

Downtown Vista Retail Space Immediately Available for Lease | ±1,900 SF (Divisible)

325 S SANTA FE AVE

VISTA | CA 92083

**±1,900 SF
AVAILABLE**

**LEASE
PENDING**



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: ±19,200 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

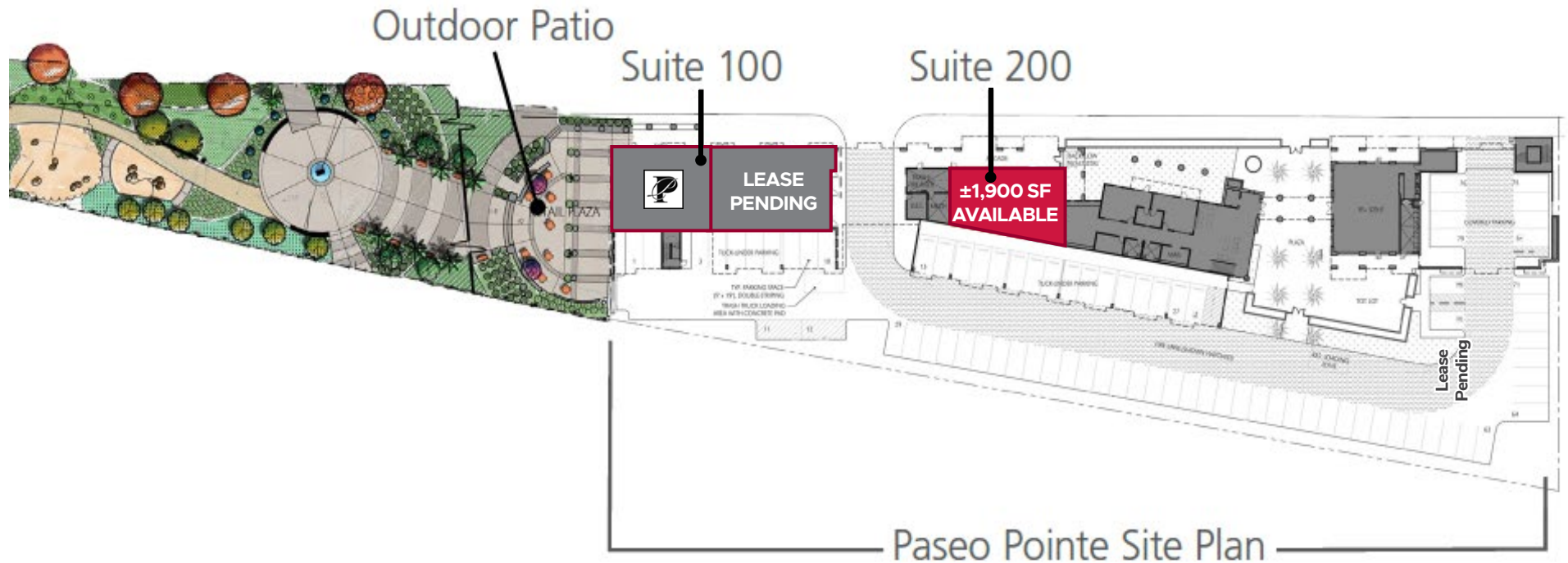
Traffic counts

STREET	VPD
S Santa Fe Ave	± 19,200 VPD
Vista Village Dr	± 37,800 VPD
Hwy-76	± 134,000 VPD

Join Area
Retailers

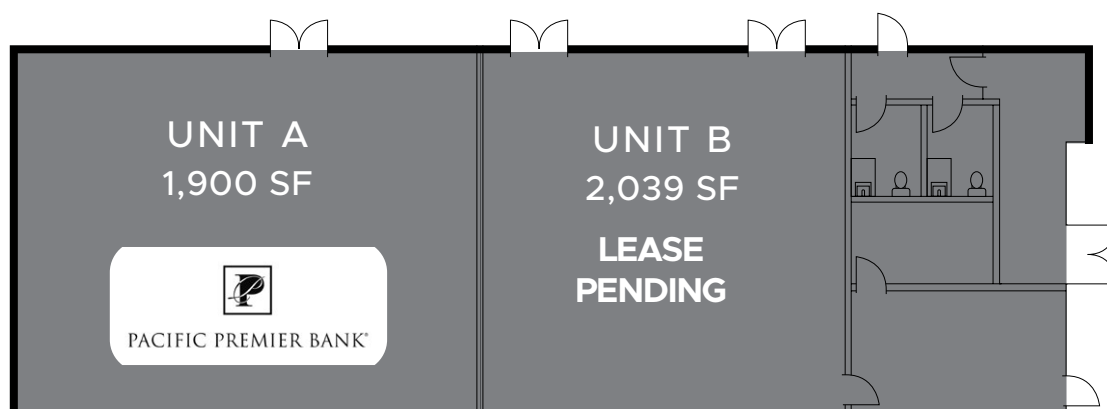


Paseo Pointe Apartments – Site Plan

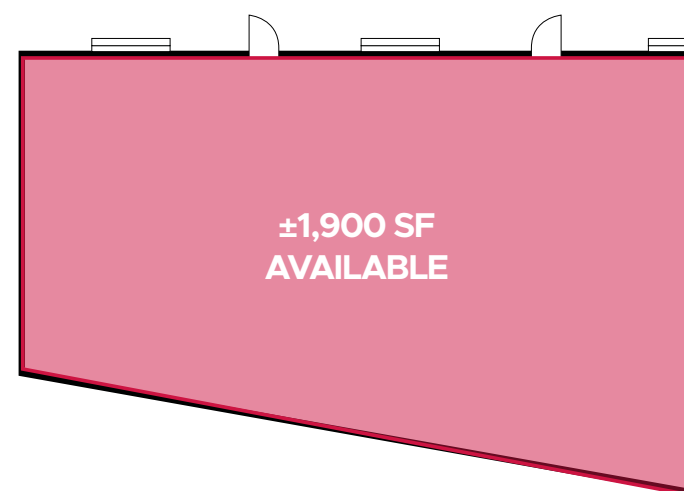


Floor Plan

SUITE 100



SUITE 200



*Landlord is open to demising retail spaces as needed

PASEO POINTE



PASEO POINTE
68 Apartments

the Rylan
Apts.
126 Apartments

PREY
BREWING CO.

SONIC

BEST PIZZA & BREW
SAN DIEGO

PEPPERTREE
DANNY'S DONUTS
& BAKERY

VISTONIAN
EST. 2000

Bank of America
87th percentile in
Nation by Foot Traffic
Per Placer.ai

BURGEON
BEER COMPANY

S Santa Fe #19,000 VPD



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.

Demographics

*3 mile

\$136,976

POPULATION

\$111,178

AVERAGE HH INCOME

37.8

MEDIAN AGE

5,939

TOTAL BUSINESSES

41,212

TOTAL EMPLOYEES

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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

PASEO POINTE

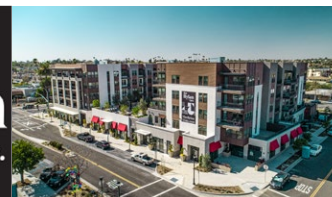
SUBJECT SITE

PASEO POINTE



68 Apartments

the
Rylan
— Apts.



126 Apartments

PASEO ARTIST VILLAGE



60 Apartments

FOUND
FLOORS



42 Apartments

S SANTA FE ±19,200 VPD

Featured Vista Multifamily Projects

PASEO POINTE

325 S. Santa Fe Avenue, Vista, CA 92083

Contact Brokers for More Information

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