

VISTA PLACE SHOPPING CENTER

± 975 Square Feet

Rates From

*\$0.95/sf NNN

1830 Hacienda Drive, #4 & Build to Suit Pad, Vista, California 92081



- 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

***\$0.99/s.f. NNN for the first 12 months of a 36 month lease term**

< OR >

***\$0.95/s.f. NNN for the first 24 months of a 60 month lease term**

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

Deanna Console CalBRE# 01428304

deanna@dubsandcompany.com

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

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

CalBRE# 01385958

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



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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	Size
Lot Vacant	.69 Acre



■ Current Availabilities

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Open Floor Plan

Glass-Lined
Entry



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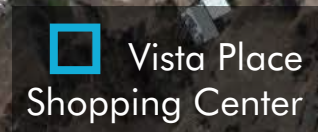
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2017 Demographics

1 mile 3 miles 5 miles

POPULATION 21,528 137,117 317,181

AVG. HOUSEHOLD INCOME \$65,091 \$82,497 \$82,664



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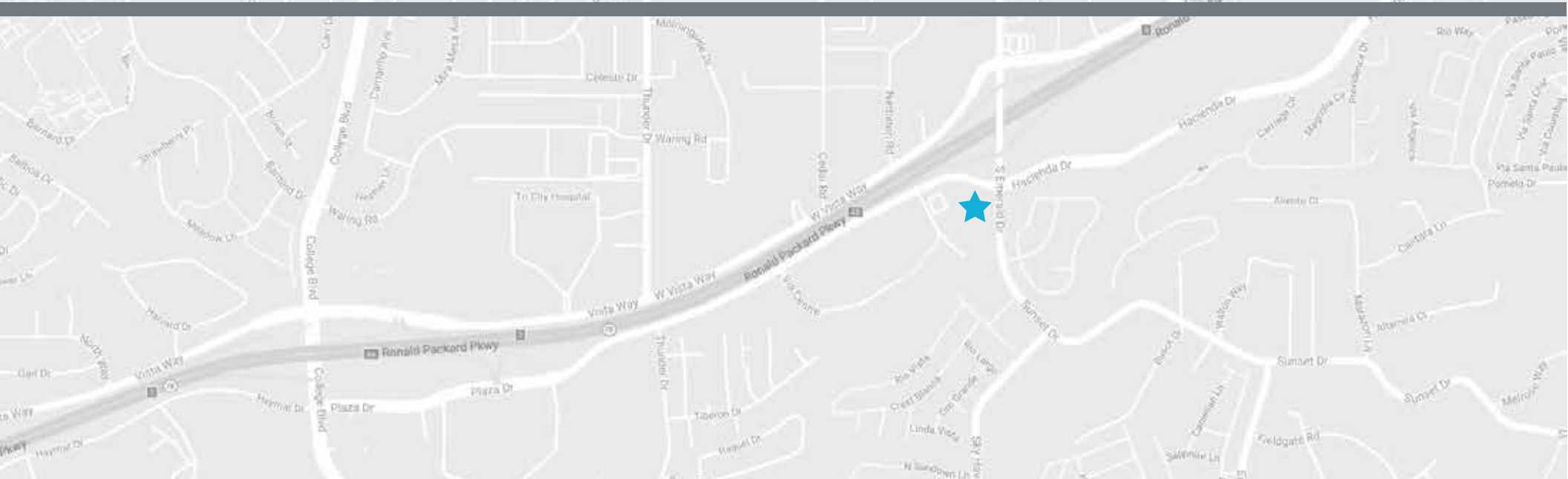
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