

For Sale

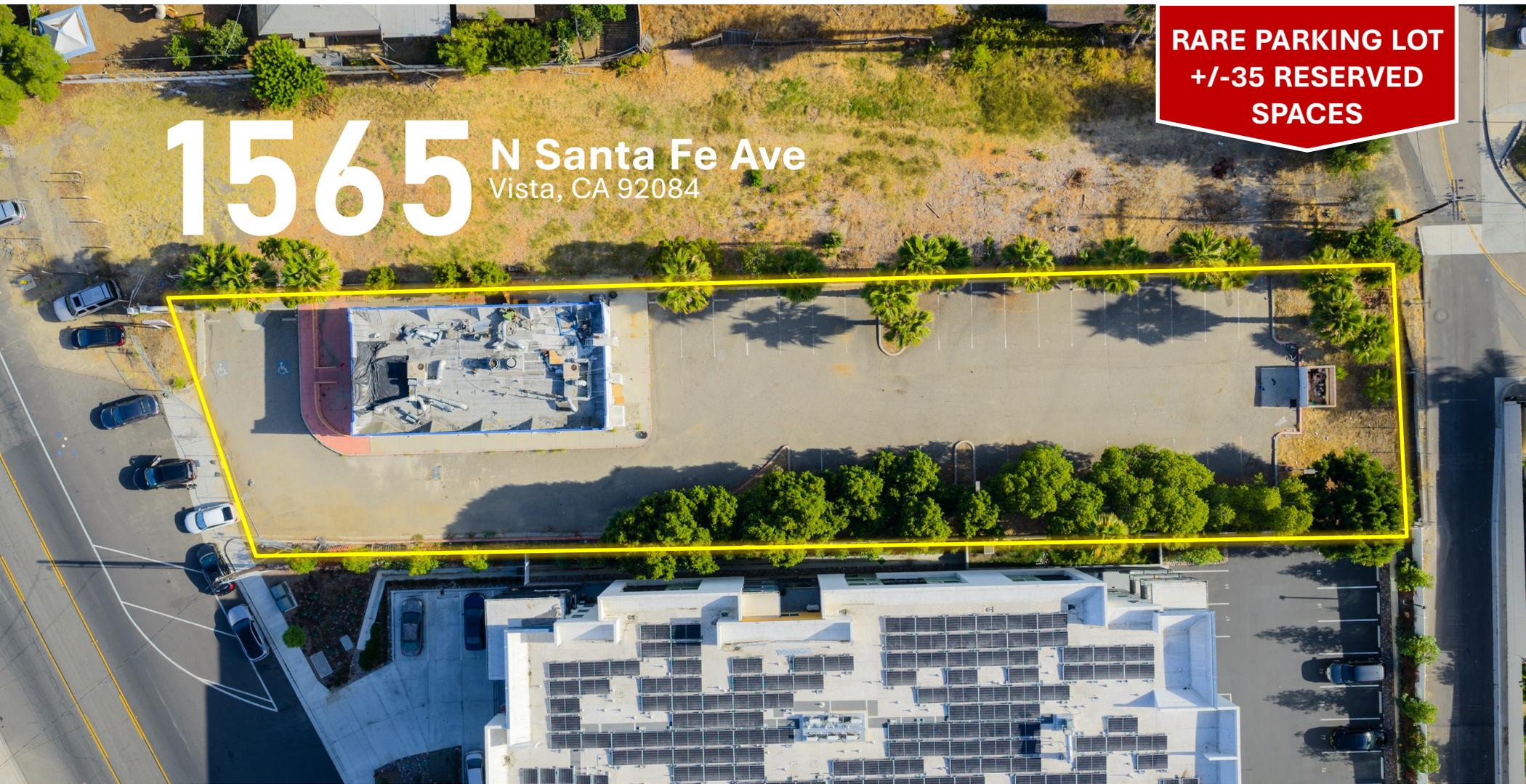
**FREESTANDING RETAIL / OFFICE / RESTAURANT
DEVELOPMENT OPPORTUNITY**

**PRICE REDUCTION
\$1,000,000**



**RARE PARKING LOT
+/-35 RESERVED
SPACES**

1565 N Santa Fe Ave
Vista, CA 92084



Ethan Park

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PROPERTY FEATURES



Overview

Freestanding Retail / Office / Restaurant



Property Size

Approx. 2,208 SF Building Located on a 24,829 SF Lot
Possible Assemblage Next Door



Sale Price

~~\$1,200,000~~ **\$1,000,000**



Visibility

21,088 Vehicles Per Day on N Santa Fe Avenue



Parking

Rare Parking Lot - Approx. 35 Parking Spaces



Highest & Best Uses:

Parking, Supermarket, Restaurant, Animal Clinic, Urgent Care,
Health Club (Fitness), Transportation Services, Postal Services,
& More!

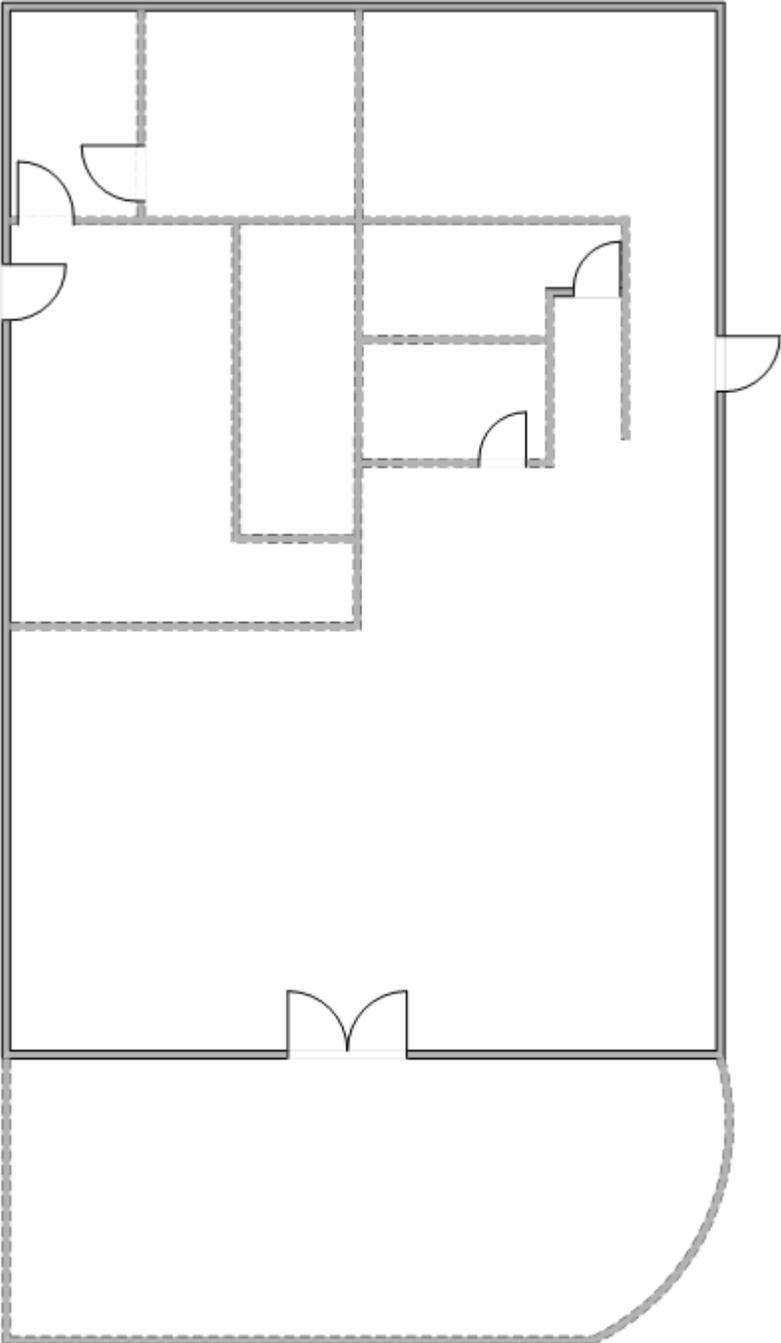


Accessibility

Located in the Heart of Vista with Easy Access to Hwy 76,
Hwy 78 and I-15

FLOOR PLAN

Floor Plan Not Fit to Scale; for Reference Purposes Only



SITE PLAN



VISTA HIGH SCHOOL



NV LOFTS APARTMENTS

Walgreens

VILLA DEL NORTE APARTMENTS

1565 N SANTA FE AVENUE, VISTA, CA 92084

DEMOGRAPHICS



POPULATION

	3 mile	5 mile	10 mile
Total Population (2024)	126,978	233,345	607,394
Median Age	37.6	38.8	38.9



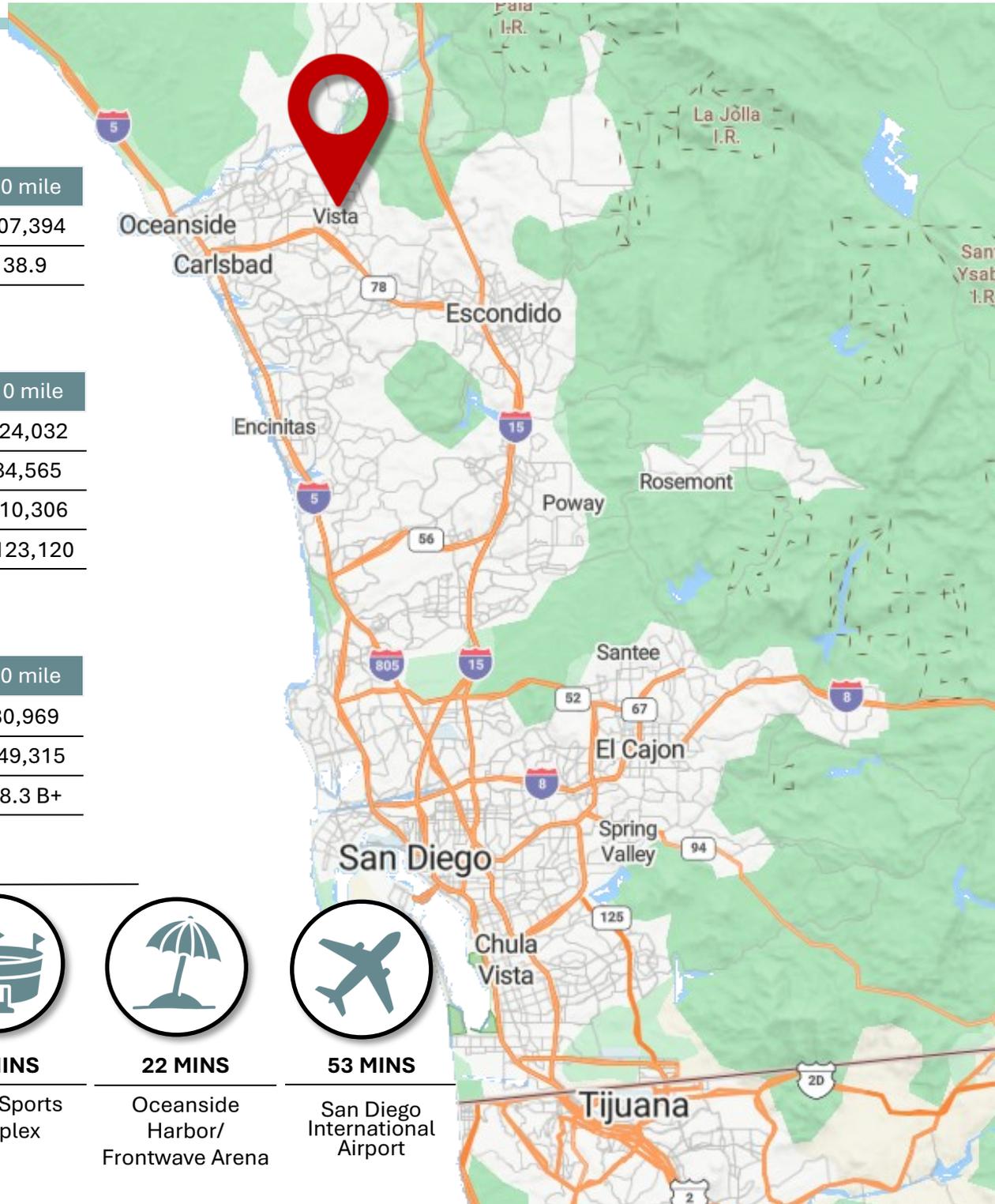
HOUSEHOLDS

	3 mile	5 mile	10 mile
Owner Occupied	22,815	46,677	124,032
Renter Occupied	17,830	30,419	84,565
Total Households	41,063	77,966	210,306
Avg Household Income	\$111,341	\$115,107	\$123,120



BUSINESS

	3 mile	5 mile	10 mile
Total Businesses	5,261	10,647	30,969
Total Employees	36,002	85,323	249,315
Consumer Spending	\$1.5 B+	\$3 B+	\$8.3 B+



DRIVE TIMES



5 MINS

Vista Transit Center



7 MINS

Highway 78



10 MINS

Highway 76



20 MINS

SoCal Sports Complex



22 MINS

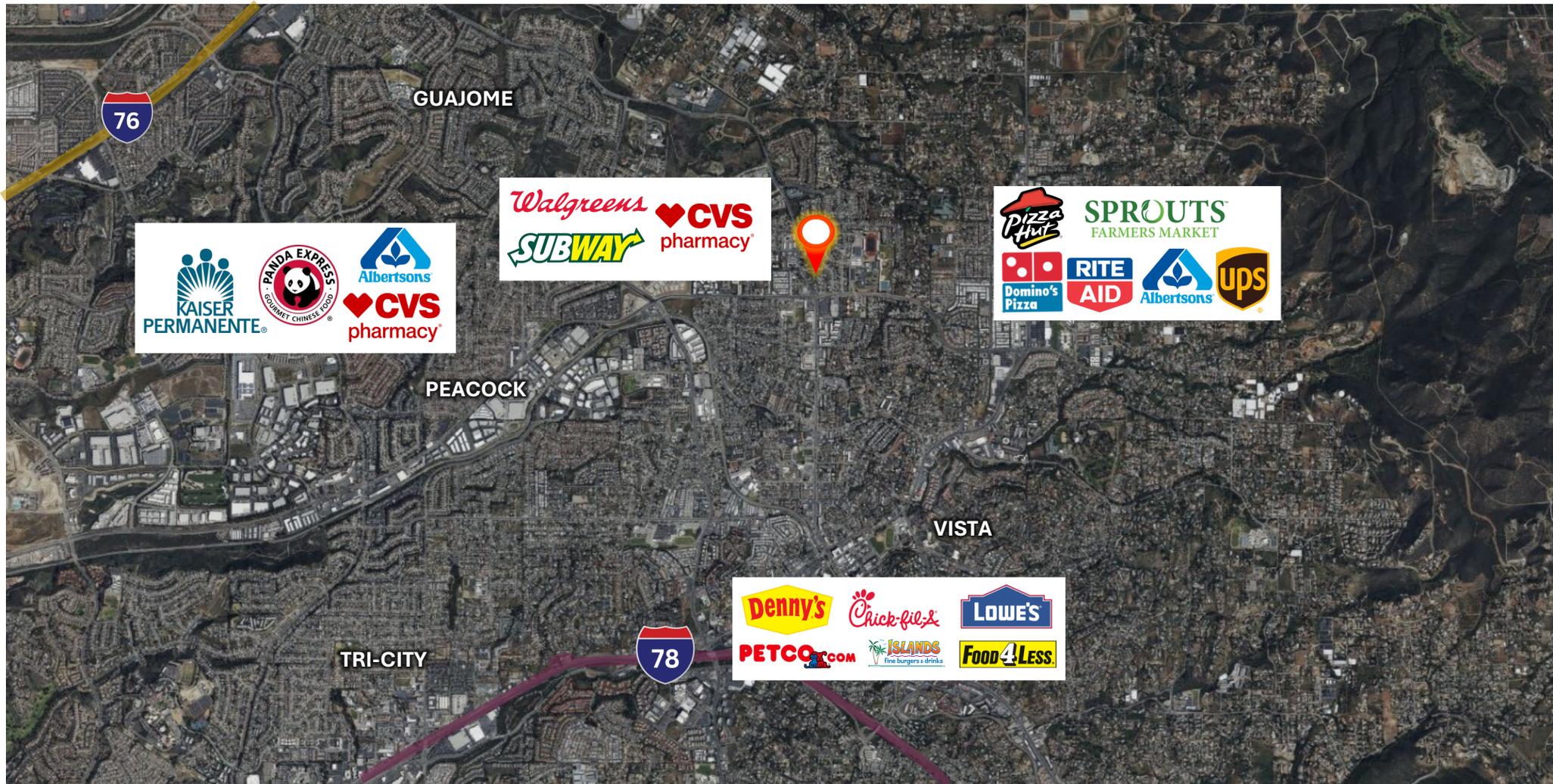
Oceanside Harbor/
Frontwave Arena



53 MINS

San Diego International Airport

NEARBY AMENITIES



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CONTACT INFORMATION

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