

VISTA PLACE SHOPPING CENTER

1830 Hacienda Drive, #4 & Land Lease Pad, Vista, California 92081

± 975 Square Feet

\$1.35/sf Gross



- 975 sf of in line space ideal for retail or office user
- Turn-key open floorplan with great signage and visibility
- Prominent location at major freeway intersection
- Direct access to Hwy 78
- 2016 Traffic count = 26,200
- Parking Ratio = 5.9/1,000
- City of Vista Commercial (C-1) Zoning
- Accessible by Lockbox JX130

For more information on this property, your current property, or your future location, please contact:

Kenneth Dubs, Jr.

CalBRE# 01277355

kdjr@dubsandcompany.com

Office (760) 591-4100 Fax (760) 591-4102

1850 Diamond Street, Suite 103, San Marcos, California 92078

The information contained herein is deemed reliable, however no representations, warranties, or guaranties of any kind are made by Dubs and Company, Inc.



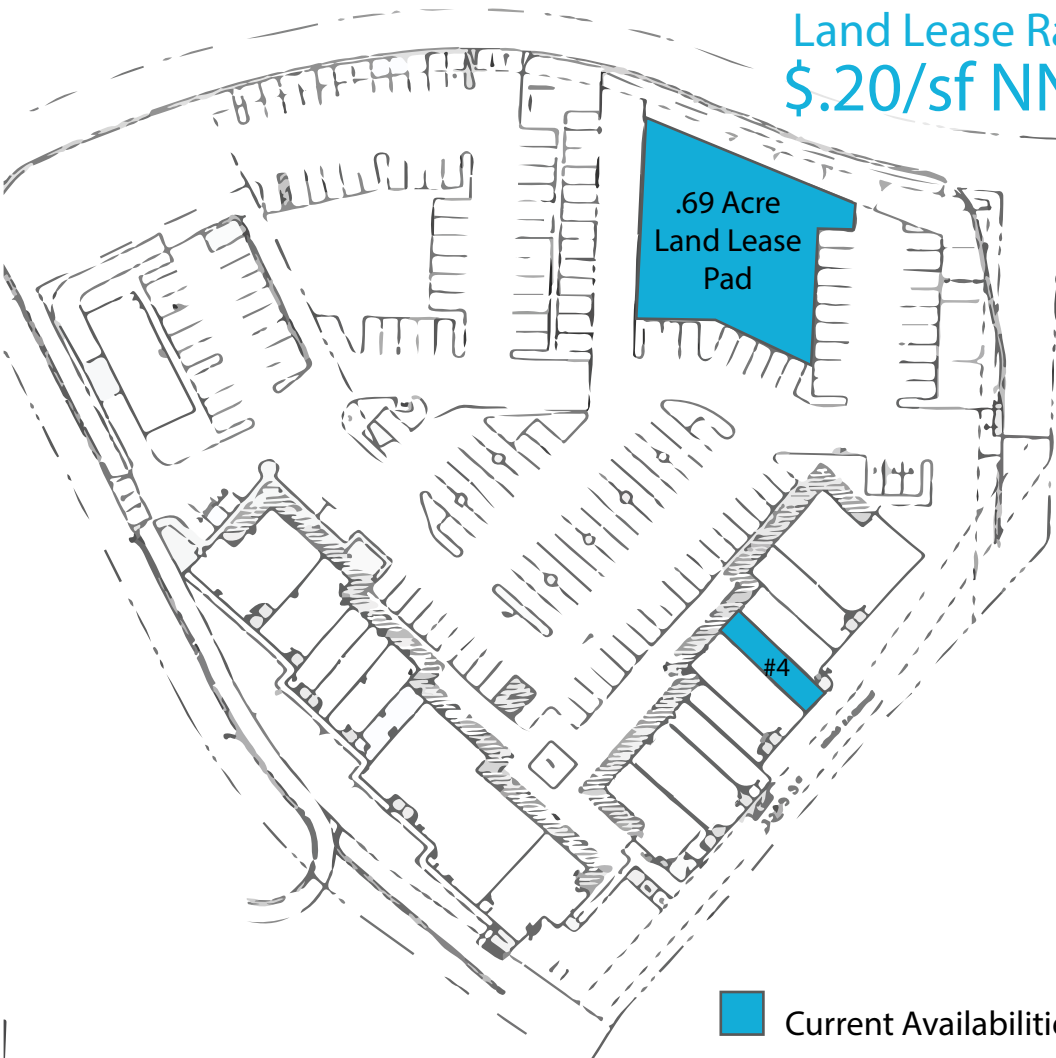
CalBRE# 01385958

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Land Lease Rate
\$.20/sf NNN

TENANT LIST - VISTA PLACE SHOPPING CENTER

1830 Hacienda Drive

SUITE #	TENANT	SQ. FT.
1	Caterpillar Kids Resale	3,010
2	MJ Physical Therapy	1,310
3	Chens Accupuncture	1,100
4	Available	975
5	The Foot Comfort Store	1,625
6	Farmers Insurance Agency	825
7	Pregnancy Resource Center	975
8	Pregnancy Resource Center	1,375
10	Professional Office	2,100

1850 Hacienda Drive

SUITE #	TENANT	SQ. FT.
11	International Food Market	1,725
12	A Step Above Dance Studio	4,184
14	A Step Above Dance Studio	
15	Advantage Homes	1,150
16	Professional Office	1,325
17	Stacy's Fitness	675
18	Hairs to You	1,100
19	Nail & Wax	825
20	A Step Above Dance Studio	825
21	A Step Above Dance Studio	
22	Colimas Mexican Food	2,507

1876 Hacienda Drive

SUITE #	TENANT	SQ. FT.
Bldg.	Thai Pasta	2,415

1890 Hacienda Drive

SUITE #	TENANT
Bldg.	Professional Office

Build to Suit Pad

Lot	Vacant	Size
		.69 Acre

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Open Floor Plan

Glass-Lined
Entry



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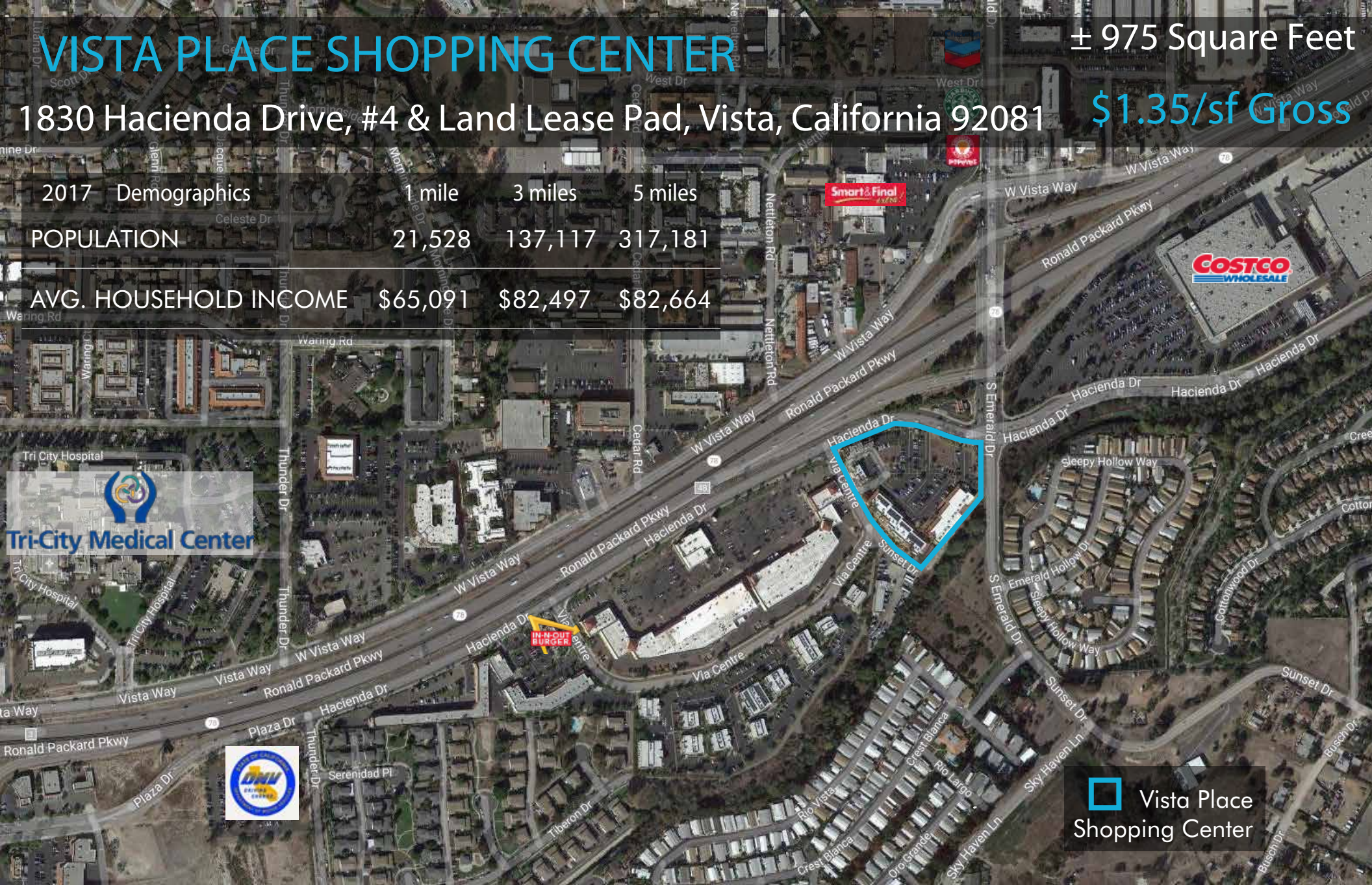
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2017 Demographics	1 mile	3 miles	5 miles
POPULATION	21,528	137,117	317,181
AVG. HOUSEHOLD INCOME	\$65,091	\$82,497	\$82,664



 Vista Place Shopping Center



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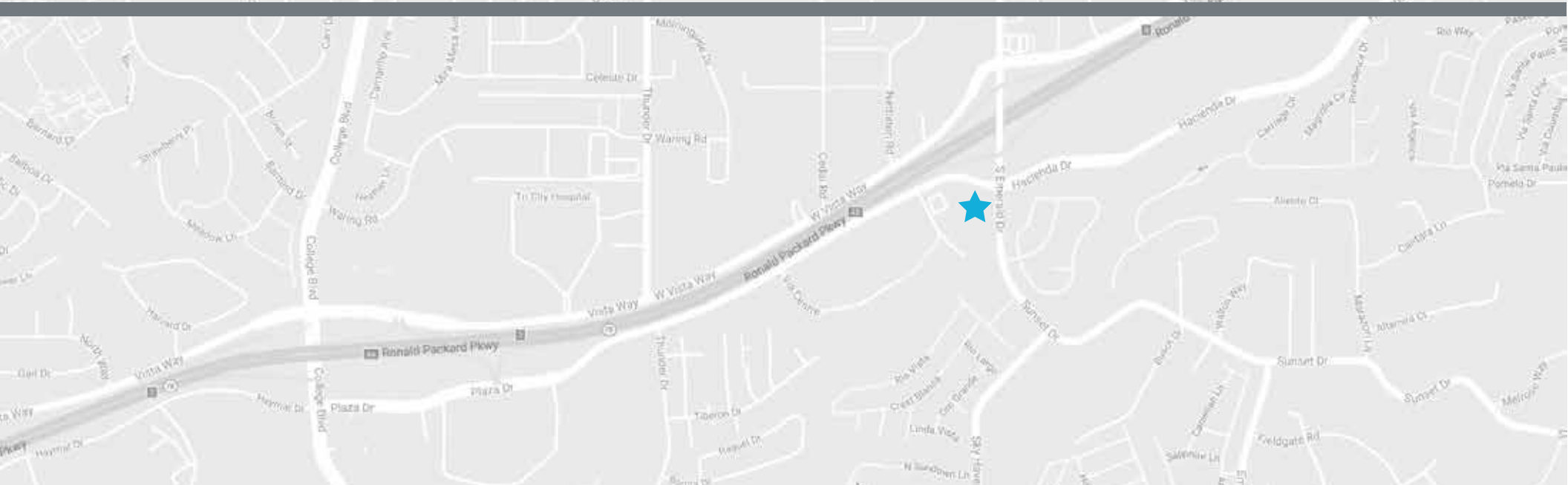
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