

# Vista Terrace Market Place





**NEWMARK**


1220 - 1400 East Vista Way | Vista, CA





# Property Highlights

 Located at the signalized intersection at East Vista Way, the north-south thoroughfare running through Vista, CA.

 Shadow Anchored by a high-performing Sprouts. The Property shares the corner with two other major grocery chains, Albertsons and Northgate Market.

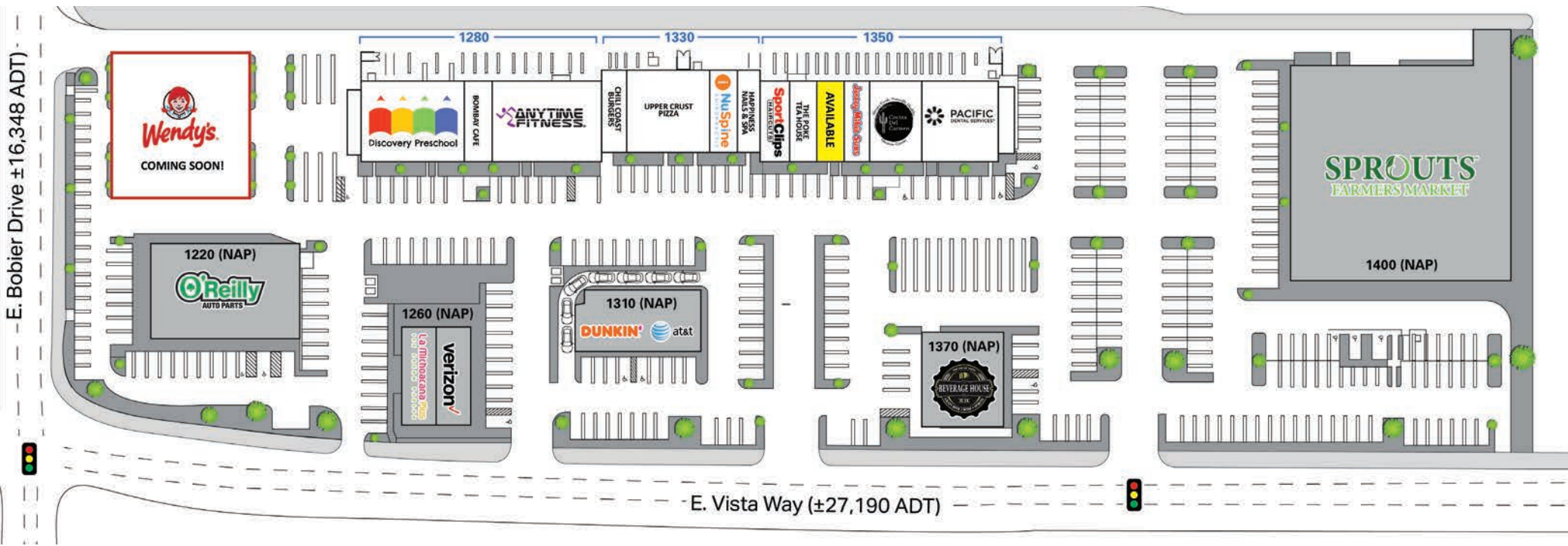
 Strong mix of national tenants offering a variety of essential, educational and healthy lifestyle services.

 Offers a variety of flavors among the fast casual dining options including the Dunkin' Drive Thru on the outparcel.

 Strong demographics highlighted by a population of 95,436 and an average household income of \$148,240 within a 3-mile radius.

# Tenant Roster

SUITE	TENANT	SF
1220	O'Reilly Auto Parts	NAP
1260-1	La Michoacana Mia	NAP
1260-2	Verizon Wireless	NAP
1280-1	Discovery Preschool	4,360
1280-4	Bombay Cafe	1,200
1280-5	Anytime Fitness	4,831
1310-1	AT&T	NAP
1310-2	Dunkin'	NAP
1330-1	Chili Coast Burgers	1,200
1330-2	Upper Crust Pizza	3,600
1330-5	NuSpine Chiropractic	1,198
1330-6	Happiness Nails	1,198
1350-1	Sports Clips	1,199
<b>1350-2</b>	<b>AVAILABLE</b>	<b>1,173</b>
1350-4	The Poke Tea House (Coming Soon)	1,198
1350-6	Jersey Mike's	1,168
1350-7-8	Cocina Del Carmen	2,364
1350-9	Pacific Dental	3,451
1370	Beverage House Liquor	NAP
1400	Sprouts	NAP
PAD	Wendy's (Coming Soon)	NAP



AVAILABLE  
SUITE 1350-2

# Demographics



	1 Mile	3 Miles	5 Miles
<b>POPULATION</b>			
2024 Total Population	22,100	95,436	216,005
2029 Total Population	22,214	95,867	216,763
2024-2029 Annual Growth	0.10%	0.09%	0.07%
Total Businesses	708	3,049	7,211
Total Employees	6,400	23,603	64,133
Total Daytime Population	17,078	71,135	172,016
2024 Median Age	42.0	43.4	43.3
<b>HOUSEHOLDS</b>			
2024 Total Households	6,629	30,464	72,175
2024 Housing Units	6,910	31,582	75,030
Owner Occupied Housing Units	42.2%	55.4%	58.8%
Renter Occupied Housing Units	53.7%	41.0%	37.4%
Vacant Housing Units	4.1%	3.5%	3.8%
2024 Median Home Value	\$768,172	\$787,686	\$801,647
<b>INCOME</b>			
2024 Household Income Base	6,808	31,312	73,994
<\$15,000	4.3%	4.5%	4.0%
\$15,000-\$24,999	3.4%	3.1%	2.9%
\$25,000-\$34,999	4.3%	4.0%	3.6%
\$35,000-\$49,999	6.2%	5.9%	5.6%
\$50,000-\$74,999	14.8%	12.5%	12.0%
\$75,000-\$99,999	12.2%	11.9%	11.7%
\$100,000-\$149,999	20.3%	23.1%	21.6%
\$150,000-\$199,999	17.3%	15.3%	17.3%
\$200,000+	17.1%	19.7%	21.3%
2024 Median Household Income	\$88,491	\$98,651	\$103,356
2024 Per Capita Income	\$35,581	\$40,077	\$44,303
2024 Average Household Income	\$141,102	\$148,240	\$155,970

Source: ESRI

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