

SHADOWRIDGE PLAZA

730-790 SYCAMORE AVE, VISTA, CA

FOR LEASE



1.4 Million Visits Per Year!

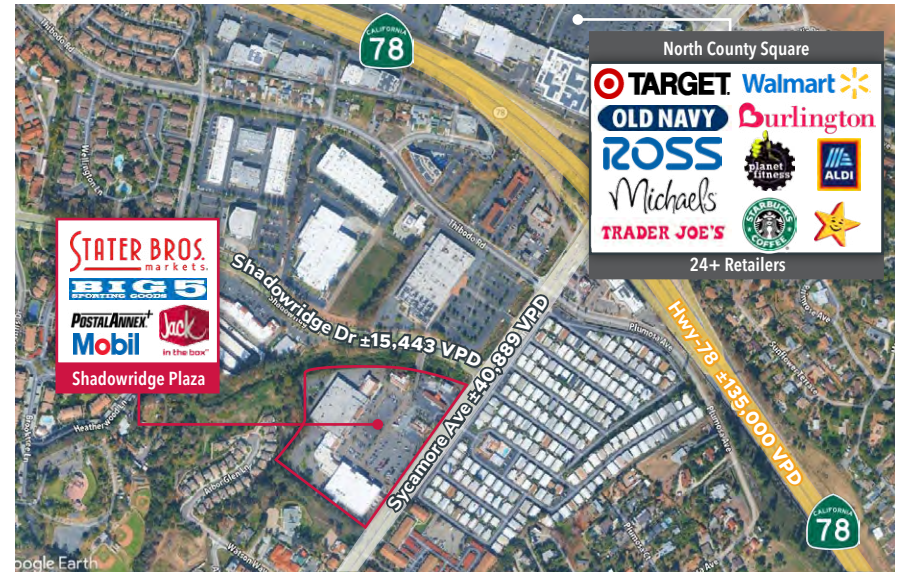
(Per Placer.ai)

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PROPERTY HIGHLIGHTS

- Premier 128,000 SF Neighborhood Shopping Center in Vista anchored by Stater Bros. Markets, Big 5 Sporting Goods, Shadowridge Veterinary Hospital, Anthem Church
- Densely populated area of San Diego with over 261,941 residents in a 5-mile radius
- Positioned at the high-traffic intersection of Sycamore Ave & Shadowridge Dr (combined 56,332 vehicles per day)
- Located about a quarter mile from Hwy 78 with 135,000 vehicles per day
- Pylon signage opportunities



Demographic summary

	1 Mile	3 Mile	5 Mile
Population	14,426	89,802	261,941
Average HH Income	\$97,295	\$117,455	\$121,284
Daytime Population	7,070	58,137	136,132
Median Age	38	40.7	38.3

*Source: CoStar Group

Traffic counts

STREET	VPD
Sycamore Ave	± 40,889 VPD
Shadowridge Dr	± 15,443 VPD
Hwy-78	± 135,000 VPD

*Source: CoStar Group

Join Center Retailers



SITE PLAN



PYLON SIGNAGE

TENANT ROSTER

SUITE	TENANT	SF
790 Building		
790 - 125	Available Retail (Former Starbucks)	1,650
790 - 126	Joseph Sushi Bowls	
770 Building		
770 - A-D	Three Little Owl Academy Preschool	
770 - 118-119	Pho Truc Xanh (Asian Cuisine)	
770 - 120	Available Retail	1,200
770 - 121	Uncle Tony's Italian Cuisine	
770 - 122	Postal Annex	
770 - 123	Available Retail	1,500
770 - 124	Armandos Mexican Food	

SUITE	TENANT	SF
750 Building		
750 - 106	Elite Nails	
750 - 107	Body Massage	
750 - 108	California Cuts	
750 - 109	Laura's Accounting	
750 - 110	Oriental Natural Treatments Massage	
730 Building		
730 - 100-101	Creative Smiles Dentistry	
730 - 102	Available Retail	832
730 - 103	Available Retail	986
730 - 104	Available Retail	950
730 - 105	Diamond Donuts	



730-790 SYCAMORE AVE



SUITE 790-125

1,650 SF Retail / 2nd-Generation Restaurant with Patio
Available Immediately

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SUITE 770-120

1,200 SF Retail
Available Immediately

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SUITE 770-123

1,500 SF Retail
Available Immediately

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ISTRY

FASTEST LABS

CREATIVE SMILES
DENTISTRY
COMPLETE DENTAL CARE
COSMETIC
FAMILY
EMERGENCY CARE
WALK-INS WELCOME

DENTIST

102

103

SUITE 730-102

832 SF Retail
Available Immediately

730-790 SYCAMORE AVE



SUITE 730-103

986 SF Retail
Available Immediately

730-790 SYCAMORE AVE



SUITE 730-104

950 SF Retail
Available Immediately

730-790 SYCAMORE AVE

AERIAL



North County Square

TARGET **Walmart**
OLD NAVY **Burlington**
ROSS **planet fitness** **ALDI**
Michaels **STARBUCKS COFFEE**
TRADER JOE'S

24+ Retailers

LA FITNESS **BRIDGES EXPRESS**
submarina CALIFORNIA SUBS
MyKid's DENTIST **SHELL**

KAISER PERMANENTE

ALSCO UNIFORMS

Hwy-78 ±135,000 VPD

Shadowridge Dr ±15,443 VPD

Mobil



Jack In the box

PYLON SIGNAGE

ARCO **Domino's**
Albertaco's MEXICAN FOOD

Sycamore Ridge Apartments
 282 Apartment Units

Village Plaza

CIRCLE K **TOGO'S**
Sabor a Vida Cafe & Deli **SoCal Brewery Supply**

BIG 5 SPORTING GOODS

POSTAL ANNEX

Uncle Tony's

WELCOME TO PHO TRUC XANH

STATER BROS. markets.

THREE LITTLE OWNS

Sycamore Ave ±40,889 VPD

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