

±1,578 SF Retail/Restaurant Space Available For Lease

**1465 E. VISTA WAY**

VISTA | CA 92084

**Better Buzz**  
COFFEE ROASTERS

**Bank of America**

**Valerie's TACO SHOP**



BETTER BUZZ  
GRAND OPENING  
VIDEO LINK

**±1,578 SF  
AVAILABLE**

**Better Buzz**  
COFFEE ROASTERS

**BANK OF AMERICA**

**YOUR  
NAME  
HERE**

**Valerie's TACO SHOP**

**LAST SPACE REMAINING!**

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# PROPERTY HIGHLIGHTS

- Better Buzz anchored multi-tenant retail strip - Now Open!
- ±1,578 SF retail/restaurant space available for lease
- Anchored by Arco AM/PM, Popeyes, and McDonald's
- Shadow anchored by Sprouts, Albertson's, Rite Aid, and Starbucks
- Strong traffic counts - ±27,000 VPD on E Vista Way
- Average Household Income of \$111,296 within a 3-mile radius
- Population of 90,071 within a 3-mile radius
- Monument signage available



## Demographic summary

	1 Mile	3 Mile	5 Mile
Population	18,081	90,071	207,147
Households	5,415	27,515	66,058
Average HH Income	\$100,858	\$111,296	\$116,105

## Traffic counts

STREET	VPD
E Vista Way	± 27,000 VPD

### Join Center Retailers



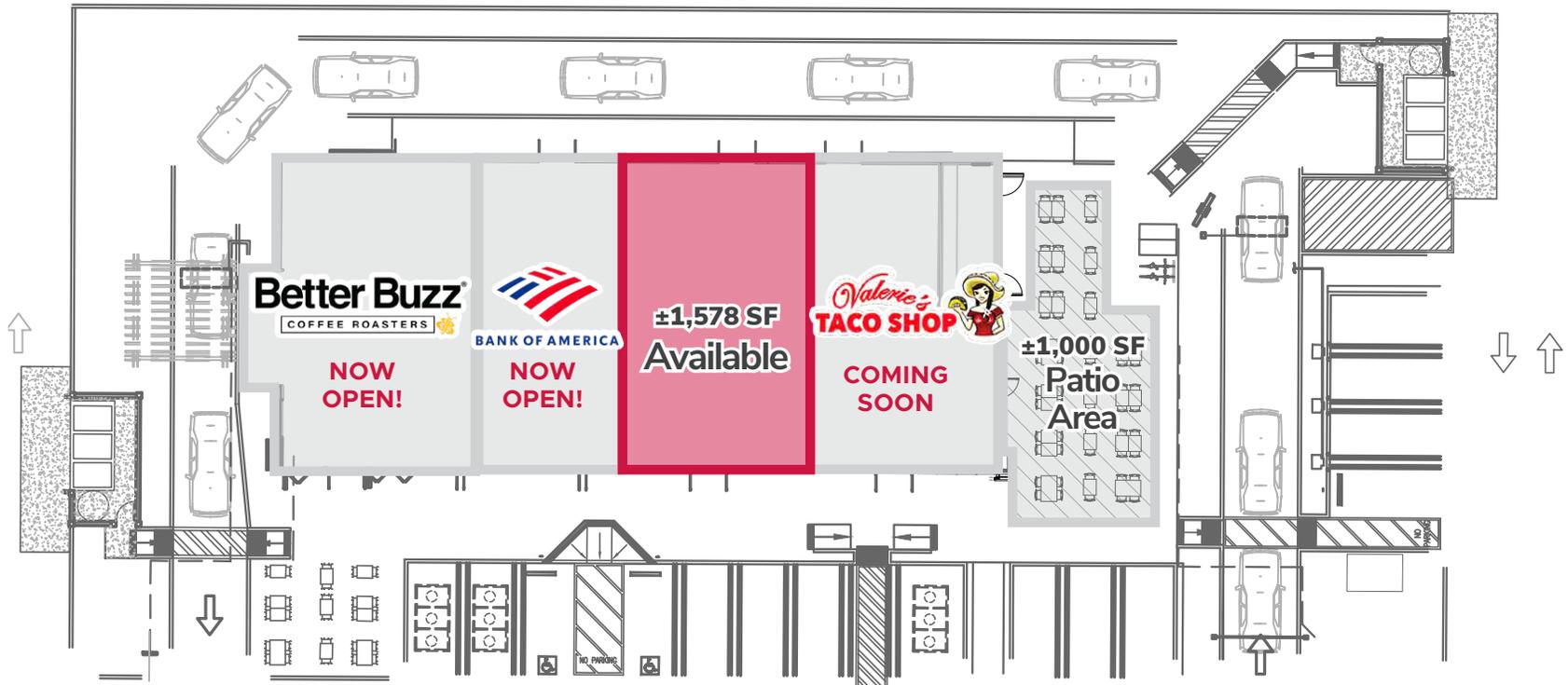
# SITE PLAN



TENANT	SF
Popeyes	-
McDonald's	-
Arco / AMPM	-
Magic Brush	-
Better Buzz	1,684 SF
Bank of America	1,054 SF
<b>Available</b>	<b>±1,578 SF</b>
Valerie's Taco Shop	±1,684 SF



# FLOOR PLAN



# VISTA COMMONS

# AERIAL



**FOOTHILL CENTER**

- STARBUCKS
- T-Mobile
- jiffylube
- Chevron
- RITE AID

**STARBUCKS**

Top 5% Most Visited in Nation  
Per Placer.ai

**VISTA TERRACE MARKET PLACE**

- SPROUTS FARMERS MARKET
- DUNKIN'
- ANYTIME FITNESS
- NuSpine
- O'Reilly AUTO PARTS
- JOJOY MATS
- SportClips
- Wendys



**E VISTA WAY** ≈ 27,000 VPD



Top 10% Most Visited in Nation  
Per Placer.ai

**\*DRONE PHOTO TAKEN 5/10/25**

# EXPANDED DEMOGRAPHICS



## POPULATION

	1 MILE	3 MILE	5 MILE
Total Population	18,081	90,071	207,147
Projected Population (2029)	17,410	88,150	200,851



## HOUSING

	1 MILE	3 MILE	5 MILE
Total Households	5,415	27,515	66,058
Projected Total Households (2029)	5,346	27,229	65,278



## INCOME

	1 MILE	3 MILE	5 MILE
Median Household Income	\$76,393	\$87,529	\$92,996
Average Household Income	\$100,858	\$111,296	\$116,105



## DAYTIME DEMOS

	1 MILE	3 MILE	5 MILE
Daytime Population Employees	5,081	25,275	63,403
Daytime Population Businesses	727	3,591	8,494



## RACE AND ETHNICITY

	1 MILE	3 MILE	5 MILE
White	6,357	37,126	92,884
Black or African American	416	2,054	5,627
American Indian & Alaska Native Population	412	1,834	3,313
Asian Population	800	4,166	13,548
Hawaiian & Pacific Islander Population	167	647	1,742
Population of Two or More Races	9,449	43,049	85,706
Hispanic or Latino Population	10,230	46,341	90,182



## AGE

	1 MILE	3 MILE	5 MILE
Median Age	36	37.2	38.3

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