

**730-790  
SYCAMORE  
AVENUE, VISTA,  
CA 92083**

**SHADOWRIDGE PLAZA**



**EXCELLENT  
RETAIL SPACE  
AVAILABLE:**

932 SF -  
3,000 SF

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**CAST**  
CAPITAL PARTNERS

# PROPERTY HIGHLIGHTS

- Strategically located off Highway-78 and services the communities of Shadowridge, Rancho Carillo and Bressi Ranch and surrounding Vista and Carlsbad business parks
- High traffic counts and strong demographics
- Highly visible off Sycamore Avenue & close proximity to Kaiser
- Grocery anchored center with excellent parking
- Well maintained parking lot and landscaping

**LEASE RATE. \$1.75 - \$2.00 NNN**

**END CAP (Building 790, Unit A & B): \$2.50 NNN**

## AVAILABILITY

BUILDING	UNIT	SQUARE FEET	AVAILABILITY	LEASE RATE
730	D	986 SF	NOW	1.75 - \$2.00 NNN
730	E	932 SF	NOW	\$1.75 - \$2.00 NNN
750	B	1,500 SF	NOW	\$1.75 - \$2.00 NNN
770	G	1,320 SF	NOW	\$1.75 - \$2.00 NNN
770	I	1,200 SF	NOW	\$1.75 - \$2.00 NNN
770	J	1,200 SF	NOW	\$1.75 - \$2.00 NNN
790	A	1,750 SF	NOW	\$2.50 NNN
790	B	1,250 SF	NOW	\$2.50 NNN



# SITE PLAN & AVAILABILITY

## TENANT ROSTER SUITE TENANT

### BUILDING 730

A-B	Paul Simeteys DDS
C	Fast Test Lab
D	AVAILABLE: 986 SF*
E	AVAILABLE: 932 SF*
F	Diamond Donuts

\*Suites D-E are contiguous up to 1,918 SF

### BUILDING 750

A	Nail Salon
B	AVAILABLE: 1500 SF
C	California Cuts
D	Laura's Accounting
E	Oriental Natural Treatments Massage

### BUILDING 770

A-D	Three Little Owl Academy Preschool
E-F	Vietnamese Restaurant
G	AVAILABLE: 1,320 SF*
H	Uncle Tony's Italian Cuisine
I	AVAILABLE: 1,200 SF*
J	AVAILABLE: 1,200 SF*
K	Armandos Mexican Food

\*Suites I & J are contiguous up to 2,400 SF

### BUILDING 790

A	AVAILABLE: 1,750 SF
B	AVAILABLE: 1,250 SF

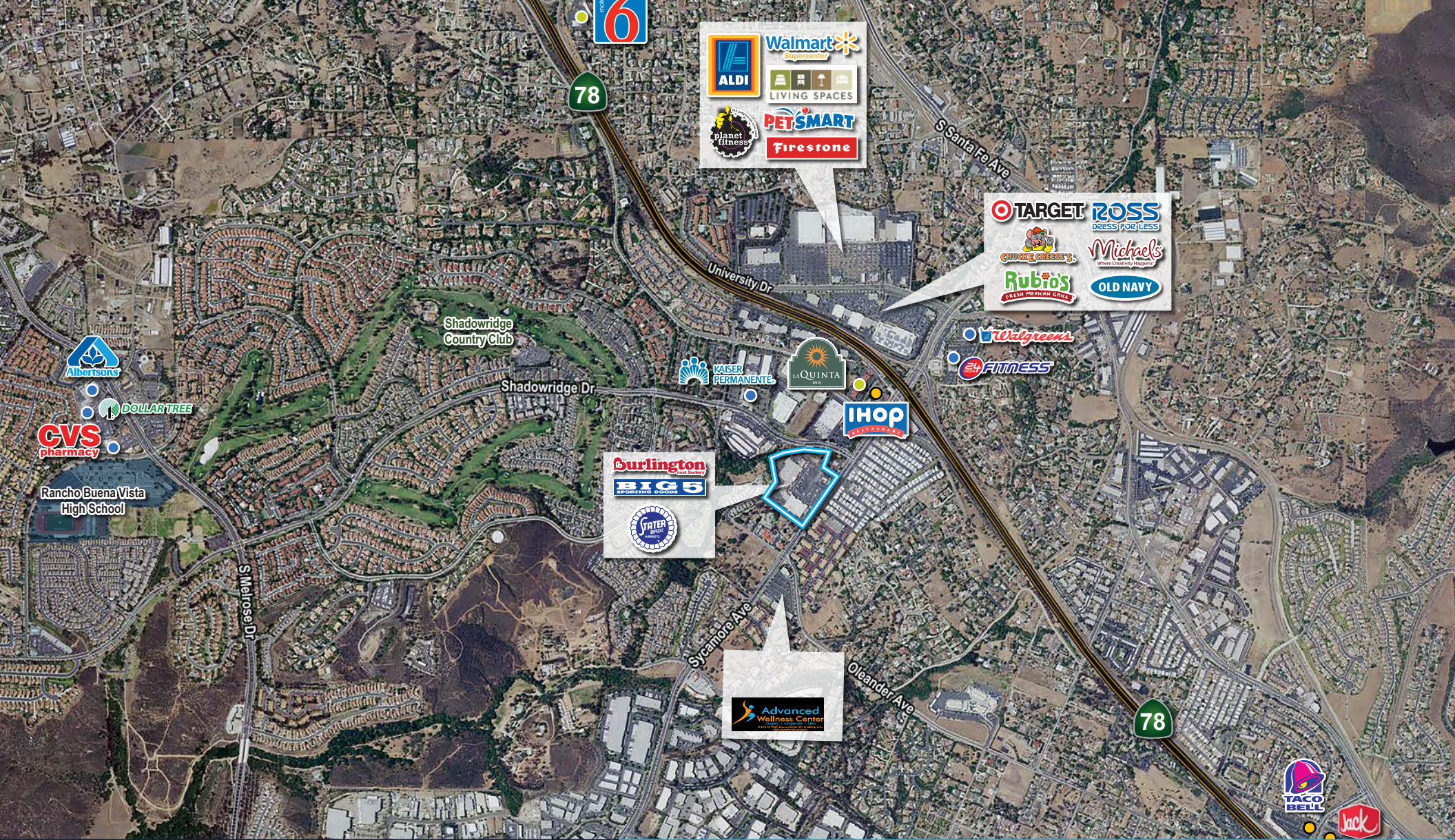
\*Suites I & J are contiguous up to 2,400 SF





POPULATION	1 MILE	3 MILES	5 MILES
2023 Total Population	14,897	90,087	262,226
2028 Population	14,674	88,985	260,150
Pop Growth 2023-2028	-0.3%	-0.2%	-0.2%
Median Age	36.3	38.7	37.0
HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2023 Total Households	5,241	31,882	87,761
HH Growth 2023-2028	-0.3%	-0.2%	-0.1%
Average Household Income	\$96,858	\$110,107	\$116,552
Median Home Value	\$643,260	\$656,362	\$670,075
Median Year Built	1984	1985	1986

COLLECTION STREET	CROSS STREET	CARS PER DAY
Sycamore Avenue	Watson Way	40,771
Shadowridge Drive	Watson Way	14,458
Sycamore Avenue	Plumosa Avenue	45,564
Highway 78	Sycamore Avenue	134,000
Shadowridge Drive	Lupine Hills Drive	16,000



# CAST

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