

Retail Pad Available

130 Olive Avenue, Downtown Vista, CA

FOR GROUND LEASE



0.5± ACRES
AVAILABLE FOR
GROUND LEASE



CONTACT BROKER
FOR DETAILS



AREA:

- APN 163-331-500
- Located directly across from Vista Transit Center (The Breeze, the Sprinter [NCTD])

DESCRIPTION:

- Zoned Commercial Downtown (CD) per the Downtown Vista Spec Plan

USES:

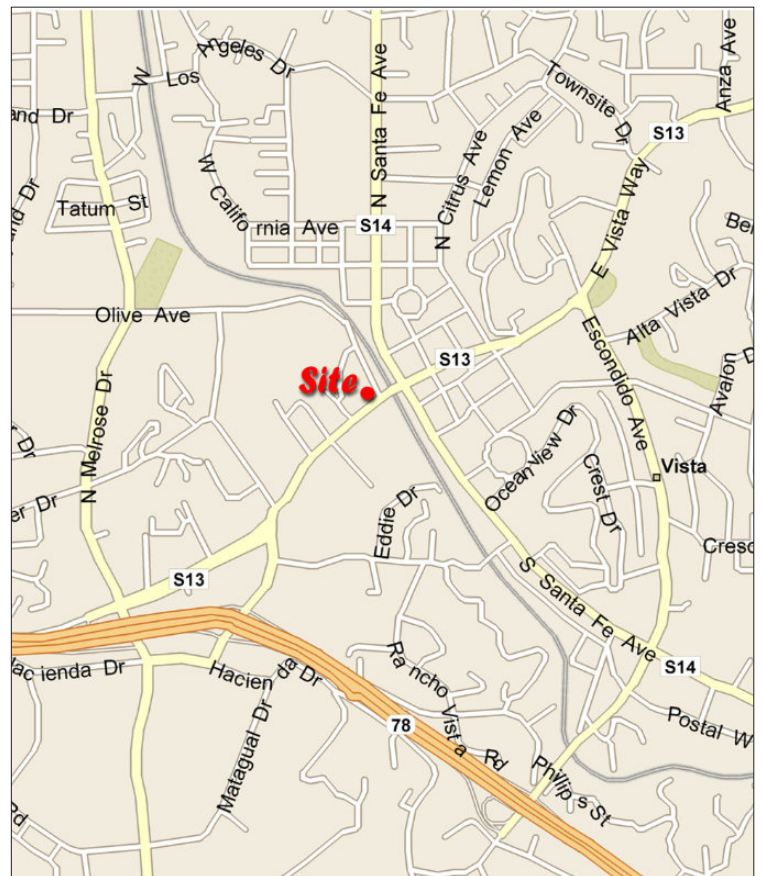
- Ideal for restaurant or convenience oriented retail
- Broad range of allowed uses - contact broker for details

Demographics

Source: CoStar 2022	1 mile	3 mile	5 mile
2022 Population (Estimated)	28,772	139,928	252,853
2024 Population (Projected)	28,709	140,075	253,577
Average Household Income	\$79,743	\$101,280	\$104,686

Traffic Counts

Source: CoStar 2022	ADT
Vista Village Drive at Olive Avenue	36,983
N. Santa Fe Avenue at W. Orange Street	23,656
Vista Village Drive at Cam Patricia	37,103
Highway 78 at Melrose Drive	129,000



Exclusively Marketed By:

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The above information, while not guaranteed, has been secured from sources we believe to be reliable.

Floor plan, site plan, price, tenant mix, and availability subject to change without notice.