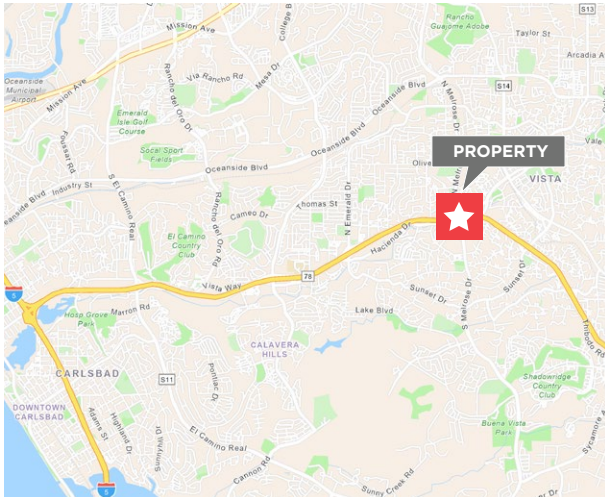


FOR LEASE

FREE STANDING BUILDING

680 HACIENDA DRIVE, VISTA CA 92081



For Lease

± 41,000 SF FREE STANDING BUILDING

Property Highlights

- This free standing building is conveniently located at the SWC of Highway 78 & Melrose Drive, offering customers easy freeway access
- Excellent parking at 6:1000
- Current use is full service gym

Traffic Counts

- Highway 78: 133,873 ADT
- Melrose Dr.: 33,293 ADT

Demographics

	1 MILE	3 MILES	5 MILES
Population (2024)	18,808	148,108	280,853
AHH Income	\$114,924	\$125,582	\$134,787
Daytime Population	6,424	40,876	117,164

Tenants in Area



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LIC #01093731

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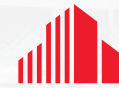
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Retail Division

FOR **LEASE**

FREE STANDING BUILDING

680 HACIENDA DRIVE, VISTA CA 92081



**CUSHMAN &
WAKEFIELD**

Aerial



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Trade Area



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Demographics

1 MILE

3 MILE

Demographic and Income Profile

680 Hacienda Dr, Vista, California, 92081

Ring: 1 mile radius

Latitude: 33.19302, Longitude: -117.25632



Summary	Census 2010	Census 2020	2024	2029
Population	17,102	18,560	18,808	18,865
Households	5,560	6,149	6,357	6,534
Families	3,828	-	4,379	4,511
Average Household Size	2.95	2.92	2.87	2.80
Owner Occupied Housing Units	3,190	-	3,607	3,789
Renter Occupied Housing Units	2,371	-	2,750	2,745
Median Age	32.4	-	37.4	38.9
Trends: 2023-2028 Annual Rate	Area	State	National	
Population	0.06%	0.09%	0.30%	
Households	0.55%	0.38%	0.49%	
Families	0.60%	0.37%	0.44%	
Owner HHs	0.99%	0.58%	0.66%	
Median Household Income	2.79%	2.70%	2.57%	
Households by Income	Number	Percent	Number	Percent
<\$15,000	209	3.3%	173	2.6%
\$15,000 - \$24,999	267	4.2%	185	2.8%
\$25,000 - \$34,999	397	6.2%	316	4.8%
\$35,000 - \$49,999	555	8.7%	425	6.5%
\$50,000 - \$74,999	1,046	16.5%	903	13.8%
\$75,000 - \$99,999	970	15.3%	974	14.9%
\$100,000 - \$149,999	1,553	24.4%	1,766	27.0%
\$150,000 - \$199,999	623	9.8%	804	12.3%
\$200,000+	738	11.6%	989	15.1%
Median Household Income		\$91,655		\$105,184
Average Household Income		\$114,924		\$135,174
Per Capita Income		\$38,958		\$46,921
Population by Age	Number	Percent	Number	Percent
0 - 4	1,199	7.0%	1,016	5.4%
5 - 9	1,090	6.4%	1,107	5.9%
10 - 14	1,058	6.2%	1,099	5.8%
15 - 19	1,278	7.5%	1,050	5.6%
20 - 24	1,668	9.8%	1,194	6.3%
25 - 34	2,917	17.1%	3,179	16.9%
35 - 44	2,350	13.7%	3,005	16.0%
45 - 54	2,419	14.1%	2,279	12.1%
55 - 64	1,581	9.2%	2,214	11.8%
65 - 74	685	4.0%	1,641	8.7%
75 - 84	603	3.5%	701	3.7%
85+	256	1.5%	322	1.7%

Demographic and Income Profile

680 Hacienda Dr, Vista, California, 92081

Ring: 3 mile radius

Latitude: 33.19302, Longitude: -117.25632



Summary	Census 2010	Census 2020	2024	2029
Population	140,326	146,270	148,108	148,791
Households	46,159	49,236	50,518	51,860
Families	32,905	-	35,761	36,638
Average Household Size	2.99	2.92	2.88	2.82
Owner Occupied Housing Units	27,060	-	28,975	30,190
Renter Occupied Housing Units	19,100	-	21,543	21,670
Median Age	33.5	-	38.1	39.2
Trends: 2023-2028 Annual Rate	Area	State	National	
Population	0.09%	0.09%	0.30%	
Households	0.53%	0.38%	0.49%	
Families	0.49%	0.37%	0.44%	
Owner HHs	0.82%	0.58%	0.66%	
Median Household Income	2.64%	2.70%	2.57%	
Households by Income	Number	Percent	Number	Percent
<\$15,000	2,708	5.4%	2,444	4.7%
\$15,000 - \$24,999	2,454	4.9%	1,768	3.4%
\$25,000 - \$34,999	2,476	4.9%	1,975	3.8%
\$35,000 - \$49,999	3,893	7.7%	3,155	6.1%
\$50,000 - \$74,999	7,366	14.6%	6,239	12.0%
\$75,000 - \$99,999	6,594	13.1%	6,323	12.2%
\$100,000 - \$149,999	10,845	21.5%	11,642	22.4%
\$150,000 - \$199,999	6,813	13.5%	8,420	16.2%
\$200,000+	7,369	14.6%	9,894	19.1%
Median Household Income		\$98,871		\$112,629
Average Household Income		\$125,582		\$148,382
Per Capita Income		\$42,754		\$51,612
Population by Age	Number	Percent	Number	Percent
0 - 4	10,265	7.3%	8,437	5.7%
5 - 9	9,458	6.7%	8,902	6.0%
10 - 14	9,651	6.9%	8,650	5.8%
15 - 19	10,506	7.5%	8,626	5.8%
20 - 24	12,139	8.7%	9,986	6.7%
25 - 34	21,052	15.0%	22,710	15.3%
35 - 44	18,155	12.9%	21,183	14.3%
45 - 54	19,199	13.7%	17,235	11.6%
55 - 64	13,614	9.7%	17,280	11.7%
65 - 74	7,325	5.2%	14,228	9.6%
75 - 84	5,849	4.2%	7,628	5.2%
85+	3,114	2.2%	3,241	2.2%

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Demographics

5 MILE

Demographic and Income Profile

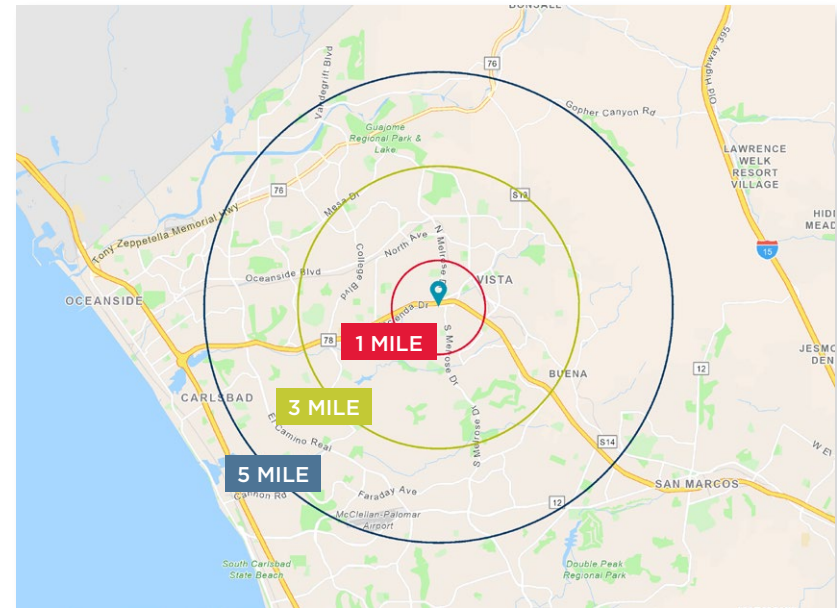
680 Hacienda Dr, Vista, California, 92081

Ring: 5 mile radius

Latitude: 33.19302, Longitude: -117.25632



Summary	Census 2010	Census 2020	2024	2029			
Population	261,015	278,092	280,753	282,253			
Households	88,976	95,708	97,764	100,408			
Families	63,176	-	68,927	70,777			
Average Household Size	2.90	2.87	2.84	2.78			
Owner Occupied Housing Units	54,884	-	59,731	62,040			
Renter Occupied Housing Units	34,092	-	38,033	38,368			
Median Age	35.0	-	39.3	40.3			
Trends: 2023-2028 Annual Rate		Area	State	National			
Population		0.11%	0.09%	0.30%			
Households		0.54%	0.38%	0.49%			
Families		0.53%	0.37%	0.44%			
Owner HHs		0.76%	0.58%	0.66%			
Median Household Income		2.72%	2.70%	2.57%			
Households by Income		Number	Percent	Number	Percent		
<\$15,000		5,510	5.6%	4,928	4.9%		
\$15,000 - \$24,999		4,108	4.2%	3,072	3.1%		
\$25,000 - \$34,999		4,741	4.8%	3,830	3.8%		
\$35,000 - \$49,999		7,272	7.4%	5,864	5.8%		
\$50,000 - \$74,999		13,863	14.2%	11,824	11.8%		
\$75,000 - \$99,999		11,789	12.1%	11,335	11.3%		
\$100,000 - \$149,999		19,745	20.2%	20,879	20.8%		
\$150,000 - \$199,999		13,559	13.9%	16,460	16.4%		
\$200,000+		17,178	17.6%	22,216	22.1%		
Median Household Income		\$102,666		\$117,402			
Average Household Income		\$134,787		\$157,833			
Per Capita Income		\$46,977		\$56,193			
		Census 2010		2024		2029	
Population by Age		Number	Percent	Number	Percent	Number	Percent
0 - 4		18,447	7.1%	15,103	5.4%	14,778	5.2%
5 - 9		17,349	6.6%	16,434	5.9%	15,562	5.5%
10 - 14		17,679	6.8%	16,579	5.9%	16,917	6.0%
15 - 19		18,814	7.2%	16,364	5.8%	15,659	5.5%
20 - 24		21,136	8.1%	18,357	6.5%	16,362	5.8%
25 - 34		37,024	14.2%	40,458	14.4%	39,484	14.0%
35 - 44		34,372	13.2%	39,204	14.0%	40,576	14.4%
45 - 54		36,657	14.0%	33,721	12.0%	34,793	12.3%
55 - 64		26,960	10.3%	33,849	12.1%	31,206	11.1%
65 - 74		15,310	5.9%	28,659	10.2%	30,257	10.7%
75 - 84		11,655	4.5%	15,633	5.6%	19,352	6.9%
85+		5,610	2.1%	6,393	2.3%	7,306	2.6%



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