



NORTH COUNTY SQUARE
1750 University Dr, Vista, CA 92083

JOIN SUCCESSFUL NEIGHBORS:



Available

- Up to 7,926 sf (3,000 sf minimum)

Features

- Excellent Co-Tenancy
- High Profile Opportunity
- 3 Mile Population: 96,719
- 3 Mile Daytime Population: 56,560

Traffic Counts

- Hwy 78 128,000 ADT
- Sycamore Ave 16,300 ADT
- University Dr 22,000 ADT



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SITE PLAN



AVAILABLE
Up to 7,926 sf*
(3,000 Sf Minimum)



*Sublease by ALDI

This information is deemed reliable, but not guaranteed. All information should be independently verified for its accuracy and completeness before relying upon it.



ENDURING REAL ESTATE

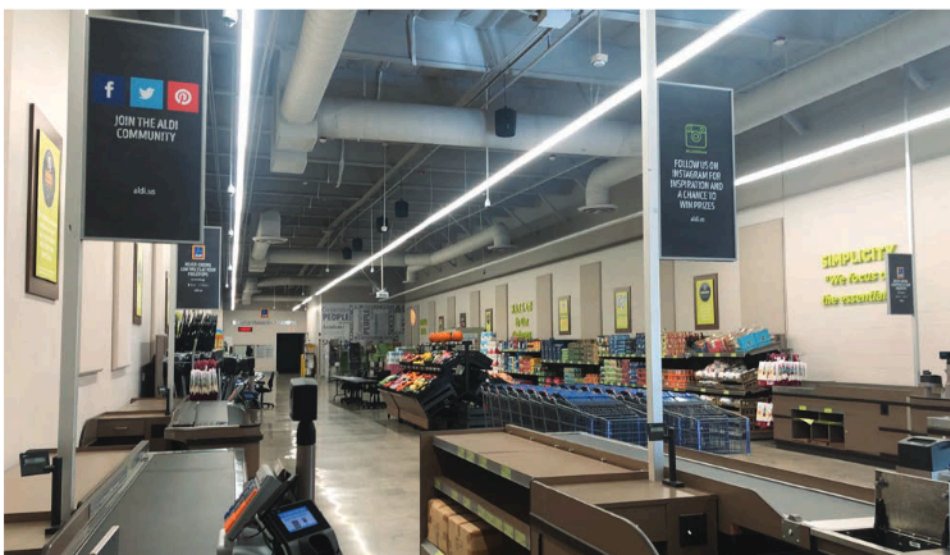
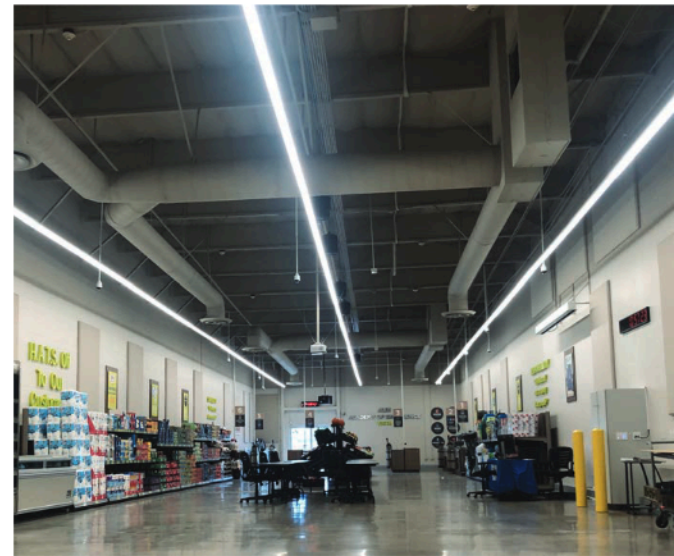
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www.enduringrealestate.com

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INTERIOR PHOTOS



REAL ESTATE

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DEMOGRAPHICS

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POPULATION	1 Mile	2 Miles	3 Miles	5 Miles
2019 Estimated Population	13,228	47,880	96,719	259,840
2024 Projected Population	13,646	49,043	99,125	266,242
2010 Census Population	12,397	45,065	88,151	234,355
2000 Census Population	11,608	40,555	40,555	198,835
Projected Annual Growth 2019 to 2024	0.6%	0.5%	0.5%	0.5%
Historical Annual Growth 2000 to 2019	0.7%	1.0%	1.1%	1.6%
2019 Median Age	34.9	35.7	37.1	36.2
HOUSEHOLDS	1 Mile	2 Miles	3 Miles	5 Miles
2019 Estimated Households	4,666	15,927	32,948	87,028
2024 Projected Households	4,865	16,515	34,208	90,305
2010 Census Households	4,344	14,913	29,771	77,837
2000 Census Households	3,996	13,604	27,456	67,198
Projected Annual Growth 2019 to 2024	0.9%	0.7%	0.8%	0.8%
Historical Annual Growth 2000 to 2019	0.9%	0.9%	1.1%	1.6%
RACE AND ETHNICITY	1 Mile	2 Miles	3 Miles	5 Miles
2019 Estimated White	60.9%	61.5%	63.0%	63.5%
2019 Estimated Black or African American	4.2%	3.5%	3.5%	3.5%
2019 Estimated Asian & Pacific Islander	5.9%	8.1%	8.4%	8.2%
2019 Estimated American Indian & Native Alaskan	1.0%	0.8%	0.8%	0.9%
2019 Estimated Other Races	27.9%	26.2%	24.2%	23.9%
2019 Estimated Hispanic	41.6%	40.2%	38.3%	40.4%
INCOME	1 Mile	2 Miles	3 Miles	5 Miles
2019 Estimated Average Household Income	\$87,102	\$95,841	\$91,889	\$99,879
2019 Estimated Median Household Income	\$72,512	\$80,363	\$78,069	\$83,071
2019 Estimated Per Capita Income	\$30,898	\$32,051	\$31,417	\$33,543
EDUCATION (AGE 25+)	1 Mile	2 Miles	3 Miles	5 Miles
2019 Estimated Elementary (Grade Level 0 to 8)	6.3%	8.1%	9.2%	9.5%
2019 Estimated Some High School (Grade Level 9 to 11)	6.2%	4.9%	5.1%	5.7%
2019 Estimated High School Graduate	26.2%	23.1%	22.7%	21.6%
2019 Estimated Some College	24.5%	23.2%	23.1%	21.1%
2019 Estimated Associates Degree Only	11.9%	12.1%	11.0%	10.5%
2019 Estimated Bachelors Degree Only	17.0%	19.2%	19.2%	20.5%
2019 Estimated Graduate Degree	7.9%	9.4%	9.6%	11.1%
BUSINESS	1 Mile	2 Miles	3 Miles	5 Miles
2019 Estimated Total Businesses	545	1,895	5,738	12,295
2019 Estimated Total Employees	4,122	15,587	56,560	123,156
2019 Estimated Employee Population per Business	7.6	8.2	9.9	10.0
2019 Estimated Residential Population per Business	24.3	25.3	16.9	21.1