

LEASING BROCHURE

# 905

S Santa Fe Ave  
Vista, CA 92083

3,012 SF  
DRIVE-THRU RESTAURANT

Another project by  
Centers Dynamic Partners



Exclusively Represented By:



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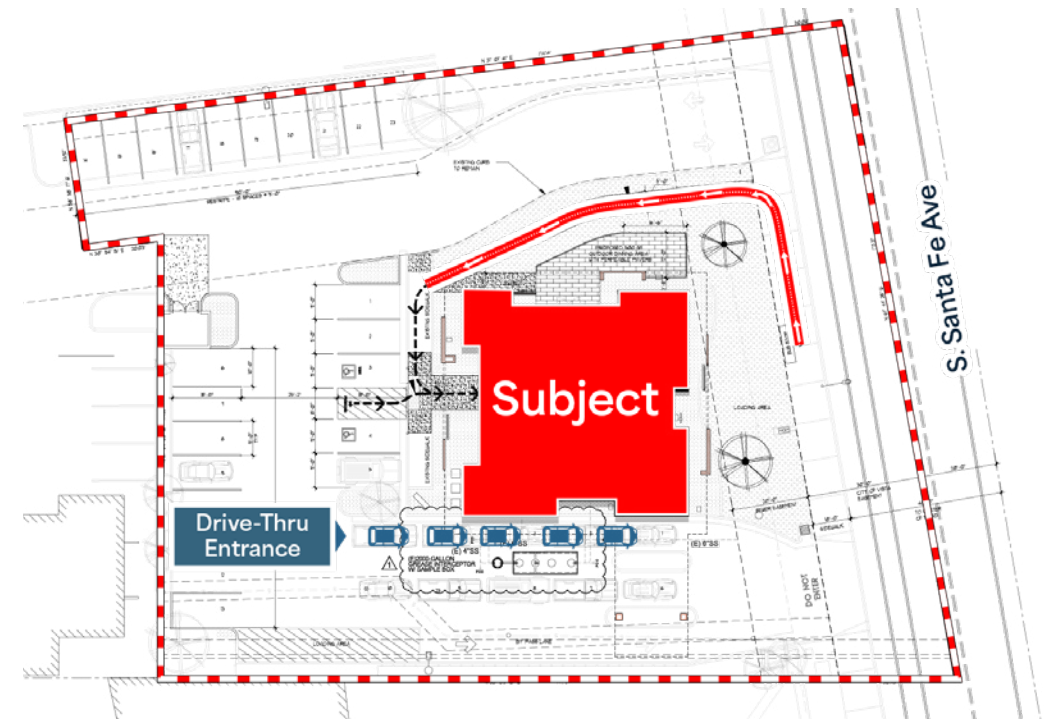


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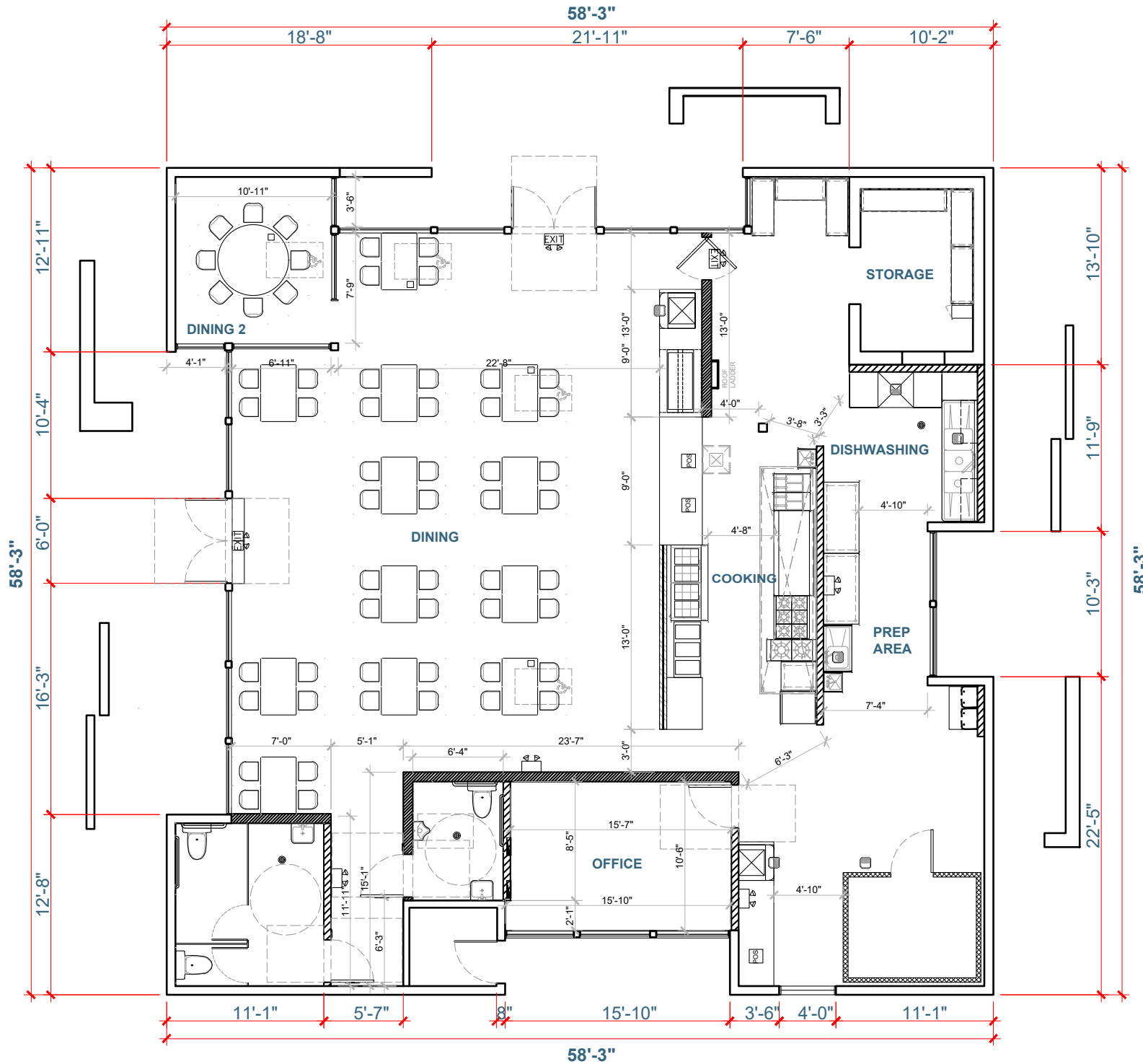
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CONCEPTUAL RENDERING





# 2023 Est. Demographics

1 MI		3 MI		5 MI		TRAFFIC COUNTS				
	POPULATION	16,237		POPULATION	132,415		POPULATION	252,350	S. SANTA FE AVE	approx 20,200 cpd
	AVG HOUSEHOLD INCOME	\$119,694		AVG HOUSEHOLD INCOME	\$117,274		AVG HOUSEHOLD INCOME	\$125,602	CIVIC CENTER DR	approx. 35,300 cpd
	DAYTIME POPULATION	6,499		DAYTIME POPULATION	35,815		DAYTIME POPULATION	105,431	78-FWY	approx. 139,600 cpd

\*SOURCE: ESRI & COSTAR, 2023



CONCEPTUAL RENDERING



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DRIVE-THRU RESTAURANT

## Property Highlights

- Brand new 3,012 SF Drive-Thru Restaurant in San Diego County; Ideal Southern California Location - Vista (San Diego)
- High traffic intersection at S Santa Fe Avenue and Civic Center Drive (approx. 55,500 cpd @ Intersection)
- Nearby National Tenants include: Vons, Wells Fargo, Harbor Freight, AutoZone, CVS, Walgreens, McDonalds, and more
- Strong demographics over 229,900 residents within a 5-mile radius with an average household income in excess of over \$109,000

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## For More Leasing Information

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**TERRISON QUINN**

949 698 1107

terrison.quinn@srsre.com

CA Lic. No. 01789657

**ADAM HANDFIELD**

949 698 1109

adam.handfield@srsre.com

CA Lic. No. 01959419



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