

## AVAILABLE FOR LEASE:

RETAIL & RESTAURANT SPACES: APPROX. 2,200 SF - 14,863 SF



**913-959 E VISTA WAY, VISTA, CA 92084**



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Please do not disturb the tenants, owner, employees and patrons. Please contact the brokers only.



### **913-959 E VISTA WAY, VISTA, CA 92084**

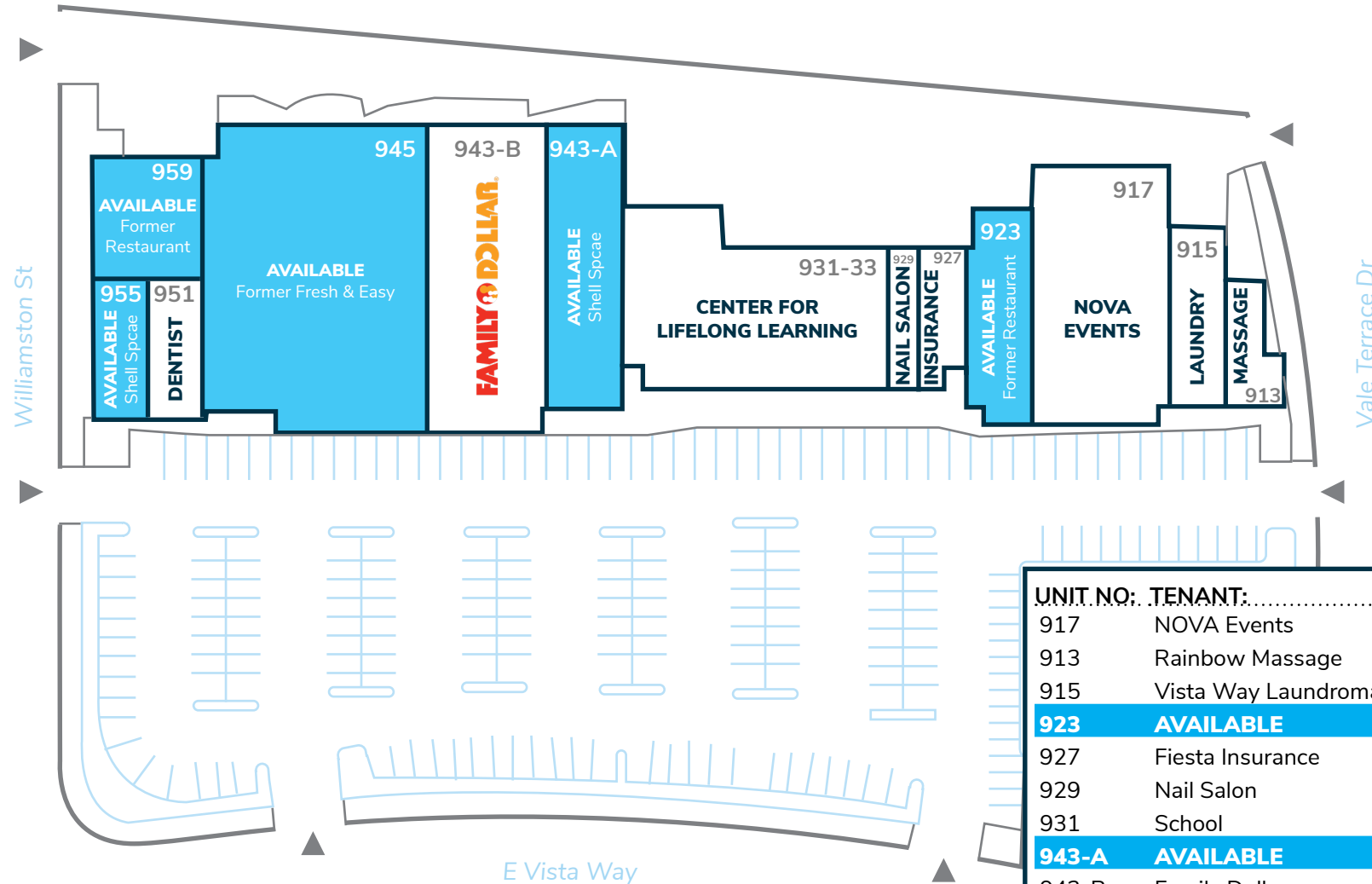
- » **Suite 945 – 14,863 SF;** Former Fresh & Easy Grocery Store. Great condition and nearly turnkey for grocery/market. Space may serve well for additional types of retail uses. Asking Rent below market for the trade area.
- » **Suite 923 – 3,612 SF;** Restaurant food use space, former Pizza and Breakfast location.
- » **Suite 943-A – 3,199 SF;** High ceilings, shell condition
- » **Suite 955 – 2,200 SF;** Great corner end cap unit, shell condition
- » **Suite 959 – 2,200 SF;** Restaurant suite, former Japanese restaurant

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# SITE PLAN

Tenant To Verify Size (SF)



  = AVAILABLE

| UNIT NO: | TENANT:              | APPROX SIZE: |
|----------|----------------------|--------------|
| 917      | NOVA Events          | 8,400 SF     |
| 913      | Rainbow Massage      | 1,000 SF     |
| 915      | Vista Way Laundromat | 2,000 SF     |
| 923      | AVAILABLE            | 3,612 SF     |
| 927      | Fiesta Insurance     | 1,200 SF     |
| 929      | Nail Salon           | 1,100 SF     |
| 931      | School               | 8,380 SF     |
| 943-A    | AVAILABLE            | 3,199 SF     |
| 943-B    | Family Dollar        | 9,974 SF     |
| 945      | AVAILABLE            | 14,863 SF    |
| 951      | Dentist              | 2,000 SF     |
| 955      | AVAILABLE            | 2,200 SF     |
| 959      | AVAILABLE            | 2,200 SF     |

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# DEMOGRAPHICS (2023)

WITHIN 1, 3, & 5 MILE RADIUS

## VISTA, CA



Population

|     |         |
|-----|---------|
| 1mi | 24,432  |
| 3mi | 106,003 |
| 5mi | 218,813 |



Households

|     |        |
|-----|--------|
| 1mi | 7,426  |
| 3mi | 34,331 |
| 5mi | 73,938 |



Average  
household income

|     |           |
|-----|-----------|
| 1mi | \$107,024 |
| 3mi | \$129,023 |
| 5mi | \$135,559 |



Total Employees

|     |        |
|-----|--------|
| 1mi | 7,108  |
| 3mi | 26,050 |
| 5mi | 89,333 |



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Contact us for more information!



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