

SUNROAD | PLAZA

New Freestanding Retail Building
Last Space Available!



±884 SF RETAIL FOR LEASE

NEWMARK | PACIFIC

Highway 78 @ Vista Village Drive | Vista, CA

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Highway 78 @ Vista Village Drive | Vista, CA



PROPERTY | HIGHLIGHTS



± 884 SF | Last Space Available
Construction Complete!



Project consists of five existing single-story buildings comprising more than 23,000 SF of retail and restaurant space.



Strong mix of national retail and quick-serve restaurant tenants generating strong center activity.



Prominent visibility and immediate access to Highway 78.



Average Daily Traffic Counts:

±129,479 along Highway 78
±23,607 along Vista Village Drive
±20,488 along Hacienda Drive

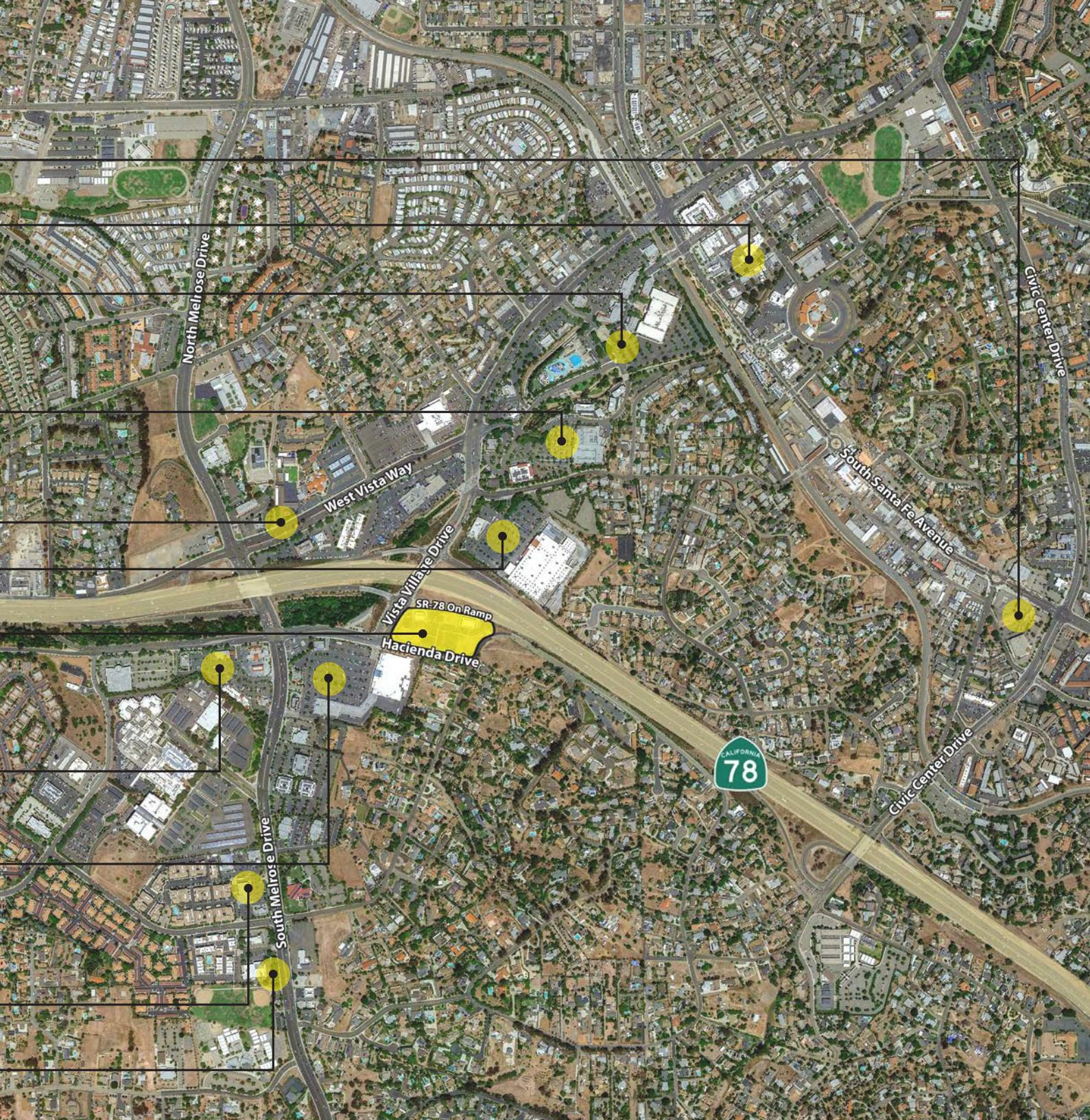
SITE PLAN | TENANT ROSTER

| SUITE | TENANT | SIZE |
|---------------|--------------------------------|----------|
| PAD 1 | Chick-fil-A | 4,800 SF |
| PAD 2-100 | Starbucks | 2,020 SF |
| PAD 2-200 | Jamba | 1,980 SF |
| PAD 3 | Panera Bread | 4,000 SF |
| PAD 4-100 | The Habit Burger Grill | 2,420 SF |
| PAD 4-200-400 | North County Animal Hospital | 3,445 SF |
| PAD 5-100 | Body Bar Pilates (Coming Soon) | 2,003 SF |
| PAD 5-200 | Little Caesars (Coming Soon) | 1,563 SF |
| PAD 5-300 | AVAILABLE | 884 SF |



TRADE | AREA

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| SUNROAD PLAZA | |
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|    <i>Our name says it. Our prices prove it.</i> | |
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|  | |



LOCAL | DEMOGRAPHICS



| DRIVE TIME | 5 MINUTES | 10 MINUTES | 15 MINUTES | |
|------------------|-------------------------------|------------|------------|-------|
| POPULATION | 2025 Population | 12,066 | 132,505 | |
| | 2030 Population | 12,661 | 133,801 | |
| | Total Businesses | 623 | 6,514 | |
| | Total Employees | 5,427 | 56,751 | |
| | Total Daytime Population | 10,800 | 123,836 | |
| | 2025 Median Age | 37.7 | 37.3 | |
| HOUSING | 2025 Total Households | 4,236 | 44,913 | |
| | 2025 Housing Units | 4,361 | 46,805 | |
| | Owner Occupied Housing Units | 52.1% | 50.6% | |
| | Renter Occupied Housing Units | 45.1% | 45.3% | |
| | Vacant Housing Units | 2.9% | 4.0% | |
| | 2025 Median Home Value | \$742,389 | \$786,593 | |
| INCOME | 2025 Average Household Income | \$127,104 | \$128,069 | |
| | 2025 Median Household Income | \$96,941 | \$101,110 | |
| | 2025 Per Capita Income | \$44,524 | \$43,708 | |
| INCOME BREAKDOWN | <\$15,000 | 3.0% | 4.6% | 5.2% |
| | \$15,000 - \$24,999 | 3.9% | 3.8% | 4.1% |
| | \$25,000 - \$34,999 | 6.0% | 4.6% | 4.8% |
| | \$35,000 - \$49,999 | 9.0% | 8.3% | 7.9% |
| | \$50,000 - \$74,999 | 14.0% | 14.5% | 13.5% |
| | \$75,000 - \$99,999 | 15.5% | 13.5% | 12.8% |
| | \$100,000 - \$149,999 | 24.6% | 21.0% | 19.0% |
| | \$150,000 - \$199,999 | 8.4% | 12.5% | 13.7% |
| | \$200,000+ | 15.5% | 17.2% | 19.0% |

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