

FOR LEASE

Vista Town Center

510-550 Hacienda Drive | Vista, CA 92081



RETAIL OPPORTUNITY

1,086 SF
Available

CONTACT

Andrew Peterson

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CA License No. 01493043

DESCRIPTION

- Freeway and Vista Village Drive offering tenants freeway visibility in this Food4Less and Petco anchored center.
- This Center serves the surrounding office and residential communities and is nearby the North County Courthouse, providing retailers with excellent foot traffic

EST DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	18,957	147,955	272,214
Avg Household Income	\$123,239	\$129,890	\$139,427
Daytime Population	7,150	48,738	124,627

Source: Esri 2015

TRAFFIC COUNTS

Hacienda Dr	approx. 20,500 cpd
S Melrose Dr	approx. 33,300 cpd

Source: Costar

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215 S Highway 101, Suite 200 | Solana Beach, CA 92075

The information presented was obtained from sources deemed reliable; however SRS Real Estate Partners does not guarantee its completeness or accuracy.

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SITE PLAN



Vista Town Center Directory

NO	TENANT	SF
Building 240		
Pad	Islands Restaurant	5,444
Building 510		
101	Gamestop	1,365
102	Cee Cee Nails	983
103	Repair Lounge	1,943
104	Cricket Wireless	990
105	Zappy's Pizza	935
106	Supercuts	990
107	HR Block	1,313
108-A	Dental	3,307
108	Freeway Insurance	1,468
109/110	Pam's Donut & Yogurt	1,920
111	Checks Into Cash	960
112	Vista Village	900
113	Wingstop	1,500
Building 520		
	Petco	11,940
Building 530		
101A	Subway	1,205
101-B	Available	1,086
102	Super Taco	2,000
104	All Pro Bail Bonds	2,778
Building 550		
101	TMobile	
102	Baskin Robbins	1,495

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ANDREW PETERSON

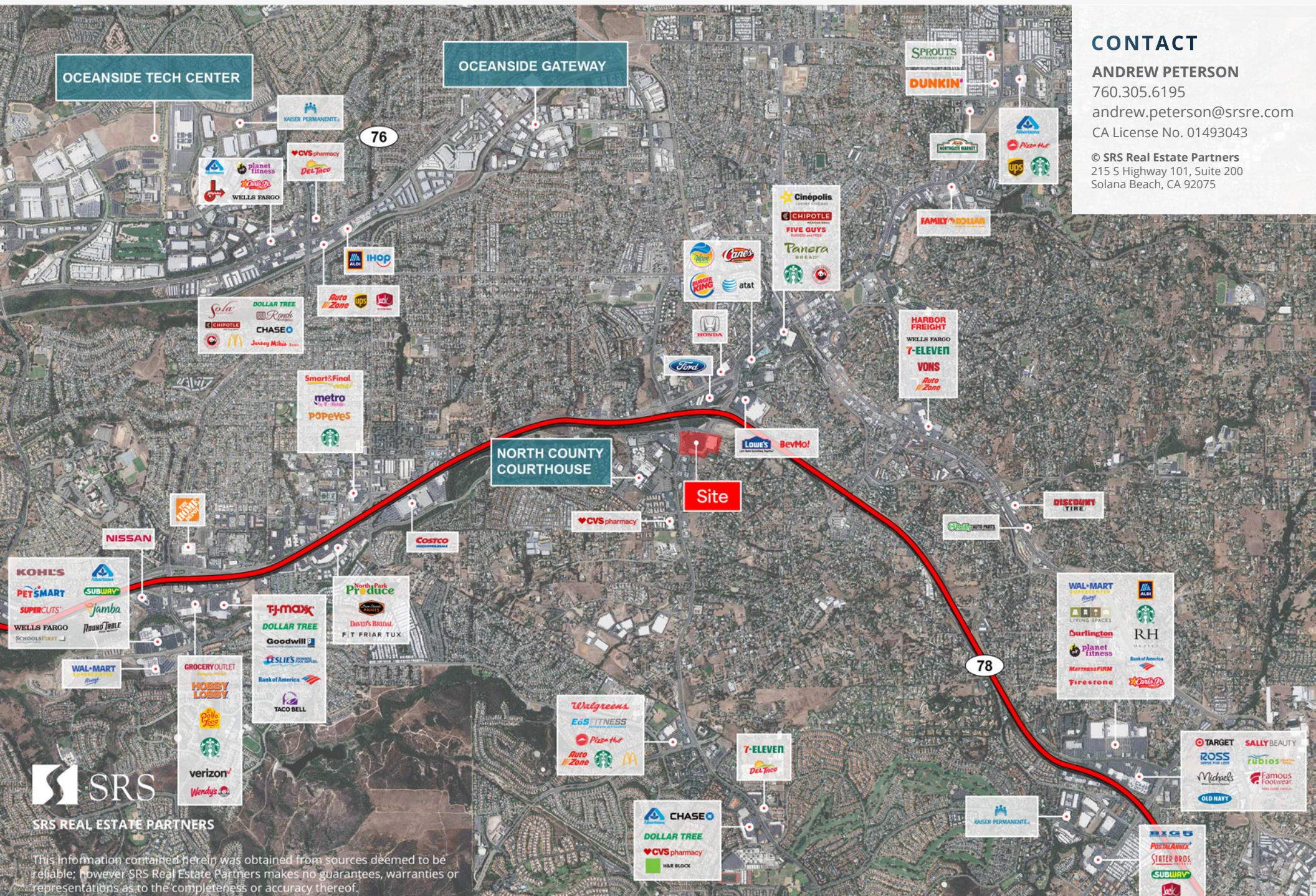
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DEMOGRAPHICS 2025

	1 mile	3 miles	5 miles
Population			
2025 Population	18,957	147,955	272,214
2000 Population	16,746	136,122	231,931
2010 Population	17,505	141,140	254,561
2030 Population	19,465	149,030	274,070
2000-2020 Population: Annual Growth Rate	0.59%	0.39%	0.78%
2010-2020 Population: Annual Growth Rate	0.74%	0.43%	0.63%
2024-2029 Population: Annual Growth Rate	0.53%	0.14%	0.14%
2025 Median Age	36.8	38.2	39.4
Households			
2000 Households	5,516	45,438	80,122
2010 Households	5,609	46,373	86,819
2025 Total Households	6,360	50,851	95,770
2030 Total Households	6,606	51,888	97,699
2000-2020 Households: Annual Growth Rate	0.57%	0.42%	0.77%
2010-2020 Households: Annual Growth Rate	0.98%	0.65%	0.73%
2024-2029 Households: Annual Growth Rate	0.76%	0.40%	0.40%
2025 Average Household Size	2.88	2.86	2.81
Housing Units			
2025 Total Housing Units	6,559	52,850	100,275
2025 Owner Occupied Housing Units	3,394	29,135	58,326
2025 Renter Occupied Housing Units	2,966	21,716	37,444
2025 Vacant Housing Units	199	1,999	4,505
Race and Ethnicity			
2025 White Alone	42.2%	46.1%	49.5%
2025 Black Alone	2.7%	2.7%	2.9%
2025 American Indian/Alaska Native Alone	2.2%	2.0%	1.6%
2025 Asian Alone	5.5%	6.1%	7.7%
2025 Pacific Islander Alone	0.6%	0.8%	0.7%
2025 Other Race	27.2%	23.9%	19.9%
2025 Two or More Races	19.5%	18.3%	17.6%
2025 Hispanic Origin (Any Race)	52.6%	46.5%	40.2%
Income			
2025 Median Household Income	\$96,115	\$102,772	\$107,177
2025 Average Household Income	\$123,239	\$129,890	\$139,427
2025 Per Capita Income	\$41,357	\$44,567	\$49,078
2025 Population 25+ by Educational Attainment			
Total	13,162	103,845	193,096
High School Graduate	20.7%	19.8%	17.5%
GED/Alternative Credential	2.8%	2.0%	1.9%
Some College, No Degree	23.2%	20.9%	20.8%
Associate Degree	9.9%	10.5%	9.8%
Bachelor's Degree	19.6%	21.5%	25.0%
Graduate/Professional Degree	6.9%	11.2%	13.3%
Data for all businesses in area			
Total Businesses:	849	5,045	11,834
Total Employees:	6,715	42,724	114,400
Total Residential Population:	18,957	147,955	272,214
Employee/Residential Population Ratio:	0:1	0:1	0:1
2025 Total Daytime Population	15,763	120,694	257,102
Workers	7,150	48,738	124,627
Residents	8,613	71,956	132,475

