

FOR LEASE

VALE TERRACE 7-ELEVEN CENTER

895-897 E VISTA WAY, VISTA, CA 92084

AVAILABLE: ±700 SF

HIGHLIGHTS:

- High Traffic Location - ±40,000 Cars Per Day Along E Vista Way
- 7-Eleven Anchored Strip Center
- Signalized Intersection with Excellent Visibility
- Easy Ingress/Egress & Plenty of Parking



For more information about this property, please contact:

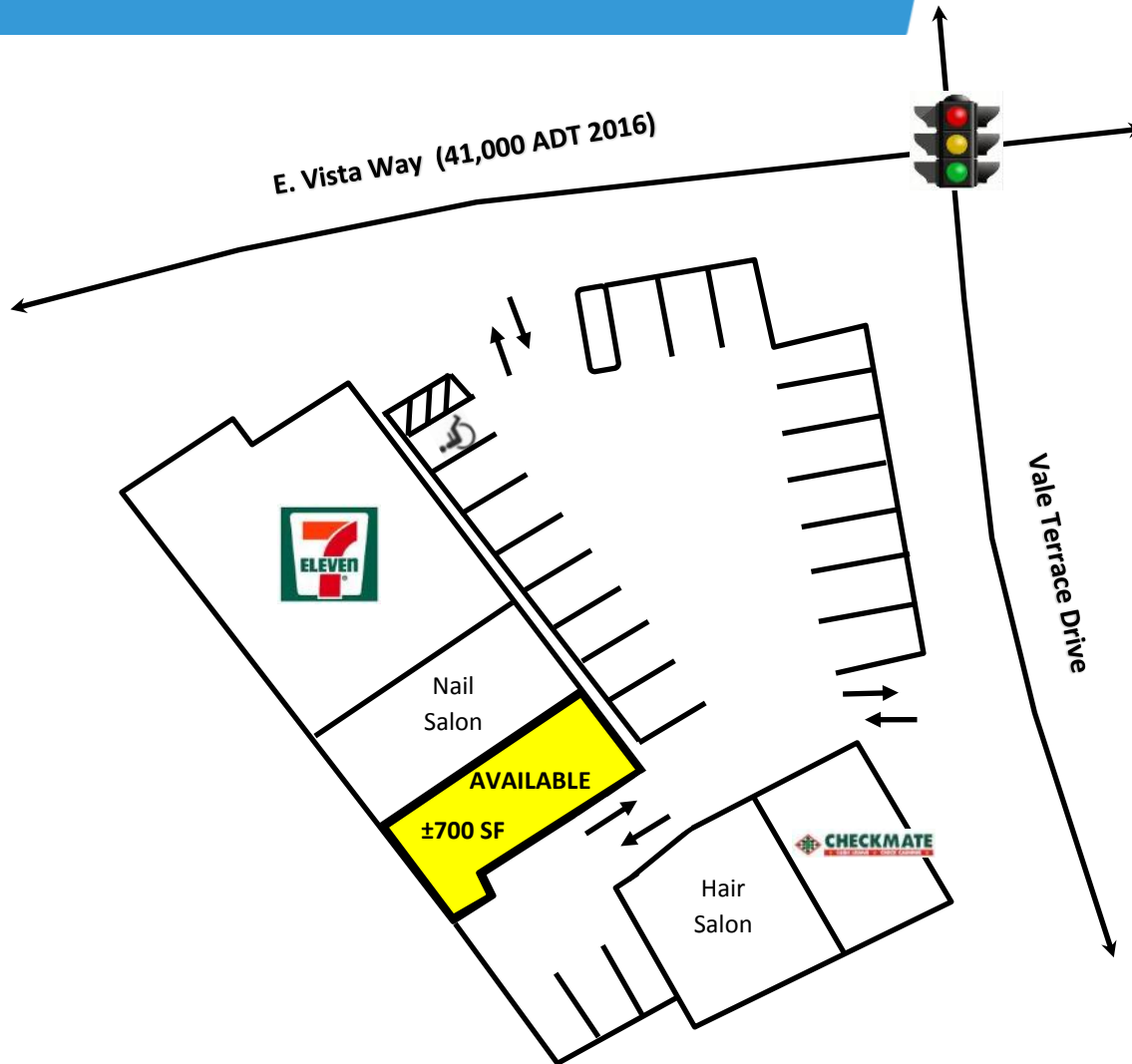
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SITE PLAN

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Population	1 Mile	2 Mile	3 Mile
2017 Total Population:	29,132	68,637	113,977
2022 Population:	30,585	72,238	119,998
Pop Growth 2017-2022:	4.99%	5.25%	5.28%
Average Age:	33.30	34.80	36.00
Households			
2017 Total Households:	8,066	20,041	35,835
HH Growth 2017-2022:	5.18%	5.38%	5.39%
Avg Household Inc:	\$56,180	\$64,395	\$72,163
Avg Household Size:	3.50	3.30	3.10
2017 Avg HH Vehicles:	2.00	2.00	2.00
Housing			
Median Home Value:	\$340,841	\$389,271	\$408,266
Median Year Built:	1973	1975	1980

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