

**3.07 ACRES
±133,730 SF
FOR SALE**

RARE DEVELOPMENT OPPORTUNITY ALONG 78

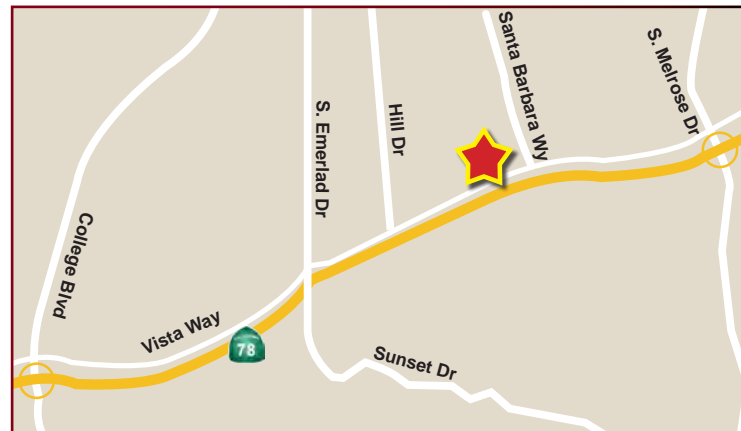
1255 WEST VISTA WAY | VISTA, CA



PROPERTY FEATURES:

Vista is a city in Southern California located just seven miles inland from the Pacific Ocean

- ◆ Lots can be sold separately ranging from .33 - 1.2 Acres
- ◆ Centrally Located along Highway 78, one of the area's Major thoroughfare's
- ◆ Minutes from the Pacific Ocean and Interstate 15 and 5
- ◆ Property fronts Highway 78 with clear visibility and signage available
- ◆ Located in Commercial Corridor and High Density Residential Area
- ◆ Flexible Development / Infill Opportunity
- ◆ Ownership willing to consider joint venture (JV) or build to suit with highly qualified prospects
- ◆ O-P Office Professional Zoning
- ◆ City Planning would consider zone change for many commercial uses including a senior care facility where 24-hour onsite care is provided.



TRAFFIC COUNTS

32,000 CPD

On W. Vista Way and S. Melrose Dr.

135,000 CPD

78 Freeway at S. Melrose Dr.

*Source: Regis Online

ASKING PRICE: NEGOTIABLE



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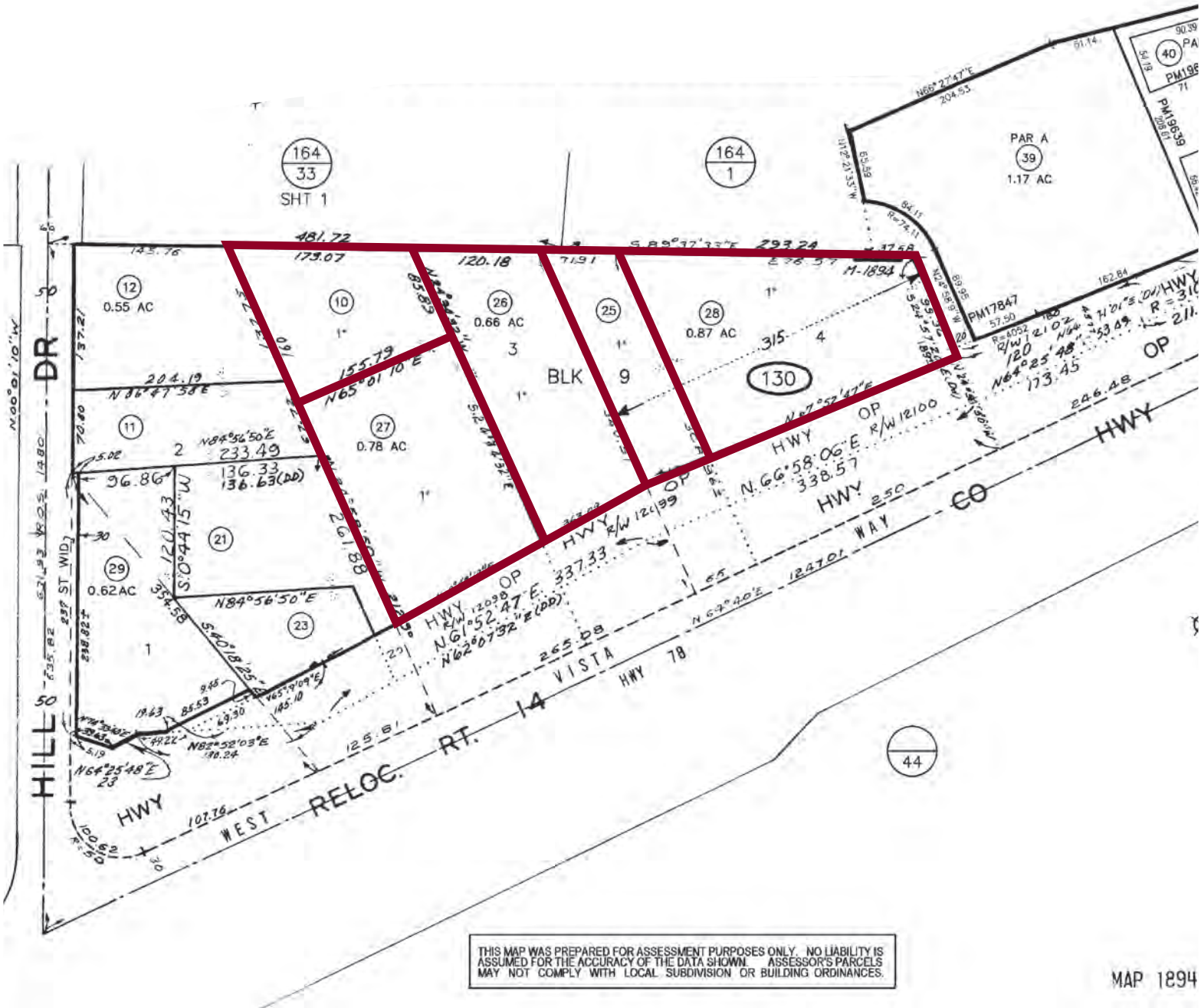
No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Lee & Associates Commercial Real Estate Services, Inc. - Riverside. 25240 Hancock Avenue, Suite 100 - Murrieta, CA 92562 | Corporate ID# 01048055

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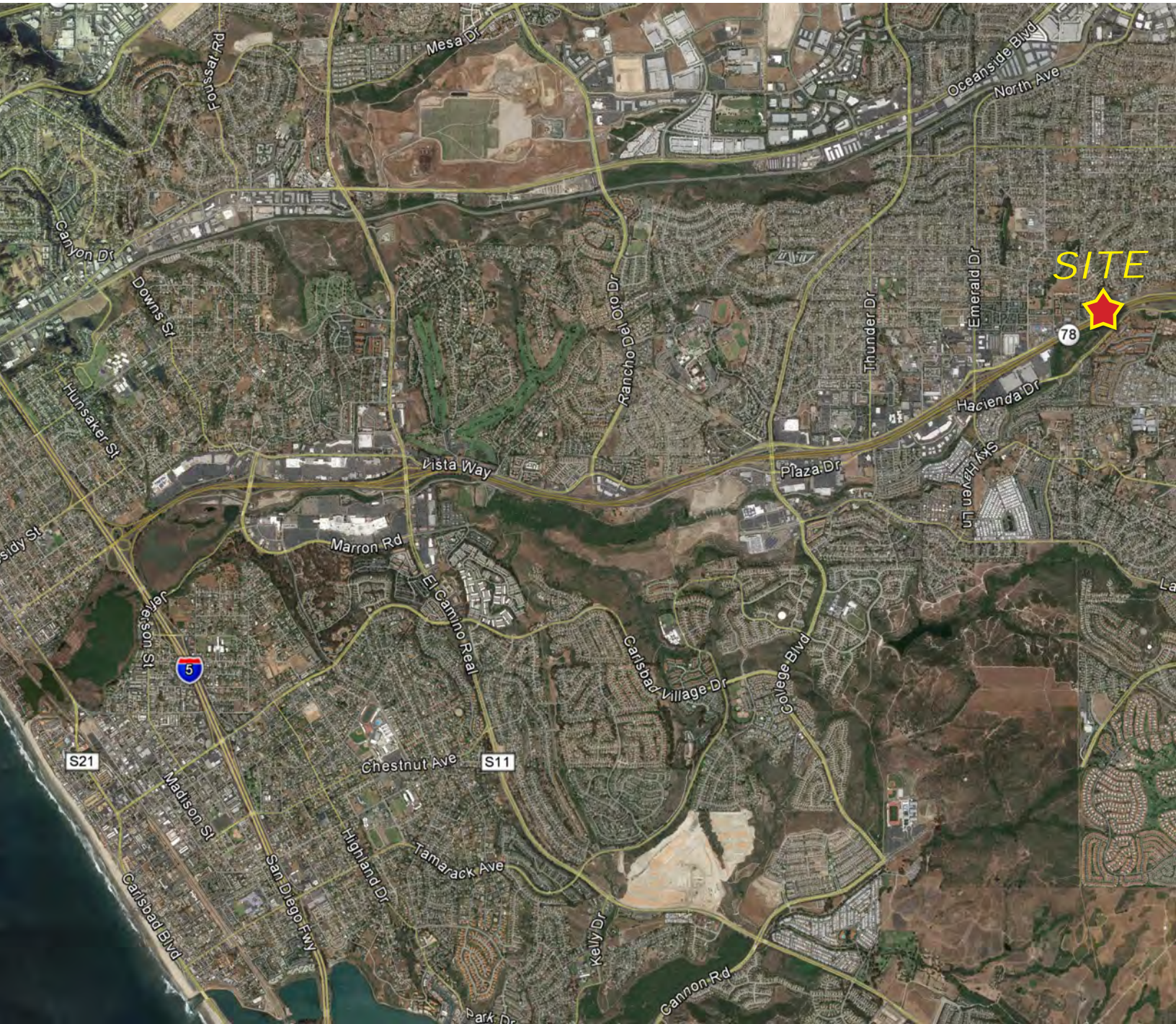
PARCEL MAP



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1255 W Vista Way Vista, CA 92083		1 mi radius	3 mi radius	5 mi radius
POPULATION	2016 Estimated Population	22,190	146,576	299,210
	2021 Projected Population	23,696	156,474	319,191
	2010 Census Population	20,936	138,151	280,933
	2000 Census Population	20,422	131,862	262,787
	Projected Annual Growth 2016 to 2021	1.4%	1.4%	1.3%
	Historical Annual Growth 2000 to 2016	0.5%	0.7%	0.9%
	2016 Median Age	32.8	35.5	36.3
HOUSEHOLDS	2016 Estimated Households	6,984	48,315	101,067
	2021 Projected Households	7,384	50,965	106,509
	2010 Census Households	6,641	46,056	96,022
	2000 Census Households	6,513	44,170	90,295
	Projected Annual Growth 2016 to 2021	1.1%	1.1%	1.1%
	Historical Annual Growth 2000 to 2016	0.5%	0.6%	0.7%
RACE AND ETHNICITY	2016 Estimated White	60.5%	65.3%	65.6%
	2016 Estimated Black or African American	4.8%	3.7%	4.0%
	2016 Estimated Asian or Pacific Islander	6.6%	7.0%	7.5%
	2016 Estimated American Indian or Native Alaskan	1.1%	0.9%	0.8%
	2016 Estimated Other Races	27.0%	23.0%	22.1%
	2016 Estimated Hispanic	45.5%	40.9%	38.2%
INCOME	2016 Estimated Average Household Income	\$62,091	\$75,758	\$78,267
	2016 Estimated Median Household Income	\$53,451	\$65,759	\$67,211
	2016 Estimated Per Capita Income	\$20,191	\$25,136	\$26,556
EDUCATION (AGE 25+)	2016 Estimated Elementary (Grade Level 0 to 8)	10.5%	9.5%	8.6%
	2016 Estimated Some High School (Grade Level 9 to 11)	8.1%	6.8%	6.6%
	2016 Estimated High School Graduate	26.0%	21.1%	21.6%
	2016 Estimated Some College	23.0%	22.0%	22.4%
	2016 Estimated Associates Degree Only	13.9%	13.0%	12.1%
	2016 Estimated Bachelors Degree Only	13.1%	18.6%	19.0%
	2016 Estimated Graduate Degree	5.4%	9.0%	9.7%
BUSINESS	2016 Estimated Total Businesses	535	4,637	11,206
	2016 Estimated Total Employees	5,340	42,916	116,987
	2016 Estimated Employee Population per Business	10.0	9.3	10.4
	2016 Estimated Residential Population per Business	41.4	31.6	26.7