

— FOR LEASE

Village Plaza at Shadowridge
735-785 Shadowridge Drive, Vista, CA 92083

Available: 1,407 SF

- Well Maintained 26,000 SF Retail/Professional Center
- Convenient Access to 78 Freeway
- Strong Demographics- \$116,647 Avg Household Income

Opening Soon!!

MAC & CHICK
by Sublime

&

Ace Ayce Korean BBQ



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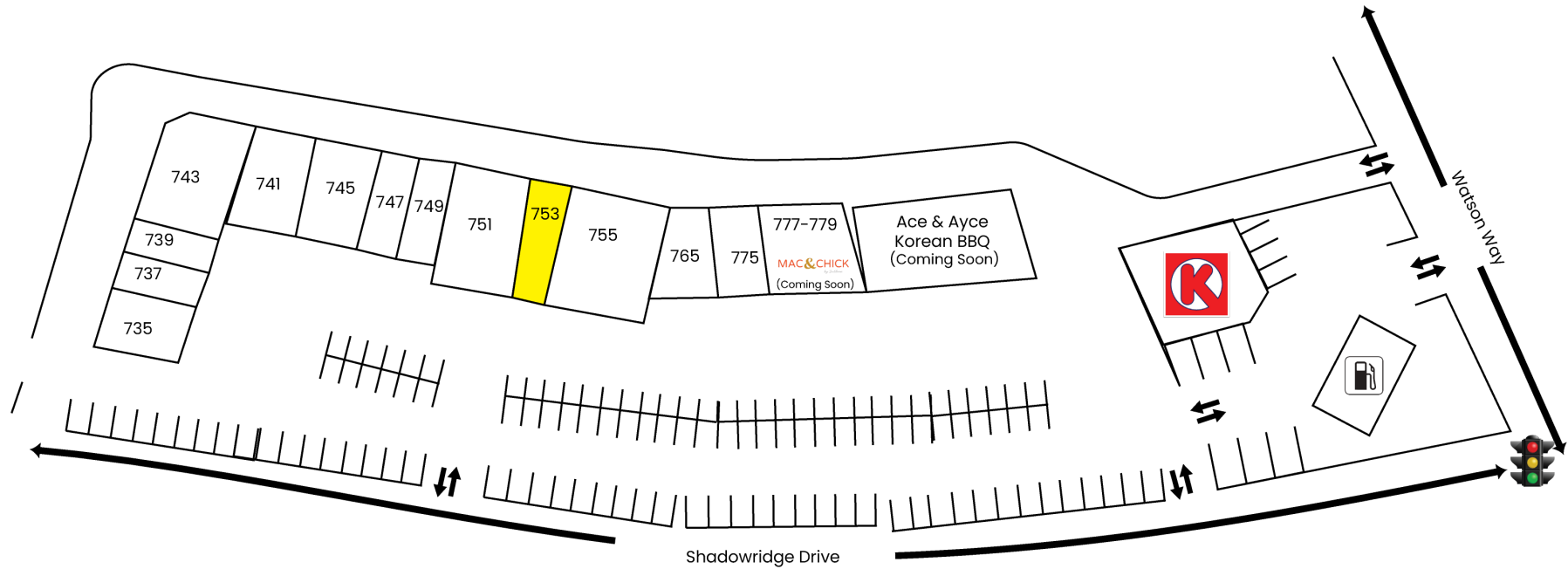
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SITE SOURCE

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

SITE PLAN

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Suite	Tenant	Square Feet
735	Coffee/Deli	870
737	Nail Salon	734
739	Computer Repair	734
741	Shadowridge Vision Center	1,711
743	Laundromat	2,760
745	Vista Music	1,321
747	SoCal Brewing Supply	1,458
749	Rocco's Pizza	1,298
751	Amity	2,015
753	Available 9/1/26 (former Barber Shop) Please do not disturb existing tenant	1,407
755	Vista Wine & Spirit	3,500
765	Ridge Hair Design	1,360
775	Dentist Office	1,325
777-779	Mac n Chick (Coming Soon)	2,371
785	Korean BBQ (Coming Soon)	3,950

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Demographics - 2024

	1 Mile	2 Mile	3 Mile
Population	13,977	46,917	91,999
Avg. Age	39.9	39.5	41.0
Median Home Value	\$695,389	\$715,925	\$718,649
Avg. HH Income	\$101,053	\$112,618	\$116,647
Avg. HH Size	2.7	2.8	2.7

For more information please contact:

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