



ENDURING REAL ESTATE

FOR LEASE



NORTH COUNTY SQUARE

1750 University Dr, Vista, CA 92083

JOIN SUCCESSFUL NEIGHBORS:

Walmart



Michael's

OLD NAVY

ROSS
DRESS FOR LESS

Burlington



RH
OUTLET

rubio's
COASTAL GRILL

Famous
Footwear.

Available

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

Features

- Excellent Co-Tenancy
- High Profile Opportunity
- 3 Mile Population: 93,458
- 3 Mile Daytime Population: 58,165

Traffic Counts

- Hwy 78 122,000 ADT
- Sycamore Ave 28,153 ADT
- University Dr 4,234 ADT



ENDURING

REAL ESTATE
Lic #01977797

3990 Old Town Ave, Suite B-208
San Diego, CA 92110
Phone: (858) 536-8383
www.enduringrealestate.com

Contact Information

Kevan McDougal
kmcDougal@enduringrealestate.com
Lic #01994492

Joe Wojdowski
joew@enduringrealestate.com
Lic #01237995

NORTH COUNTY SQUARE

1750 University Dr, Vista, CA 92083

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.



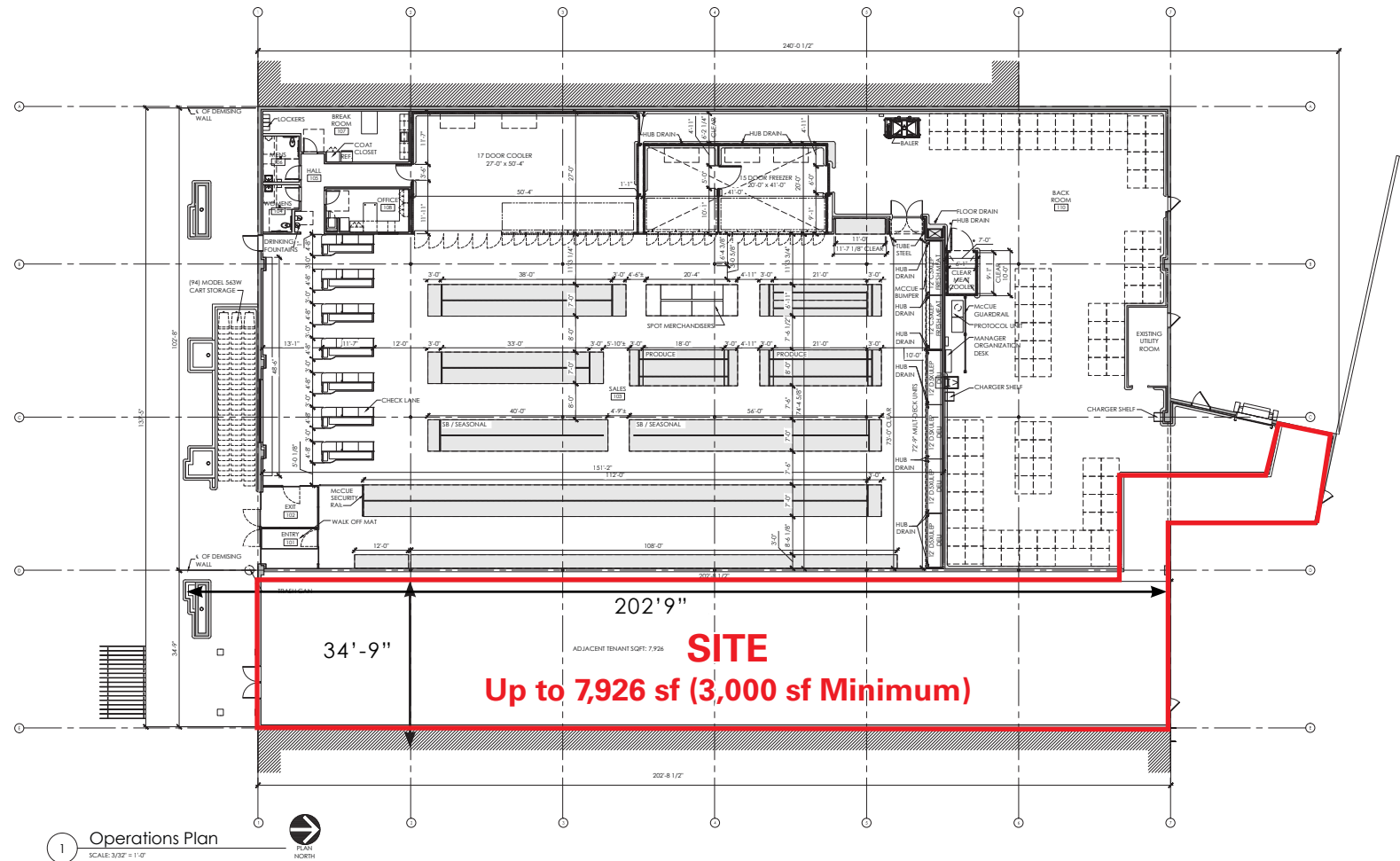
ENDURING REAL ESTATE

Lic #01977797

3990 Old Town Ave, Suite B-208, San Diego, CA 92110
www.enduringrealestate.com

1750 University Dr, Vista, CA 92083

FLOOR PLAN

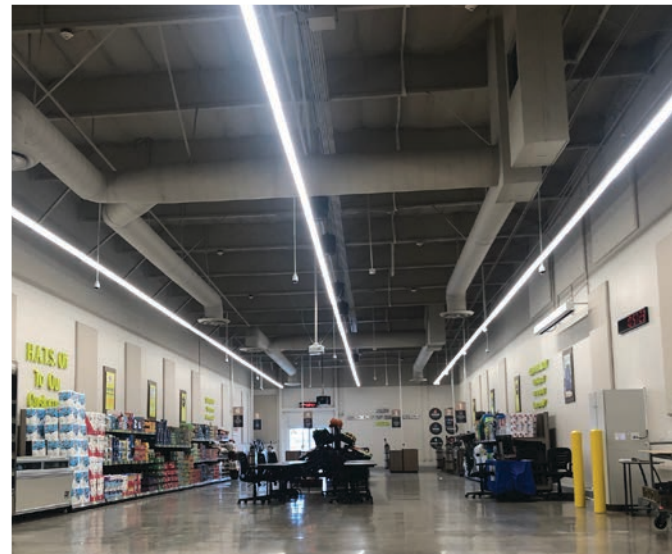


This information is deemed reliable, but not guaranteed. All information should be independently verified for its accuracy and completeness before relying upon it.

NORTH COUNTY SQUARE

1750 University Dr, Vista, CA 92083

INTERIOR PHOTOS



REAL ESTATE

www.enduringrealestate.com

NORTH COUNTY SQUARE

1750 University Dr, Vista, CA 92083

AERIAL



For More Information Please Contact:



Kevan McDougal
kmcDougal@enduringrealestate.com
858-536-8383 x104
Lic #01994492

Joe Wojdowski
joew@enduringrealestate.com
858-536-8383 x102
Lic #01237995

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

www.enduringrealestate.com

3990 Old Town Ave, Suite B-208, San Diego, CA 92110

DEMOGRAPHICS

1750 University Dr, Vista, CA 92083



POPULATION	1 Mile	2 Miles	3 Miles	5 Miles
2023 Estimated Population	12,714	46,771	93,458	254,281
2028 Projected Population	12,761	47,523	95,353	259,550
2020 Census Population	12,776	45,183	93,416	254,230
2010 Census Population	11,342	45,183	88,919	234,896
Projected Annual Growth 2023 to 2028	–	0.3%	0.4%	0.4%
Historical Annual Growth 2010 to 2023	0.2%	0.3%	0.4%	0.6%
2019 Median Age	36.4	36.6	37.8	36.9
HOUSEHOLDS	1 Mile	2 Miles	3 Miles	5 Miles
2023 Estimated Households	4,454	15,756	32,363	85,771
2028 Projected Households	4,563	16,286	33,560	89,039
2020 Census Households	4,433	15,523	31,943	84,640
2020 Census Households	4,292	14,919	30,076	77,956
Projected Annual Growth 2023 to 2028	0.5%	0.7%	0.7%	0.8%
Historical Annual Growth 2010 to 2023	0.3%	0.4%	0.6%	0.8%
RACE AND ETHNICITY	1 Mile	2 Miles	3 Miles	5 Miles
2023 Estimated White	52.0%	52.5%	52.6%	52.0%
2023 Estimated Black or African American	3.7%	3.2%	3.4%	3.4%
2023 Estimated Asian & Pacific Islander	7.8%	9.2%	8.9%	10.0%
2023 Estimated American Indian & Native Alaskan	1.6%	1.4%	1.4%	1.4%
2023 Estimated Other Races	35.0%	33.7%	33.7%	33.2%
2023 Estimated Hispanic	41.6%	40.1%	40.1%	39.4%
INCOME	1 Mile	2 Miles	3 Miles	5 Miles
2023 Estimated Average Household Income	\$116,900	\$127,476	\$127,220	\$137,721
2023 Estimated Median Household Income	\$89,659	\$103,006	\$101,897	\$107,350
2023 Estimated Per Capita Income	\$41,154	\$43,114	\$44,309	\$46,672
EDUCATION (AGE 25+)	1 Mile	2 Miles	3 Miles	5 Miles
2023 Estimated Elementary (Grade Level 0 to 8)	7.9%	7.9%	7.5%	8.2%
2023 Estimated Some High School (Grade Level 9 to 11)	5.1%	5.3%	6.1%	5.6%
2023 Estimated High School Graduate	24.4%	20.9%	20.7%	19.7%
2023 Estimated Some College	21.9%	21.9%	21.9%	21.3%
2023 Estimated Associates Degree Only	9.0%	9.2%	8.8%	8.3%
2023 Estimated Bachelors Degree Only	22.1%	22.8%	22.6%	23.8%
2023 Estimated Graduate Degree	9.5%	12.0%	12.4%	13.2%
BUSINESS	1 Mile	2 Miles	3 Miles	5 Miles
2023 Estimated Total Businesses	515	2,240	5,411	12,060
2023 Estimated Total Employees	3,848	22,007	58,165	135,164
2023 Estimated Employee Population per Business	7.5	9.8	10.8	11.2
2023 Estimated Residential Population per Business	24.7	20.9	17.3	21.1