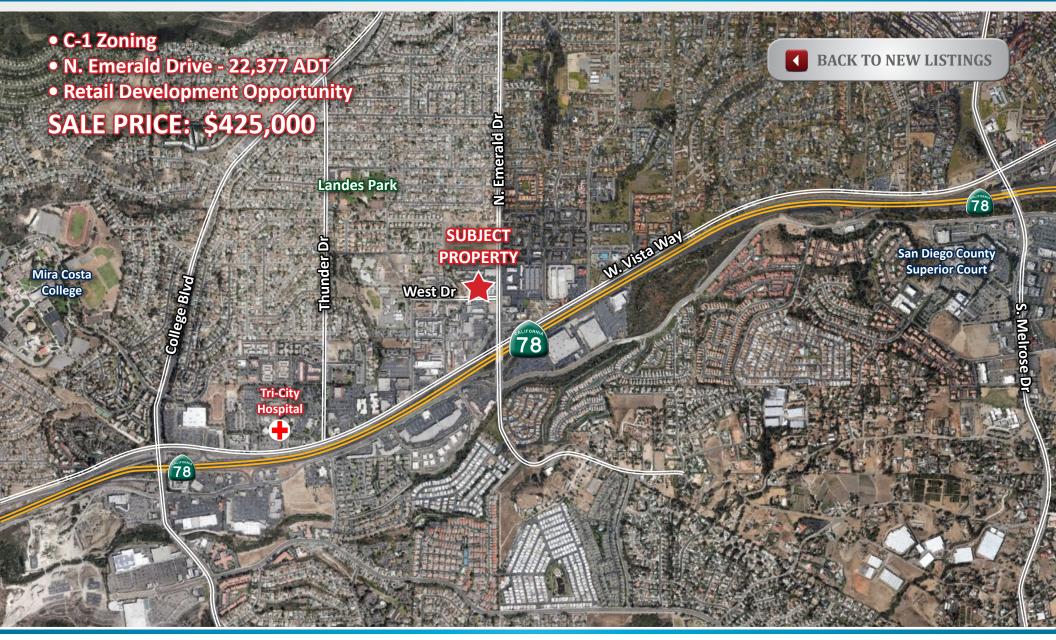
WEST DRIVE - VISTA, CA



FOR ADDITIONAL INFORMATION:



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WEST DRIVE - VISTA, CA

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*Shares parking with the adjacent Chevron Station.

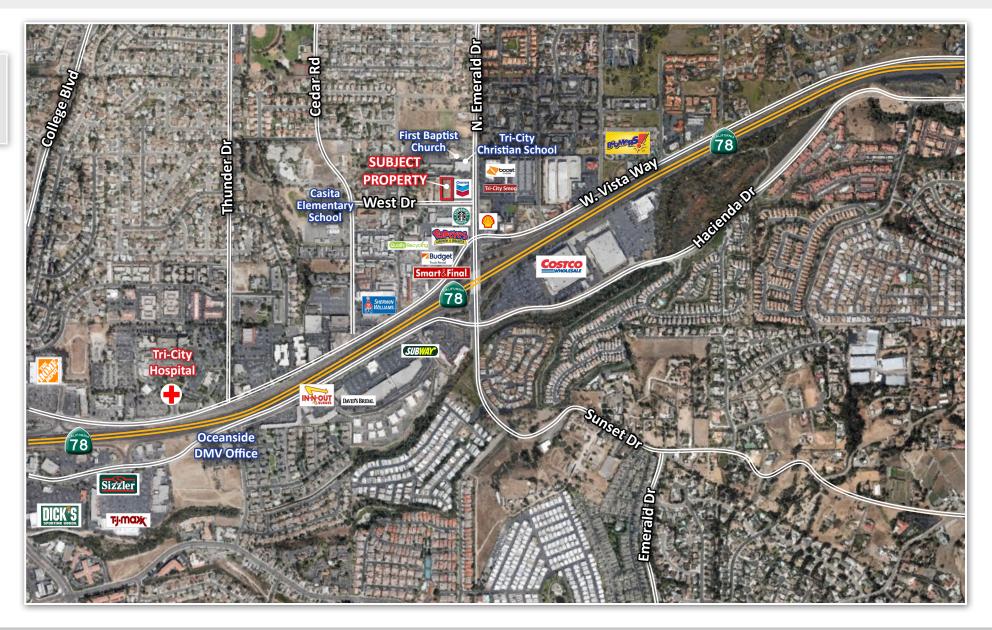
No warranty or representation is made to the accuracy of the foregoing information. Terms of sale, lease and availability are subject to change or withdrawal without notice.

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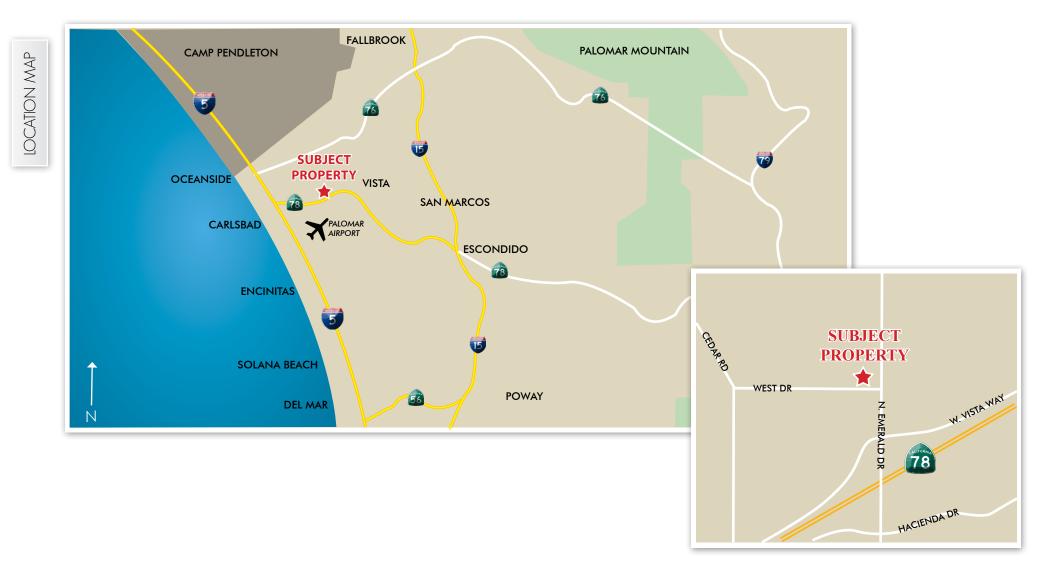
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AERIAL

WEST DRIVE - VISTA, CA



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WEST DRIVE - VISTA, CA

PROPERTY FEATURES

LOCATION:	Drive and Cedar Road than ¼ mile from Hig traffic counts and su With little developab	is located on West Drive between N. Emerald in the City of Vista, County of San Diego. Less hway 78, this site benefits from substantial rrounding high density residential projects. de retail land in the area and a variety of site will provide substantial upside to both cors.				
JURISDICTION:	City of Vista		Part L			
APN:	166-411-77					
ACREAGE:	.64 Acres					
ZONING:	C-1 (Commercial Zone)					
GENERAL PLAN:	GC (General Commercial)					
TOPOGRAPHY:	Flat		*Shares p			
MAX FAR:	1.0					
MAX BUILDING HEIGHT:	35 Feet					
PERMISSIBLE USES:	Restaurant, Auto Rep Fitness Center, Depar					
SCHOOL DISTRICT:	Vista Unified School	District				
SERVICES:	Water Sewer Gas/Electricity Fire Police	Vista Irrigation District City of Vista San Diego Gas & Electric Vista Fire Protection District San Diego County Sheriff's Dept.				



parking with the adjacent Chevron Station.

CLICK HERE TO VIEW ZONING

CLICK HERE TO VIEW GENERAL PLAN

SALE PRICE:

\$425,000

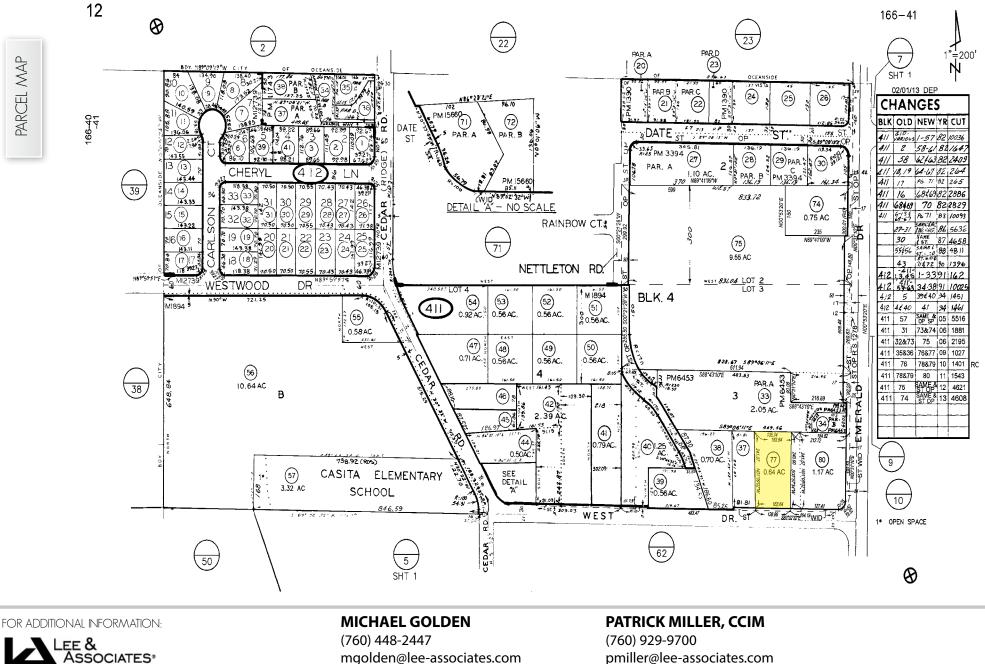
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WEST DRIVE - VISTA, CA



COMMERCIAL REAL ESTATE SERVICES

CalBRE Lic#01359892

pmiller@lee-associates.com CalBRE Lic#00296599

WEST DRIVE - VISTA, CA

837 West Dr ïsta, CA 92083-6114		1 mi radiı	IS	2 mi radiu	S	3 mi radi	us
opulation							
Estimated Population (2016) Projected Population (2021) Sensus Population (2010) Census Population (2000)		24,818 26,060 23,190 22,940		61,919 65,112 57,953 56,299		144,636 152,085 134,386 127,771	
Projected Annual Growth (2016-2021) Historical Annual Growth (2010-2016) Historical Annual Growth (2000-2010)		1,242 1,628 250	1.0% 0.2% 0.1%	3,194 3,966 1,654	1.0% 0.5% 0.3%	7,449 10,250 6,614	1.0% 0.8% 0.5%
stimated Population Density (2016) rade Area Size		7,905 3.1	psm sq mi	4,928 12.6		5,117 28.3	psm sq mi
280 K 260 K 240 K 200 K	65.0 K 62.0 K 58.0 K 50.0 K 50.0 K		180 K 160 K 140 K 120 K 100 K		2010	216	2021
ace and Ethnicity (2016)							
lot Hispanic or Latino Population White Black or African American American Indian or Alaska Native Asian Hawaiian or Pacific Islander Other Race Two or More Races		909 97	50.0% 73.4% 7.3% 0.8% 10.2% 2.4% 0.2% 5.7%	28,960 2,359 219	61.3% 76.2% 6.2% 0.6% 10.5% 1.5% 0.1% 4.9%	88,027 67,466 5,013 474 9,659 1,002 133 4,279	60.9% 76.6% 5.7% 0.5% 11.0% 1.1% 0.2% 4.9%
Ispanic or Latino Population White Black or African American American Indian or Alaska Native Asian Hispanic Hawaiian or Pacific Islander Other Race Two or More Races		12,400		23,938 11,124 290 283 178 59	38.7% 46.5% 1.2% 1.2% 0.7% 0.2% 43.5% 6.7%	56,609 27,571 640 778 447 108 23,441 3,625	39.1% 48.7% 1.1% 1.4% 0.8% 0.2%
Two of more Rades	2 mi radius		6571	mi radius		0,020	0.470
White Black or African American	nerican Indian or Alaska Native	Asian Hawa				Race 2+	Races

Vista, CA 92083-6114	1 mi radius		2 mi radius		3 mi radius		
Age Distribution (2016)							
Age Under 5 Years	1,822	7.3%	4,076	6.6%	10,184	7.0%	
Age 5 to 9 Years	1,652	6.7%	3,775	6.1%	9,345	6.5	
Age 10 to 14 Years	1,505	6.1%	3,555	5.7%	8,934	6.2	
Age 15 to 19 Years	1,576	6.4%	3,796	6.1%	9,039	6.2	
Age 20 to 24 Years	2,216	8.9%	4,901	7.9%	11,082	7.7	
Age 25 to 29 Years	2,284	9.2%	5,268	8.5%	11,851	8.2	
Age 30 to 34 Years	1,956	7.9%	4,744	7.7%	10,999	7.6	
Age 35 to 39 Years	1,619	6.5%	4,066	6.6%	9,655	6.7	
Age 40 to 44 Years	1,476	5.9%	3,895	6.3%	9,162	6.3	
Age 45 to 49 Years	1,439	5.8%	3,858	6.2%	9,137	6.3	
Age 50 to 54 Years	1,457	5.9%	4,003	6.5%	9,239	6.4	
Age 55 to 59 Years	1,307	5.3%	3,895	6.3%	8,679	6.0	
Age 60 to 64 Years	1,171	4.7%	3,320	5.4%	7,360	5.1	
Age 65 to 69 Years	948	3.8%	2,665	4.3%	6,014	4.2	
Age 70 to 74 Years	752	3.0%	1,983	3.2%	4,455	3.1	
Age 75 to 79 Years	567	2.3%	1,543	2.5%	3,488	2.4	
Age 80 to 84 Years	420	1.7%	1,156	1.9%	2,689	1.9	
Age 85 Years or Over	649	2.6%	1,421	2.3%	3,323	2.3	
Median Age	33.6		36.0		35.6		
Generation (2016)							
iGeneration (Age Under 15 Years)	4,979	20.1%	11,406	18.4%	28,464	19.7	
Generation 9/11 Millennials (Age 15 to 34 Years)	8,032	<i>32.4%</i>	18,709	30.2%	42,971	29.7	
Gen Xers (Age 35 to 49 Years)	4,535	18.3%	11,818	19.1%	27,954	19.3	
Baby Boomers (Age 50 to 74 Years)	5,635	22.7%	15,866	25.6%	35,747	24.7	
Silent Generation (Age 75 to 84 Years)	987	4.0%	2,699	4.4%	6,177	4.3	
G.I. Generation (Age 85 Years or Over)	649	2.6%	1,421	2.3%	3,323	2.3	
120K 200K 15778							
	2	80.0 K					
9.00 K		60.0 K	43.0 K				

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WEST DRIVE - VISTA, CA

1927 Woot Dr							
1837 West Dr	1 mi radius		3 mi radius		5 mi radius		
Vista, CA 92083							
Average Household Income							
Estimated Average Household Income (2016)	\$60,626		\$74,584		\$77,968		
Projected Average Household Income (2021)	\$68,614		\$88,068		\$91,703		
Census Average Household Income (2010)	\$61,796		\$68,742		\$72,494		
Census Average Household Income (2000)	\$51,663		\$56,940		\$60,056		
Projected Annual Growth (2016 to 2021)	\$7,988	2.6%	\$13,484	3.6%	\$13,735	3.5%	
Historical Annual Growth (2010 to 2016)	-\$1,170	-0.3%	\$5,842	1.4%	\$5,473	1.3%	
Historical Annual Growth (2000 to 2010)	\$10,134	2.0%	\$11,801	2.1%	\$12,438	2.1%	
Median Household Income							
Estimated Median Household Income (2016)	\$54,821		\$65,071		\$66,782		
Projected Median Household Income (2021)	\$59,709		\$71,743		\$73,852		
Census Median Household Income (2010)	\$53,448		\$60,400		\$62,768		
Census Median Household Income (2000)	\$45,094		\$49,979		\$51,571		
Projected Annual Growth (2016 to 2021)	\$4,888	1.8%	\$6,672	2.1%	\$7,071	2.1%	
Historical Annual Growth (2010 to 2016)	\$1,373	0.4%	\$4,671	1.3%	\$4,013	1.1%	
Historical Annual Growth (2000 to 2010)	\$8,354	1.9%	\$10,421	2.1%	\$11,198	2.2%	
Per Capita Income							
Estimated Per Capita Income (2016)	\$19,058		\$25,566		\$26,293		
Projected Per Capita Income (2021)	\$21,557		\$30,147		\$30,895		
Census Per Capita Income (2010)	\$19,653		\$23,673		\$24,754		
Census Per Capita Income (2000)	\$16,183		\$19,471		\$20,438		
Projected Annual Growth (2016 to 2021)	\$2,500	2.6%	\$4,581	3.6%	\$4,602	3.5%	
Historical Annual Growth (2010 to 2016)	-\$596	-0.5%	\$1,893	1.3%	\$1,539	1.0%	
Historical Annual Growth (2000 to 2010)	\$3,471	2.1%	\$4,202	2.2%	\$4,316	2.1%	
Other Income							
Estimated Families (2016)	5,465		14,555		34,548		
Estimated Average Family Income (2016)	\$67,742		\$85,453		\$87,501		
Estimated Median Family Income (2016)	\$63,708		\$77,380		\$78,510		
Estimated Average Household Net Worth (2016)	\$590,376		\$816,019		\$872,879		

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