

— **FOR LEASE**

Village Plaza at Shadowridge
735-785 Shadowridge Drive, Vista, CA 92083

- Built-Out Restaurant Space Potentially Available
- Well Maintained 26,000 SF Retail/Professional Center
- Convenient Access to 78 Freeway
- Strong Demographics- \$116,647 Avg Household Income

Available: 2,371 SF Restaurant
(Potentially Available)



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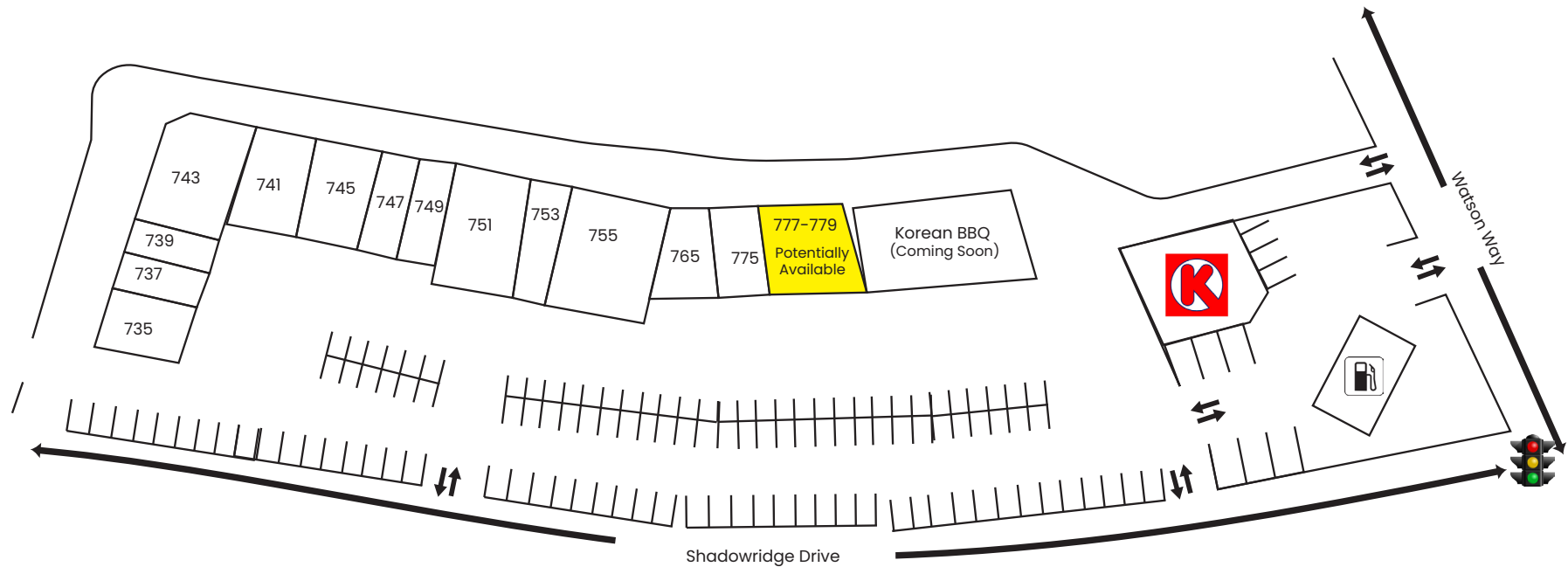


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Suite	Tenant	Square Feet
735	Coffee/Deli	870
737	Nail Salon	734
739	Computer Repair	734
741	Shadowridge Vision Center	1,711
743	Laundromat	2,760
745	Vista Music	1,321
747	SoCal Brewing Supply	1,458
749	Rocco's Pizza	1,298
751	Amity	2,015
753	Barber Shop	1,407
755	Vista Wine & Spirit	3,500
765	Ridge Hair Design	1,360
775	Dentist Office	1,325
777-779	Tony's Mexican Food (Potentially Available /Please do not disturb Tenant)	2,371
785	Korean BBQ (Coming Soon)	3,950

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Demographics - 2024

	1 Mile	2 Mile	3 Mile
Population	13,977	46,917	91,999
Avg. Age	39.9	39.5	41.0
Median Home Value	\$695,389	\$715,925	\$718,649
Avg. HH Income	\$101,053	\$112,618	\$116,647
Avg. HH Size	2.7	2.8	2.7

For more information please contact:

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