

FOR LEASE / FOR SALE

ENTITLED DRIVE-THRU +  
ENDCAP OPPORTUNITY



**640 HACIENDA DR**  
**Vista, CA 92081**

## Availability

- ◆ Up to 5,300 SF
- ◆ 3,000 SF Endcap with Existing Bank Improvements

## Features

- ◆ Drive-Thru Opportunity w/ Robust Stack
- ◆ Ample Parking
- ◆ Pylon Signage
- ◆ Adjacent to Vista Court Complex

### 2 MILE DEMOGRAPHICS

Population	75,772
Daytime Population	21,130



### Contact Information

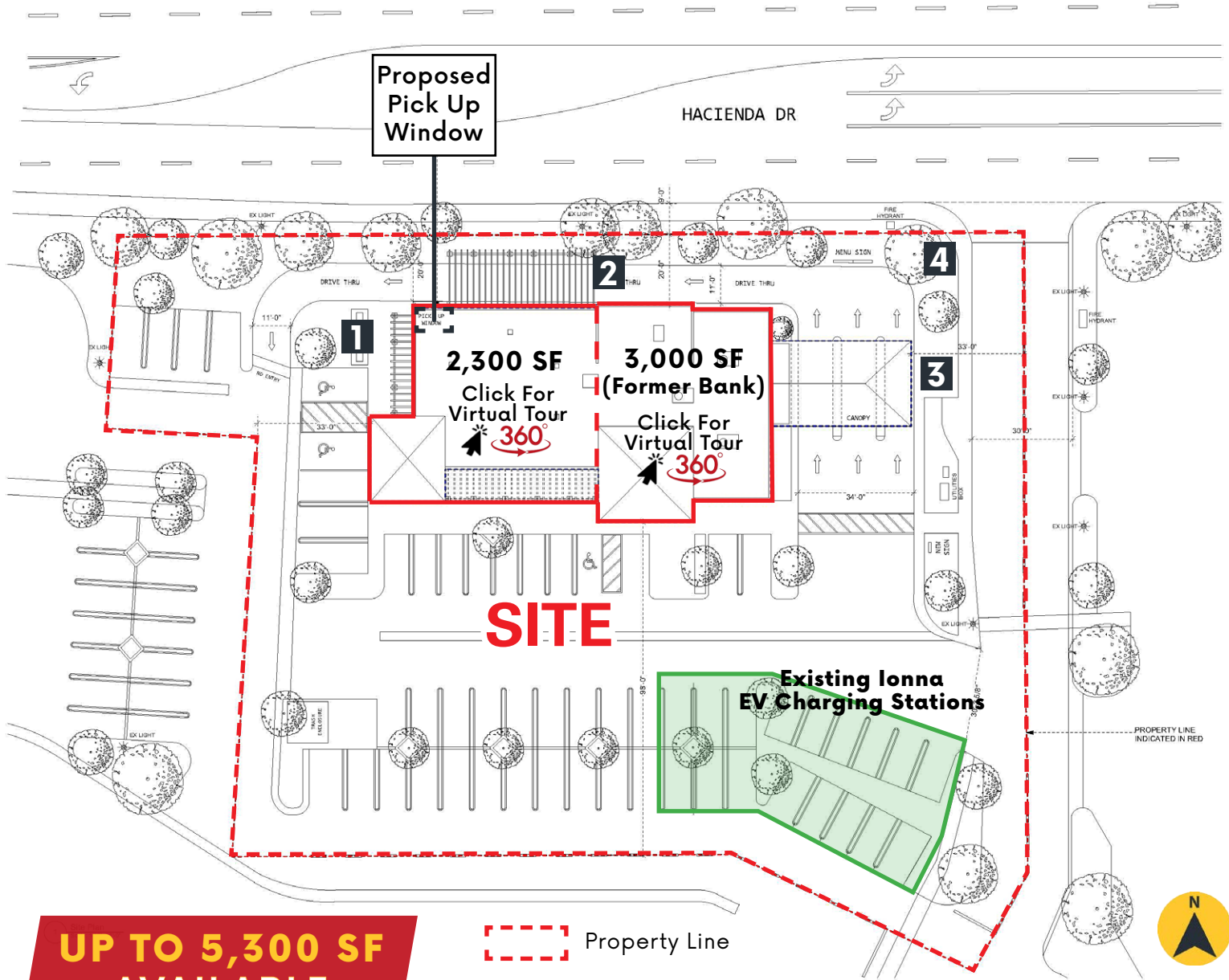
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## DRIVE THRU SITE PLAN



This information is deemed reliable, but not guaranteed. All information should be independently verified for its accuracy and completeness before relying upon it.



ENDURING REAL ESTATE

Lic #01977797

3990 Old Town Ave, Suite B-208, San Diego, CA 92110

[www.enduringrealestate.com](http://www.enduringrealestate.com)



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## POTENTIAL SIGNAGE OPTIONS



**VISIBILITY**  
MELROSE/HACIENDA  
INTERSECTION  
WITH 45,216 ADT



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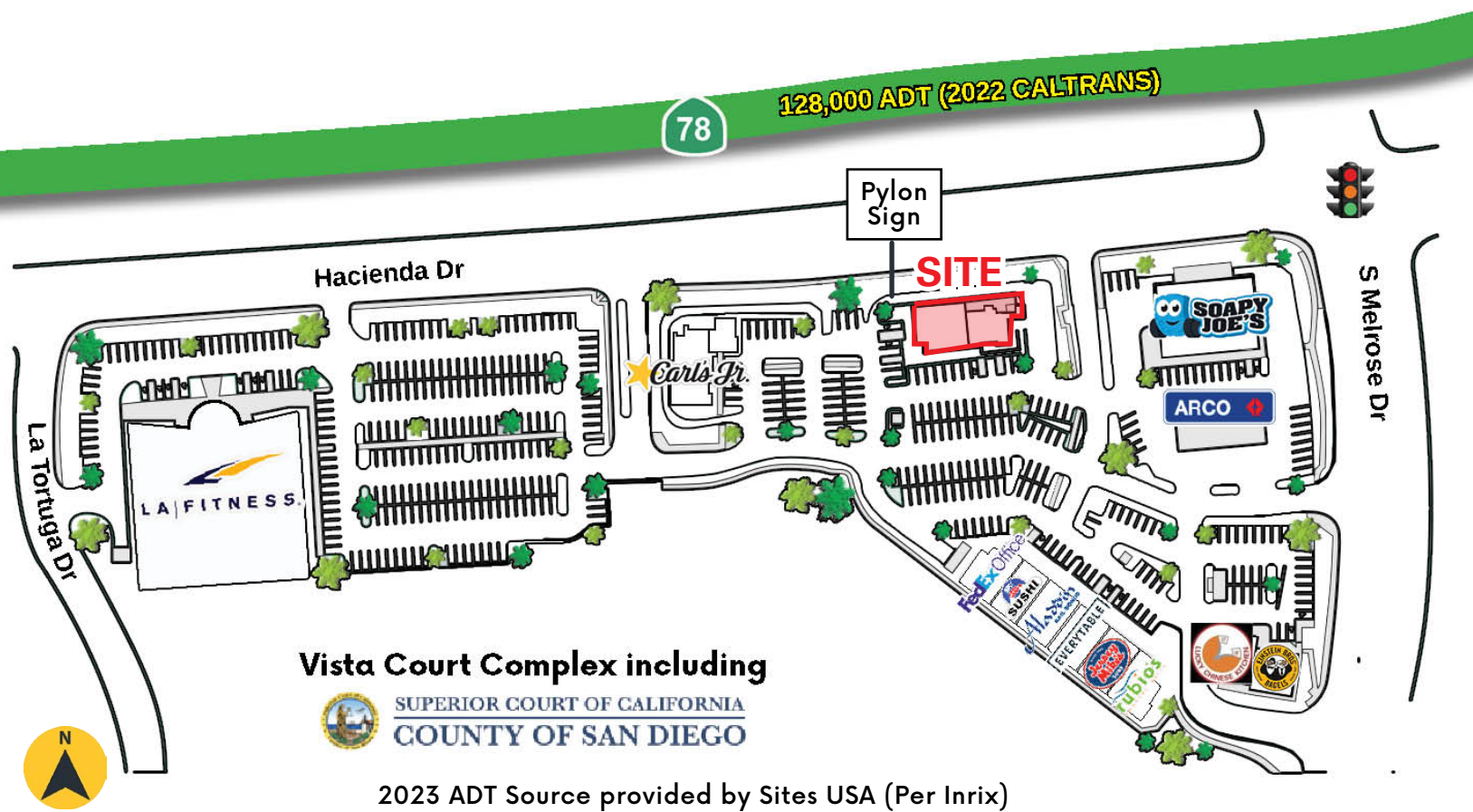
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## SHOPPING CENTER SITE PLAN



### SOUTH ELEVATION

### JOIN NEARBY TENANTS



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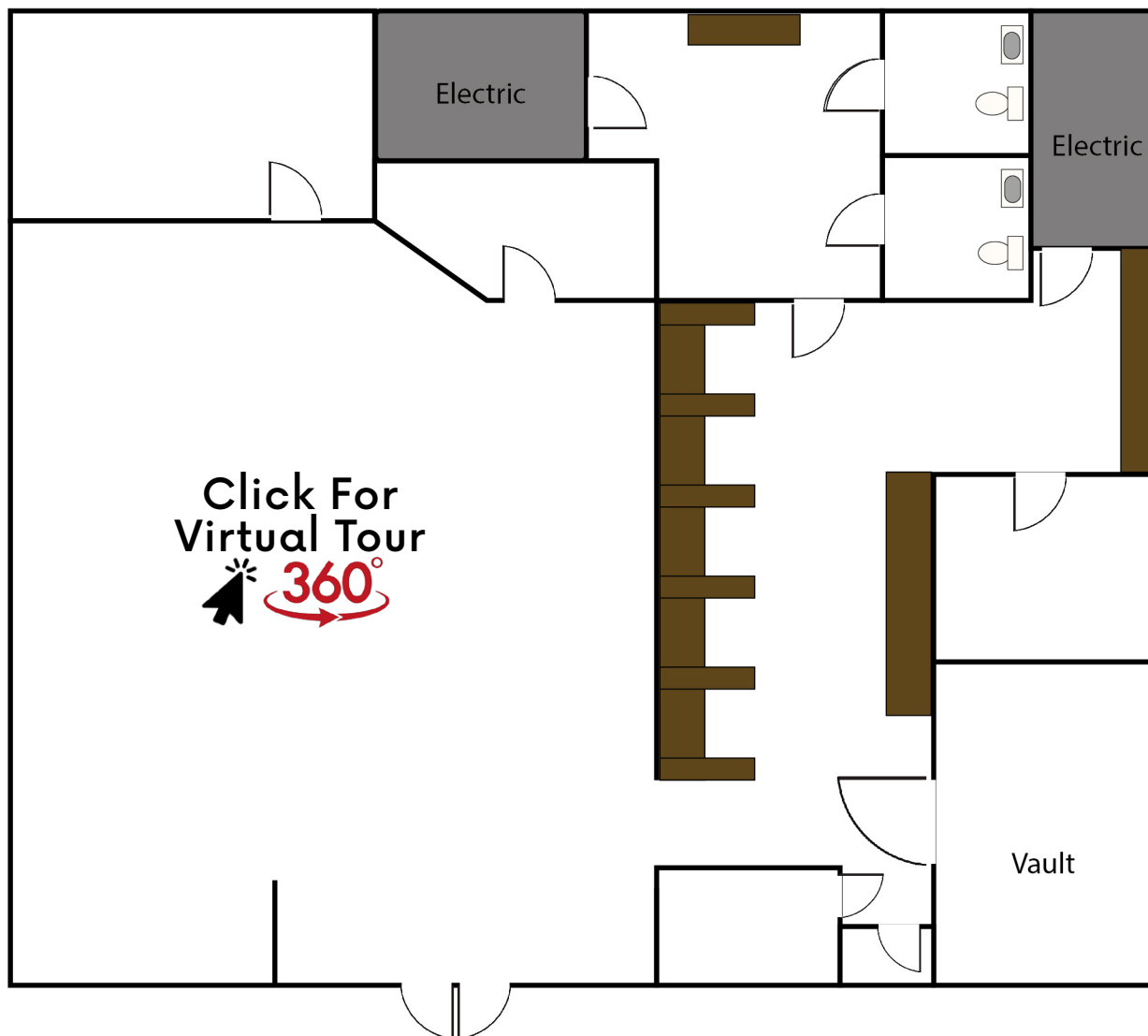
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**FORMER BANK FLOOR PLAN**



**3,000 SF  
AVAILABLE**

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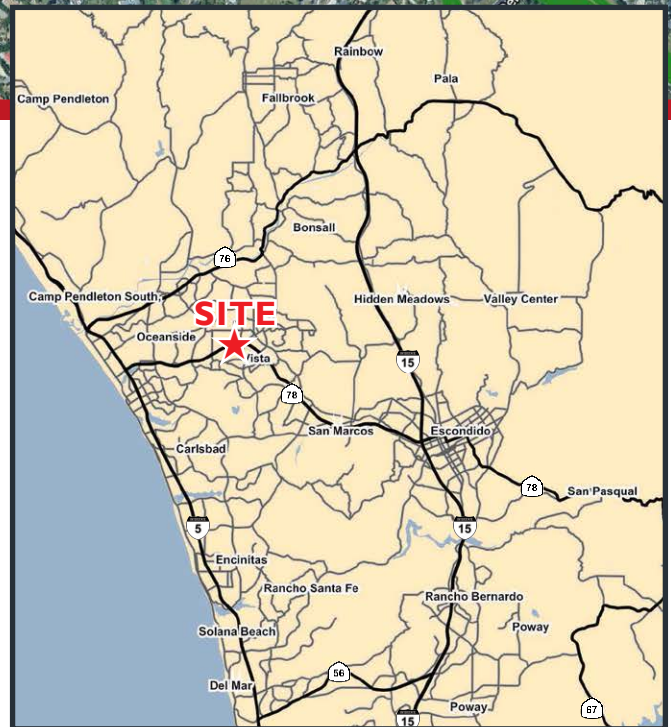
## RETAIL AERIAL



**The City of Vista** is located seven miles from the Pacific Ocean in northern San Diego County. Residents enjoy a wide range of year-round outdoor activities in a mild Mediterranean climate.



**The Site** is located in the Breeze Hill Shopping Center at the intersection of Hacienda Dr (7,273 ADT) and Melrose Dr (37,887 ADT). It is in close proximity to the North County Municipal Courts and California Highway Patrol office and easy access to Highway 78 (128,000 ADT).



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# DEMOGRAPHICS

640 Hacienda Dr, Vista, CA 92081



POPULATION	1 Mile	2 Mile	3 Miles	5 Mile
2024 Estimated Population	19,279	76,752	142,181	269,433
2029 Projected Population	18,976	75,775	139,152	262,751
2020 Census Population	19,080	78,973	145,354	273,436
2010 Census Population	17,944	75,613	139,486	258,996
Projected Annual Growth 2024 to 2029	-0.3%	-0.3%	-0.4%	-0.5%
Historical Annual Growth 2010 to 2024	0.5%	0.1%	0.1%	0.3%
2024 Median Age	35.7	35.8	37.4	38.6
HOUSEHOLDS	1 Mile	2 Mile	3 Mile	5 Mile
2024 Estimated Households	6,561	24,474	48,283	94,107
2029 Projected Households	6,429	23,988	46,950	91,309
2020 Census Households	6,532	24,562	48,777	94,804
2010 Census Households	5,885	22,821	45,788	88,302
Projected Annual Growth 2024 to 2029	-0.4%	-0.4%	-0.6%	-0.6%
Historical Annual Growth 2010 to 2024	0.8%	0.5%	0.4%	0.5%
RACE AND ETHNICITY	1 Mile	2 Mile	3 Mile	5 Mile
2024 Estimated White	48.4%	47.2%	50.3%	52.9%
2024 Estimated Black or African American	4.1%	3.7%	3.7%	3.8%
2024 Estimated Asian & Pacific Islander	8.5%	7.7%	8.6%	9.7%
2024 Estimated American Indian & Native Alaskan	1.7%	2.0%	1.7%	1.4%
2024 Estimated Other Races	37.3%	39.5%	35.7%	32.1%
2024 Estimated Hispanic	44.1%	47.9%	42.8%	38.0%
INCOME	1 Mile	2 Mile	3 Mile	5 Mile
2024 Estimated Average Household Income	\$135,540	\$129,899	\$128,192	\$135,376
2024 Estimated Median Household Income	\$93,060	\$101,121	\$101,720	\$108,211
2024 Estimated Per Capita Income	\$46,245	\$41,570	\$43,673	\$47,421
EDUCATION (AGE 25+)	1 Mile	2 Mile	3 Mile	5 Mile
2024 Estimated Elementary (Grade Level 0 to 8)	8.2%	9.9%	8.4%	6.9%
2024 Estimated Some High School (Grade Level 9 to 11)	6.2%	6.4%	5.6%	5.0%
2024 Estimated High School Graduate	22.5%	23.0%	21.6%	19.4%
2024 Estimated Some College	26.7%	23.0%	22.8%	23.3%
2024 Estimated Associates Degree Only	9.7%	8.8%	9.2%	8.7%
2024 Estimated Bachelors Degree Only	18.5%	18.9%	21.3%	23.6%
2024 Estimated Graduate Degree	8.2%	9.9%	11.2%	13.0%
BUSINESS	1 Mile	2 Mile	3 Mile	5 Mile
2024 Estimated Total Businesses	716	2,665	4,738	12,498
2024 Estimated Total Employees	5,700	21,130	42,245	141,221
2024 Estimated Employee Population per Business	8.0	7.9	8.9	11.3
2024 Estimated Residential Population per Business	26.9	28.8	30.0	21.6