <p>Approved</p> <p>36 apartment units on approximately 1.29 acres located at 1304 N Santa Fe Avenue</p>	<p>5</p> <p>SANTA FE SENIOR VILLAGE</p> <p>Completed</p> <p>54 affordable senior community units located at 414 N Santa Fe Avenue</p>	<p>6</p> <p>RYLAN APARTMENTS</p> <p>Completed</p> <p>126-unit mixed-use development with ground floor commercial retail/office spaces located at 100 Main Street</p>	<p>7</p> <p>PARK AVENUE</p> <p>Approved</p> <p>176 unit apartment complex on a 2.9 acre site located at 176 Eucalyptus Avenue</p>	<p>8</p> <p>CASERRA APARTMENTS</p> <p>Construction</p> <p>Site development plan to construct 141 apartments units on a 2.38 acres site located at 1070 S Santa Fe Avenue</p>
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DOWNTOWN VISTA

PERSEA
NORTH COUNTY | SAN DIEGO
BONUS DULCIS BONUS

FAMILY DOLLAR

SUBWAY
CVS
Jack in the Box
STATER BROS. MARKET

CALIFORNIA
78

Auto Zone

7-ELEVEN

McDonald's

DRIVE TIMES	
Vista Transit Center	4 mins
Highway 78	7 mins
Highway 76	10 mins
SoCal Sports Complex / Frontwave Arena	15 Mins
Oceanside Harbor	20 mins
San Diego Intl Airport	53 mins

Contact Information

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PACIFIC COAST COMMERCIAL

10721 Treena Street, Suite 200
San Diego, CA 92131
www.PacificCoastCommercial.com
Lic. 01209930

