

For Lease

SYCAMORE TERRACE

320 Sycamore Avenue | Vista, CA 92083



Adjacent to North County Square | 4.4 Million Visitors Per Year



Property Highlights

Strategically located off Hwy 78 and Sycamore, which equally splits the 5 and 15 freeways giving retailers strategic positioning in San Diego's north county.

Strong Cities Strong State said this about the City of Vista, "Vista is a dynamic and energetic community with a rich history and a forward thinking vision for the future. Over the past few years, Vista has evolved into one of Southern California's most vibrant metropolitan areas. The city's centralized location, with respect to major transportation corridors, provides for a diversity of employment opportunities."

Vista's industrial park is home to over 800 companies. Many of these businesses have relocated their headquarters, manufacturing, distribution and marketing facilities to this 1,600 acre park which creates a fantastic daytime population.

Traffic Counts

33,195

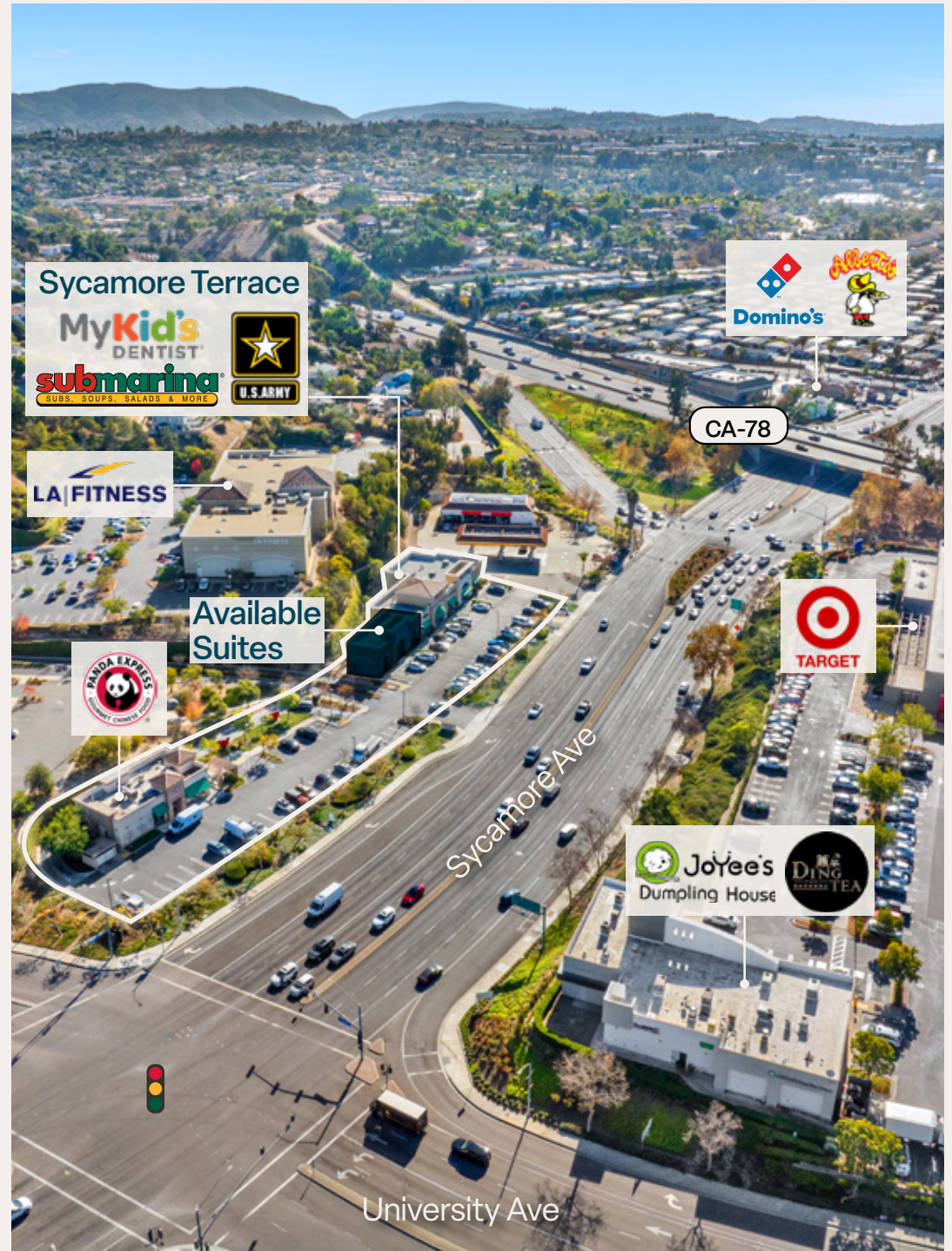
Sycamore Ave

140,875

Highway 78

22,263

University Dr



DEMOGRAPHICS

Within a 10-Minute Drive Time

 **148,561**
2024 Population

 **48,931**
2024 Household


 **\$128,333**
2024 Household Income

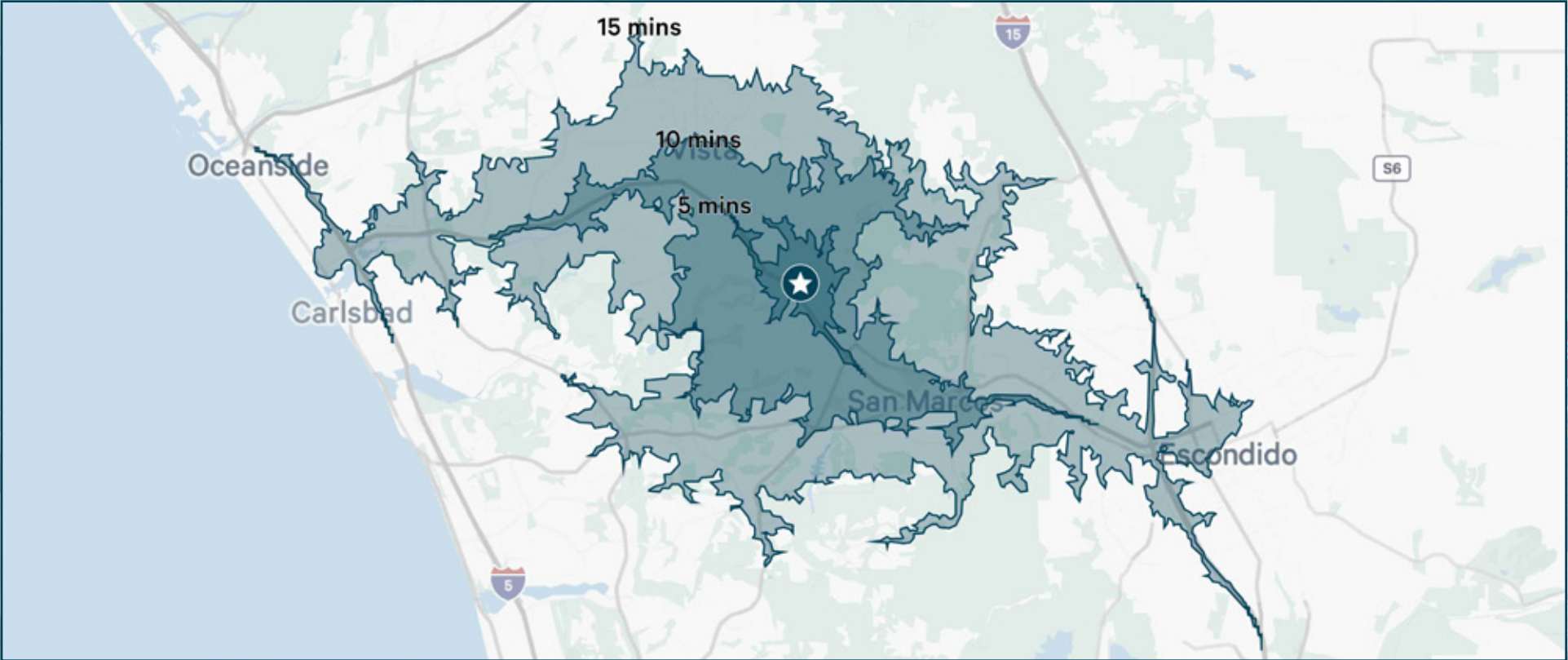
 **151,866**
Daytime Population

 **149,221**
2029 Population

 **50,184**
2029 Household Projection

 **\$151,638**
2029 Household Income

 **23,505**
Bachelor's Degree



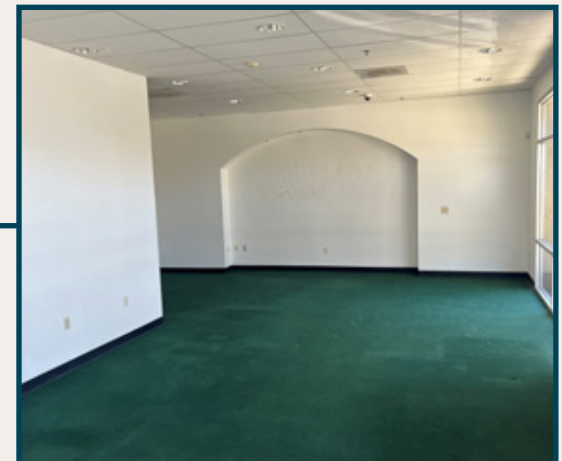
Site Plan



Availabilities

● Suite 2 | 890 SF

● Suite 3 | 898 SF



This site plan is not a representation, warranty or guarantee as to size, location or identity of any tenant, and the building, improvements, parking, ingress and egress are subject to such changes, additions and deletions as the architect, Landlord or any governmental agency may direct. Any specified tenant referenced herein is subject to change, deletion, change of location, etc. at any time without prior notice.



Area Overview



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