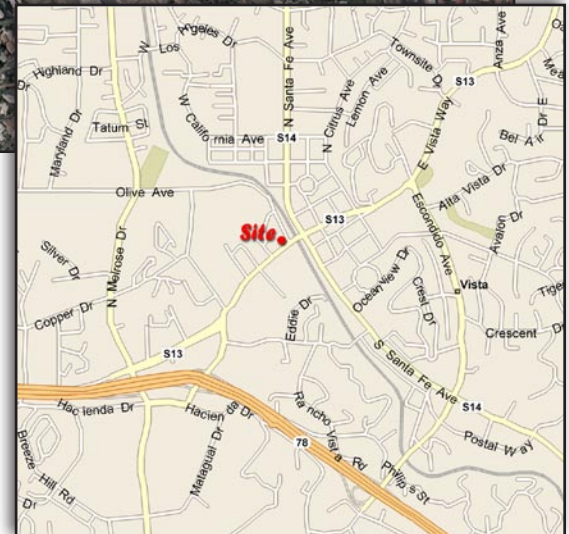


FOR LEASE

RETAIL PAD AVAILABLE FOR GROUND LEASE

130 OLIVE AVENUE, DOWNTOWN VISTA, CALIFORNIA



Area:

- APN 163-331-500
- Located directly across from Vista Transit Center (The Breeze, the Sprinter [NCTD])

Description:

- Zoned Commercial Downtown (CD) per the Downtown Vista Spec Plan

Uses:

- Ideal for restaurant or convenience oriented retail
- Broad range of allowed uses - contact broker for details

Demographics

Source: ESRI 2014	1 mile	3 mile	5 mile
2014 Population (Estimated)	27,979	133,753	243,871
2019 Population (Projected)	28,730	139,295	255,931
Average Household Income	\$57,509	\$74,460	\$78,583

Traffic Counts

Source: City of Vista 2014* and CalTrans 2013**	ADT
Olive Avenue (East and West)*	6,990
Vista Village Drive (North and South)*	39,130
Highway 78 @ Melrose Drive**	129,000

EXCLUSIVELY LISTED BY:

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The above information, while not guaranteed, has been secured from sources we believe to be reliable. Price, tenant mix, and availability subject to change without notice.

WestMar Commercial Real Estate
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 www.WestMarCRE.com