



THE PAVILION SHOPPING CENTER

1900-1998 HACIENDA DRIVE VISTA, CA



UNDER NEW OWNERSHIP!
Exciting Renovations Just Completed!





Excellent Visibility

From Highway 78
with $\pm$ 154,100 ADT



Strong Traffic Generated

by Tri-City Medical
Center, Costco, Home
Depot, Walmart &
Albertsons



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Ji Phone Repair

SUBWAY

1900
2,587 SF

Queensworth
Fashion



Coming Soon



DAVID'S BRIDAL



.3 MILES



.21 MILES



.5 MILES



.5 MILES



.55 MILES



.75 MILES



.75 MILES

Walmart

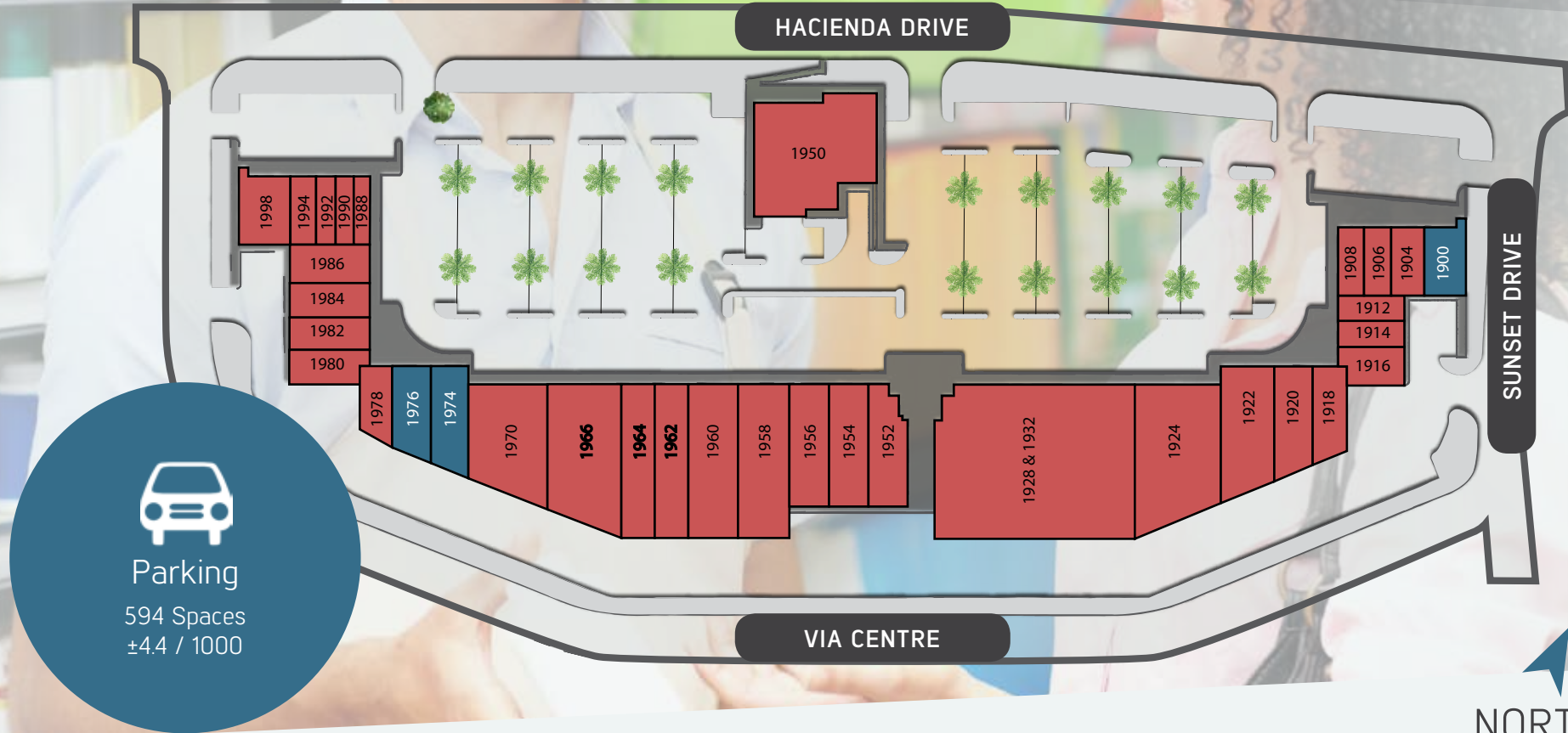
.75 MILES

SITE MAP



THE PAVILION SHOPPING CENTER

±154,725 cars per day



1900 - Available ± 2,587 SF

1902 - Chiropractor

1906 - Subway

1908 - JI Phone Repair

1912 - Queensworth Fashion

1914 - Copy Max

1916 - Frontline

1918 - Crossfit

1920 - CosmoProf

1922 - Physical Therapy

1924 - Californian Dreams

1928 & 1932 - Altitude Trampoline Park

1950 - The Indian Store

1952 - North Park Produce

1960 - Chinese Buffet

1962 & 1964 - Luv 2 Play

1966 - Hardcore Fitness

1970 - Dunn Edwards Paint

1974 - Available - Bridal Showcase* ± 2,981 SF

1976 - Available - Physical Therapy* ± 2,576 SF

1978 - Friar Tux Shop

1980 - David's Bridal

1988 - Hillcrest Pharmacy

1992 - Modern Hair Nail and Spa

1994 - Sun on the Run

1996 - SP Optical

*do not disturb tenants



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DEMOGRAPHICS 1900-1998 HACIENDA DRIVE



THE PAVILION SHOPPING CENTER



PLACE OF WORK	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Total Businesses	870	5,012	14,967
Daytime Employment (Total Employees)	9,763	42,084	149,090



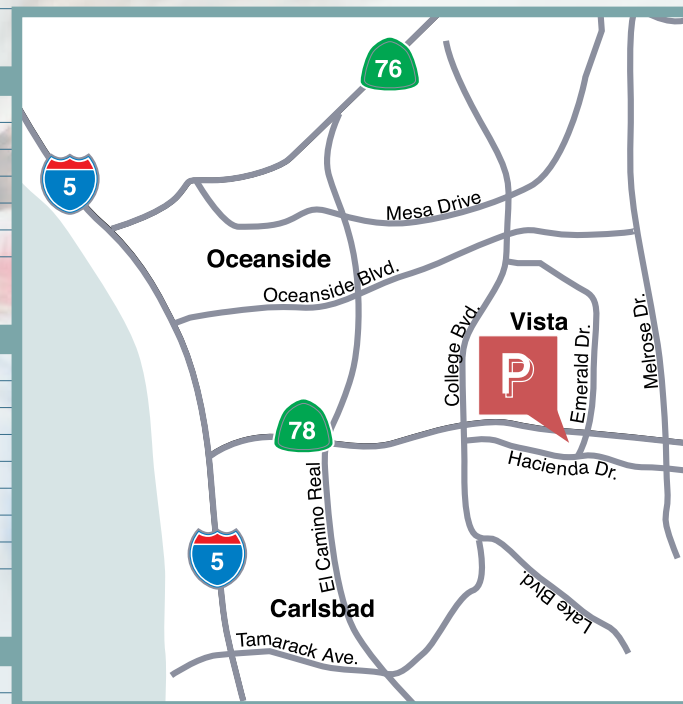
POPULATION	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
2015 Population	20,981	128,138	312,138
2020 Population	21,976	134,307	327,673
2010 Population	20,086	122,355	297,343
2000 Population	19,656	114,295	276,759
Percent Pop Change: 2010 to 2015	4.5%	4.7%	5.0%
Percent Pop Change: 2015 to 2020	4.7%	4.8%	5.0%



HOUSEHOLD INCOME	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
2015 Households	6,843	44,801	108,351
2000 Average Household Income	\$50,383	\$63,078	\$61,734
2015 Average Household Income	\$60,137	\$73,334	\$73,709
2020 Average Household Income	\$59,859	\$74,638	\$75,215
2000 Median Household Income	\$41,749	\$50,633	\$47,823
2015 Median Household Income	\$46,200	\$56,369	\$56,572
2020 Median Household Income	\$46,010	\$57,034	\$57,466
2015 Per Capita Income	\$19,614	\$25,640	\$25,586



RACE AND ETHNICITY	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
2015 Population	20,981	128,138	312,138
White	12,539 59.8%	87,576 68.3%	208,176 66.7%
African American	661 3.2%	4,099 3.2%	10,649 3.4%
Asian	1,012 4.8%	7,630 6.0%	18,692 6.0%
Native Hawaiian/Pacific Islander	249 1.2%	1,000 0.8%	2,611 0.8%
American Indian/Alaska Native	174 0.8%	1,174 0.9%	2,858 0.9%
Some Other Race	5,113 24.4%	19,409 15.1%	51,089 16.4%
2 or More Races	1,234 5.9%	7,251 5.7%	18,063 5.8%
2015 Hispanic Population	10,445 49.8%	48,284 37.7%	119,011 38.1%
Not Hispanic/Latino, White	8,039 38.3%	63,036 49.2%	151,249 48.5%



TRAFFIC COUNTS	CURRENT
2015 Emerald Dr.	29,182 ADT
Highway 78 and Emerald Dr.	154,725 ADT
Hacienda Dr.	14,801 ADT

(Source: CalTrans)

Full Demographic Report available upon request



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