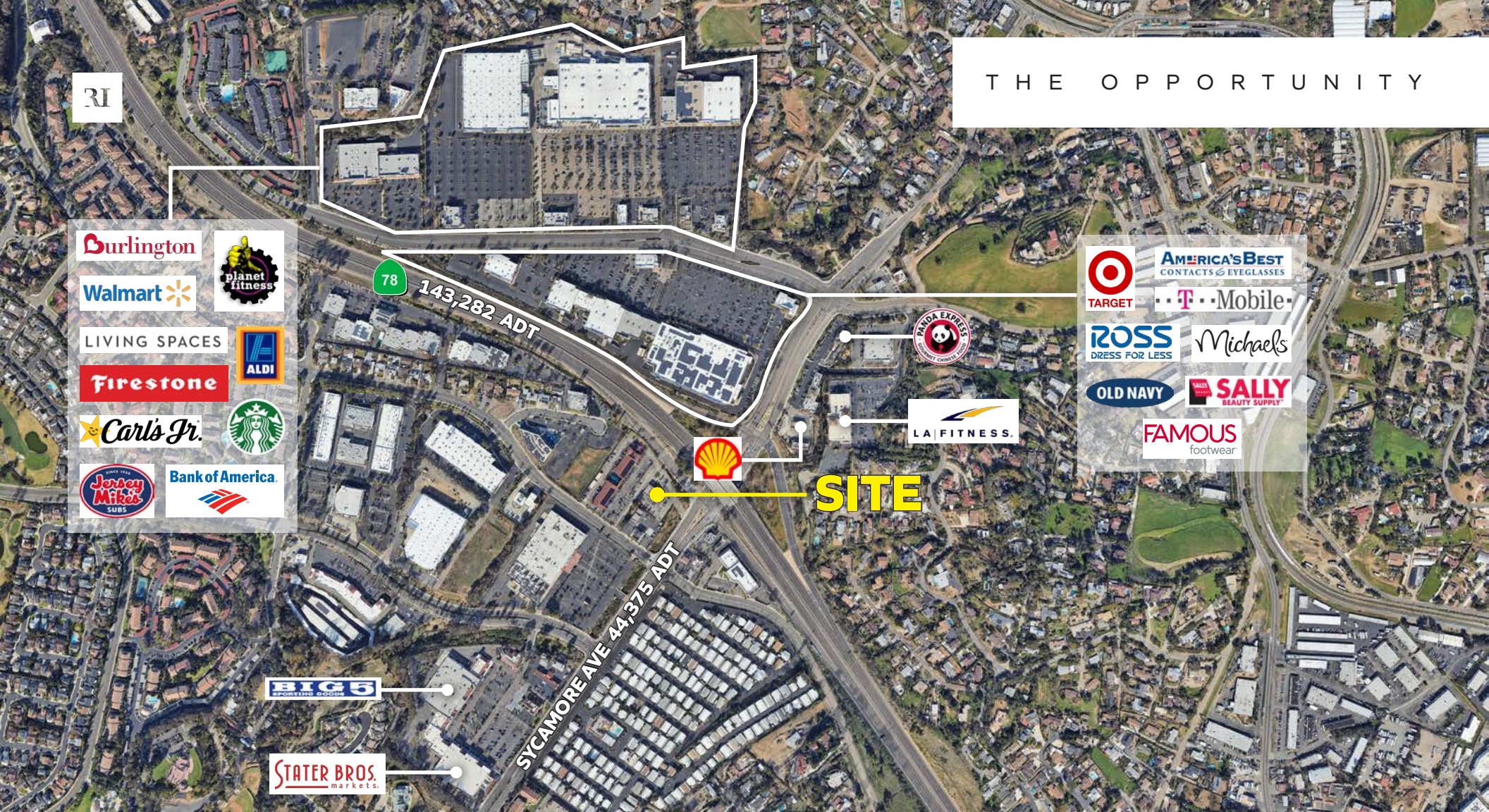


Freestanding Restaurant For Lease

*DO NOT DISTURB TENANT | 632 SYCAMORE AVE, VISTA, CA

FOR LEASE.



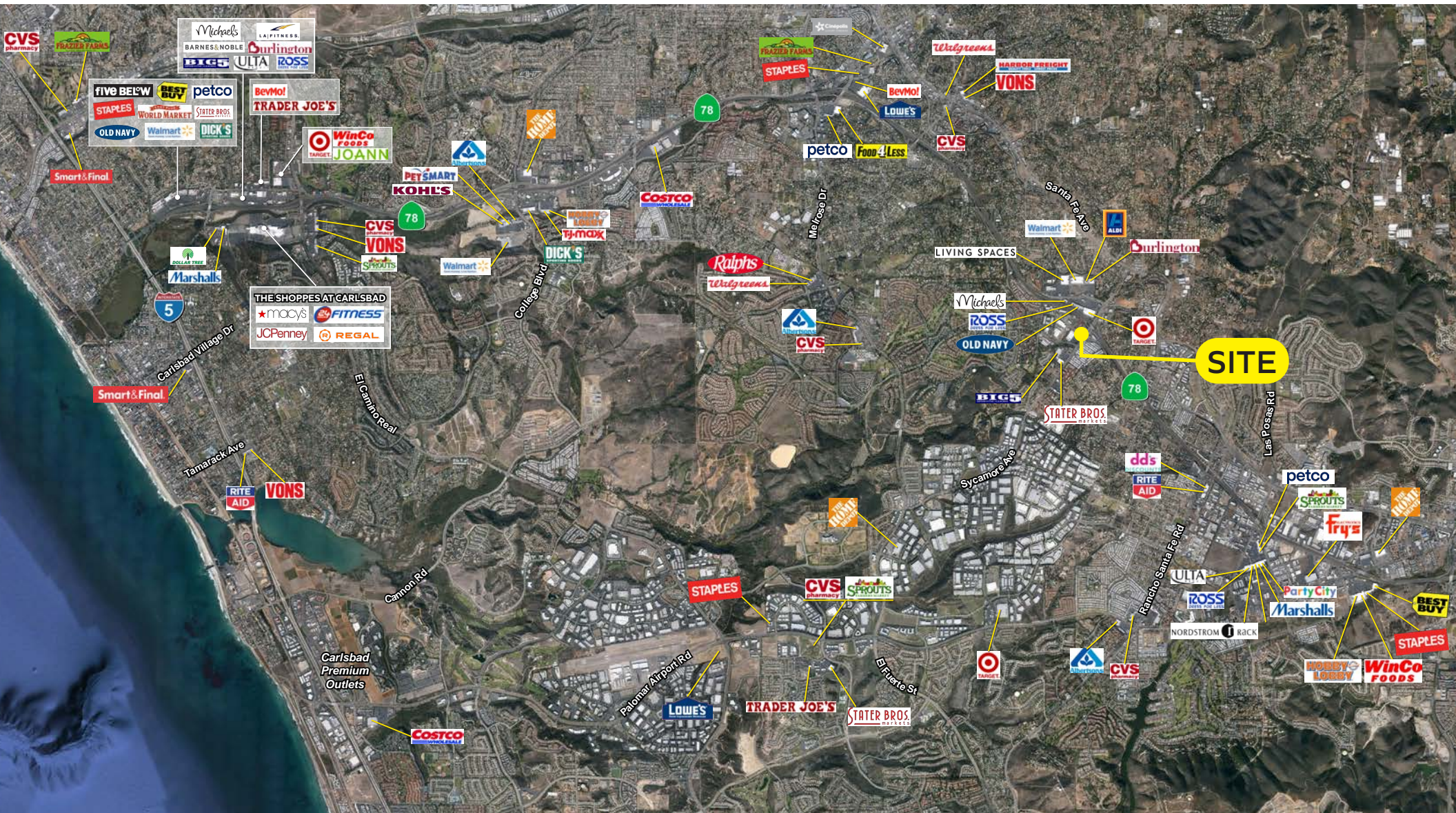


Property Features.

- + ~4,822 sf building
- + ~1.35 AC parcel. APN: 217-023-65-00
- + 40+ private parking stalls onsite
- + Access from signalized intersection
- + Visibility to Hwy 78



The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property.





ESTIMATED 2024 • CALCULATED USING PROPORTIONAL BLOCK GROUPS

632 Sycamore Ave, Vista, California, 92083

Rings: 1, 3, 5 mile radii

POPULATION

	1 mile	3 miles	5 miles
Total Population	14,691	89,691	264,282
Projected Population (2029)	15,002	90,166	265,354

HOUSING

	1 mile	3 miles	5 miles
Total Households	5,202	31,324	88,817
Projected Total Households (2029)	5,404	32,125	91,010

INCOME

	1 mile	3 miles	5 miles
Median Household Income	\$88,524	\$104,039	\$106,839
Average Household Income	\$115,359	\$136,285	\$143,092
Per Capita Income	\$41,011	\$48,146	\$48,299
Median Disposable Income	\$71,731	\$84,410	\$87,345
Average Disposable Income	\$86,085	\$97,118	\$100,522

DAYTIME DEMOS

	1 mile	3 miles	5 miles
Total Daytime Population	11,760	98,375	264,622
Daytime Population Workers	4,756	54,276	133,463
Daytime Population Residents	7,004	44,099	131,159

RACE & ETHNICITY

	1 mile	3 miles	5 miles
White	6,923 47.12%	46,674 52.04%	131,074 49.60%
Black or African American	408 2.78%	2,009 2.24%	6,119 2.32%
American Indian & Alaska Native Population	255 1.74%	1,313 1.46%	4,246 1.61%
Asian Population	905 6.16%	7,064 7.88%	22,015 8.33%
Pacific Islander Population	90 0.61%	359 0.40%	1,335 0.51%
Other Race Population	3,383 23.03%	17,235 19.22%	54,323 20.55%
Population of Two or More Races	2,728 18.57%	15,038 16.77%	45,170 17.09%
Hispanic Population	6,702 45.62%	34,636 38.62%	107,313 40.61%
Non-Hispanic Population	7,989 54.38%	55,055 61.38%	156,969 59.39%

EDUCATION

	1 mile	3 miles	5 miles
Bachelor's Degree	2,455 23.67%	16,757 26.19%	47,235 26.17%
Graduate/Professional Degree	1,164 11.22%	9,177 14.34%	25,240 13.99%

AGE

	1 mile	3 miles	5 miles
Median Age	37.6	40.1	38.3

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632 Sycamore Ave, Vista, CA



Jack Avarello

858.257.3484 | javarello@retailinsite.net | lic. 02081489

Blake Moser

858.523.2092 | bmoser@retailinsite.net | lic. 02154612

Retail Insite

Commercial Real Estate

405 S. Hwy 101, Suite 150
Solana Beach, CA 92075

lic. 01206760

t. 858 523 2090

w. retailinsite.net