

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



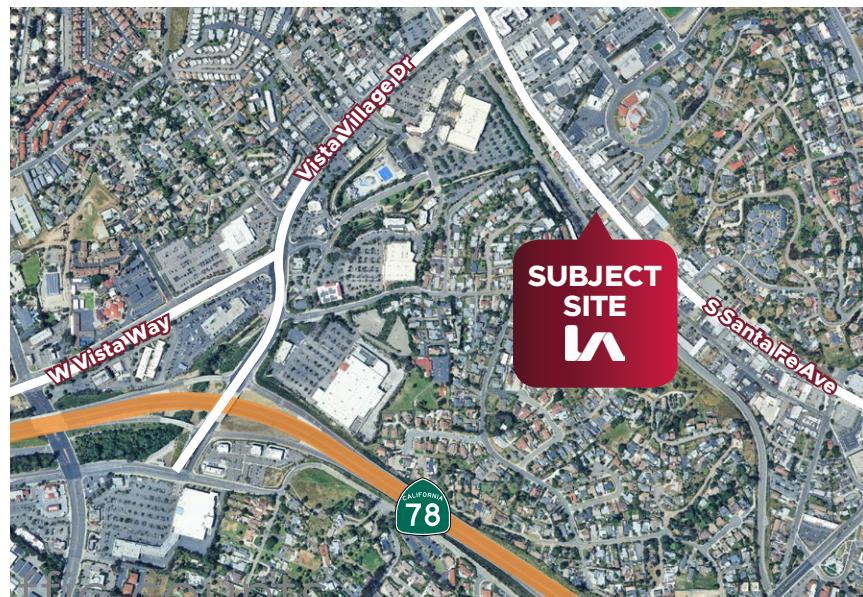
Property Highlights

- 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: $\pm 19,200$ VPD
- Located in Downtown Vista which boasts an array of new retail shops, restaurants, breweries, and innovative businesses
- Walking distance to Vista Village including Cinepolis 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



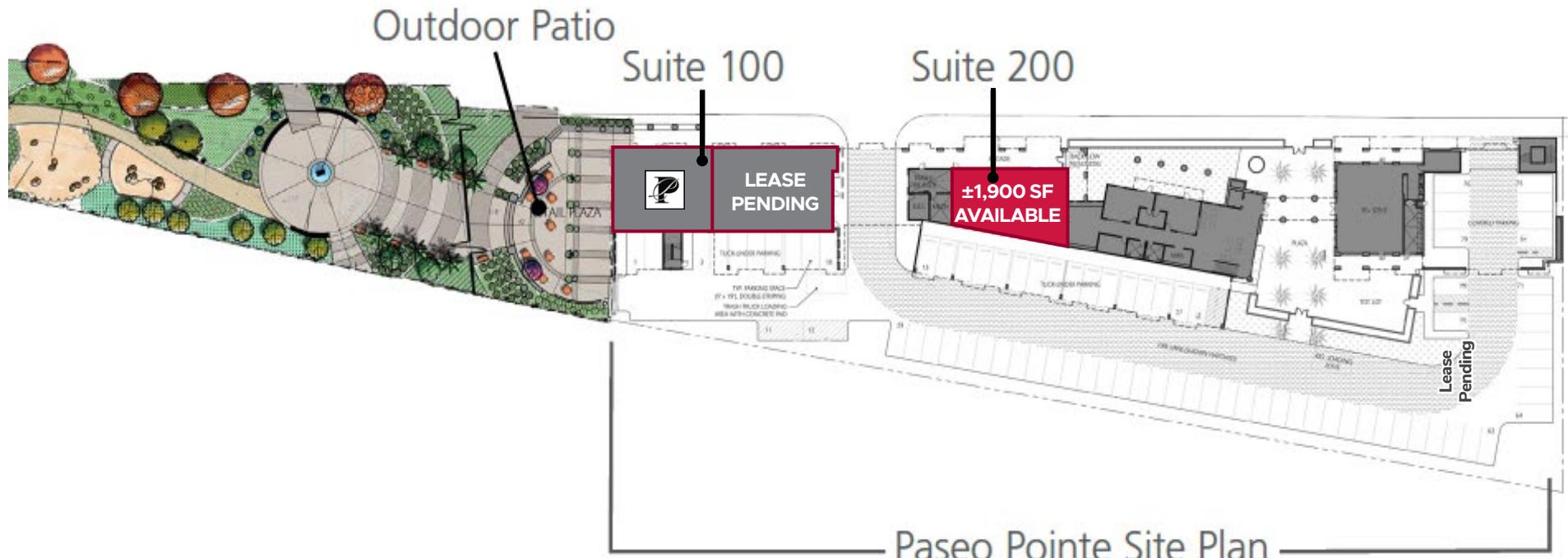
Traffic counts

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

Join Area
Retailers

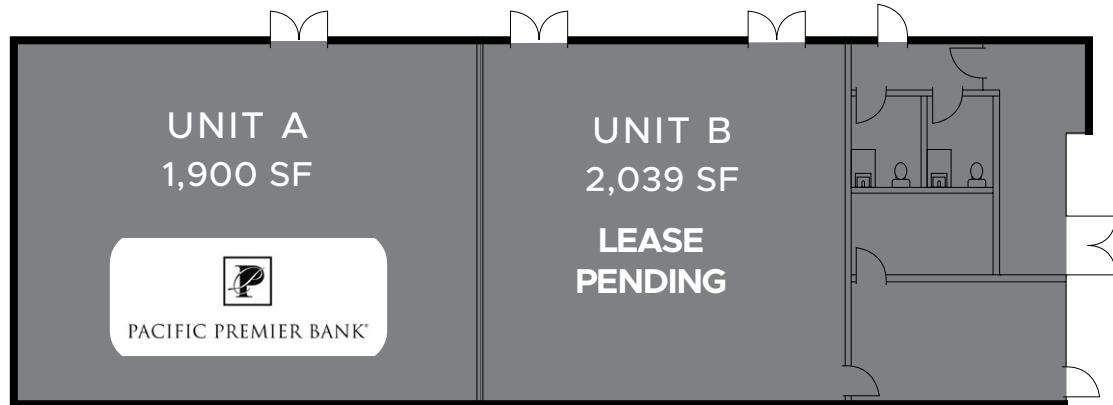


Paseo Pointe Apartments – Site Plan



Floor Plan

SUITE 100



SUITE 200



*Landlord is open to demising retail spaces as needed

PASEO POINTE

Vista Village
Vista, Ca



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.

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

Demographics

*3 mile

\$136,976

POPULATION

\$111,178

AVERAGE HH INCOME

37.8

MEDIAN AGE

5,939

TOTAL BUSINESSES

41,212

TOTAL EMPLOYEES

PASEO POINTE

SUBJECT SITE

PASEO POINTE



68 Apartments

the
Rylan
Apts.

126 Apartments

PASEO ARTIST VILLAGE



60 Apartments



42 Apartments

Featured Vista Multifamily Projects

PASEO POINTE

325 S. Santa Fe Avenue, Vista, CA 92083

Contact Brokers for More Information

Jake Hartbarger
jhartbarger@lee-associates.com
419.787.6970
DRE #02203197

Victor Aquilina
vaquilina@lee-associates.com
760.448.1370
DRE # 01936761

