

Vista Terrace Marketplace



NEWMARK | PACIFIC

1220 - 1400 East Vista Way | Vista, CA

Property Highlights



Located at the signalized intersection at East Vista Way, the north-south thoroughfare running through Vista, CA.



Shadow Anchored by a high-performing Sprouts. The Property shares the corner with two other major grocery chains, Albertsons and Northgate Market.



Strong mix of national tenants offering a variety of essential, educational and healthy lifestyle services.



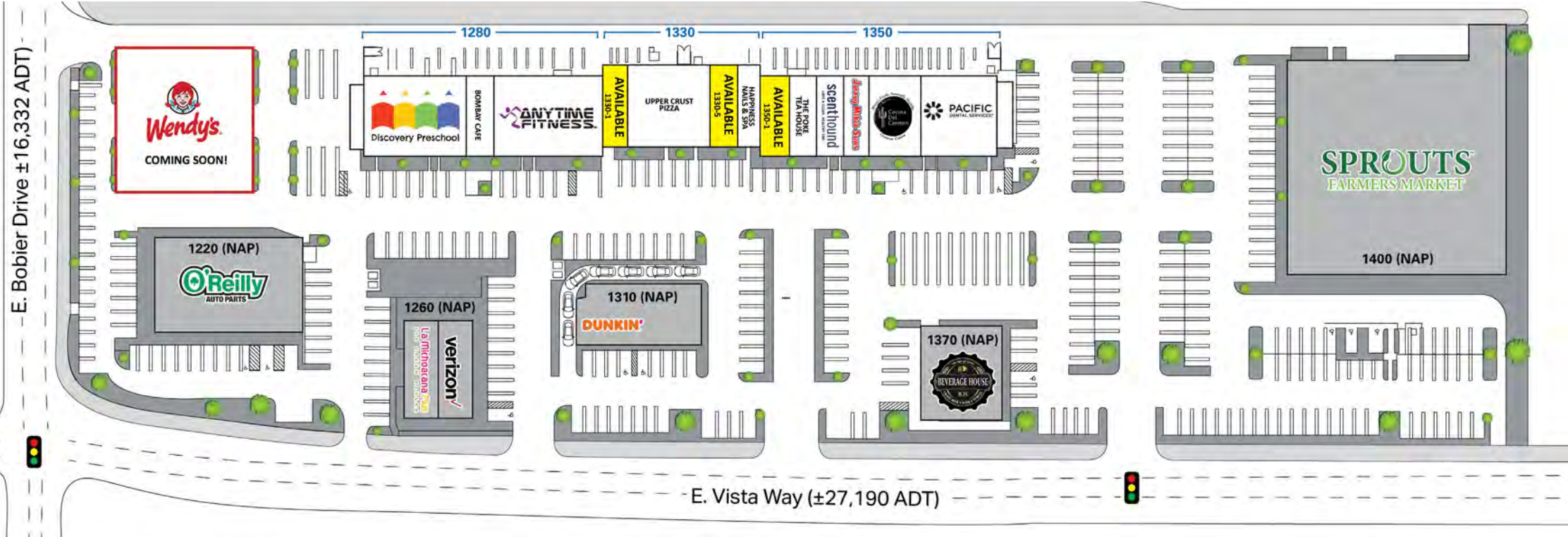
Offers a variety of flavors among the fast casual dining options including the Dunkin' Drive Thru on the outparcel.



Strong demographics highlighted by a population of 95,591 and an average household income of \$138,571 within a 3-mile radius.

Tenant Roster

SUITE	TENANT	SF
1220	O'Reilly Auto Parts	NAP
1260-1	La Michoacana Mia	NAP
1260-2	Verizon Wireless	NAP
1280-1	Discovery Preschool	4,360
1280-4	Bombay Cafe	1,200
1280-5	Anytime Fitness	4,831
1310-1	TBD	NAP
1310-2	Dunkin'	NAP
1330-1	2nd Generation Restaurant Available	1,200
1330-2	Upper Crust Pizza	3,600
1330-5	NuSpine Chiropractic (Available 2/1/2027)	1,198
1330-6	Happiness Nails	1,198
1350-1	Available	1,199
1350-2	Scenthound	1,173
1350-4	The Poke Tea House	1,198
1350-6	Jersey Mike's	1,168
1350-7-8	Cocina Del Carmen	2,364
1350-9	Pacific Dental	3,451
1370	Beverage House Liquor	NAP
1400	Sprouts	NAP
PAD	Wendy's (Coming Soon)	NAP





Demographics

	1 Mile	3 Miles	5 Miles
POPULATION			
2026 Population	23,271	95,591	216,056
2031 Population	23,896	97,898	218,970
2026-2031 Annual Rate	0.53%	0.48%	0.27%
Total Businesses	671	3,033	6,892
Total Employees	6,671	23,455	59,696
Total Daytime Population	18,686	75,005	178,490
2026 Median Age	35.5	37.6	38.6
HOUSEHOLDS			
2026 Total Households	7,023	30,912	73,311
2026 Housing Units	7,347	32,142	76,423
Owner Occupied Housing Units	42.0%	54.9%	58.6%
Renter Occupied Housing Units	53.6%	41.2%	37.4%
Vacant Housing Units	4.4%	3.8%	4.1%
2026 Average Home Value	\$853,222	\$874,368	\$889,428
INCOME			
2026 Average Household Income	\$129,426	\$138,571	\$146,849
<\$15,000	3.5%	4.4%	4.1%
\$15,000 - \$24,999	3.8%	3.3%	3.3%
\$25,000 - \$34,999	5.1%	4.4%	4.0%
\$35,000 - \$49,999	8.3%	7.6%	6.9%
\$50,000 - \$74,999	16.3%	13.1%	12.5%
\$75,000 - \$99,999	12.9%	12.0%	11.8%
\$100,000 - \$149,999	17.0%	20.3%	20.1%
\$150,000 - \$199,999	14.8%	13.3%	14.3%
\$200,000+	18.2%	21.5%	23.0%
2026 Median Household Income	\$100,000	\$109,843	\$114,850
2026 Per Capita Income	\$39,704	\$45,161	\$50,041

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