

# PASEO POINTE

325 S. Santa Fe Avenue, Vista, CA 92083

Downtown Vista Retail Spaces Immediately Available for Lease | 2,039 SF & 1,900 SF (Divisible)



1,900 SF

2,039 SF



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PASEO POINTE

LEE & ASSOCIATES  
COMMERCIAL REAL ESTATE SERVICES

# FOR LEASE

## PASEO POINTE

325 S. Santa Fe Avenue

## Property Highlights

- Located at Paseo Pointe Apartments a four-story mixed-use affordable development with 68 apartments located on the S Santa Fe corridor
- Excellent visibility and signage along S Santa Fe Ave:  $\pm 19,000$  VPD
- Located in Downtown Vista which boasts an array of new retail shops, restaurants, breweries, and innovative businesses
- Walking distance to Vista Village including Cinopolis Theater, Crunch Fitness, Raising Canes, Starbucks, and more
- Landlord is willing to offer tenant attractive terms & favorable TI package

**RATE: NEGOTIABLE – CONTACT BROKER FOR DETAILS**



## Demographic Summary

	1 Mile	3 Mile	5 Mile
Population	26,265	136,976	245,017
Households	7,507	44,700	82,964
Average HH Income	\$96,922	\$111,178	\$115,631

## Traffic Counts



S Santa Fe Ave :  $\pm 19,000$  VPD

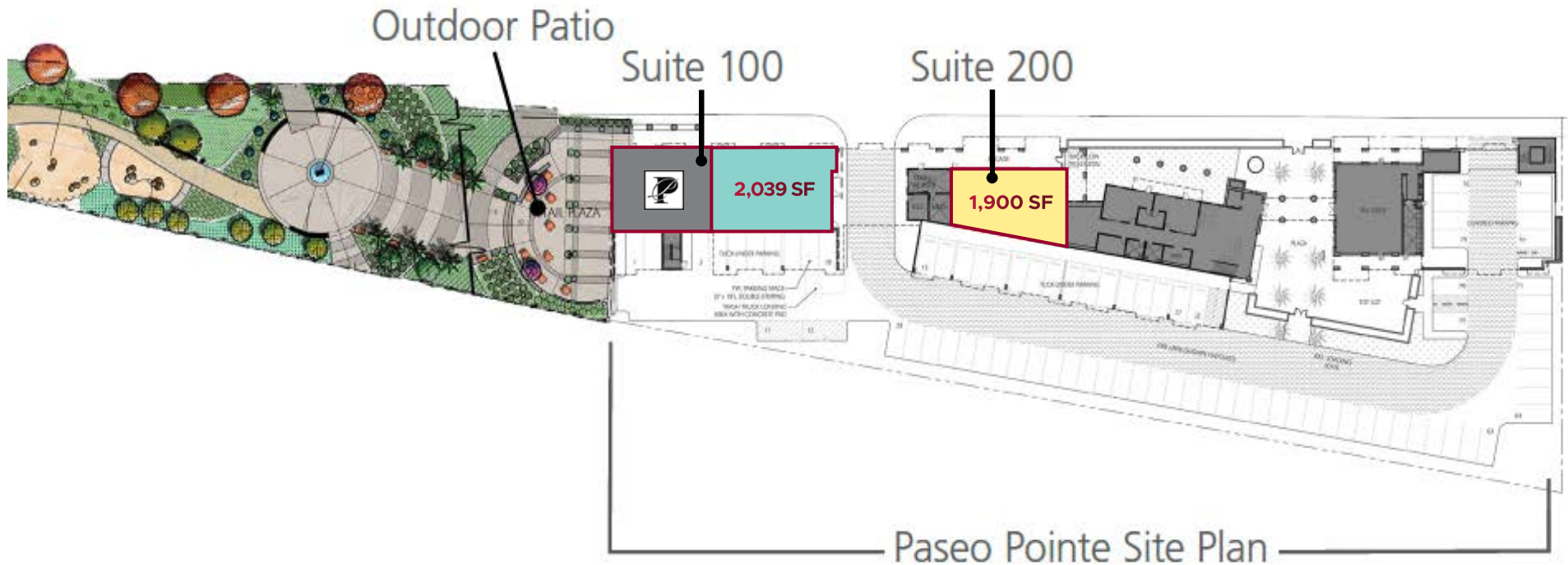
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# FOR LEASE PASEO POINTE

325 S. Santa Fe Avenue

## Paseo Pointe Apartments – Site Plan



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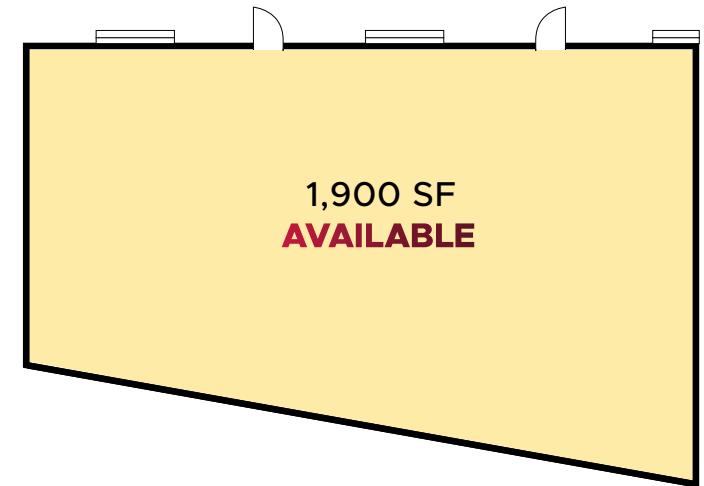
325 S. Santa Fe Avenue

## Floor Plan

### SUITE 100



### SUITE 200



\*Landlord is open to demising retail spaces as needed

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325 S. Santa Fe Avenue



### Vista Village

- Cinépolis Cinemas Vista Village
- Chipotle
- Panda Express
- Starbucks
- Five Guys
- Raising Canes
- Crunch Fitness
- Swamis Café

**The Rylan Apartments**  
126 apartments

Sonic

Best Pizza and Brew

Handles Homemade Ice Cream

**PASEO POINTE APARTMENTS**  
68 apartments

Danny's Donuts

The Vistonian



### Bank of America

87th percentile in Nation by Foot Traffic  
Source: Placer.ai

Burgeron Beer Co

**S Santa Fe #19,000 VPD**

**FOR LEASE**

**PASEO POINTE**

325 S. Santa Fe Avenue

## 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.

Downtown Vista, part of one of Southern California’s Opportunity Zones, has emerged as a central player in the city’s revitalization efforts. This dynamic district, celebrated for its diverse community and vibrant business scene, has been transformed into a lively, pedestrian-friendly area. It now boasts an array of retail shops, restaurants, breweries, and innovative businesses, including a bustling co-working space. With its rich artistic heritage and newfound energy, Downtown Vista has become a thriving hub of community and commerce.

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## Demographics

\*3 mile

**\$136,976**

POPULATION

**\$111,178**

AVERAGE HH INCOME

**37.8**

MEDIAN AGE

**5,939**

TOTAL BUSINESSES

**41,212**

TOTAL EMPLOYEES

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

# FOR LEASE PASEO POINTE

325 S. Santa Fe Avenue

  
**SUBJECT SITE**  
Paseo Pointe

**THE RYLAN APARTMENTS**  
126 apartments

**PASEO POINTE**  
68 apartments



**PASEO ARTIST VILLAGE**  
60 apartments



**FOUND LOFTS**  
42 apartments



S Santa Fe #19,000 VPD

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## Contact Brokers for More Information

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