

STRATEGIC VALUE OPPORTUNITY MULTI-TENANT INVESTMENT SALE



30,600 SF FOOT RETAIL STRIP CENTER



PRICE

\$3,950,000



2027 PROFORMA

6.8%

1717 E. VISTA WAY, VISTA CA 92084

**PROPERTY IS OFFERED AT A FAVORABLE PRICE
COMPARED TO PREVAILING MARKET VALUE
MAKING THIS INVESTMENT OFFERING A RARE
CHANCE TO MAXIMIZE RETURN POTENTIAL.**

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PROPERTY OVERVIEW

Stacy Plaza is well-positioned retail strip center located on a major commercial throughfare in Vista, CA. With strong traffic counts, excellent visibility, and a stable tenant mix, this property presents an exceptional investment with immediate income and future upside potential.




 <p>ADDRESS 1717 East Vista Way Vista, CA 92084</p>	 <p>APN 173-070-94-00</p>	 <p>SALE PRICE \$3,950,000 (\$129 PSF)</p>
 <p>PARKING 111 Free Surface Spaces (3.90/1,000 SF)</p>	 <p>ZONING C-1 (City of Vista)</p>	 <p>FRONTAGE 170' of visibility along E. Vista Way</p>
 <p>TRAFFIC COUNT 28,000 CPD (E. Vista Way & Arcadia Ave)</p>	 <p>PUBLIC TRANSIT Bus #306 stops directly at Stacy Plaza</p>	 <p>FREEWAY ACCESS Access via Hwy 76 & Hwy 78</p>



STACY PLAZA



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 <p>PRICE \$3,950,000</p>	 <p>CAP RATE 4%</p>	 <p>2027 PROFORMA 6.8%</p>
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MULTI-TENANT INVESTMENT SALE



STRATEGIC VALUE OPPORTUNITY

1717 E. VISTA WAY, VISTA CA 92084

 **28,500**
Cars Per Day

On E. Vista Way










PREMIER LOCATION

-  High Traffic Exposure
-  Excellent Visibility
-  Abundant Parking
-  Strong Demographics

 **± 2.17 ACRES**
TOTAL SITE AREA

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
 Population (2024)	15,659	83,513	200,883
 Population Projected (2029)	15,540	82,816	198,980
 Avg. Household Income	\$99,986	\$111,072	\$116,712
 Annual Consumer Spending	\$178 M+	\$1 B+	\$2.5 B+
 Total Households	4,911	25,708	65,134
 Total Businesses	486	3,471	8,170
 Total Daytime Employees	3,775	24,883	59,430



1717 EAST VISTA WAY
STACY PLAZA

RESTAURANT, DINING & COFFEE

- Silverback Breakfast & Cafe 0.0 mi
- Better Buzz Coffee
Vista Commons 0.4 mi
- Vigilante Coffee Vista 1.1 mi
- The Yellow Deli 1.5 mi
- Curbside Cafe 1.5 mi

TRANSPORTATION ACCESS

- SR-78 Freeway On-Ramp
(North Santa Fe Ave) 1.0 mi
- Vista Transit Center 1.4 mi
- I-5 Freeway Access
(via SR-78 west) ~5.0 mi
- I-15 Freeway Access
(via SR-78 east) ~5.0 mi

SHOPPING & GROCERIES

- Albertsons 0.4 mi
- Vista Village 1.4 mi
- Frazier Farms Market 1.5 mi
- Food 4 Less 1.7 mi
- North County Square 3.3 mi
- Walmart Supercenter 3.4 mi
- Trader Joe's 3.4 mi
- Target 3.4 mi

EDUCATION

- Vista Unified School District 0.8 mi
- MiraCosta College
1 Barnard Dr, Oceanside 6.6 mi
- Palomar College
1140 W. Mission Rd, San Marcos 5.0 mi

PARKS & RECREATION

- Moonlight Amphitheater &
Jim Porter Recreation Center 0.5 mi
- Linda Rhoades Recreation Center 0.9 mi
- Vista Sports Park 1.7 mi

HEALTHCARE

- Perlman Clinic Vista 1.4 mi
- Vista Family Health Center 1.8 mi
- UC San Diego Health Express Care - Vista 4.1 mi
- Vista Medical Plaza 4.7 mi



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