



# Vista Balboa Center

San Diego, CA

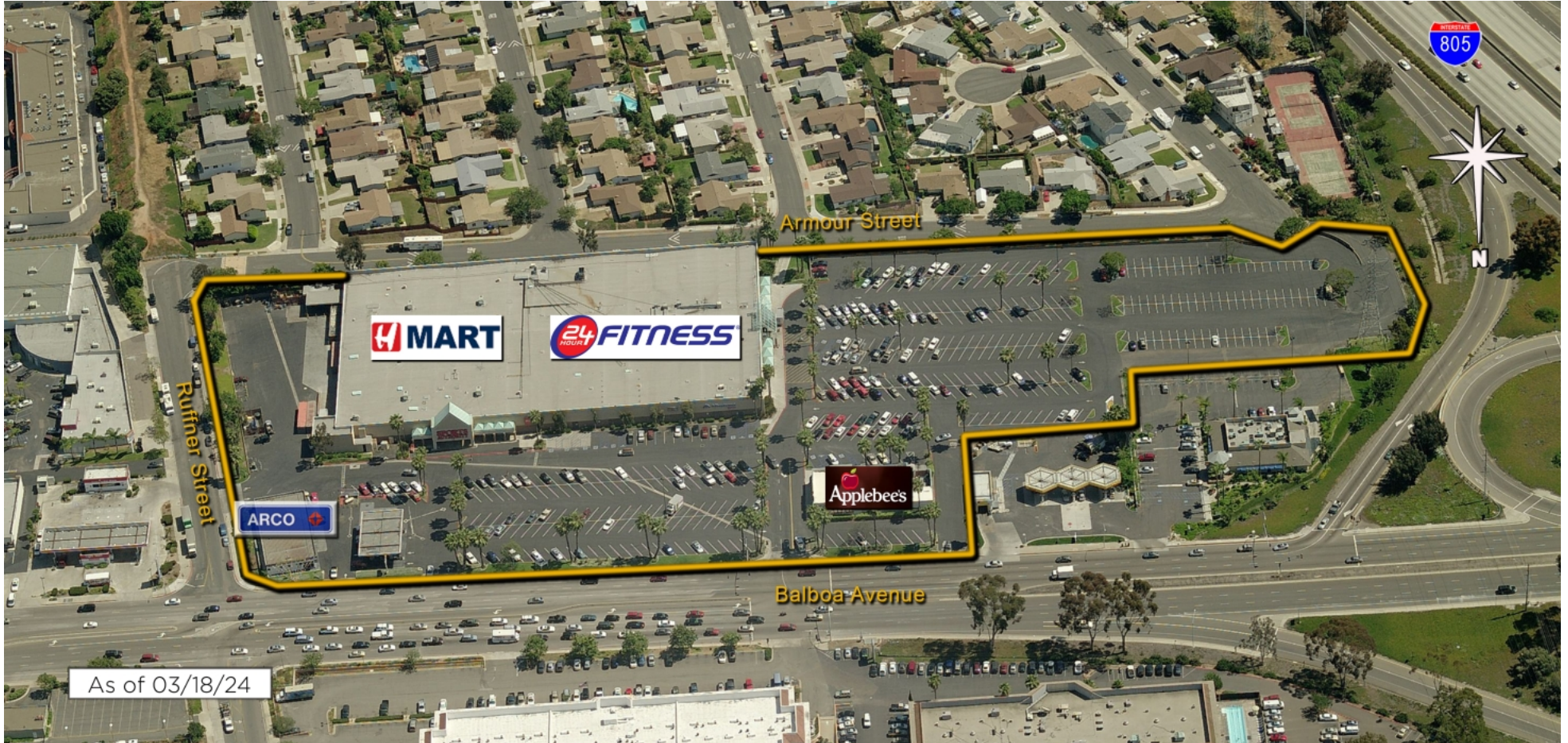
San Diego-Chula Vista-Carlsbad (CA)



**Zach Blatteis**  
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KRC Property Management I, Inc., a Subsidiary of Kimco Realty®  
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AERIAL



GROSS LEASABLE AREA (GLA)	117,410 SF
PARKING SPACES	599
PARKING RATIO	5.10 per 1,000 SF

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Google Earth

DENSITY AERIAL

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Available

	TENANT	SQ FT
1	24 Hour Fitness	66,851
2	H Mart	38,359
3	Available	7,200
4	Applebee's	5,000



Disclaimer: This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation or warranty that any tenants will be at the shopping center, the square footage is accurate, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. Moreover, any demographics set forth in this flyer are for illustrative purposes only and shall not be deemed a representation by Landlord or their accuracy. Availability of this property for rent is subject to prior rental or withdrawal of the property from the market at any time without notice.

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COMPETITION MAP



by Block Group

## Demographics

2022 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	12,008	119,734	322,587
Daytime Pop	42,933	237,855	525,681
Households	4,812	45,471	138,581
Average HH Income	\$102,320	\$109,695	\$116,601
Median HH Income	\$83,564	\$90,209	\$92,384
Per Capita Income	\$41,143	\$42,052	\$50,635

## Average Household Income

Popstats, 4Q 2022, Trade Area Systems

- \$150K and up
- \$75K - \$100K
- \$100K - \$150K
- \$0K - \$50K



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Balboa Ave. & Ruffner St., San Diego, CA



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