

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: 870 SF

1,407 SF

1,458 SF



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

For More Information Please Contact:

Rob Bloom
(619) 269-6076
Rob@DuhsCommercial.com
CA License: 01302163

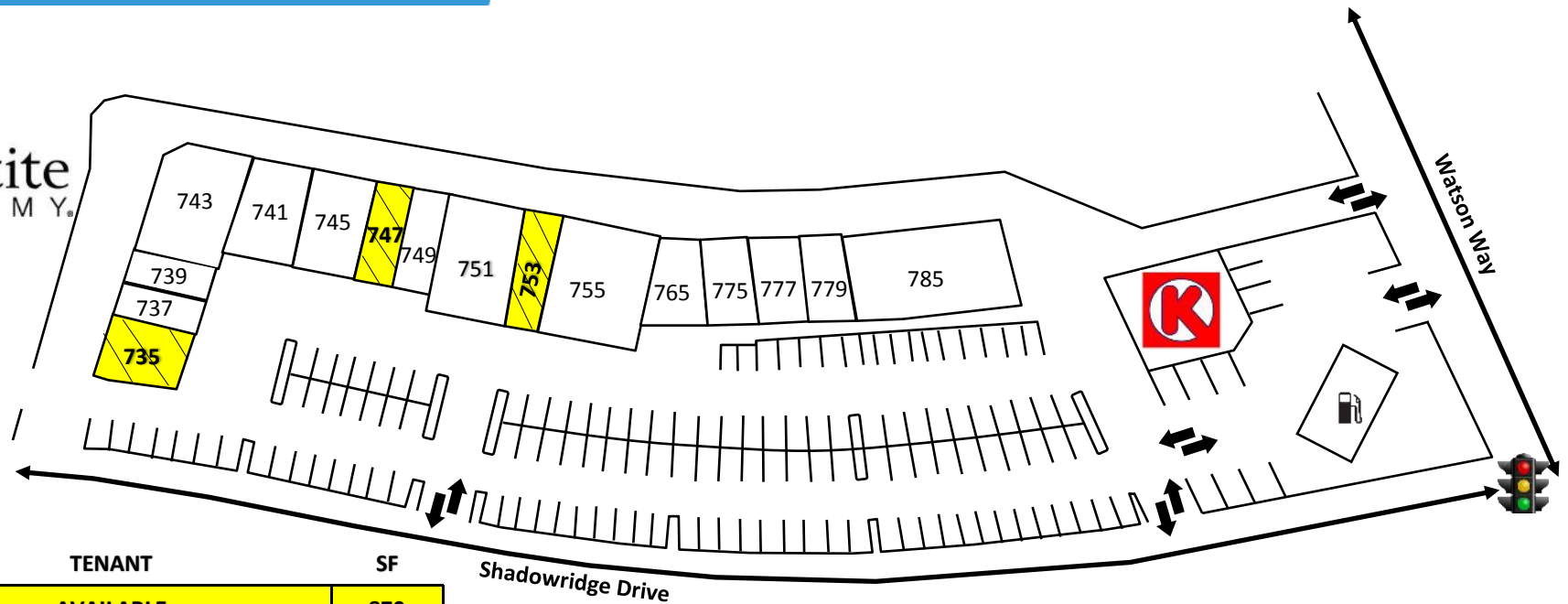
Anthony Acosta
(619) 491-0335 Ext.18
Anthony@DuhsCommercial.com
CA License: 01900150



SITE PLAN

VILLAGE PLAZA AT SHADOWRIDGE

735-785 SHADOWRIDGE DRIVE, VISTA, CA 92083



SUITE	TENANT	SF
735	AVAILABLE	870
737	Nail Boutique	734
739	Dr. Nitwit	734
741	Shadowridge Vision Center	1,711
743	Laundromat	2,760
745	Vista Music	1,321
747	AVAILABLE	1,458
749	Rocco's Pizza	1,298
751	Amity	2,015

SUITE	TENANT	SF
753	AVAILABLE	1,407
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

For More Information Please Contact:

Rob Bloom
 (619) 269-6076
 Rob@DuhsCommercial.com
 CA License: 01302163

Anthony Acosta
 (619) 491-0335 Ext.18
 Anthony@DuhsCommercial.com
 CA License: 01900150



AERIAL

VILLAGE PLAZA AT SHADOWRIDGE

735-785 SHADOWRIDGE DRIVE, VISTA, CA 92083

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

For More Information Please Contact:

Rob Bloom
 (619) 269-6076
 Rob@DuhsCommercial.com
 CA License: 01302163

Anthony Acosta
 (619) 491-0335 Ext.18
 Anthony@DuhsCommercial.com
 CA License: 01900150

