

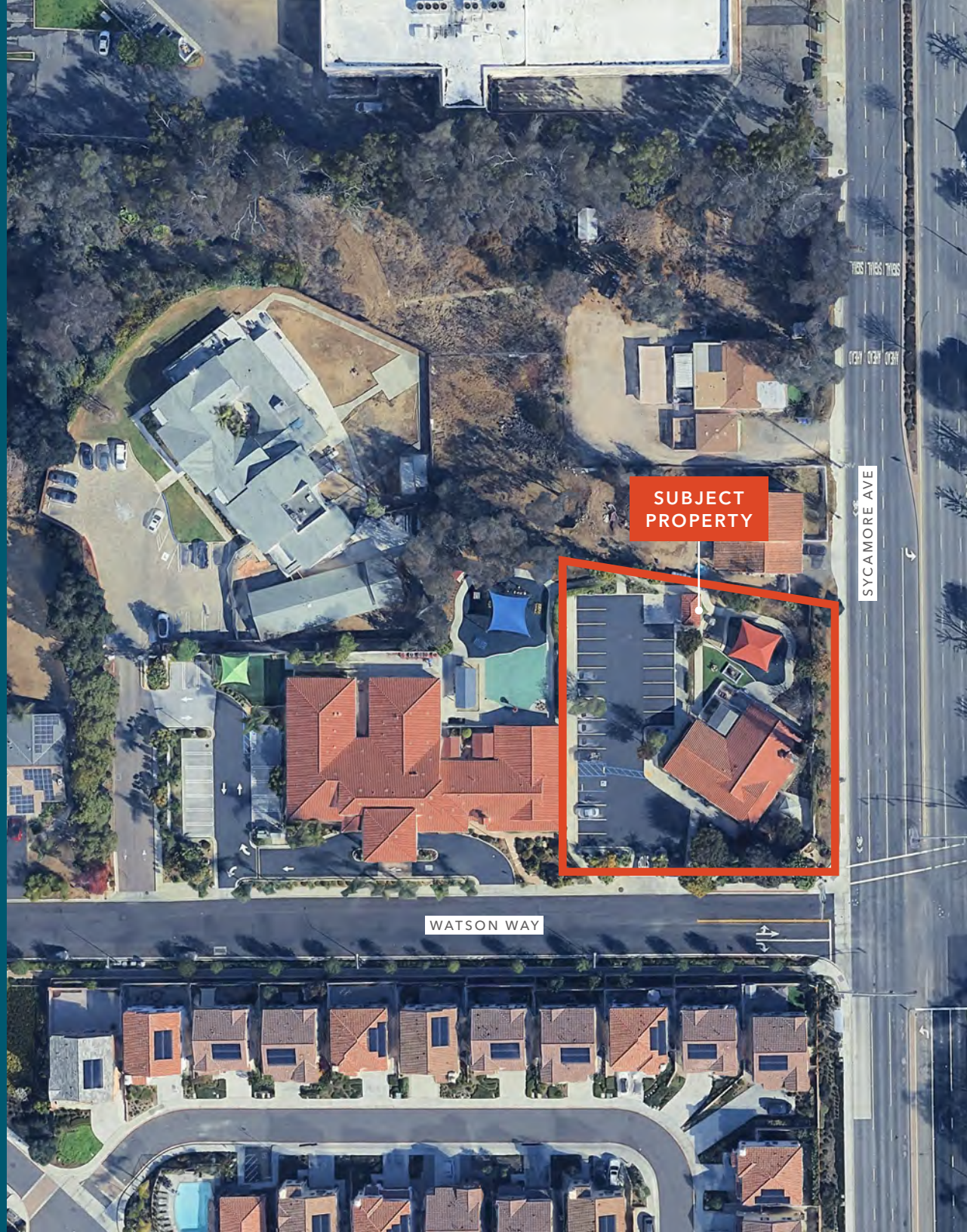


±3,326 SF RETAIL SPACE FOR LEASE

867 SYCAMORE AVENUE
VISTA, CA 92081

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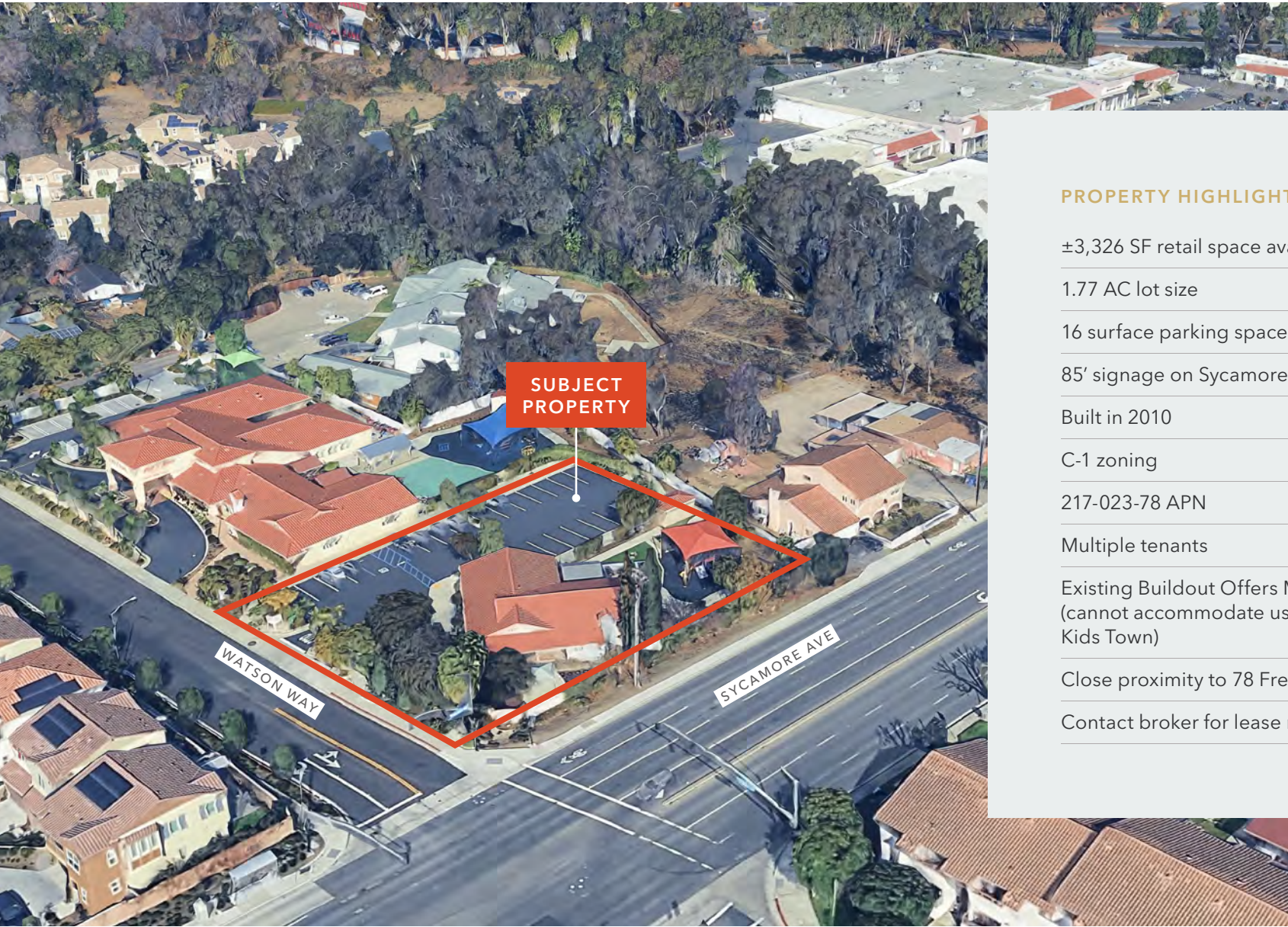
KIDDER.COM



SUBJECT
PROPERTY

WATSON WAY

SYCAMORE AVE



PROPERTY HIGHLIGHTS

±3,326 SF retail space available for lease

1.77 AC lot size

16 surface parking spaces (4.81/1,000)

85' signage on Sycamore Ave

Built in 2010

C-1 zoning

217-023-78 APN

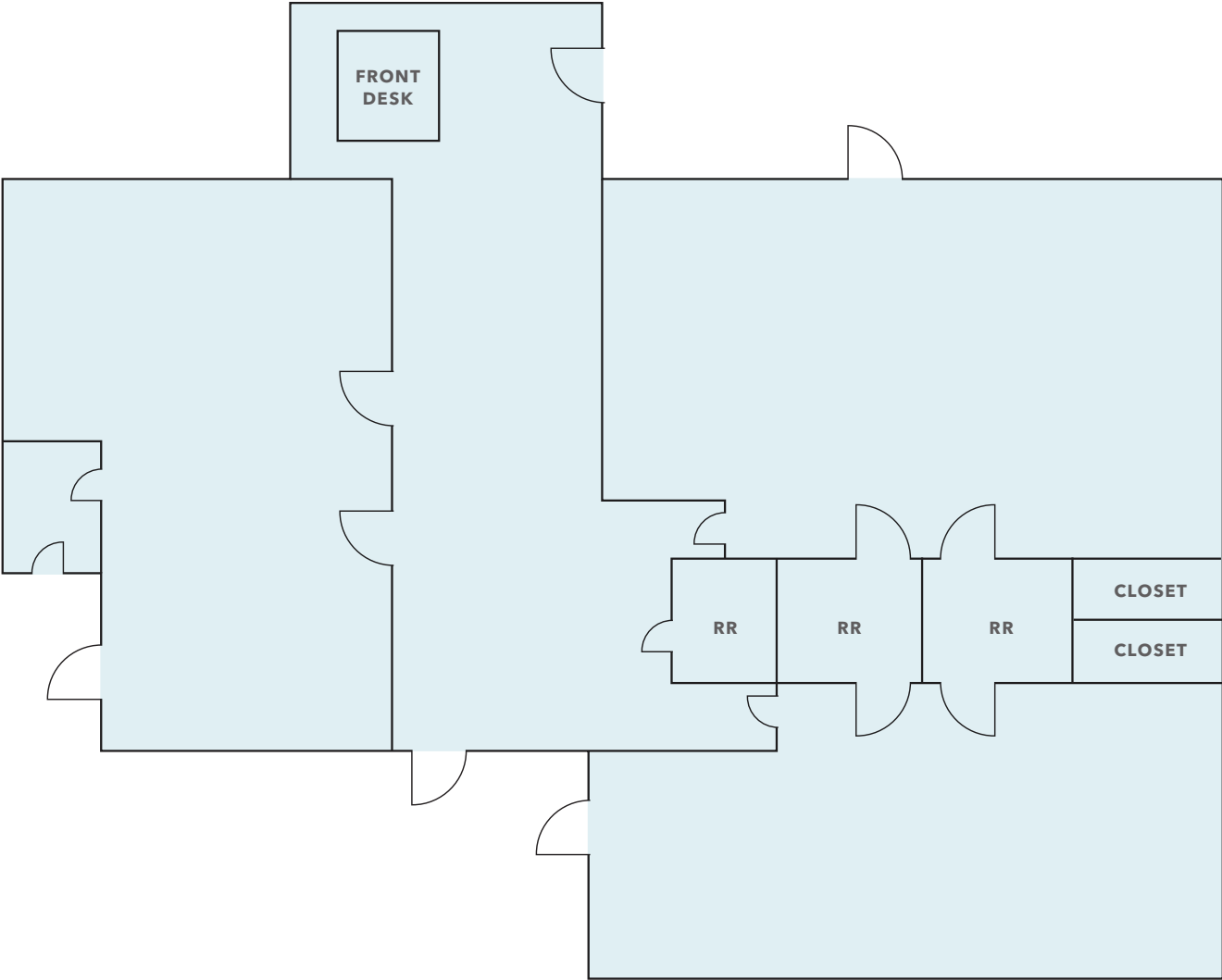
Multiple tenants

Existing Buildout Offers Multiple Individual Rooms
(cannot accommodate uses competitive to
Kids Town)

Close proximity to 78 Freeway

Contact broker for lease rate

FLOOR PLAN





LIVING SPACES

Walmart

ALDI

S SANTA FE AVE

78

TRADER JOE'S

Michaels

ROSS
DRESS FOR LESS

OLD NAVY

UNIVERSITY DR

TARGET

THIBODO RD

BIG 5
SPORTING GOODS

Jack
in the box

SUBJECT
PROPERTY

STATER BROS.
MARKETS

38,000+ VEHICLES
Average Daily Traffic

WATSON WAY

SYCAMORE AVE

DEMOGRAPHICS

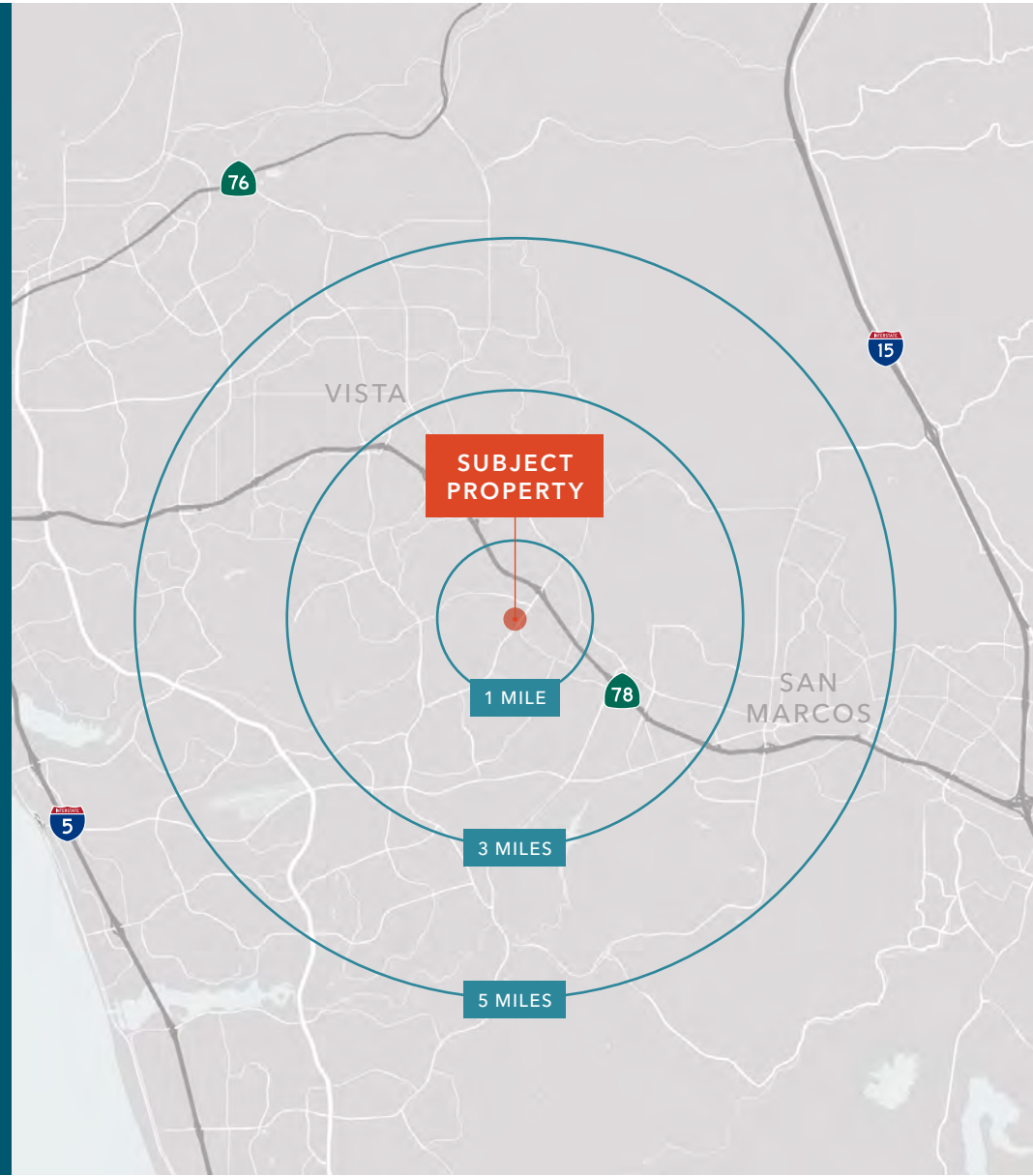
POPULATION

	1 Mile	3 Miles	5 Miles
2025 ESTIMATED	13,499	90,202	267,834
MEDIAN AGE	37.5	41.0	38.2
TOTAL BUSINESSES	798	5,817	13,605
TOTAL EMPLOYEES	9,258	59,953	141,944
WHITE COLLAR WORKERS	54.9%	63.2%	62.7%
BLUE COLLAR WORKERS	45.1%	36.8%	37.3%

HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2025 ESTIMATED	4,876	32,549	90,956
2025 ESTIMATED AVERAGE HOUSEHOLD INCOME	\$119,188	\$138,948	\$153,065
AVERAGE HOUSEHOLD SIZE	2.7	2.7	2.9
OWNER OCCUPIED	48.1%	61.7%	59.7%
RENTER OCCUPIED	51.9%	38.3%	40.3%

Data Source: ©2026, Sites USA





**SUBJECT
PROPERTY**