

SHOP SPACES
FOR LEASE



PROPERTY INFO



Strong tenant mix



Located in the heart of a dense residential market



Close proximity to the 78 Freeway



Located at signalized intersections



Excellent demographics





AVAILABILITY

Suite	Tenant	SF
Anchor	EOS Fitness (Now Open)	45,750
Co-Anchor	Walgreens	14,380
2-A	Nail Salon	1,464
2-B	Available	1,408
2-C	Perfect Cut	1,408
2-D	Bagels & Coffee	1,241
2-E	Chiropractor	1,400
2-F	Available	1,400
2-G	Dentist	1,425
2-G1	Farmers Insurance	965
2-H	Exclusively 4 U	1,250
2-H1	Montessori School	1,250
2-J	Montessori School	1,487
Pad	Montessori School	7,040
Pad	Starbucks	2,000
Pad	Mc Donalds	3,686
3513	Auto Zone	7,048
3-3/4	Karate	3,250
E-2A	Yogurt	1,042
E-2B	Cleaners	860
E-1	Pizza Hut	1,348
Pad	Available	6,000
Pad A-E	First Bank (not open)	4,186





Vista Village

- Cinepolis
- LOWE'S
- STAPLES
- FRAZIER FARMS

Vista Gateway

- COSTCO WHOLESALE

Palm Tree Plaza

- Walgreens

Melrose Village Plaza

- Albertsons
- CVS

North County Square

- WALMART
- BABIES R US
- PETSMART
- ANNA'S LINENS
- OLD NAVY
- TARGET
- CVS
- ROSS DRESS FOR LESS
- Michaels

Shadowridge Plaza

- BIG 5
- Fry's



DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2016 Population	14,532	120,305	282,096
2021 Population	15,685	127,309	300,655
2010 Population	13,078	112,295	260,189
2000 Population	9,546	105,679	229,296
Percent Pop Change: 2010 to 2016	11.12%	7.13%	8.42%
Percent Pop Change: 2016 to 2021	7.93%	5.82%	6.58%

HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2016 Households	5,319	39,231	97,235
2021 Households	5,680	41,571	103,485
2010 Households	4,968	36,673	90,308
2000 Households	3,828	34,658	80,170
Percent HH Change: 2010 to 2016	7.06%	6.98%	7.67%
Percent HH Change: 2016 to 2021	6.79%	5.96%	6.43%
Average Household Size	2.73	2.99	2.88

HOUSEHOLD INCOME

	1 Mile	3 Miles	5 Miles
2000 Average Household Income	\$76,331	\$60,954	\$65,634
2016 Average Household Income	\$83,548	\$72,505	\$82,756
2021 Average Household Income	\$89,571	\$77,969	\$89,376
2000 Median Household Income	\$60,434	\$47,785	\$50,317
2016 Median Household Income	\$67,581	\$54,508	\$59,605
2021 Median Household Income	\$71,297	\$58,027	\$63,618
2016 Per Capita Income	\$30,581	\$23,644	\$28,525

HOUSING UNITS

	1 Mile	3 Miles	5 Miles
2016 Housing Units	5,549	41,335	102,474
Occupied Units	5,319	39,231	97,235
Vacant Housing Units	229	2,104	5,239
2016 Owner-Occupied Housing Units	3,476	22,842	59,848
2016 Renter-Occupied Housing Units	1,843	16,389	37,388
2016 Median Home Value	\$484,874	\$423,132	\$461,100
2016 Average Home Value	\$528,106	\$460,161	\$521,136



PALM  TREE
PLAZA

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CBRE

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