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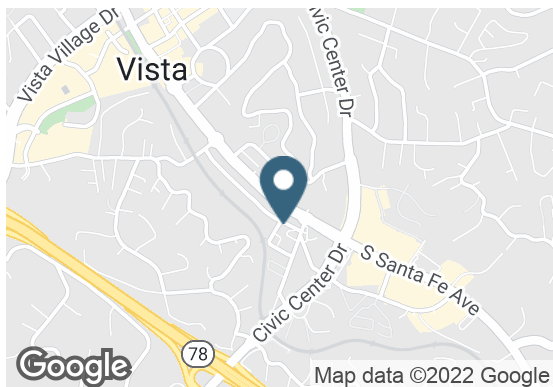
Former Walgreens - Vista, CA

802 S Santa Fe Avenue | Vista, CA



Overview

AVAILABLE SF	15,120 SF
LEASE END DATE	5/31/2022
LEASE RATE	\$9.00 SF/YR



Contact

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Description

- High visibility façade opportunity along Santa Fe Avenue (over 22,000 car per day passing)
- Ample parking with multiple convenient points of ingress/ egress
- For more information visit WAGDISPO.com

Nearby Retailers



Demographics

	1 MILE	3 MILES	5 MILES
Population	19,062	133,043	249,803
Average Household Income	\$88,895	\$95,353	\$104,536
Daytime Population	8,753	34,826	105,742

Traffic Counts

Santa Fe Avenue	approx. 22,500 VPD
Civic Center	approx. 30,200 VPD
Hwy 78	approx. 130,000 VPD

Year: | Source: Costar

SRS REAL ESTATE PARTNERS | 610 Newport Center Drive, Suite 1500 | Newport Beach, CA 92660 | 949.698.1100

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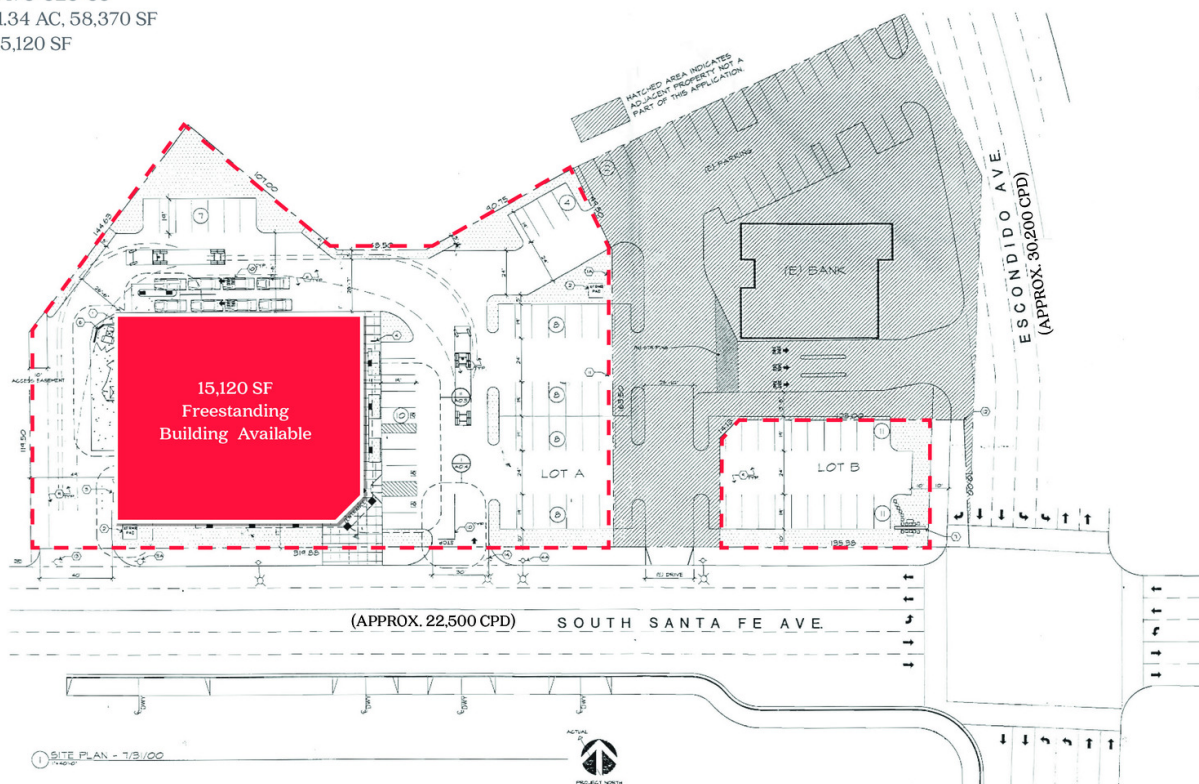
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Parcel: 175-323-38
Land: 1.34 AC, 58,370 SF
GLA: 15,120 SF



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	1 mile	3 miles	5 miles
Population			
2021 Population	19,062	133,043	249,803
2000 Population	18,234	120,103	208,641
2010 Population	17,990	124,486	231,211
2026 Population	19,739	138,039	258,598
2000-2010 Annual Rate	-0.13%	0.36%	1.03%
2010-2020 Population: Annual Growth Rate	0.52%	0.59%	0.69%
2021-2026 Population: Annual Growth Rate	0.70%	0.74%	0.69%
2021 Median Age	33.8	34.8	36.3
Households			
2000 Households	5,551	39,586	70,735
2010 Households	5,439	40,305	77,336
2021 Total Households	5,712	42,879	83,508
2026 Total Households	5,894	44,266	86,145
2000-2010 Annual Rate	-0.20%	0.18%	0.90%
2010-2020 Households: Annual Growth Rate	0.44%	0.55%	0.68%
2021-2026 Households: Annual Growth Rate	0.63%	0.64%	0.62%
2021 Average Household Size	3.30	3.04	2.96
Housing Units			
2021 Total Housing Units	6,127	45,204	87,831
2021 Owner Occupied Housing Units	2,973	23,798	51,328
2021 Renter Occupied Housing Units	2,739	19,081	32,180
2021 Vacant Housing Units	415	2,325	4,323
Race and Ethnicity			
2021 White Alone	60.4%	62.4%	63.0%
2021 Black Alone	2.8%	3.2%	3.4%
2021 American Indian/Alaska Native Alone	1.3%	1.1%	0.9%
2021 Asian Alone	3.0%	4.9%	7.1%
2021 Pacific Islander Alone	0.5%	0.7%	0.7%
2021 Hispanic Origin (Any Race)	54.0%	48.4%	41.8%
Income			
2021 Median Household Income	\$68,550	\$76,714	\$82,412
2021 Average Household Income	\$88,895	\$95,353	\$104,536
2021 Per Capita Income	\$26,578	\$30,742	\$34,991
2021 Population 25+ by Educational Attainment			
Total	12,312	88,925	170,164
High School Graduate	23.5%	21.7%	19.5%
GED/Alternative Credential	1.9%	2.5%	2.2%
Some College, No Degree	23.3%	22.8%	23.0%
Associate Degree	7.8%	8.9%	9.0%
Bachelor's Degree	16.4%	18.2%	21.4%
Graduate/Professional Degree	6.5%	9.4%	11.2%
Data for all businesses in area			
Total Businesses:	1,104	4,321	10,638
Total Employees:	8,753	34,826	105,742
Total Residential Population:	19,062	133,043	249,803
Employee/Residential Population Ratio:	0:1	0:1	0:1
2021 Total Daytime Population	17,867	109,980	237,217
Workers	8,116	42,336	109,781
Residents	9,751	67,644	127,436

Source: Esri, Esri and Infogroup, U.S. Census

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