

# STACY PLAZA

## RETAIL/OFFICE SUITES ± 1,000 SF – 3,000 SF

1717 East Vista Way, Vista, CA 92084



# AVAILABLE FOR LEASE

## CONTACT INFORMATION

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## ADDRESS

1717 East Vista Way, Vista, CA 92084

## STACY PLAZA

± 28,434 SF Retail Strip Center on ± 85,813 SF (1.97 AC) Lot

### AVAILABILITY

SUITE	SQ. FT.
111/112	± 2,205 SF
203	± 2,000 SF
204	± 1,000 SF
203 & 204	± 3,000 SF
206/207	± 1,500 SF



### PARKING

111 Free Surface Spaces  
(3.90/1,000 SF)



### FRONTAGE

170' on E. Vista Way



### LEASE RATE

\$1.50/SF - \$2.00/SF + NNN



### TRAFFIC COUNTS

28,500 Cars Per Day on  
E. Vista Way & Arcadia Avenue



### PUBLIC TRANSPORTATION

Bus #306 Stops directly in  
front of Stacy Plaza



### ZONING

Zoned C-1 in the City of Vista  
[\(Link Here\)](#)



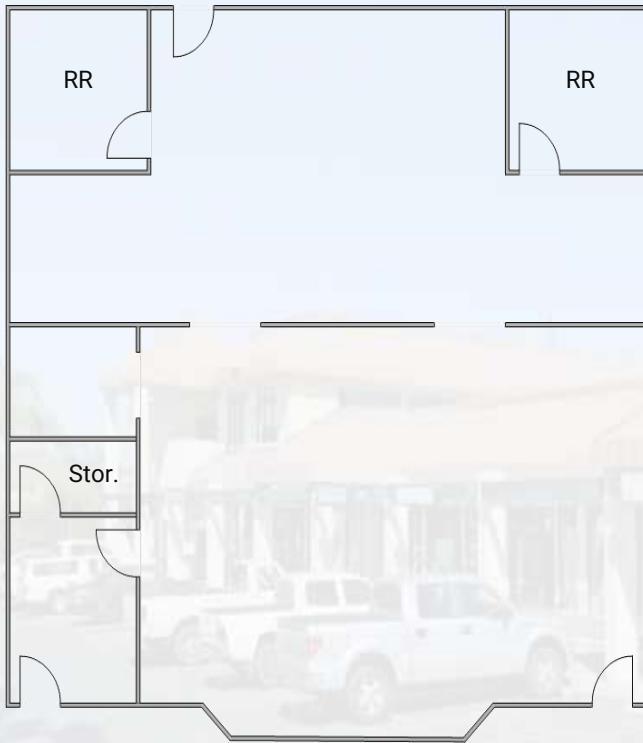
### FREEWAY ACCESS

Accessible Via Hwy 76 & Hwy 78

# FLOOR PLANS

Floor Plans are not fit to scale; for reference purposes only.

**SUITE 111/112:** ± 2,205 SF  
Lease Rate: \$2.00/SF + NNN

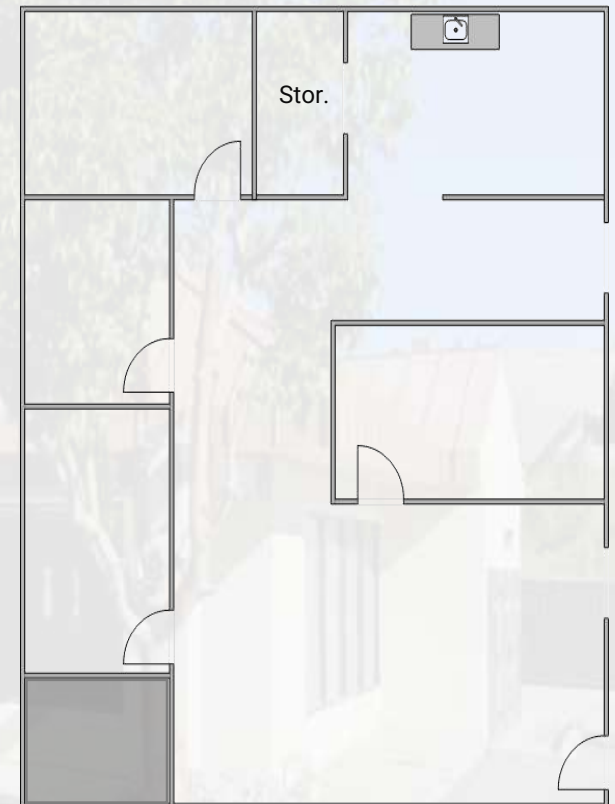


**SUITE 204:** ± 1,000 SF  
Lease Rate: \$1.50/SF + NNN



**\*Note: Suites 203 & 204**  
can be combined  
to deliver a total of ± 3,000 SF

**SUITE 203:** ± 2,000 SF  
Lease Rate: \$1.50/SF + NNN



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# AREA OVERVIEW

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population (2024)	15,659	83,513	200,883
Population Projected (2029)	15,540	82,816	198,980
Avg. Household Income	\$99,986	\$111,072	\$116,712
Annual Consumer Spending	\$178 M+	\$1 B+	\$2.5 B+
Total Households	4,911	25,708	65,134
Total Businesses	486	3,471	8,170
Total Daytime Employees	3,775	24,883	59,430

## POTENTIAL USES (include but not limited to):

Business College

Professional Office

Dance Studio

Health Club/Gym

Pet Shop

Day Spa

Small Animal Clinic

Pawn Shop

Insurance Office

