

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: 734 SF

870 SF

1,321 SF

1,407 SF

1,458 SF

3,950 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

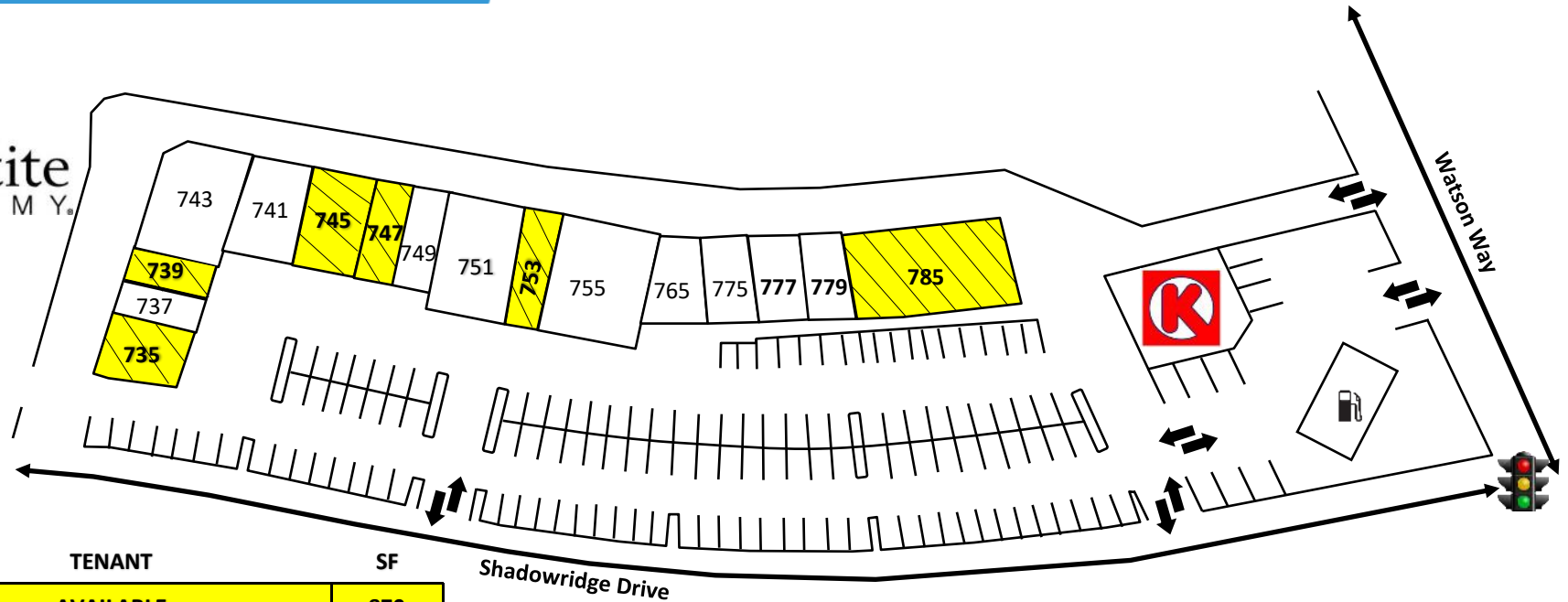
Anthony Acosta
(619) 491-0048
Anthony@DuhsCommercial.com
CA License: 01900150



SITE PLAN

VILLAGE PLAZA AT SHADOWRIDGE

735-785 SHADOWRIDGE DRIVE, VISTA, CA 92083



SUITE	TENANT	SF
735	AVAILABLE	870
737	Nail Boutique	734
739	POTENTIALLY AVAILABLE	734
741	Shadowridge Vision Center	1,711
743	Laundromat	2,760
745	AVAILABLE	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	Mexican Restaurant	1,321
779	Mexican Restaurant	1,050
785	AVAILABLE	3,950

For More Information Please Contact:

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

Anthony Acosta
 (619) 491-0048
 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
2019 TOTAL POPULATION:	15,016	51,045	98,539
POP GROWTH 2019-2024:	4.24%	3.10%	3.78%
AVERAGE AGE:	36.70	36.80	38.90
AVG. HH INCOME:	\$78,052	\$86,911	\$85,438
AVG. HOUSEHOLD SIZE:	2.70	3.00	2.80

For More Information Please Contact:

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

Anthony Acosta
 (619) 491-0048
 Anthony@DuhsCommercial.com
 CA License: 01900150

