

# FOR LEASE

SHADOWRIDGE PLAZA  
730-790 SYCAMORE AVENUE, VISTA, CA 92083

## HIGHLIGHTS:

- Daily-Needs Grocery Anchored Shopping Center
- High Traffic Counts Along Sycamore Ave – **40,771 Cars Per Day!**
- Surrounded by Diverse Mix of Residential & Daytime Employment Base
- Ideal For: Daycare/Preschool, Fitness/Dance Studio, Tutoring Center, Insurance, Medical Office, Restaurant, Retail Services & More

AVAILABLE: FLEXIBLE SIZES FROM

500 - 6,000 SF

5%  
Commission  
to Tenant  
Broker!!

For years 1-5 on leases signed by 9/30/20

Join:



For More Information Please Contact:

**Rob Bloom**  
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CA License: 01302163

**Scott Duhs**  
(619) 491-0614  
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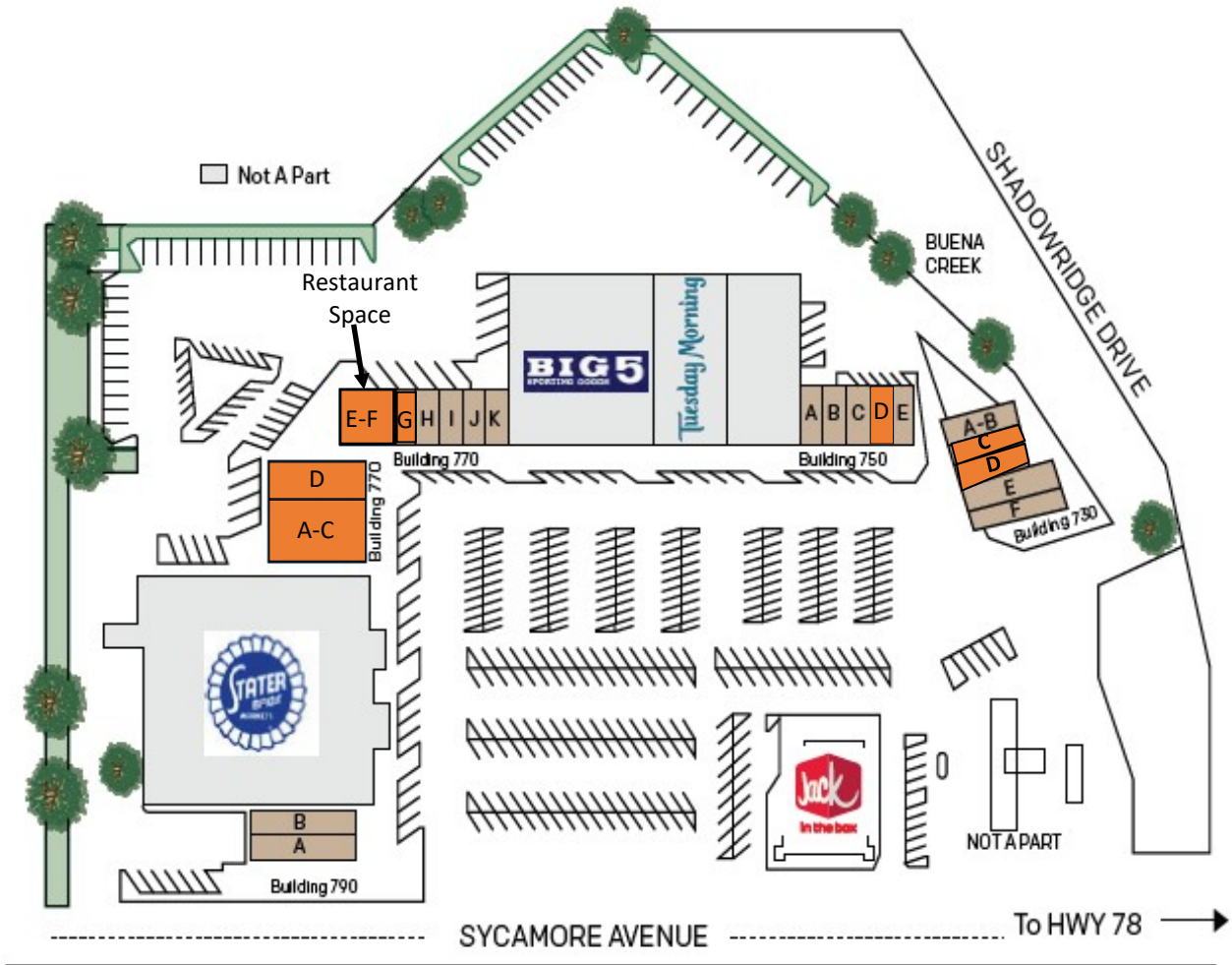
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3830 Ray Street, San Diego, CA 92104 | Phone (619) 491-0335 | Fax (619) 491-0696 | [www.DuhsCommercial.com](http://www.DuhsCommercial.com)



# SITE PLAN

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Suite	Tenant
<b>Building 790</b>	
A	Starbucks
B	Subway
<b>Building 770</b>	
A-C	AVAILABLE 4,500 SF (DIV)
D	AVAILABLE 1,500 SF
E-F	POTENTIALLY AVAILABLE—RESTAURANT ±3,500 SF
G	AVAILABLE 1,350 SF
H	Uncle Tony's Italian Cuisine
I	Postal Annex
J	Advance America
K	Armandos Mexican Food
<b>Building 750</b>	
A	Nail Salon
B	Chiropractor
C	California Cuts
D	AVAILABLE 990 SF
E	Oriental Massage
<b>Building 730</b>	
A-B	Paul Simateys DDS
C	POTENTIALLY AVAILABLE 517 SF
D	AVAILABLE 517 SF
E	MT Computer Repair
F	Diamond Donuts

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**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
MEDIAN HOME VALUE:	\$400,475	\$426,410	\$431,035

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