

FOR SALE

OWNER-USER & INVESTMENT OPPORTUNITY



942 VISTA VILLAGE DRIVE, VISTA, CA 92084

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FOR SALE

FREESTANDING RETAIL / OFFICE BUILDING

OWNER-USER OPPORTUNITY

PROPERTY ADDRESS 942 Vista Village Drive, Vista, CA 92084

AVAILABLE SQ. FT.

- ±4,000 SF Freestanding Retail/Office Building
- ±11,319 SF Lot
- 12 Reserved Parking Spaces
- ±1,500 SF Fenced Yard
- Available to Occupy with 30-Day Notice

SALE PRICE \$1,595,000

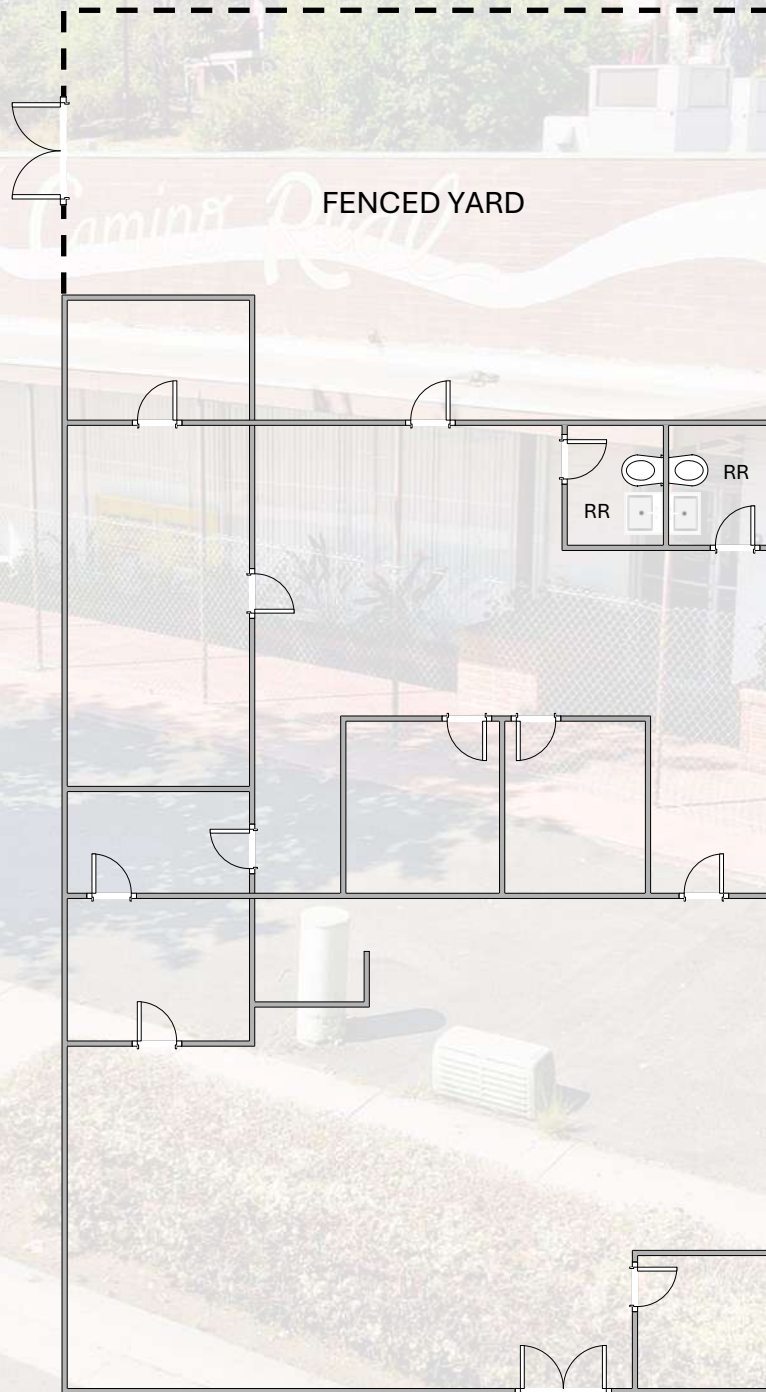


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FREESTANDING RETAIL /OFFICE BUILDING

FLOOR PLAN

942 Vista Village Drive, Vista, CA 92084

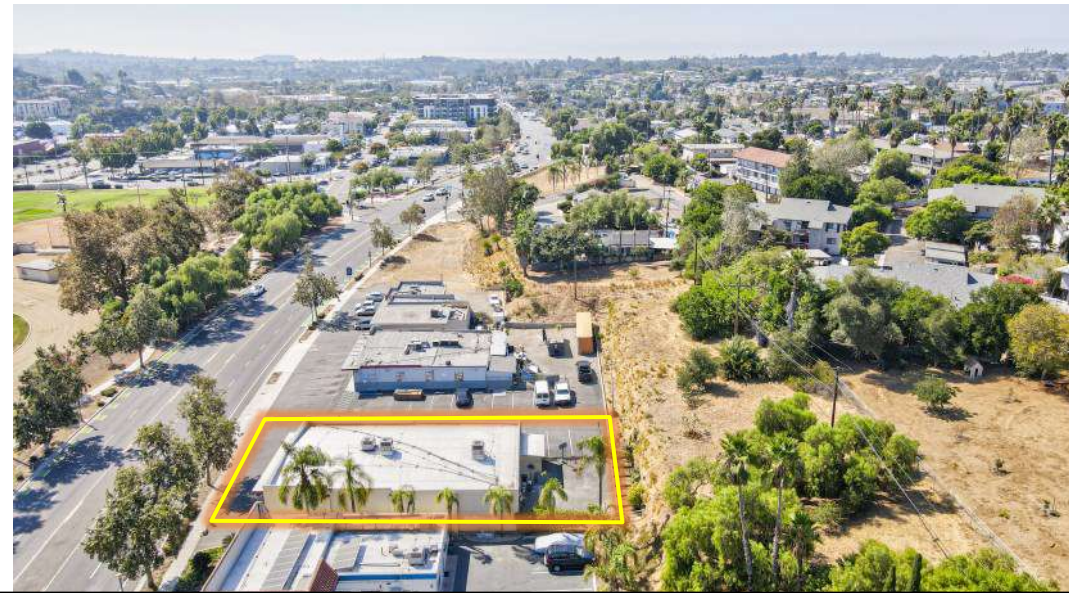
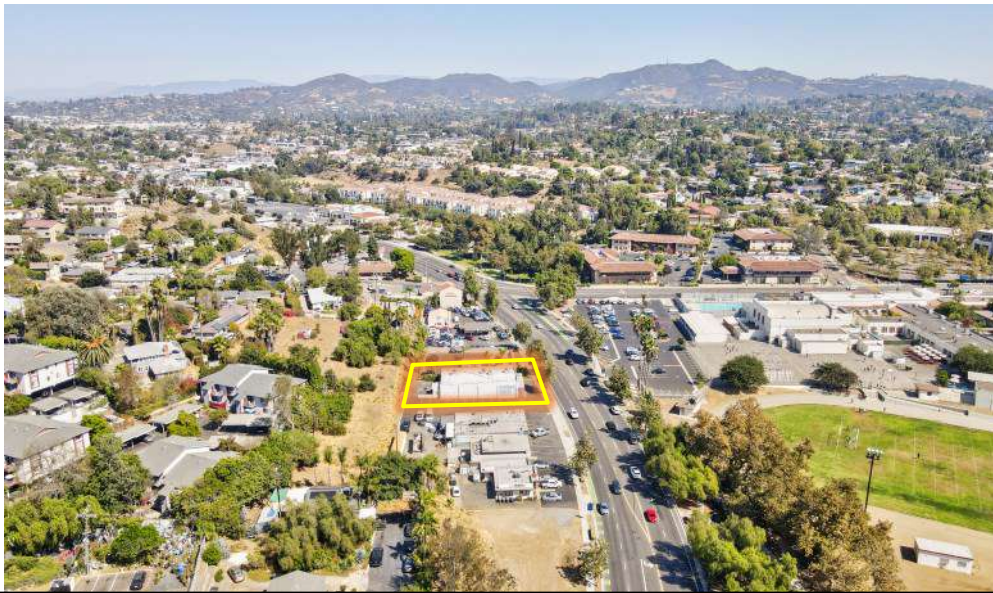


*Floor Plan is not to scale; for references purposes only.

FOR SALE

942 VISTA VILLAGE DRIVE

AERIAL PHOTOS



LOCATION:

- Close Proximity to Downtown Vista
- Development Potential with Neighboring Property (Contact Agent For Details)

ZONING:

Downtown Vista Specific Plan (SP-DV)

TRAFFIC:

± 25,301 Cars Per Day via Vista Village Drive



FOR SALE

942 VISTA VILLAGE DRIVE

DEMOGRAPHICS



POPULATION

	3 mile	5 mile	10 mile
Total Population (2024)	126,978	233,345	607,394
Median Age	37.6	38.8	38.9



HOUSEHOLDS

	3 mile	5 mile	10 mile
Owner Occupied	22,815	46,677	124,032
Renter Occupied	17,830	30,419	84,565
Total Households	41,063	77,966	210,306
Avg Household Income	\$111,341	\$115,107	\$123,120



BUSINESS

	3 mile	5 mile	10 mile
Total Businesses	5,261	10,647	30,969
Total Employees	36,002	85,323	249,315
Consumer Spending	\$1.5 B+	\$3 B+	\$8.3 B+

DRIVE TIMES



2 MINS

Vista Transit Center



4 MINS

Highway 78



10 MINS

Highway 76



15 MINS

SoCal Sports Complex/
Frontwave Arena



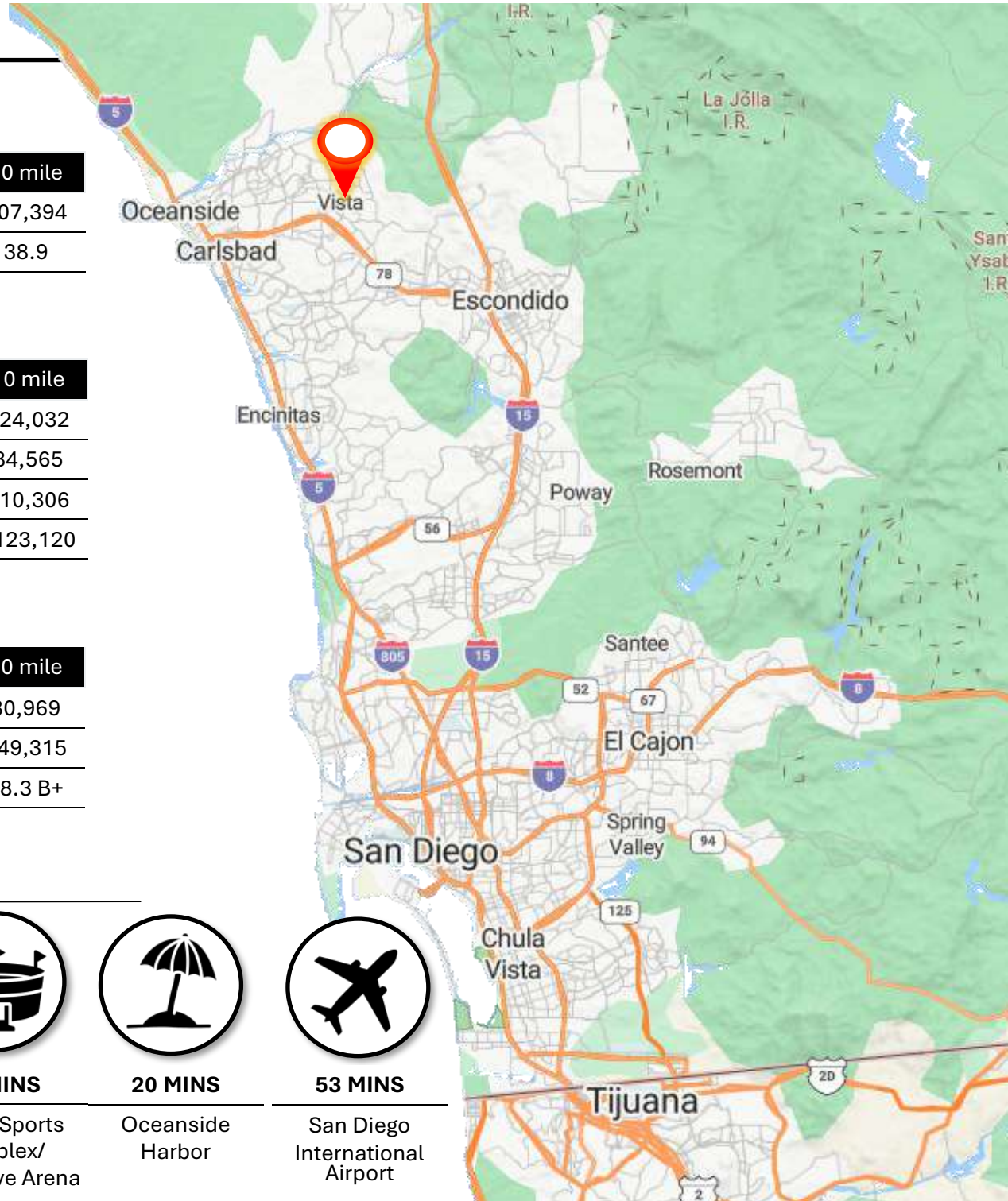
20 MINS

Oceanside Harbor



53 MINS

San Diego International Airport



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NEARBY AMENITIES



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Contact Information

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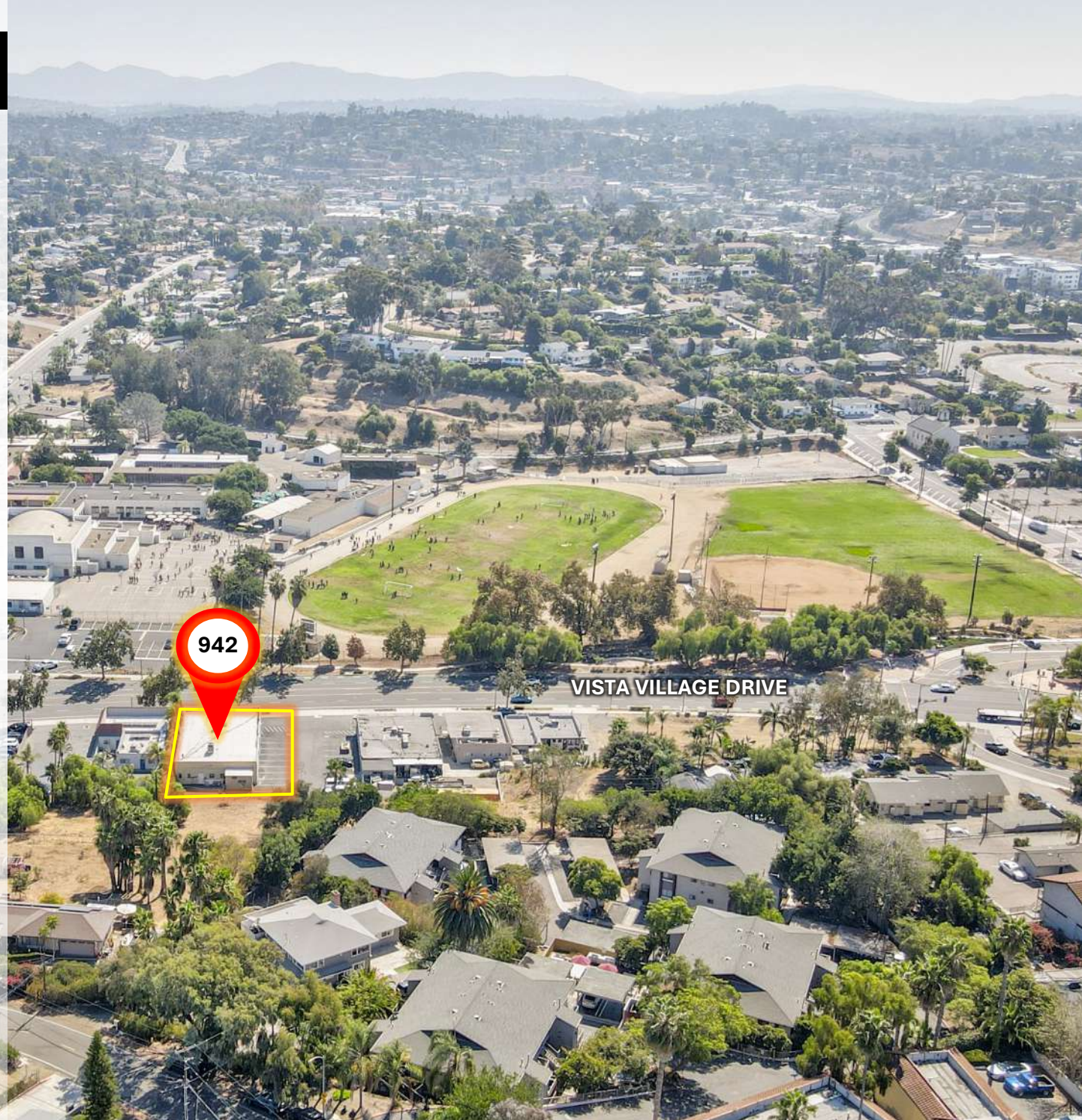
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