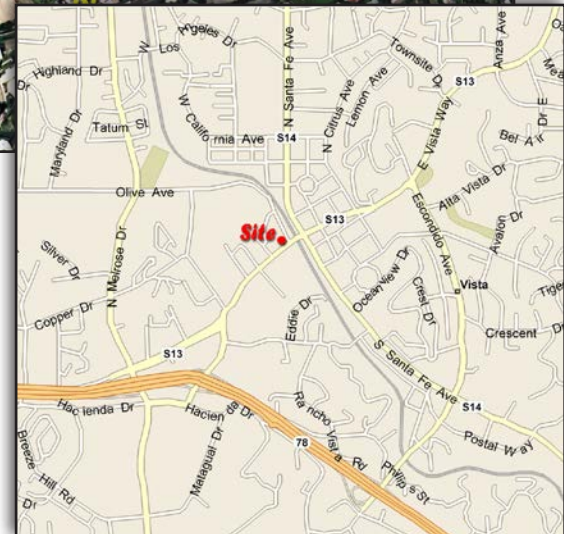


FOR LEASE

# 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: CoStar 2019	1 mile	3 mile	5 mile
2019 Population (Estimated)	25,808	141,842	255,144
2024 Population (Projected)	26,085	146,466	263,001
Average Household Income	\$63,361	\$81,913	\$88,558

## Traffic Counts

Source: CoStar 2018 (CalTrans 2013*)	ADT
Vista Village Drive at Olive Avenue	36,983
N. Santa Fe Avenue at W. Orange Street	23,656
Vista Village Drive at Cam Patricia	37,103
Highway 78 at 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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