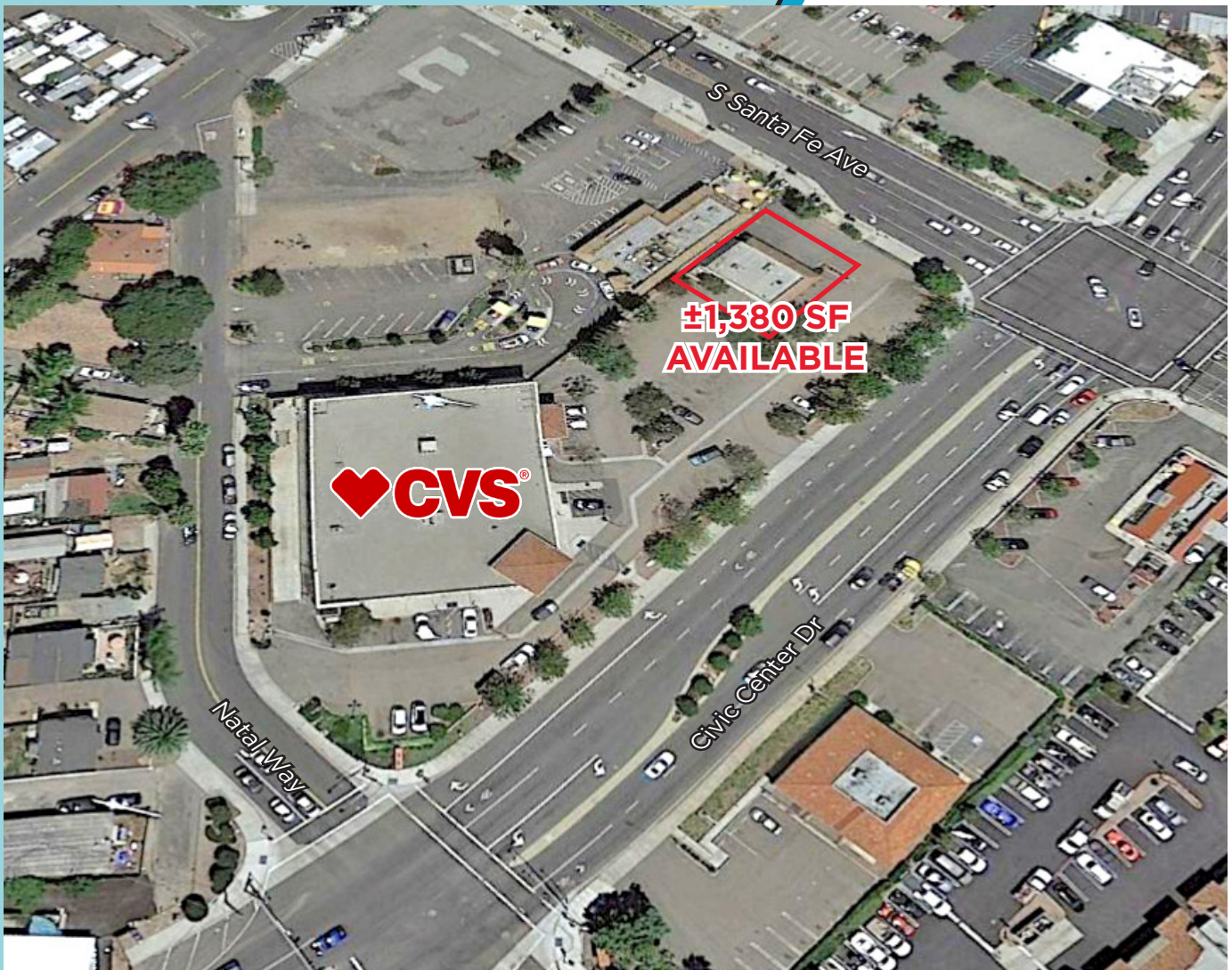


S SANTA FE AVENUE

883 South Santa Fe Ave, Vista, CA



PROPERTY FEATURES

- Free standing building at the signalized hard corner of Santa Fe Ave & Civic Center Dr.
- Great access to the 78 freeway.
- In the heart of Vista, CA.
- Anchored by CVS Pharmacy.
- 1,380 SF of retail space.



\$95,705

Average HH Income



132,722

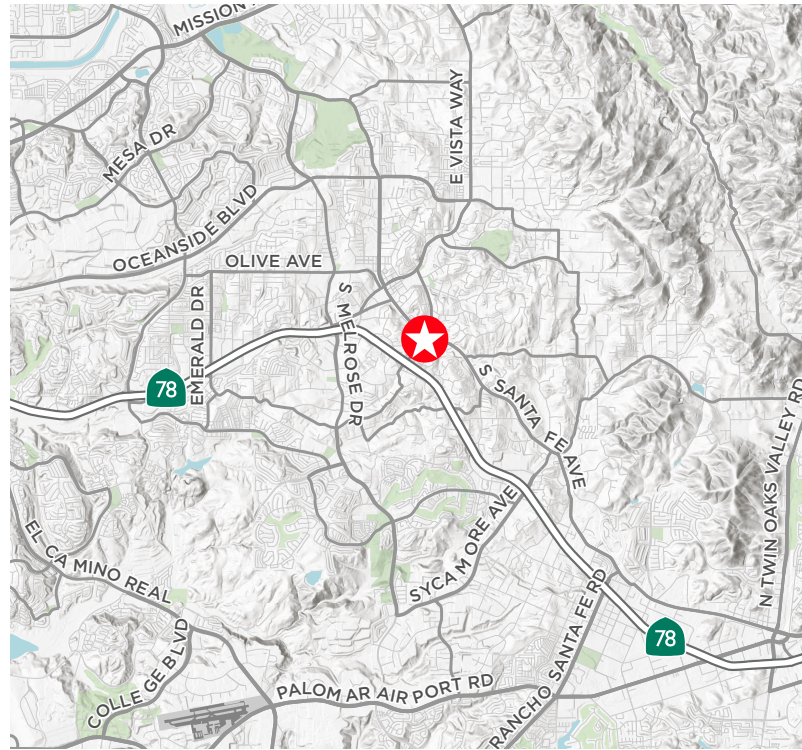
Est. Population



43,439

Estimated HH

WITHIN A 3-MILE RADIUS OF PROPERTY...



TENANT AERIAL



John Jennings
 901 Via Piemonte, Suite 200
 Ontario, CA 91764
john.l.jennings@cushwake.com
 +1 909 942 4683
cushmanwakefield.com

Jay Nichols
 901 Via Piemonte, Suite 200
 Ontario, CA 91764
jay.nichols@cushwake.com
 +1 909 942 4685
cushmanwakefield.com

SITE PLAN



John Jennings
901 Via Piemonte, Suite 200
Ontario, CA 91764
john.l.jennings@cushwake.com
+1 909 942 4683
cushmanwakefield.com

Jay Nichols
901 Via Piemonte, Suite 200
Ontario, CA 91764
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+1 909 942 4685
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SITE DEMOS

883 S Santa Fe Ave

Vista, CA 92083

1 mi
radius

3 mi
radius

5 mi
radius

Population

2021 Estimated Population	16,388	132,722	250,515
2026 Projected Population	16,367	132,835	252,532
2010 Census Population	15,162	124,347	231,214
2000 Census Population	15,314	119,956	208,520
Projected Annual Growth 2021 to 2026	-	-	0.2%
Historical Annual Growth 2000 to 2021	0.3%	0.5%	1.0%
2021 Median Age	34.5	35.7	36.9

Households

2021 Estimated Households	5,051	43,439	85,636
2026 Projected Households	5,225	44,980	89,404
2010 Census Households	4,630	40,179	77,684
2000 Census Households	4,758	39,558	70,760
Projected Annual Growth 2021 to 2026	0.7%	0.7%	0.9%
Historical Annual Growth 2000 to 2021	0.3%	0.5%	1.0%

Race and Ethnicity

2021 Estimated White	61.0%	62.4%	63.2%
2021 Estimated Black or African American	3.3%	3.8%	4.0%
2021 Estimated Asian or Pacific Islander	4.3%	6.3%	8.5%
2021 Estimated American Indian or Native Alaskan	1.3%	1.1%	0.9%
2021 Estimated Other Races	30.1%	26.5%	23.4%
2021 Estimated Hispanic	49.3%	46.7%	40.1%

Income

2021 Estimated Average Household Income	\$90,919	\$95,705	\$103,507
2021 Estimated Median Household Income	\$79,354	\$80,801	\$86,544
2021 Estimated Per Capita Income	\$28,192	\$31,454	\$35,471

Education (Age 25+)

2021 Estimated Elementary (Grade Level 0 to 8)	12.8%	10.0%	7.9%
2021 Estimated Some High School (Grade Level 9 to 11)	7.8%	7.4%	6.3%
2021 Estimated High School Graduate	24.4%	24.0%	21.4%
2021 Estimated Some College	23.8%	22.7%	23.1%
2021 Estimated Associates Degree Only	8.0%	8.9%	9.3%
2021 Estimated Bachelors Degree Only	16.7%	18.0%	21.0%
2021 Estimated Graduate Degree	6.5%	8.9%	10.9%

Business

2021 Estimated Total Businesses	996	4,406	11,024
2021 Estimated Total Employees	7,497	43,837	134,327
2021 Estimated Employee Population per Business	7.5	10.0	12.2
2021 Estimated Residential Population per Business	16.4	30.1	22.7

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Jay Nichols

901 Via Piemonte, Suite 200
Ontario, CA 91764
jay.nichols@cushwake.com
+1 909 942 4685
cushmanwakefield.com

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