

# FOR LEASE

## VILLAGE PLAZA AT SHADOWRIDGE

735-785 SHADOWRIDGE DRIVE, VISTA, CA 92083

- 26,600 SF RETAIL/PROFESSIONAL CENTER
- CONVENIENT ACCESS TO 78 FREEWAY— 2 BLOCKS AWAY
- STRONG DEMOGRAPHICS— 94,759 POPULATION / \$75,891 AVG. HOUSEHOLD INCOME (3-MILE RADIUS)

AVAILABLE: 1,455 SF

1,560 SF

2,600 SF



Can Be Combined for 4,160 SF

New Laundromat— Coming Soon!



- IDEAL FOR: DANCE STUDIO, FITNESS, MARTIAL ARTS, INSURANCE, PHARMACY, TUTORING CENTER, RETAIL, OFFICE, MEDICAL & MORE

For More Information Please Contact:

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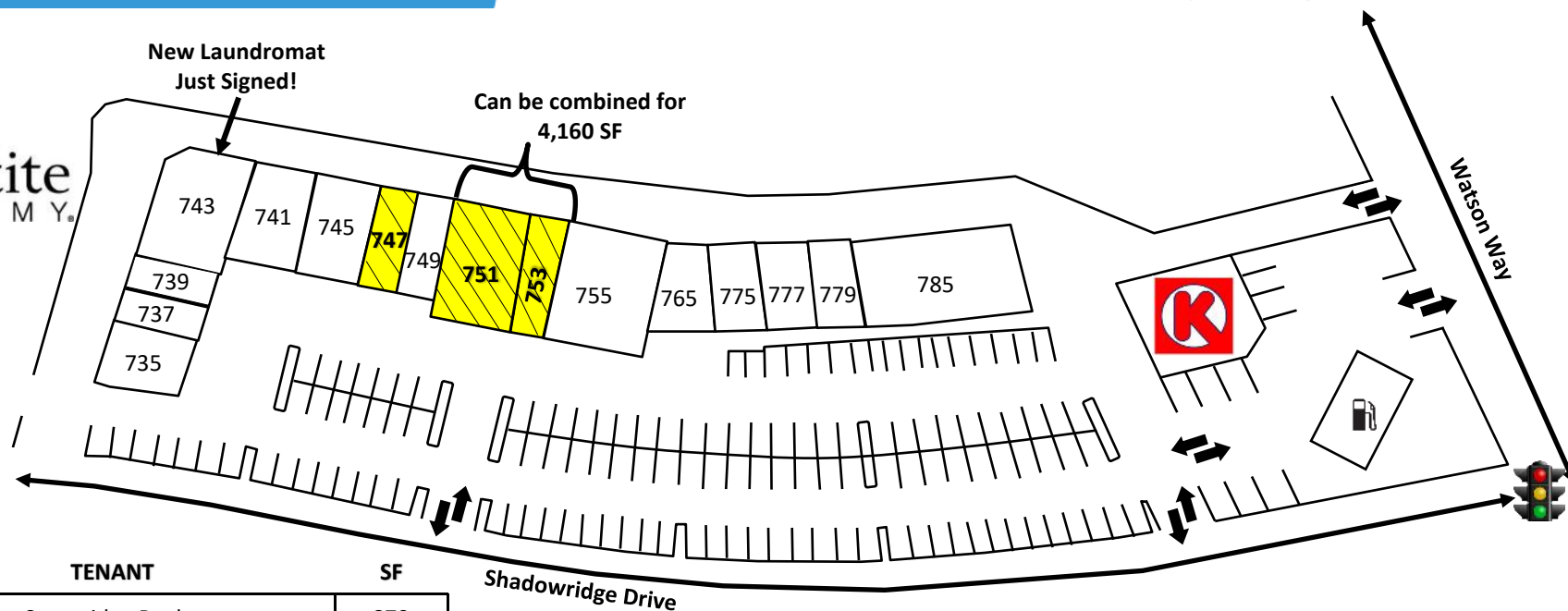
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# SITE PLAN

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SUITE	TENANT	SF
735	Stoneridge Realty	870
737	Nail Boutique	734
739	Dr. Nitwit	734
741	Shadowridge Vision Center	1,711
743	Laundromat — Just Signed!	2,760
745	Vista Music	1,321
<b>747</b>	<b>AVAILABLE</b>	<b>1,455</b>
749	Rocco's Pizza	1,298
<b>751</b>	<b>AVAILABLE</b>	<b>2,600</b>

SUITE	TENANT	SF
<b>753</b>	<b>AVAILABLE</b>	<b>1,560</b>
755	Vista Wine & Spirits	3,500
765	Ridge Hair Design	1,360
775	Shadowridge Dental	1,325
777	Los Alambres Mexican Restaurant	1,321
779	Los Alambres Mexican Restaurant	1,050
785	Beaming Wellness	3,950

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# AERIAL

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### VILLAGE PLAZA AT SHADOWRIDGE



#### DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
2016 TOTAL POPULATION:	15,521	50,429	94,759
POP GROWTH 2016-2021:	6.45%	5.90%	5.82%
AVERAGE AGE:	36.10	36.50	38.70
AVG. HH INCOME:	\$67,818	\$75,415	\$75,891
AVG. HOUSEHOLD SIZE:	2.70	2.90	2.80
MEDIAN HOME VALUE:	\$400,475	\$426,410	\$431,035

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