

— **FOR LEASE**

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

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

**Available: 3,950 SF**



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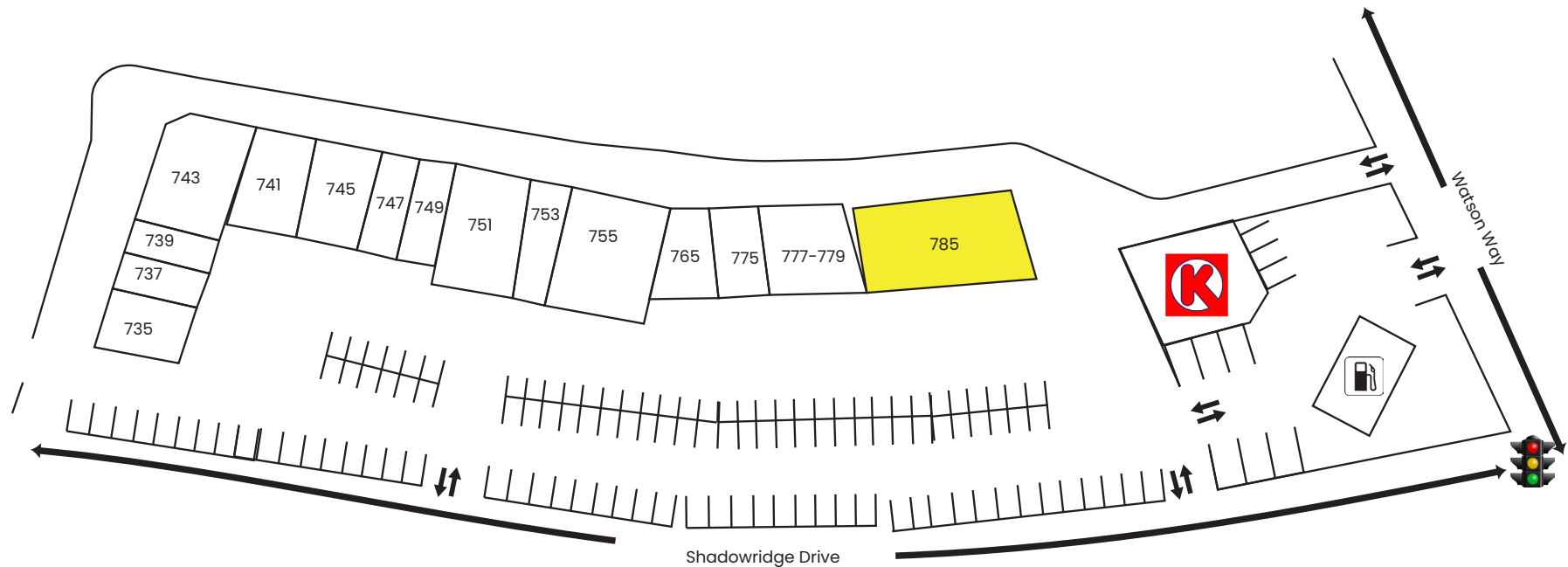


No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

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Suite	Tenant	SF
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	2,371
785	Fresh Farm Meals (Potentially Available /Please do not disturb Tenant)	3,950

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## Demographics: 2024

	1M	2M	3M
Population	13,977	46,917	91,999
Pop Growth	0.31	-0.91	-0.61
Avg Age:	39.9	39.5	41.0
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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