

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— 93,340 POPULATION / \$105,999 AVG. HOUSEHOLD INCOME (3-MILE RADIUS)

AVAILABLE: 1,458 SF

2,371 SF—Former Sit-Down Restaurant

3,950 SF—Commercial Kitchen



- **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

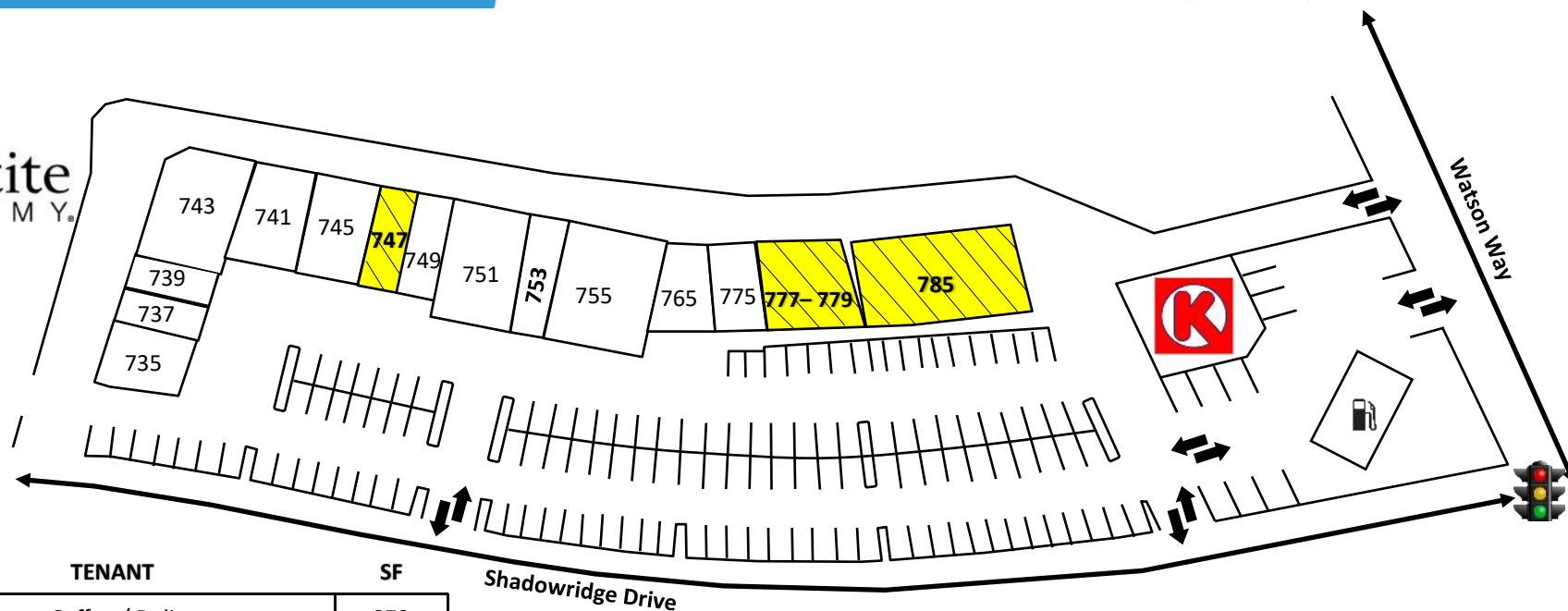
Anthony Acosta
(619) 491-0048
Anthony@DuhsCommercial.com
CA License: 01900150



SITE PLAN

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SUITE	TENANT	SF
735	Coffee / Deli	870
737	Nail Boutique	734
739	Computer Store	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	Barber Shop	1,407
755	Vista Wine & Spirits	3,500
765	Ridge Hair Design	1,360
775	Shadowridge Dental	1,325
777-779	RESTAURANT AVAILABLE	2,371
785	AVAILABLE	3,950

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AERIAL

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VILLAGE PLAZA AT SHADOWRIDGE



DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
2022 TOTAL POPULATION:	14,833	49,566	93,340
POP GROWTH 2022-2027:	0.1%	0.1%	0.1%
AVERAGE AGE:	36.6	37	38.5
AVG. HH INCOME:	\$94,648	\$102,251	\$105,999
AVG. HOUSEHOLD SIZE:	2.70	2.90	2.80

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