



Excess Properties

For Sale/Lease



3150 BUSINESS PARK DR | VISTA, CA

- Strong daytime population with 122,508 employees within 3 miles
- Hard to find opportunity in in-fill trade area
- Strategically placed to serve a large trade area through several major arterials

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Size

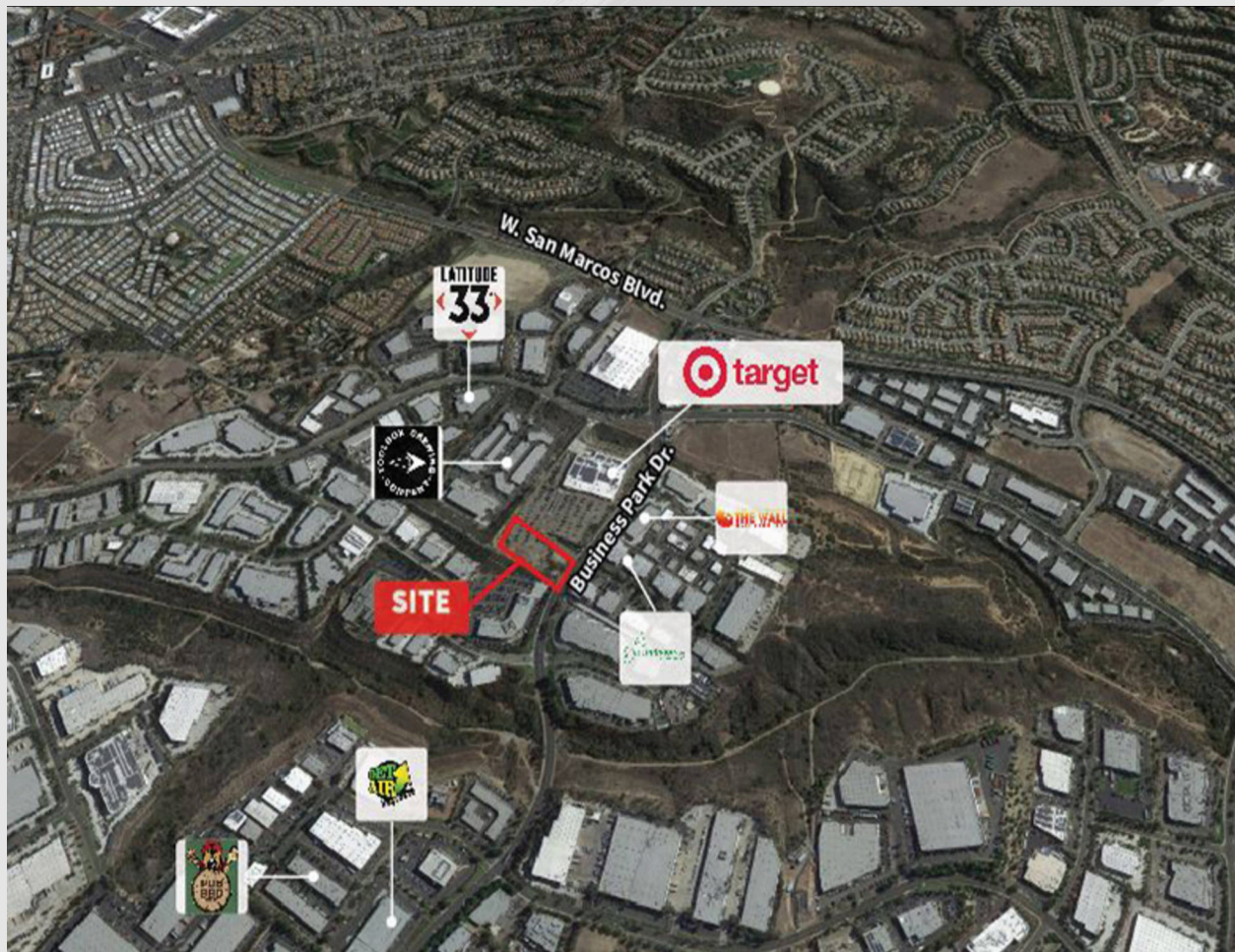
± 1 - 2 Acres

Traffic Counts

W San Marcos Blvd : 28,500 CPD

Business Park Drive : 12,500 CPD

Aerials









Key Area Retailers

Target
Belching Beaver Pub

Get Air Trampoline
Wall Climbing

Toolbox Brewing
Latitude 33 Brewing

Area Profile

| | 1 Mile Radius | 3 Mile Radius | 5 Mile Radius |
|--|------------------|------------------|------------------|
|  Estimated Population | 6,480 | 88,836 | 247,838 |
|  Daytime Population | 22,126 | 122,508 | 278,551 |
|  Total Housing Units | 2,376 | 32,724 | 86,377 |
|  Median Age | 44 | 39 | 37 |
|  Average Household Income | \$94,128 | \$103,463 | \$111,304 |
|  Median Household Income | \$70,273 | \$73,687 | \$78,747 |

Top Tapestry Lifestyle Segments 3 Mile Radius



BOOMBURBS

19.6%

As young professionals, we've moved to the suburbs for the bigger homes they offer. We live in fully-developed neighborhoods and are more likely to have a mortgage than the average US adult.



RETIREMENT COMMUNITIES

9.4%

We live in neighborhoods all over the country, in a mix of single-family homes, apartments, and assisted-living or nursing care facilities. We stay up-to-date by watching cable TV and reading newspapers and magazines. We keep a close eye on our finances and have incomes and net worths below the national average.



URBAN CHIC

7.8%

We are professionals with a sophisticated, exclusive lifestyle. Nearly half of us are married, though 30% of us are still single. We're avid readers and moviegoers. We skew a little older, with a median age of almost 43 years old.