

# Prime Pad Location Available

## Escondido Ave / Pala Vista Drive Vista, California

**Location:** *NEC Escondido Avenue / Pala Vista Drive  
Vista, California*

**Land Size:** *Approximately 35,580 Square Feet*

**Terms:** *Contact Listing Broker*

**Traffic Count:** *± 40,000 cars per day on Escondido Avenue  
(Sandag, 1998)  
± 4,300 cars per day on Pala Vista Drive*

<b>Demographics:</b>	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Population:	13,332	123,901	202,680
Average HH Income:	\$45,535	\$53,945	\$53,682

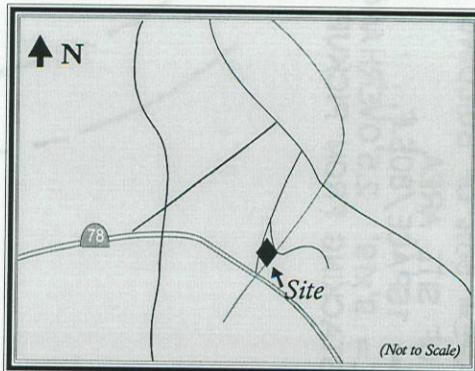
**Comments:**

- ◆ One block from I-78 on / off ramps.
- ◆ Drive-thru opportunity – perfect fast food restaurant location.
- ◆ Excellent retail site.
- ◆ Superb visibility and access.
- ◆ The landlord will consider a ground lease or build-to-suit.

*(See conceptual Site Plan on back)*

*For Further Information Contact:*

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**RETAIL PROPERTIES GROUP, INC.**

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*The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it.*