

Property Summary

Center Type	Neighborhood Center
GLA (% Leased)	8,245 SF (50.9%)
Built	1999
Tenancy	Multiple
Available	800 - 4,050 SF
Max Contiguous	4,050 SF
Asking Rent	\$2.50 - 3.00 SF/month/TBD
Parking Spaces	35 (4.24/1,000 SF)
Frontage	102' on Business Park Dr



Property Details

Land Area	1.19 AC (51,836 SF)	Building FAR	0.16
Zoning	A, Vista	Parcel	221-661-39

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/month	Occupancy	Term
P 1	3211-1	Retail	Direct	3,250	4,050	4,050	\$2.50 TBD	Vacant	Negotiable
Bing Udinsky: Bing Udinsky (510) 655-3253									
P 1	3211-2	Retail	Direct	800	4,050	4,050	\$3.00 TBD	Vacant	Negotiable
Bing Udinsky: Bing Udinsky (510) 655-3253									

Amenities

- Signage

Transportation

Parking Details	35 Surface Spaces; Ratio of 4.24/1,000 SF
Traffic Volume	12,920 on Linda Vista Dr (2025); 9,545 on Keystone Way (2025); 1,576 on Scott St (2018); 9,987 on Corporate Vw (2025); 1,744 on Bus Park Dr (2018); 1,006 on Vantage Ct (2025); 1,738 on Bus Park Dr (2018); 29,923 on Ave de Las Rosas (2025); 8,606 on Scott St (2025); 31,438 on Melrose Ave (2025)
Frontage	102' on Business Park Dr
Commuter Rail	Carlsbad Poinsettia  13 min drive
Airport	San Diego International 46 min drive
Walk Score ®	Car-Dependent (43)
Transit Score ®	Some Transit (28)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Bleach & Brawn	1	2,629	15	Dec 2017	-
Cat & Craft Cafe	1	1,500	7	Sep 2018	-

Showing 2 of 2 Tenants

Property Summary

RBA (% Leased)	6,460 SF (58.6%)
Built	2015
Stories	2
Typical Floor	3,230 SF
Tenancy	Multiple
Available	2,675 SF
Max Contiguous	2,675 SF
Asking Rent	\$1.50 SF/month/MG
Parking Spaces	26 (4.02/1,000 SF)



Property Details

Land Area	0.34 AC (14,810 SF)	Building FAR	0.44
Slab to Slab	9'	Owner Occupied	No
Zoning	C	Parcel	176-013-11

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/month	Occupancy	Term
P 1	A	Office/Retail	Direct	2,675	2,675	2,675	\$1.50 MG	Vacant	Negotiable

Horizon Resources, Inc.: Dave Morris (619) 962-2200, Ken Rogers (858) 334-8550

Amenities

- Air Conditioning
- Central Heating
- Natural Light
- Signage

Transportation

Parking Details	26 Surface Spaces; Ratio of 4.02/1,000 SF
Traffic Volume	42,306 on Francis Dr (2025); 936 on Glenmere Rd (2018); 7,543 on Williamston St (2025); 3,489 on Clearbrook Ln (2025); 1,315 on Sapote Ct (2018); 5,113 on Cabrillo Cir (2025); 4,023 on Truly Ter (2025); 32,113 on Oak Dr (2025); 9,763 on Williamston St (2025); 16,340 on Cll Jules (2025)
Commuter Rail	Carlsbad Village  15 min drive
Walk Score ®	Very Walkable (79)
Transit Score ®	Some Transit (32)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Vista Vision Associates Of Optometry	Unk	600	4	Sep 2016	-
Mjb Vacations	Unk	-	3	Nov 2018	-

Showing 2 of 2 Tenants

110 S Citrus Ave

Vista, California 92084 (San Diego County) - Vista Submarket



Retail

Property Summary

GLA (% Leased)	4,000 SF (85.0%)
Built	1955
Tenancy	Multiple
Available	600 SF
Max Contiguous	600 SF
Asking Rent	\$2.25 SF/month/FS
Parking Spaces	22 (5.50/1,000 SF)
Frontage	Broadway
Frontage	Citrus



Property Details

Land Area	0.28 AC (12,197 SF)	Building FAR	0.33
Zoning	C2, Vista	Parcel	175-271-08

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/month	Occupancy	Term
P 1	-	Office/Retail	Direct	600	600	600	\$2.25 FS	Vacant	Negotiable

Lee & Associates: Isaac Little (760) 672-1041, Marko Dragovic (858) 531-4523

Amenities

- Signage

Transportation

Parking Details	22 Surface Spaces; Ratio of 5.50/1,000 SF
Traffic Volume	1,861 on Main St (2025); 2,732 on S Citrus Ave (2025); 6,350 on S Indiana Ave (2025); 24,160 on N Indiana Ave (2025); 1,575 on Hanes Pl (2025); 25,305 on E Vista Way (2025); 3,299 on Washington St (2025); 19,332 on E Broadway (2025); 19,247 on Main St (2025); 3,236 on Escondido Ave (2025)
Frontage	136' on S Citrus Ave
Transit/Subway	Vista Transit Center  9 min walk
Commuter Rail	Carlsbad Village  14 min drive
Walk Score ®	Walker's Paradise (90)
Transit Score ®	Good Transit (50)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Embroidery Image	1	500	2	Sep 2010	-
Alternative Heathcare	1	-	3	Jul 2016	-
Cousins Signs	1	-	2	Jun 2017	-
Epic The Salon	1	-	5	Apr 2016	-

110 S Citrus Ave

Vista, California 92084 (San Diego County) - Vista Submarket



Retail

Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Karaoke Systems Plus	1	-	3	Apr 2016	-

Showing 5 of 8 Tenants

110 Civic Center Dr - Rio Vista Professional

Vista, California 92084 (San Diego County) - Vista Submarket



Office

Property Summary

RBA (% Leased)	20,000 SF (55.7%)
Built	1981
Stories	2
Elevators	None
Typical Floor	10,000 SF
Tenancy	Multiple
Available	1,000 - 8,858 SF
Max Contiguous	6,224 SF
Asking Rent	\$2.00 SF/month/FS
Parking Spaces	45 (10.00/1,000 SF)



Property Details

Land Area	1.07 AC (46,609 SF)	Building FAR	0.43
Core Factor	11%	Slab to Slab	9'
Owner Occupied	No	Zoning	C
Parcel	176-060-38-14		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/month	Occupancy	Term
P 1	116	Office	Direct	6,224	6,224	6,224	Withheld	30 Days	Negotiable

Location Matters: Marc Karren (760) 803-5363

P 2	203	Office/Retail	Direct	1,000 - 2,634	2,634	2,634	\$2.00 FS	Vacant	Negotiable
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KW United: Christina Cha (410) 303-5520

KW The Lakes: Kim Conway (951) 642-8056

Transportation

Parking Details	45 Surface Spaces; Ratio of 10.00/1,000 SF
Traffic Volume	26,119 on Alta Vista Dr (2025); 43,953 on Franklin Ln (2025); 25,305 on E Vista Way (2025); 2,335 on Private Rd (2025); 3,236 on Escondido Ave (2025); 1,861 on Main St (2025); 3,299 on Washington St (2025); 2,732 on S Citrus Ave (2025); 27,183 on Morningside Dr (2025); 4,023 on Truly Ter (2025)
Transit/Subway	Vista Transit Center  13 min walk
Commuter Rail	Carlsbad Village  14 min drive
Walk Score ®	Very Walkable (86)
Transit Score ®	Some Transit (47)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
John Coleman, DDS	1	3,000	5	Sep 2001	-
Preferred Properties	2	3,000	20	Apr 2016	-
Edward Jones	Unk	1,500	10	Jan 2021	-

110 Civic Center Dr - Rio Vista Professional

Vista, California 92084 (San Diego County) - Vista Submarket



Office

Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
S&S SEEDS	2	682	-	Jul 2018	-
Osborne Od Douglas	1	600	4	Jul 2012	-

Showing 5 of 19 Tenants

138-140 Civic Center Dr - Vista Business Park

Vista, California 92084 (San Diego County) - Vista Submarket



Office

Property Summary

RBA (% Leased)	20,169 SF (61.9%)
Built	1987
Stories	2
Elevators	Yes
Typical Floor	10,085 SF
Tenancy	Multiple
Available	2,341 - 7,678 SF
Max Contiguous	5,337 SF
Asking Rent	\$2.15 SF/month/+ELEC
Parking Spaces	26 (1.29/1,000 SF)



Property Details

Land Area	0.97 AC (42,253 SF)	Building FAR	0.48
Slab to Slab	9'	Owner Occupied	No
Zoning	C1	Parcel	176-060-25

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/month	Occupancy	Term
P 1	140	Office/Medical	Direct	5,337	5,337	5,337	\$2.15 +ELEC	Vacant	Negotiable
CBRE: Chris Williams (858) 761-7376									
P 1	115	Medical	Direct	2,341	2,341	2,341	\$2.15 +ELEC	Vacant	Negotiable
CBRE: Chris Williams (858) 761-7376									

Amenities

• Balcony	• Courtyard	• Natural Light	• Outdoor Seating
• Signage	• Wheelchair Accessible		

Transportation

Parking Details	26 Surface Spaces; Ratio of 1.29/1,000 SF		
Traffic Volume	26,119 on Alta Vista Dr (2025); 3,236 on Escondido Ave (2025); 2,335 on Private Rd (2025); 25,305 on E Vista Way (2025); 43,953 on Franklin Ln (2025); 1,861 on Main St (2025); 27,183 on Morningside Dr (2025); 2,732 on S Citrus Ave (2025); 3,299 on Washington St (2025); 5,472 on Vista Glen Ln (2025)		
Transit/Subway	Vista Transit Center		13 min walk
	Escondido Avenue		20 min walk
Commuter Rail	Carlsbad Village		14 min drive
Walk Score ®	Very Walkable (79)		
Transit Score ®	Some Transit (46)		

138-140 Civic Center Dr - Vista Business Park

Vista, California 92084 (San Diego County) - Vista Submarket



Office

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Raymond James Financial Services	1-2	4,100	27	Sep 2001	-
Mortgage Funding	1	1,200	5	Apr 2003	-
Cb&t-california Bank & Trust	1	757	9	Jun 2008	-
The Experienced Home Care Registry Inc	2	757	-	Nov 2011	-
Vista Dental Care	1	757	6	Nov 2011	-

Showing 5 of 9 Tenants

524 Civic Center Dr

Vista, California 92084 (San Diego County) - Vista Submarket



Office

Property Summary

RBA (% Leased)	2,219 SF (0.0%)
Built	1950
Stories	1
Typical Floor	2,219 SF
Tenancy	Single
Available	2,219 SF
Max Contiguous	2,219 SF
Asking Rent	\$2.00 SF/month/NNN



Property Details

Land Area	0.21 AC (9,148 SF)	Building FAR	0.24
Slab to Slab	8'	Owner Occupied	No
Zoning	6	Parcel	176-171-17

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/month	Occupancy	Term
E 1	-	Office	Direct	2,219	2,219	2,219	\$2.00 NNN	Vacant	Negotiable

Lee & Associates: Jackson Rodewald (760) 717-3421, Jeff Abramson (760) 505-5301

Amenities

- Signage

Transportation

Traffic Volume	27,183 on Morningside Dr (2025); 27,155 on Private Rd (2025); 151 on Morningside Dr (2025); 5,472 on Vista Glen Ln (2025); 3,540 on Orleavo Dr (2025); 3,236 on Escondido Ave (2025); 26,119 on Alta Vista Dr (2025); 3,095 on Crescent Ln (2025); 18,050 on TerDr (2025); 2,732 on S Citrus Ave (2025)		
Transit/Subway	Escondido Avenue		13 min walk
	Vista Transit Center		20 min walk
Commuter Rail	Carlsbad Village		14 min drive
Walk Score ®	Somewhat Walkable (69)		
Transit Score ®	Some Transit (43)		

707 Civic Center Dr

Vista, California 92084 (San Diego County) - Vista Submarket



Office

Property Summary

RBA (% Leased)	13,228 SF (93.5%)
Built/Renovated	1986/2010
Stories	2
Typical Floor	1,668 SF
Tenancy	Multiple
Available	864 SF
Max Contiguous	864 SF
Asking Rent	\$1.60 SF/month/MG



Property Details

Land Area	0.74 AC (32,234 SF)	Building FAR	0.41
Owner Occupied	No	Parcel	175-323-01 (+2 more)

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/month	Occupancy	Term
P 2	206	Office	Direct	864	864	864	\$1.60 MG	Vacant	Negotiable

The Olson Group: Jake Olson (760) 681-6402

Amenities

- Air Conditioning
- Central Heating
- Signage

Transportation

Traffic Volume	27,155 on Private Rd (2025); 151 on Morningside Dr (2025); 2,835 on Escondido Ave (2025); 3,540 on Orleavo Dr (2025); 1,503 on S Santa Fe Ave (2018); 27,183 on Morningside Dr (2025); 3,652 on Rincon St (2025); 18,050 on TerDr (2025); 5,626 on Santa Fe Pl (2025); 35,323 on Natal Way (2025)		
Transit/Subway	Escondido Avenue		9 min walk
	Vista Transit Center		20 min walk
Commuter Rail	Carlsbad Village		14 min drive
Walk Score ®	Very Walkable (74)		
Transit Score ®	Some Transit (43)		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Medclaims Billing Service Inc	2	1,050	7	Jul 2016	-
Ambassador Property Management	1	900	6	Nov 2016	-
Full Potential Speech Therapy	1	900	-	Aug 2024	Jul 2027
Pier View Counseling	1	750	5	Jul 2016	-

707 Civic Center Dr

Vista, California 92084 (San Diego County) - Vista Submarket



Office

Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Simple Office Solutions Inc	2	600	4	Jul 2016	-

Showing 5 of 17 Tenants

988 Civic Center Dr - Mama's & Papa's Center

Vista, California 92083 (San Diego County) - Vista Submarket



Retail

Property Summary

Center Type	Strip Center
GLA (% Leased)	12,940 SF (68.0%)
Built	1987
Tenancy	Multiple
Available	1,200 - 4,140 SF
Max Contiguous	2,940 SF
Asking Rent	\$1.50 - 1.75 SF/month/NNN
Parking Spaces	63 (4.87/1,000 SF)
Frontage	237' on Escondido Ave



Property Details

Land Area	1.11 AC (48,352 SF)	Building FAR	0.27
Zoning	C-6	Parcel	179-124-49

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/month	Occupancy	Term
P 1	G/H	Retail	Direct	2,940	2,940	2,940	\$1.75 NNN	05/2025	Negotiable
Horizon Resources, Inc.: Dave Morris (619) 962-2200, Ken Rogers (858) 334-8550									
P 1	E	Retail	Direct	1,200	1,200	1,200	\$1.50 NNN	05/2025	Negotiable
Horizon Resources, Inc.: Dave Morris (619) 962-2200, Ken Rogers (858) 334-8550									

Amenities

- 24 Hour Access
- Recessed Lighting
- Air Conditioning
- Signage
- Bus Line
- Tenant Controlled HVAC
- Commuter Rail

Transportation

Parking Details	63 Surface Spaces; Ratio of 4.87/1,000 SF
Traffic Volume	3,643 on Sinkler Way (2025); 1,620 on Phillips Way (2018); 35,323 on Natal Way (2025); 1,331 on Phillips St (2025); 9,326 on Escondido Ave (2025); 3,652 on Rincon St (2025); 3,265 on Lado de Loma Dr (2018); 1,554 on Bell Rd (2025); 7,012 on Escondido Ave (2025); 2,835 on Escondido Ave (2025)
Frontage	237' on Escondido Ave
Transit/Subway	Escondido Avenue  walk
Commuter Rail	Carlsbad Village  13 min drive
Walk Score ®	Somewhat Walkable (65)
Transit Score ®	Some Transit (39)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Mom's and Pop's Pizza	1	4,000	-	May 2025	-
MetroPCS	1	2,288	-	Jul 2014	-

988 Civic Center Dr - Mama's & Papa's Center

Vista, California 92083 (San Diego County) - Vista Submarket



Retail

Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Metro By T-mobile	1	1,500	-	Jan 2022	-
Fresh Boys Barbers	1	1,100	-	May 2025	May 2026
Double 9 Bargain	1	900	-	Feb 2012	-

Showing 5 of 10 Tenants

1341 Distribution Way - Garden View Business Ctr

Vista, California 92081 (San Diego County) - Vista Submarket



Distribution

Property Summary

RBA (% Leased)	36,444 SF (86.3%)
Built	2002
Tenancy	Multiple
Available	1,056 - 3,019 SF
Max Contiguous	1,963 SF
Asking Rent	\$1.70 SF/month/IG
Clear Height	22'
Drive Ins	6 total
Docks	1 exterior
Levelers	None
Parking Spaces	45 (3.00/1,000 SF)



Property Details

Land Area	2.06 AC (89,734 SF)	Building FAR	0.41
Cross Docks	None	Power	200 - 1,600a/277 - 480v Heavy
Sprinklers	ESFR	Zoning	M-1
Parcel	219-531-12-11		

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/month	Occupancy	Term	Docks	Drive Ins
20	Industrial	Direct	1,963	1,963	\$1.70 IG	Vacant	3 - 5 Years	-	1

CBRE: Blake Wilson (858) 740-7411

200	Office	Direct	1,056	1,056	\$1.50 +UTIL	Vacant	1 - 5 Years	-	-
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TxSystems: Tina Bennett (858) 945-5072

Amenities

- Property Manager on Site

Transportation

Parking Details	45 Surface Spaces; Ratio of 3.00/1,000 SF		
Traffic Volume	632 on la Mirada Dr (2025); 1,176 on Jewell Ridge (2018); 1,295 on Pipeline Dr (2025); 1,467 on Engineer St (2025); 834 on S Melrose Dr (2018); 21,673 on Hotspring Way (2025); 1,012 on Oakcreek Ct (2025); 30,637 on Green Oak Rd (2025); 10,302 on Joshua Way (2025); 20,505 on Bus PkDr (2025)		
Commuter Rail	Carlsbad Poinsettia		15 min drive
	Carlsbad Village		18 min drive
Airport	San Diego International		47 min drive
Walk Score ®	Car-Dependent (34)		
Transit Score ®	Some Transit (27)		

1341 Distribution Way - Garden View Business Ctr

Vista, California 92081 (San Diego County) - Vista Submarket



Distribution

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Omni Concepts Inc	1	2,900	7	Jul 2010	-
Blue Grace Logistics	1	2,299	3	Jul 2016	-
In Ground Trampolines	2	1,822	-	Jul 2021	-
The Ray Allen Company	1	1,822	-	Jul 2021	-
Global Algae	1	1,251	-	Jun 2023	Jun 2026

Showing 5 of 6 Tenants

2070 Hacienda Dr - Winston Vista Center

Vista, California 92081 (San Diego County) - Vista Submarket



Retail

Property Summary

GLA (% Leased)	24,180 SF (95.9%)
Built	1987
Tenancy	Multiple
Available	987 SF
Max Contiguous	987 SF
Asking Rent	\$2.00 SF/month/NNN
Parking Spaces	95 (5.00/1,000 SF)
Frontage	671' on Hacienda Dr



Property Details

Land Area	1.70 AC (74,052 SF)	Building FAR	0.33
Zoning	C2	Parcel	166-054-08

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/month	Occupancy	Term
P 1	C	Retail	Direct	987	987	987	\$2.00 NNN	Vacant	1 - 3 Years

Rockefeller Management: Mary Duran (949) 852-0900

Amenities

- Freeway Visibility
- Pylon Sign
- Signage

Transportation

Parking Details	95 Surface Spaces; Ratio of 5.00/1,000 SF
Traffic Volume	12,023 on Thunder Dr (2025); 132,295 on College Blvd (2025); 10,383 on W Vista Way (2025); 15,576 on Tri City Hospital (2025); 5,289 on Tiberon Dr (2025); 11,002 on Cedar Rd (2025); 13,807 on Via Centre (2025); 901 on Alley (2025); 149,028 on S Emerald Dr (2025)
Frontage	671' on Hacienda Dr
Commuter Rail	Carlsbad Village  11 min drive
	Oceanside Transit Center  13 min drive
Walk Score ®	Somewhat Walkable (66)
Transit Score ®	Some Transit (36)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Evans Tire & Service Centers	1	9,260	10	Apr 2006	-
Sherwin-Williams	1	5,800	2	Dec 2015	-
Auto Smog Svc	1	3,260	1	May 1998	-
Prestige Insurance	1	3,260	3	Apr 2003	-

2070 Hacienda Dr - Winston Vista Center

Vista, California 92081 (San Diego County) - Vista Submarket



Retail

Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Socal Batteries, Inc	1	3,000	7	Mar 2004	-

Showing 5 of 10 Tenants

2820-2834 La Mirada Dr - Vista Progress Center

Vista, California 92081 (San Diego County) - Vista Submarket



Manufacturing

Property Summary

RBA (% Leased)	81,167 SF (100%)
Built	1989
Tenancy	Multiple
Available	1,100 - 2,822 SF
Max Contiguous	1,722 SF
Asking Rent	\$0.96 SF/month/+ELEC
Clear Height	24'
Drive Ins	18 total/ 12' w x 12' h
Docks	4 exterior
Levelers	1 exterior
Parking Spaces	158 (1.95/1,000 SF)



Property Details

Land Area	4.40 AC (191,664 SF)	Building FAR	0.42
Cross Docks	Yes	Power	400 - 800a/120 - 280v 3p 4w Heavy
Zoning	RLI, Vista	Parcel	219-030-15

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/month	Occupancy	Term	Docks	Drive Ins
K	Office	Direct	1,722	1,722	\$0.96 +ELEC	30 Days	Negotiable	-	-
Kidder Mathews: John Witherall (760) 815-9004									
2820-J	Office	Direct	1,100	1,100	\$0.96 +ELEC	30 Days	Negotiable	-	-
Kidder Mathews: John Witherall (760) 815-9004									

Amenities

- Fenced Lot
- Signage
- Skylights

Transportation

Parking Details	158 Surface Spaces; Ratio of 1.95/1,000 SF		
Traffic Volume	9,991 on la Mirada Dr (2025); 8,035 on Dogwood Way (2025); 891 on Virginia Pl (2025); 4,443 on Private Rd (2025); 9,943 on Birch St (2018); 340 on Poinsettia Ave (2025); 3,231 on Vallecitos Dr (2025); 808 on Fortune Way (2018); 2,318 on Cades Way (2025); 5,960 on Pvt Easement (2025)		
Commuter Rail	Carlsbad Poinsettia		17 min drive
Airport	San Diego International		49 min drive
Walk Score ®	Car-Dependent (38)		
Transit Score ®	Some Transit (28)		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Carenewable Engergies	1	8,116	-	Jul 2021	-
Columbia Stone Production	1	8,116	-	Sep 2022	-

2820-2834 La Mirada Dr - Vista Progress Center

Vista, California 92081 (San Diego County) - Vista Submarket



Manufacturing

Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Hameray Publishing Group	1	8,116	-	Jul 2021	-
Cal Americas	1	5,681	-	Jul 2021	-
JQ Green America	1	4,080	-	Aug 2019	-

Showing 5 of 15 Tenants

2301-2305 Melrose Dr - Premier Crossing

Vista, California 92081 (San Diego County) - Vista Submarket



Office

Property Summary

RBA (% Leased)	6,280 SF (77.4%)
Built	2008
Stories	1
Elevators	None
Typical Floor	6,280 SF
Tenancy	Multiple
Available	204 - 1,422 SF
Max Contiguous	332 SF
Asking Rent	\$3.81 - 4.08 SF/month/MG
Parking Spaces	36 (5.70/1,000 SF)



Property Details

Land Area	4.93 AC (214,751 SF)	Building FAR	0.03
Core Factor	20%	Slab to Slab	9'
Owner Occupied	No	Zoning	GC
Parcel	219-010-40-01		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/month	Occupancy	Term
P 1	104	Office/Medical	Direct	332	332	332	\$4.08 MG	Vacant	Negotiable
Kidder Mathews: Bob Willingham, SIOR (619) 889-9872									
P 1	105	Office/Medical	Direct	308	308	308	\$3.90 MG	Vacant	Negotiable
Kidder Mathews: Bob Willingham, SIOR (619) 889-9872									
P 1	107	Office/Medical	Direct	289	289	289	\$3.81 MG	Vacant	Negotiable
Kidder Mathews: Bob Willingham, SIOR (619) 889-9872									
P 1	106	Office/Medical	Direct	289	289	289	\$3.81 MG	Vacant	Negotiable
Kidder Mathews: Bob Willingham, SIOR (619) 889-9872									
P 1	110	Office/Medical	Direct	204	204	204	\$3.89 MG	Vacant	Negotiable
Kidder Mathews: Bob Willingham, SIOR (619) 889-9872									

Amenities

• 24 Hour Access	• Bus Line	• Kitchen
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Transportation

Parking Details	36 Surface Spaces; Ratio of 5.70/1,000 SF
Traffic Volume	32,272 on Oak Ridge Way (2025); 21,673 on Hotspring Way (2025); 4,346 on Ave Chelsea (2025); 934 on Park Center Dr (2018); 834 on S Melrose Dr (2018); 1,176 on Jewell Ridge (2018); 3,822 on S Melrose Dr (2025); 17,359 on Brookhaven Pass (2025); 1,295 on Pipeline Dr (2025); 771 on Park Center Dr (2018)
Commuter Rail	Carlsbad Poinsettia  12 min drive
	Carlsbad Village  16 min drive

Transportation (Continued)

Airport	San Diego International	45 min drive
Walk Score ®	Somewhat Walkable (50)	
Transit Score ®	Some Transit (27)	

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Interventional Pain Medicine	1	3,140	-	Jan 2023	-
As You Wish Wellness & Aesthetics	1	400	4	Apr 2015	-
Summer Schleig	1	390	-	Jun 2017	-
Healthy Directions For You	1	-	-	Jan 2020	-
R & K Trucking	1	-	-	Nov 2019	-

Showing 5 of 5 Tenants

316 S Melrose Dr

Vista, California 92081 (San Diego County) - Vista Submarket



Office

Property Summary

RBA (% Leased)	4,073 SF (60.7%)
Built	1987
Stories	2
Elevators	None
Typical Floor	2,036 SF
Tenancy	Multiple
Available	375 - 1,600 SF
Max Contiguous	800 SF
Asking Rent	\$2.00 - 3.50 SF/month/FS



Property Details

Land Area	0.53 AC (23,087 SF)	Building FAR	0.18
Owner Occupied	No	Zoning	C, Vista
Parcel	164-231-22		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/month	Occupancy	Term
P 1	102/103	Office	Direct	400	800	800	\$3.50 FS	Vacant	Negotiable
Lee & Associates: Jeff Abramson (760) 505-5301, Jackson Rodewald (760) 717-3421									
P 1	101	Office	Direct	400	800	800	\$2.00 FS	Vacant	Negotiable
Lee & Associates: Jeff Abramson (760) 505-5301, Jackson Rodewald (760) 717-3421									
P 1	108	Office	Direct	375	375	375	\$2.00 FS	Vacant	Negotiable
Lee & Associates: Jeff Abramson (760) 505-5301, Jackson Rodewald (760) 717-3421									
P 2	207	Office	Direct	425	425	425	\$2.00 FS	Vacant	Negotiable
Lee & Associates: Jeff Abramson (760) 505-5301, Jackson Rodewald (760) 717-3421									

Amenities

- Property Manager on Site

Transportation

Parking Details	Ratio of 4.50/1,000 SF
Traffic Volume	30,542 on County Complex (2025); 20,365 on Vista Village Dr (2025); 33,293 on Hacienda Dr (2025); 23,631 on Hacienda Dr (2025); 8,349 on Vista Village Dr (2025); 133,873 on S Melrose Dr (2025); 16,696 on Matagual Dr (2025); 9,014 on S Melrose Dr (2025); 133,677 on S Melrose Dr (2020); 36,653 on W Vista Way (2025)
Commuter Rail	Carlsbad Village  13 min drive
Walk Score ®	Somewhat Walkable (69)
Transit Score ®	Some Transit (38)

316 S Melrose Dr

Vista, California 92081 (San Diego County) - Vista Submarket



Office

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
James A. Hennenhoefer APC	2	4,300	10	Jan 1988	-
Paul V. L. Campo Attorney At Law	1	1,000	3	Jul 2020	-
Law Offices Of Daniel S Rose	1	450	3	Nov 2016	-
The Ruscigno Law Firm	1	150	1	Jul 2020	-
Bill Parks	1	-	1	Mar 2007	-

Showing 5 of 6 Tenants

440 S Melrose Dr - Melrose Corporate Center

Vista, California 92081 (San Diego County) - Vista Submarket



Office

Property Summary

RBA (% Leased)	24,722 SF (56.3%)
Built	2000
Stories	2
Elevators	1 passenger
Typical Floor	12,925 SF
Tenancy	Multiple
Available	594 - 13,179 SF
Max Contiguous	6,181 SF
Asking Rent	\$2.10 - 2.39 SF/month/NNN
Parking Spaces	100 (5.00/1,000 SF)



Property Details

Land Area	1.40 AC (60,984 SF)	Building FAR	0.41
Slab to Slab	11'	Owner Occupied	No
Zoning	C-6	Parcel	166-250-28

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/month	Occupancy	Term
P 1	120	Office/Medical	Direct	6,181	6,181	6,181	\$2.25 NNN	Vacant	Negotiable
Lee Real Estate LLC: Samuel Lee (858) 229-9869									
P 2	260	Office/Medical	Direct	2,316	2,316	2,316	\$2.25 NNN	Vacant	5 Years
Lee Real Estate LLC: Samuel Lee (858) 229-9869									
P 2	250	Office	Sublet	1,754	1,754	1,754	\$2.39 FS	Vacant	Negotiable
Small Offices 4 Rent: Brent Rosenkranz (760) 715-7467, Andrew Rosenkranz (760) 688-8710									
P 2	250	Office/Medical	Direct	1,719	1,719	1,719	\$2.25 NNN	Vacant	5 Years
Lee Real Estate LLC: Samuel Lee (858) 229-9869									
P 2	208	Office	Sublet	615	615	615	\$2.10 MG	Vacant	Negotiable
Small Offices 4 Rent: Brent Rosenkranz (760) 715-7467, Andrew Rosenkranz (760) 688-8710									
P 2	208	Office/Medical	Direct	594	594	594	\$2.25 NNN	Vacant	5 Years
Lee Real Estate LLC: Samuel Lee (858) 229-9869									

Amenities

• Air Conditioning	• Atrium	• Bus Line	• Car Charging Station
• Direct Elevator Exposure	• Drop Ceiling	• High Ceilings	• Kitchen
• Signage	• Wi-Fi		

440 S Melrose Dr - Melrose Corporate Center

Vista, California 92081 (San Diego County) - Vista Submarket



Office

Transportation

Parking Details	100 Surface Spaces; Ratio of 5.00/1,000 SF
Traffic Volume	30,542 on County Complex (2025); 3,298 on la Tortuga Dr (2025); 27,614 on Matagual Dr (2025); 2,949 on Breeze Hill Rd (2025); 20,365 on Vista Village Dr (2025); 1,106 on Private Rd (2025); 33,293 on Hacienda Dr (2025); 9,014 on S Melrose Dr (2025); 23,631 on Hacienda Dr (2025); 133,677 on S Melrose Dr (2020)
Commuter Rail	Carlsbad Village  13 min drive
Walk Score ®	Very Walkable (71)
Transit Score ®	Some Transit (36)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Law Offices Of Vicki Rothman	2	3,653	2	May 2017	-
Andrew P Johnson Aps	2	2,316	3	Jul 2016	Nov 2025
Healthcare Academy of CA	Unk	2,231	10	May 2020	-
Integrated Property Analysis Inc	2	1,000	3	Jun 2023	-
Kevin Johnson APLC	2	500	3	Feb 2018	-

Showing 5 of 10 Tenants

1580 S Melrose Dr - Rancho Buena Vista Plaza

Vista, California 92081 (San Diego County) - Vista Submarket



Retail

Property Summary

Center Type	Strip Center
GLA (% Leased)	20,544 SF (95.1%)
Built	1981
Tenancy	Multiple
Available	1,000 SF
Max Contiguous	1,000 SF
Asking Rent	\$2.00 SF/month/NNN
Parking Spaces	120 (5.84/1,000 SF)
Frontage	406' on Buena Vista
Frontage	467' on Melrose



Property Details

Land Area	2.51 AC (109,336 SF)	Building FAR	0.19
Zoning	C, Vista	Parcel	183-220-23

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/month	Occupancy	Term
P 1	114	Retail	Direct	1,000	1,000	1,000	\$2.00 NNN	Vacant	Negotiable

Horizon Resources, Inc.: Dave Morris (619) 962-2200, Ken Rogers (858) 334-8550

Amenities

- Bus Line
- Signalized Intersection

Transportation

Parking Details	120 Surface Spaces; Ratio of 5.84/1,000 SF
Traffic Volume	4,188 on S Melrose Dr (2025); 29,889 on Buena Vista Dr (2025); 3,608 on Bodega Way (2025); 5,067 on S Melrose Dr (2025); 5,398 on Fern Pl (2025); 28,045 on Cannon Rd (2025); 30,234 on Longhorn Dr (2025); 12,523 on Lake Blvd (2025); 7,397 on Lake Blvd (2025); 9,168 on S Melrose Dr (2025)
Frontage	406' on Buena Vista; 467' on Melrose
Commuter Rail	Carlsbad Poinsettia  16 min drive
	Carlsbad Village  16 min drive
Walk Score ®	Very Walkable (71)
Transit Score ®	Some Transit (27)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Buena Vista Dental Care	1	2,054	5	Jul 2016	-
Cut & Co	1	2,054	-	Jun 2021	-
Nucci's Italian Cafe & Pizza	1	2,054	15	Jul 2016	-
Richard King HomeSmart Realty	1	2,054	-	Jan 2020	-

1580 S Melrose Dr - Rancho Buena Vista Plaza

Vista, California 92081 (San Diego County) - Vista Submarket



Retail

Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Rumors Salon	1	2,054	11	Aug 2019	-

Showing 5 of 13 Tenants

Property Summary

RBA (% Leased)	68,935 SF (84.6%)
Built/Renovated	1988/2006
Tenancy	Multiple
Available	4,957 - 15,610 SF
Max Contiguous	10,653 SF
Asking Rent	\$1.39 SF/month/MG
Clear Height	19'
Drive Ins	7 total/ 14' w x 14' h
Docks	4 exterior
Levelers	None
Parking Spaces	140 (2.03/1,000 SF)



Property Details

Land Area	3.93 AC (171,191 SF)	Building FAR	0.40
Cross Docks	None	Power	200 - 800a/277 - 480v 3p 4w Heavy
Zoning	M	Parcel	219-030-49

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/month	Occupancy	Term	Docks	Drive Ins
101-A	Industrial	Direct	10,653	10,653	\$1.39 MG	Vacant	3 - 10 Years	1	3
Lee & Associates: Marko Dragovic (858) 531-4523, Isaac Little (760) 672-1041, Olivia Baffert (707) 223-8214									
108	Office	Sublet	4,957	4,957	\$0.99 MG	Vacant	Thru Mar 2027	-	-
Lee & Associates: Marko Dragovic (858) 531-4523, Isaac Little (760) 672-1041, Olivia Baffert (707) 223-8214									

Amenities

- Fenced Lot

Transportation

Parking Details	140 Surface Spaces; Ratio of 2.03/1,000 SF
Traffic Volume	8,035 on Dogwood Way (2025); 9,943 on Birch St (2018); 808 on Fortune Way (2018); 9,991 on la Mirada Dr (2025); 29,255 on la Mirada Dr (2025); 2,318 on Cades Way (2025); 4,443 on Private Rd (2025); 891 on Virginia Pl (2025); 501 on Sycamore Ave (2025); 20,505 on Bus PkDr (2025)
Commuter Rail	Carlsbad Poinsettia  17 min drive
Airport	San Diego International 50 min drive
Walk Score ®	Car-Dependent (32)
Transit Score ®	Some Transit (27)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Techniche International	1	13,612	20	Jun 2016	-

Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
R.S. Hughes	1	13,417	16	Oct 2015	-
BioPharma Scientific	1	9,825	6	Mar 2019	-
NML, LLC	1	8,036	3	Jun 2006	-
Five Suits Brewing	1	4,764	-	Jul 2021	-

Showing 5 of 7 Tenants

1212 N Santa Fe Ave

Vista, California 92083 (San Diego County) - Vista Submarket



Retail

Property Summary

GLA (% Leased)	3,700 SF (78.4%)
Built	1982
Tenancy	Multiple
Available	800 SF
Max Contiguous	800 SF
Asking Rent	\$2.00 SF/month/+UTIL
Parking Spaces	12 (3.24/1,000 SF)
Frontage	94' on N Santa Fe Ave



Property Details

Land Area	0.28 AC (12,197 SF)	Building FAR	0.30
Zoning	M-U Mixed Use	Parcel	161-252-05

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/month	Occupancy	Term
P 1	C	Retail	Direct	800	800	800	\$2.00 +UTIL	Vacant	Negotiable

Property Brokerage Inc.: Erik Acheff (760) 224-6017

Amenities

• 24 Hour Access	• Monument Signage	• Signage	• Storage Space
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Transportation

Parking Details	12 Surface Spaces; Ratio of 3.24/1,000 SF
Traffic Volume	23,585 on Cananea St (2025); 2,497 on Regina Ln (2025); 2,310 on N Santa Fe Ave (2025); 23,168 on East Dr (2025); 1,910 on Teelin Ave (2025); 3,590 on N Santa Fe Ave (2025); 1,270 on N Citrus Ave (2018); 8,408 on Lomita del Sol (2025); 21,196 on E Bobier Dr (2025); 2,749 on Lagan Ave (2025)
Frontage	94' on N Santa Fe Ave
Transit/Subway	Vista Transit Center  18 min walk
Commuter Rail	Carlsbad Village  15 min drive
Walk Score ®	Somewhat Walkable (65)
Transit Score ®	Some Transit (39)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Angel's Beauty & Barber	1	-	3	Dec 2018	-

Showing 1 of 1 Tenants

325 S Santa Fe Ave - Paseo Pointe

Vista, California 92083 (San Diego County) - Vista Submarket



Apartments

Property Summary

Units	69
Built	2015
Stories	4
Market Segment	All
Vacancy %	0.1
Asking Rent Per Unit	\$642
Commercial Available	1,000 - 3,939 SF
Commercial Asking Rent	\$1.85 - 2.00 SF/month/NNN



Property Details

Land Area	2.23 AC (97,139 SF)	Building FAR	0.94
Number of Buildings	3	Units Per Area	31/AC
Average Unit Size	867 SF	Construction Type	Wood Frame
Zoning	C	Parcel	175-302-27

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/month	Occupancy	Term
P 1	100 (- unit B)	Retail	Direct	1,000 - 2,039	2,039	2,039	\$2.00 NNN	Vacant	Negotiable

Lee & Associates: Victor Aquilina (858) 663-6466, Jake Hartbarger (419) 787-6970

Lee & Associates Commercial Real Estate Service: Randall Dalby (949) 887-9900

P 1	200	Retail	Direct	1,900	1,900	1,900	\$1.85 NNN	Vacant	Negotiable
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Lee & Associates: Victor Aquilina (858) 663-6466, Jake Hartbarger (419) 787-6970

Lee & Associates Commercial Real Estate Service: Randall Dalby (949) 887-9900

Amenities

Unit Amenities

- Air Conditioning
- Wheelchair Accessible (Rooms)

Site Amenities

- Courtyard
- Grill
- Laundry Facilities
- On-Site Retail
- Property Manager on Site

Transportation

Traffic Volume	19,255 on Eucalyptus Ave (2025); 1,575 on Hanes Pl (2025); 19,332 on E Broadway (2025); 2,732 on S Citrus Ave (2025); 3,840 on Rhoda Ln (2025); 6,350 on S Indiana Ave (2025); 19,247 on Main St (2025); 2,954 on Main St (2025); 10,731 on Wave Dr (2025); 18,050 on TerDr (2025)		
Transit/Subway	Vista Transit Center		8 min walk
	Escondido Avenue		15 min walk
Commuter Rail	Carlsbad Village		14 min drive

325 S Santa Fe Ave - Paseo Pointe

Vista, California 92083 (San Diego County) - Vista Submarket



Apartments

Transportation (Continued)

Walk Score ®	Very Walkable (87)
Transit Score ®	Good Transit (50)

Commercial Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Pacific Premier Bank	1	1,900	8	Dec 2018	-

Showing 1 of 1 Tenants

1020 S Santa Fe Ave

Vista, California 92084 (San Diego County) - Vista Submarket



Office

Property Summary

RBA (% Leased)	11,500 SF (38.9%)
Built	1981
Stories	2
Elevators	Yes
Typical Floor	5,750 SF
Tenancy	Multiple
Available	522 - 7,022 SF
Max Contiguous	2,480 SF
Asking Rent	\$1.65 SF/month/+UTIL
Parking Spaces	25 (2.50/1,000 SF)



Property Details

Land Area	0.72 AC (31,363 SF)	Building FAR	0.37
Owner Occupied	No	Zoning	C2
Parcel	180-310-16		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/month	Occupancy	Term
P 1	A	Office	Direct	1,525	1,525	1,525	\$1.65 +UTIL	Vacant	Negotiable
CDC Commercial, Inc.: Nick Zech (858) 232-2100, Matt Orth (858) 736-1337, Don Zech (858) 486-9999									
P 2	K	Office	Direct	2,480	2,480	2,480	\$1.65 +UTIL	Vacant	Negotiable
CDC Commercial, Inc.: Nick Zech (858) 232-2100, Matt Orth (858) 736-1337, Don Zech (858) 486-9999									
P 2	E	Office	Direct	1,725	1,725	1,725	\$1.65 +UTIL	Vacant	Negotiable
CDC Commercial, Inc.: Nick Zech (858) 232-2100, Matt Orth (858) 736-1337, Don Zech (858) 486-9999									
P 2	H	Office	Direct	770	770	770	\$1.65 +UTIL	Vacant	Negotiable
CDC Commercial, Inc.: Nick Zech (858) 232-2100, Matt Orth (858) 736-1337, Don Zech (858) 486-9999									
P 2	J	Office	Direct	522	522	522	\$1.65 +UTIL	Vacant	Negotiable
CDC Commercial, Inc.: Nick Zech (858) 232-2100, Matt Orth (858) 736-1337, Don Zech (858) 486-9999									

Amenities

- Bus Line

Transportation

Parking Details	25 Surface Spaces; Ratio of 2.50/1,000 SF
Traffic Volume	20,057 on Alta Calle (2025); 6,229 on Santa Fe Pl (2025); 1,503 on S Santa Fe Ave (2018); 478 on Private Rd (2025); 5,626 on Santa Fe Pl (2025); 3,540 on Orleavo Dr (2025); 2,835 on Escondido Ave (2025); 3,095 on Crescent Ln (2025); 35,323 on Natal Way (2025); 27,155 on Private Rd (2025)
Transit/Subway	Escondido Avenue 11 min walk
Commuter Rail	Carlsbad Village 14 min drive
Walk Score ®	Somewhat Walkable (67)

1020 S Santa Fe Ave

Vista, California 92084 (San Diego County) - Vista Submarket



Office

Transportation (Continued)

Transit Score ®	Some Transit (37)
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Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Alta Vista Insurance	1	2,480	10	Apr 2008	-
Legs Legal Support Inc	1	1,050	7	Jul 2016	-
Richris Maintenance Inc	2	1,000	2	Jun 2009	-
Kim M Patrick Ea Inc	1	800	1	Sep 2010	-
Blake Sales Associates	1	600	3	Jul 2010	-

Showing 5 of 6 Tenants

1990 S Santa Fe Ave

Vista, California 92083 (San Diego County) - Vista Submarket



Retail

Property Summary

GLA (% Leased)	1,920 SF (0.0%)
Built	1955
Tenancy	Single
Available	1,920 SF
Max Contiguous	1,920 SF
Asking Rent	\$6.00 SF/month/NNN
Parking Spaces	20 (10.42/1,000 SF)



Property Details

Land Area	0.28 AC (12,197 SF)	Building FAR	0.16
Zoning	C36	Parcel	184-111-25

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/month	Occupancy	Term
E 1	1	Retail	Direct	1,920	1,920	1,920	\$6.00 NNN	Vacant	Negotiable

John Orlando Commercial Real Estate: John Orlando (760) 214-7333

Amenities

- Signage
- Signalized Intersection

Transportation

Parking Details	20 Surface Spaces; Ratio of 10.42/1,000 SF
Traffic Volume	15,628 on Robelini Dr (2025); 14,927 on el Valle Opulento (2025); 4,334 on Primrose Ave (2025); 16,328 on Robelini Dr (2025); 3,741 on Estrelita Dr (2025); 7,862 on Robelini Dr (2025); 18,333 on Pvt Rd Easement (2025); 19,936 on Azalea Dr (2025); 16,385 on Hwy 78 (2025)
Transit/Subway	Buena Creek  3 min walk
Commuter Rail	Carlsbad Poinsettia  18 min drive
Walk Score ®	Somewhat Walkable (57)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Colinas Contractors Inc	1	-	4	Oct 2016	-

Showing 1 of 1 Tenants

902 Sycamore Ave - Sycamore Medical Center

Vista, California 92081 (San Diego County) - Vista Submarket



Office

Property Summary

RBA (% Leased)	18,193 SF (70.6%)
Built	2007
Stories	2
Typical Floor	6,864 SF
Tenancy	Multiple
Available	2,438 - 5,350 SF
Max Contiguous	5,350 SF
Asking Rent	\$2.50 SF/month/NNN
Parking Spaces	69 (5.03/1,000 SF)



Property Details

Land Area	0.80 AC (34,848 SF)	Building FAR	0.52
Owner Occupied	No	Zoning	C-1
Parcel	217-172-06		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/month	Occupancy	Term
P 2	203	Office/Medical	Direct	2,912	5,350	5,350	\$2.50 NNN	Vacant	Negotiable
CBRE: Dan Henry (760) 696-0454, Lars Eisenhauer (760) 579-8454									
P 2	202	Office/Medical	Direct	2,438	5,350	5,350	\$2.50 NNN	Vacant	Negotiable
CBRE: Dan Henry (760) 696-0454, Lars Eisenhauer (760) 579-8454									

Amenities

- Air Conditioning
- Monument Signage
- Signage

Transportation

Parking Details	69 Surface Spaces; Ratio of 5.03/1,000 SF
Traffic Volume	30,449 on Watson Way (2025); 6,400 on Private Rd (2025); 40,814 on Watson Way (2025); 1,816 on Juniper Ln (2025); 15,491 on Watson Way (2025); 44,689 on Plumosa Ave (2025); 1,112 on Woodcrest Ln (2018); 501 on Sycamore Ave (2025); 2,318 on Cades Way (2025); 5,227 on Thiboco Ct (2025)
Commuter Rail	Carlsbad Poinsettia  16 min drive
Airport	San Diego International 49 min drive
Walk Score ®	Somewhat Walkable (61)
Transit Score ®	Some Transit (29)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Scripps Health	1	4,830	44	Jun 2020	-
Akumin	1	2,077	10	Feb 2022	-

902 Sycamore Ave - Sycamore Medical Center

Vista, California 92081 (San Diego County) - Vista Submarket



Office

Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Quest Diagnostics	2	1,730	12	Jan 2022	-

Showing 3 of 3 Tenants

906 Sycamore Ave - Sycamore Business Park

Vista, California 92081 (San Diego County) - Vista Submarket



Office

Property Summary

RBA (% Leased)	24,231 SF (88.7%)
Built	1992
Stories	2
Typical Floor	9,409 SF
Tenancy	Multiple
Available	2,740 SF
Max Contiguous	2,740 SF
Asking Rent	\$2.00 SF/month/NNN
Parking Spaces	50 (2.34/1,000 SF)



Property Details

Land Area	1.18 AC (51,401 SF)	Building FAR	0.47
Slab to Slab	9'	Owner Occupied	No
Zoning	OP, Vista	Parcel	217-172-08

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/month	Occupancy	Term
P 2	210	Office/Medical	Direct	2,740	2,740	2,740	\$2.00 NNN	Vacant	Negotiable

CBRE: Bob Cowan (760) 840-7664

Amenities

- Open-Plan
- Signage

Transportation

Parking Details	50 Surface Spaces; Ratio of 2.34/1,000 SF
Traffic Volume	6,400 on Private Rd (2025); 30,449 on Watson Way (2025); 1,816 on Juniper Ln (2025); 40,814 on Watson Way (2025); 1,112 on Woodcrest Ln (2018); 501 on Sycamore Ave (2025); 2,318 on Cades Way (2025); 15,491 on Watson Way (2025); 44,689 on Plumosa Ave (2025); 245 on Grand Ave (2018)
Commuter Rail	Carlsbad Poinsettia  17 min drive
Airport	San Diego International 49 min drive
Walk Score ®	Somewhat Walkable (53)
Transit Score ®	Some Transit (29)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Blue Coast Cardiology	1	1,523	10	Apr 2023	-
Mission Home Loans	2	-	3	Mar 2011	-

Showing 2 of 2 Tenants

1120 Sycamore Ave - Vista Business Park

Vista, California 92081 (San Diego County) - Vista Submarket



Light Manufacturing

Property Summary

RBA (% Leased)	27,893 SF (86.6%)
Built	1986
Tenancy	Multiple
Available	1,194 - 4,923 SF
Max Contiguous	1,935 SF
Asking Rent	\$1.25 SF/month/MG
Clear Height	20'
Drive Ins	6 total/ 8' w x 12' h
Docks	None
Levelers	None
Parking Spaces	101 (3.62/1,000 SF)



Property Details

Land Area	2.44 AC (106,286 SF)	Building FAR	0.26
Crane	None	Power	600a/
Trailer Parking	Available	Zoning	IP
Parcel	217-210-59		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/month	Occupancy	Term
P 1	1A	Office	Direct	1,794	1,794	1,794	\$1.25 MG	Vacant	Negotiable
Lee & Associates: Marko Dragovic (858) 531-4523, Isaac Little (760) 672-1041, Olivia Baffert (707) 223-8214									
P 2	2B	Office	Direct	1,935	1,935	1,935	\$1.25 MG	Vacant	Negotiable
Lee & Associates: Marko Dragovic (858) 531-4523, Isaac Little (760) 672-1041, Olivia Baffert (707) 223-8214									
P 2	2F	Office	Direct	1,194	1,194	1,194	\$1.25 MG	06/2025	Negotiable
Lee & Associates: Marko Dragovic (858) 531-4523, Isaac Little (760) 672-1041, Olivia Baffert (707) 223-8214									

Amenities

- Signage

Transportation

Parking Details	101 Surface Spaces; Ratio of 3.62/1,000 SF		
Traffic Volume	501 on Sycamore Ave (2025); 1,112 on Woodcrest Ln (2018); 2,318 on Cades Way (2025); 29,255 on la Mirada Dr (2025); 245 on Grand Ave (2018); 9,943 on Birch St (2018); 808 on Fortune Way (2018); 30,449 on Watson Way (2025); 6,400 on Private Rd (2025); 1,816 on Juniper Ln (2025)		
Commuter Rail	Carlsbad Poinsettia		16 min drive
Airport	San Diego International		49 min drive
Walk Score ®	Car-Dependent (40)		
Transit Score ®	Some Transit (27)		

1120 Sycamore Ave - Vista Business Park

Vista, California 92081 (San Diego County) - Vista Submarket



Light Manufacturing

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Calls Direct	2	1,935	-	Apr 2017	-
Neza Financial Group, LLC	2	1,065	-	Oct 2020	-
Anne Feasn	1	500	-	Apr 2005	-
Dbr General Engineering	1	500	-	Feb 2024	-
Pro Engineering Consulting	1	500	5	Nov 2019	-

Showing 5 of 8 Tenants

161 Thunder Dr - Tri-City Medical Arts Building

Vista, California 92083 (San Diego County) - Vista Submarket



Office

Property Summary

RBA (% Leased)	33,914 SF (64.2%)
Built	1980
Stories	2
Elevators	1 passenger
Typical Floor	16,957 SF
Tenancy	Multiple
Available	812 - 12,133 SF
Max Contiguous	8,647 SF
Asking Rent	\$2.35 - 2.40 SF/month/NNN
Parking Spaces	220 (6.30/1,000 SF)



Property Details

Land Area	2.99 AC (130,244 SF)	Building FAR	0.26
Core Factor	12%	Slab to Slab	9'
Owner Occupied	No	Zoning	CP
Parcel	166-051-32		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/month	Occupancy	Term
P 1	108	Office/Medical	Direct	8,647	8,647	8,647	\$2.40 NNN	Vacant	Negotiable
MedWest Realty: Kellie Hill (858) 437-7294									
P 2	203	Office/Medical	Direct	812 - 3,486	3,486	3,486	\$2.35 NNN	Vacant	Negotiable
MedWest Realty: Kellie Hill (858) 437-7294									

Amenities

- Signage

Transportation

Parking Details	220 Surface Spaces; Ratio of 6.30/1,000 SF
Traffic Volume	10,383 on W Vista Way (2025); 901 on Alley (2025); 12,023 on Thunder Dr (2025); 7,523 on Celeste Dr (2025); 3,632 on Thunder Dr (2025); 132,295 on College Blvd (2025); 15,576 on Tri City Hospital (2025); 11,002 on Cedar Rd (2025)
Commuter Rail	Carlsbad Village  10 min drive
	Oceanside Transit Center  12 min drive
Walk Score ®	Somewhat Walkable (62)
Transit Score ®	Some Transit (36)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Glenner Alzheimer's Family Centers	1	8,647	-	Jun 2022	-
David B. Jenkins, D.D.S.	2	2,000	8	Mar 2004	-

161 Thunder Dr - Tri-City Medical Arts Building

Vista, California 92083 (San Diego County) - Vista Submarket



Office

Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
C Care	1	1,950	13	Jul 2016	-
Physicians Data Trust	1	1,400	25	Oct 2011	-
Vista Community Clinic	2	1,200	8	Jul 2016	-

Showing 5 of 21 Tenants

840-854 Townsite Dr

Vista, California 92084 (San Diego County) - Vista Submarket



Office

Property Summary

RBA (% Leased)	8,517 SF (76.5%)
Built	2010
Stories	1
Typical Floor	8,517 SF
Tenancy	Multiple
Available	2,000 SF
Max Contiguous	2,000 SF
Asking Rent	\$1.50 SF/month/+ELEC
Parking Spaces	18 (2.11/1,000 SF)



Property Details

Land Area	0.60 AC (26,136 SF)	Building FAR	0.33
Slab to Slab	9'	Owner Occupied	No
Zoning	6	Parcel	176-330-03

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/month	Occupancy	Term
P 1	840	Office/Medical	Direct	2,000	2,000	2,000	\$1.50 +ELEC	Vacant	Negotiable

Lee & Associates: Jeff Abramson (760) 505-5301, Jackson Rodewald (760) 717-3421

Culver & Associates: Greg Gershman (858) 449-5417

Transportation

Parking Details	18 Surface Spaces; Ratio of 2.11/1,000 SF
Traffic Volume	4,023 on Truly Ter (2025); 42,306 on Francis Dr (2025); 7,543 on Williamston St (2025); 43,953 on Franklin Ln (2025); 3,489 on Clearbrook Ln (2025); 2,335 on Private Rd (2025); 936 on Glenmere Rd (2018); 9,763 on Williamston St (2025); 1,824 on Duo Ct (2025); 4,346 on Rhea PI (2025)
Transit/Subway	Vista Transit Center  19 min walk
Commuter Rail	Carlsbad Village  15 min drive
Walk Score ®	Very Walkable (74)
Transit Score ®	Some Transit (39)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Urgent Care Associatio	1	3,000	20	Jun 2008	-
Farmers Insurance	1	1,000	-	Nov 2021	-
Oceanside Home Health & Hospice Care Inc	1	900	6	Apr 2015	-
Vista Movers	1	500	-	Sep 2024	-

840-854 Townsite Dr

Vista, California 92084 (San Diego County) - Vista Submarket



Office

Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Graybiill Medical Group	1	-	150	Jul 2016	-

Showing 5 of 6 Tenants

640 E Vista Way - Vista Professional Building

Vista, California 92084 (San Diego County) - Vista Submarket



Office

Property Summary

RBA (% Leased)	3,150 SF (49.2%)
Built	2004
Stories	2
Typical Floor	1,575 SF
Tenancy	Multiple
Available	400 - 1,600 SF
Max Contiguous	800 SF
Asking Rent	\$2.00 - 2.12 SF/month/MG
Parking Spaces	25 (7.94/1,000 SF)



Property Details

Land Area	0.36 AC (15,682 SF)	Building FAR	0.20
Slab to Slab	9'	Owner Occupied	No
Zoning	C-1	Parcel	175-173-53

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/month	Occupancy	Term
P 1	B & C	Office	Direct	800	800	800	\$2.00 MG	Vacant	Negotiable
Pacific Coast Commercial: Valley Coleman (619) 944-1979, Ethan Park (760) 978-8053									
P 1	B	Office	Direct	400	400	400	\$2.12 MG	Vacant	Negotiable
Pacific Coast Commercial: Valley Coleman (619) 944-1979, Ethan Park (760) 978-8053									
P 1	C	Office	Direct	400	400	400	\$2.12 MG	Vacant	Negotiable
Pacific Coast Commercial: Valley Coleman (619) 944-1979, Ethan Park (760) 978-8053									

Amenities

- Bus Line

Transportation

Parking Details	25 Surface Spaces; Ratio of 7.94/1,000 SF
Traffic Volume	43,953 on Franklin Ln (2025); 25,305 on E Vista Way (2025); 2,335 on Private Rd (2025); 26,119 on Alta Vista Dr (2025); 4,023 on Truly Ter (2025); 3,236 on Escondido Ave (2025); 3,299 on Washington St (2025); 1,861 on Main St (2025); 2,994 on Nevada Ave (2025); 42,306 on Francis Dr (2025)
Transit/Subway	Vista Transit Center  14 min walk
Commuter Rail	Carlsbad Village  14 min drive
Walk Score ®	Very Walkable (79)
Transit Score ®	Some Transit (46)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
American Response Team	1	500	10	Jan 2022	-
Botanica Triangulo Esoterico	1	500	-	Jan 2024	-

640 E Vista Way - Vista Professional Building

Vista, California 92084 (San Diego County) - Vista Submarket



Office

Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Farmers Insurance	1	300	2	Jul 2016	-

Showing 3 of 3 Tenants

Property Summary

GLA (% Leased)	14,968 SF (92.4%)
Built	2004
Tenancy	Multiple
Available	324 - 1,138 SF
Max Contiguous	464 SF
Asking Rent	\$1.75 SF/month/MG
Parking Spaces	65 (4.38/1,000 SF)
Frontage	255' on E Vista Way



Property Details

Land Area	1.03 AC (44,867 SF)	Building FAR	0.33
Zoning	C1	Parcel	176-012-26

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/month	Occupancy	Term
P 1	121	Retail	Direct	464	464	464	\$1.75 MG	Vacant	Negotiable
Investors Property Management Group: Jonathan Peacher (760) 310-3919									
P 1	110	Office/Retail	Direct	350	350	350	\$1.75 MG	Vacant	Negotiable
Investors Property Management Group: Jonathan Peacher (760) 310-3919									
P 1	117	Retail	Direct	324	324	324	\$1.75 MG	Vacant	Negotiable
Investors Property Management Group: Jonathan Peacher (760) 310-3919									

Amenities

- Air Conditioning
- Signage

Transportation

Parking Details	65 Surface Spaces; Ratio of 4.38/1,000 SF		
Traffic Volume	4,023 on Truly Ter (2025); 42,306 on Francis Dr (2025); 7,543 on Williamston St (2025); 4,346 on Rhea Pl (2025); 43,953 on Franklin Ln (2025); 1,824 on Duo Ct (2025); 3,489 on Clearbrook Ln (2025); 5,113 on Cabrillo Cir (2025); 936 on Glenmere Rd (2018); 1,354 on E Indian Rock Rd (2025)		
Frontage	255' on E Vista Way		
Transit/Subway	Vista Transit Center		20 min walk
Commuter Rail	Carlsbad Village		15 min drive
Walk Score ®	Very Walkable (72)		
Transit Score ®	Some Transit (42)		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Farmers Insurance	Unk, 1	1,818	6	Jun 2008	-
3 Pacos Party Events	2	970	-	Oct 2018	-
ComForCare Home Care	1	856	60	Jul 2016	-
SamServe	1	740	-	Jun 2021	-
Erica's Fashion	1	652	-	Jun 2021	-

Showing 5 of 26 Tenants

Property Summary

Center Type	Neighborhood Center
GLA (% Leased)	60,266 SF (100%)
Built	1979
Tenancy	Multiple
Available	2,200 - 26,074 SF
Max Contiguous	14,863 SF
Asking Rent	\$1.50 - 1.75 SF/month/NNN
Parking Spaces	235 (3.90/1,000 SF)
Frontage	555' on E Vista Way



Property Details

Land Area	4.56 AC (198,634 SF)	Building FAR	0.30
Zoning	C-1, Vista	Parcel	176-030-16

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/month	Occupancy	Term
P 1	945	Retail	Direct	14,863	14,863	14,863	\$1.50 NNN	30 Days	Negotiable
Lee & Associates: James Pieri, Jr. (619) 972-2214, Marc Dudzik (760) 500-0111									
P 1	923	Retail	Direct	3,612	3,612	3,612	\$1.75 NNN	30 Days	Negotiable
Lee & Associates: James Pieri, Jr. (619) 972-2214, Marc Dudzik (760) 500-0111									
P 1	943-A	Retail	Direct	3,199	3,199	3,199	\$1.75 NNN	30 Days	Negotiable
Lee & Associates: James Pieri, Jr. (619) 972-2214, Marc Dudzik (760) 500-0111									
P 1	959	Retail	Direct	2,200	2,200	2,200	\$1.75 NNN	30 Days	Negotiable
Lee & Associates: James Pieri, Jr. (619) 972-2214, Marc Dudzik (760) 500-0111									
P 1	955	Retail	Direct	2,200	2,200	2,200	\$1.75 NNN	30 Days	Negotiable
Lee & Associates: James Pieri, Jr. (619) 972-2214, Marc Dudzik (760) 500-0111									

Amenities

• Bus Line	• Pylon Sign	• Signage
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Transportation

Parking Details	235 Surface Spaces; Ratio of 3.90/1,000 SF
Traffic Volume	3,489 on Clearbrook Ln (2025); 7,543 on Williamston St (2025); 936 on Glenmere Rd (2018); 42,306 on Francis Dr (2025); 9,763 on Williamston St (2025); 1,315 on Sapote Ct (2018); 4,023 on Truly Ter (2025); 719 on Bonnie Brae Pl (2025); 32,113 on Oak Dr (2025); 5,113 on Cabrillo Cir (2025)
Frontage	555' on E Vista Way
Commuter Rail	Carlsbad Village  15 min drive
Walk Score ®	Very Walkable (76)
Transit Score ®	Some Transit (31)

913-959 E Vista Way - Vista Marketplace

Vista, California 92084 (San Diego County) - Vista Submarket



Retail

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Vista Learning Center	1	11,312	-	Jul 2021	-
Salcedo Dance Hall	1	8,400	-	Aug 2021	Aug 2026
Bistro 760	1	5,656	-	Jul 2021	-
Family Dollar	1	3,199	-	Feb 2020	-
Drago & Drago	1	1,008	6	Jul 2016	-

Showing 5 of 8 Tenants

1225-1381 E Vista Way - Foothill Center

Vista, California 92084 (San Diego County) - Vista Submarket



Retail

Property Summary

Center Type	Community Center
GLA (% Leased)	99,999 SF (91.4%)
Built	1986
Tenancy	Multiple
Available	1,135 - 8,644 SF
Max Contiguous	3,855 SF
Asking Rent	\$1.75 SF/month/NNN
Parking Spaces	550 (5.50/1,000 SF)
Frontage	92' on E Vista Way



Property Details

Land Area	8.24 AC (359,096 SF)	Building FAR	0.28
Zoning	C-6	Parcel	173-300-16

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/month	Occupancy	Term
P 1	1241	Retail	Direct	1,317 - 3,855	3,855	3,855	\$1.75 NNN	Vacant	Negotiable
PE Management Group: Franco Macklis (619) 852-3131									
P 1	1225	Retail	Direct	3,654	3,654	3,654	\$1.75 NNN	Vacant	Negotiable
PE Management Group: Franco Macklis (619) 852-3131									
P 1	-	Industrial	Direct	1,135	1,135	1,135	\$1.75 MG	Vacant	Negotiable
PE Management Group: Franco Macklis (619) 852-3131									

Transportation

Parking Details	550 Surface Spaces; Ratio of 5.50/1,000 SF
Traffic Volume	2,179 on E Vista Way (2018); 27,189 on Monte Mar Rd (2025); 13,419 on Oak Dr (2025); 3,678 on Foothill Dr (2025); 2,339 on Monte Mar Rd (2025); 16,340 on Cll Jules (2025); 2,882 on Madera Ln (2025); 1,489 on Via Felicidad (2025); 926 on Memory Ln (2025); 32,113 on Oak Dr (2025)
Frontage	92' on E Vista Way
Walk Score ®	Very Walkable (71)
Transit Score ®	Some Transit (27)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Albertsons	1	59,500	150	Apr 2007	-
Rite Aid	1	13,000	15	Apr 2005	-
U.S. Bank	1	3,000	7	May 2006	-
Starbucks	1	2,500	-	May 2024	-

1225-1381 E Vista Way - Foothill Center

Vista, California 92084 (San Diego County) - Vista Submarket



Retail

Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
World's Fare	1	2,000	4	Jul 2016	-

Showing 5 of 25 Tenants

1825 E Vista Way

Vista, California 92084 (San Diego County) - Vista Submarket



Retail

Property Summary

GLA (% Leased)	2,842 SF (0.0%)
Built	1974
Tenancy	Single
Available	2,842 SF
Max Contiguous	2,842 SF
Asking Rent	\$3.50 SF/month/NNN
Parking Spaces	35 (12.32/1,000 SF)
Frontage	88' on E Vista Way c



Property Details

Land Area	0.52 AC (22,651 SF)	Building FAR	0.13
Zoning	C-1	Parcel	171-250-48

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/month	Occupancy	Term
E 1	1825	Retail	Direct	2,842	2,842	2,842	\$3.50 NNN	Vacant	Negotiable

Pacific Coast Commercial: Michael Glickstein (619) 379-3337, Ethan Park (760) 978-8053

Amenities

- Air Conditioning
- Corner Lot
- Signage

Transportation

Parking Details	35 Surface Spaces; Ratio of 12.32/1,000 SF
Traffic Volume	1,178 on E Vista Way (2025); 27,712 on E Taylor St (2025); 2,867 on Laguna Dr (2025); 3,032 on Taylor St (2025); 26,020 on Cascade Dr (2025); 25,599 on Corvalla Dr (2025); 2,882 on Madera Ln (2025); 1,614 on Anza Ave (2025); 2,786 on Vista Grande Dr (2025); 2,136 on Arcadia Ave (2025)
Frontage	88' on E Vista Way c
Walk Score ®	Somewhat Walkable (54)
Transit Score ®	Some Transit (27)

Property Summary

RBA (% Leased)	32,694 SF (88.1%)
Built	1978
Stories	4
Elevators	2 passenger
Typical Floor	8,173 SF
Tenancy	Multiple
Available	400 - 3,882 SF
Max Contiguous	1,472 SF
Asking Rent	\$1.80 SF/month/+U&CH
Parking Spaces	65 (1.98/1,000 SF)



Property Details

Slab to Slab	10'	Owner Occupied	No
Zoning	C-2	Parcel	164-320-10

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/month	Occupancy	Term
P 1	102	Office	Direct	1,440	1,440	1,440	\$1.80 +U&CH	Vacant	Negotiable
Lee & Associates: Jackson Rodewald (760) 717-3421, Jeff Abramson (760) 505-5301									
P 1	106	Office	Direct	400	400	400	\$1.80 +U&CH	Vacant	Negotiable
Lee & Associates: Jackson Rodewald (760) 717-3421, Jeff Abramson (760) 505-5301									
P 2	210	Office	Direct	570	570	570	\$1.80 +U&CH	Vacant	Negotiable
Lee & Associates: Jackson Rodewald (760) 717-3421, Jeff Abramson (760) 505-5301									
P 3	308	Office	Direct	1,472	1,472	1,472	\$1.80 +U&CH	Vacant	Negotiable
Lee & Associates: Jackson Rodewald (760) 717-3421, Jeff Abramson (760) 505-5301									

Amenities

- Restaurant

Transportation

Parking Details	65 Surface Spaces; Ratio of 1.98/1,000 SF		
Traffic Volume	133,873 on S Melrose Dr (2025); 36,653 on W Vista Way (2025); 133,677 on S Melrose Dr (2020); 8,349 on Vista Village Dr (2025); 33,293 on Hacienda Dr (2025); 10,532 on N Melrose Dr (2025); 20,365 on Vista Village Dr (2025); 9,095 on Vista Village Dr (2025); 18,521 on Vista Village Dr (2025); 23,631 on Hacienda Dr (2025)		
Transit/Subway	Vista Transit Center		17 min walk
Commuter Rail	Carlsbad Village		12 min drive
Walk Score ®	Very Walkable (75)		
Transit Score ®	Some Transit (38)		

550 W Vista Way - Melrose Plaza

Vista, California 92083 (San Diego County) - Vista Submarket



Office

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Apreva Hospice	4	1,425	10	Jun 2020	-
Embrasse Behavioral Health	1	1,425	10	Jun 2020	-
Exodus Recovery	1	1,425	10	Sep 2021	-
Fausto's Bail Bonds	2	1,425	10	Jun 2020	-
Law Office of Genaro Lara	1	1,425	9	Jan 2015	-

Showing 5 of 15 Tenants

1235 W Vista Way - Vista Medical & Dental

Vista, California 92083 (San Diego County) - Vista Submarket



Office

Property Summary

RBA (% Leased)	13,390 SF (86.4%)
Built	1973
Stories	2
Elevators	1 passenger
Typical Floor	6,727 SF
Tenancy	Multiple
Available	1,818 SF
Max Contiguous	1,818 SF
Asking Rent	\$1.45 SF/month/NNN
Parking Spaces	85 (5.40/1,000 SF)



Property Details

Land Area	1.17 AC (50,965 SF)	Building FAR	0.26
Slab to Slab	10'	Owner Occupied	No
Zoning	OP, Vista	Parcel	166-130-39

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/month	Occupancy	Term
P 1	A	Office/Medical	Direct	1,818	1,818	1,818	\$1.45 NNN	Vacant	5 Years

Investors Property Management Group: Jonathan Peacher (760) 310-3919

Amenities

- Signage

Transportation

Parking Details	85 Surface Spaces; Ratio of 5.40/1,000 SF
Traffic Volume	9,867 on Santa Barbara Way (2025); 10,623 on Providence Dr (2025); 2,186 on W Vista Way (2025); 4,630 on Ira Way (2025); 12,138 on Hill Dr (2025); 12,358 on Pomelo Dr (2025); 139,237 on S Melrose Dr (2025); 847 on Via Angleica (2025); 1,727 on Private Rd (2025); 748 on la Tortuga Dr (2018)
Commuter Rail	Carlsbad Village  11 min drive
	Oceanside Transit Center  13 min drive
Walk Score ®	Car-Dependent (39)
Transit Score ®	Some Transit (32)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Dr. Farmoulad, DDS	1	1,818	-	Nov 2023	Nov 2028
Dr. Gorman	2	1,655	-	Nov 2023	-
Motor Mouth	1	900	6	Jul 2016	-
Jose M Sosa Inc	1	750	5	Jul 2016	-

1235 W Vista Way - Vista Medical & Dental

Vista, California 92083 (San Diego County) - Vista Submarket



Office

Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Medical Dental Arts Building	1	400	3	Jul 2012	-

Showing 5 of 6 Tenants

1365 W Vista Way - Camino De Vista

Vista, California 92083 (San Diego County) - Vista Submarket



Office

Property Summary

RBA (% Leased)	9,600 SF (84.4%)
Built	1987
Stories	2
Elevators	None
Typical Floor	4,800 SF
Tenancy	Multiple
Available	1,500 SF
Max Contiguous	1,500 SF
Asking Rent	\$1.93 SF/month/+U&CH
Parking Spaces	40 (4.17/1,000 SF)



Property Details

Land Area	0.62 AC (27,007 SF)	Building FAR	0.36
Slab to Slab	10'	Owner Occupied	No
Zoning	C-1 Commercial	Parcel	166-130-29

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/month	Occupancy	Term
P 1	101	Office/Medical	Direct	1,500	1,500	1,500	\$1.93 +U&CH	Vacant	Negotiable

Lee & Associates: Jeff Abramson (760) 505-5301, Jackson Rodewald (760) 717-3421

Amenities

• Air Conditioning	• Bus Line	• Kitchen	• Natural Light
• Signage			

Transportation

Parking Details	40 Surface Spaces; Ratio of 4.17/1,000 SF
Traffic Volume	2,186 on W Vista Way (2025); 12,138 on Hill Dr (2025); 10,623 on Providence Dr (2025); 9,867 on Santa Barbara Way (2025); 4,369 on Private Rd (2025); 1,677 on Grapevine Rd (2025); 847 on Via Angleica (2025); 4,630 on Ira Way (2025); 10,774 on Carriage Cir (2025); 2,010 on W Vista Way (2025)
Frontage	165' on Vista
Commuter Rail	Carlsbad Village  11 min drive Oceanside Transit Center  13 min drive
Walk Score ®	Car-Dependent (40)
Transit Score ®	Some Transit (32)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Tague Insurance Agency	2	3,630	11	Sep 2021	-
Troy Martin-American Quality Homecare	1	1,500	-	Nov 2021	-

1365 W Vista Way - Camino De Vista

Vista, California 92083 (San Diego County) - Vista Submarket



Office

Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
American Worksite Insurance Marketing	1	-	3	Dec 2018	-
Spawn Aesthetics	1	-	2	Jan 2019	-
Superior Steel Detailing	2	-	2	Jul 2016	-

Showing 5 of 5 Tenants

500-530 Hacienda Dr - Vista Town Center

Vista, California 92081 (San Diego County) - Vista Submarket



Retail

Property Summary

Center Type	Neighborhood Center
GLA (% Leased)	136,672 SF (98.6%)
Built	1994
Tenancy	Multiple
Available	1,920 SF
Max Contiguous	1,920 SF
Asking Rent	Withheld
Parking Spaces	458 (3.35/1,000 SF)
Frontage	993' on Hacienda Dr
Frontage	538' on S Melrose Dr



Property Details

Land Area	5.46 AC (237,838 SF)	Building FAR	0.57
Zoning	C	Parcel	164-231-10

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/month	Occupancy	Term
P 1	109/110	Retail	Direct	1,920	1,920	1,920	Withheld	Vacant	Negotiable

SRS Real Estate Partners: Andrew Peterson (760) 500-8174

Amenities

• Bus Line	• Dedicated Turn Lane	• Freeway Visibility	• Pylon Sign
• Signage	• Signalized Intersection		

Transportation

Parking Details	458 Surface Spaces; Ratio of 3.35/1,000 SF		
Traffic Volume	20,365 on Vista Village Dr (2025); 23,631 on Hacienda Dr (2025); 16,696 on Matagual Dr (2025); 8,349 on Vista Village Dr (2025); 9,095 on Vista Village Dr (2025); 15,184 on Vista Village Dr (2025); 33,293 on Hacienda Dr (2025); 133,873 on S Melrose Dr (2025); 30,542 on County Complex (2025); 133,677 on S Melrose Dr (2020)		
Frontage	993' on Hacienda Dr; 538' on S Melrose Dr		
Transit/Subway	Vista Transit Center		18 min walk
Commuter Rail	Carlsbad Village		11 min drive
	Oceanside Transit Center		12 min drive
Airport	San Diego International		38 min drive
Walk Score ®	Very Walkable (73)		
Transit Score ®	Some Transit (40)		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Food 4 Less	1	83,981	71	Apr 2003	-

500-530 Hacienda Dr - Vista Town Center

Vista, California 92081 (San Diego County) - Vista Submarket



Retail

Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Petco	1	11,940	12	Nov 2005	-
Affordable Dental	1	3,307	-	Aug 2024	Aug 2034
Wingstop	1	2,850	6	Aug 2014	-
All-Pro Bail Bonds	1	2,778	3	May 2013	-

Showing 5 of 26 Tenants

1900-1998 Hacienda Dr - The Pavilion Shopping Center

Vista, California 92081 (San Diego County) - Vista Submarket



Retail

Property Summary

Center Type	Neighborhood Center
GLA (% Leased)	126,375 SF (94.9%)
Built/Renovated	1990/2003
Tenancy	Multiple
Available	1,504 - 7,945 SF
Max Contiguous	2,488 SF
Asking Rent	Withheld
Parking Spaces	619 (4.53/1,000 SF)
Frontage	1,080' on Hacienda Dr



Property Details

Land Area	10.23 AC (445,619 SF)	Building FAR	0.28
Zoning	C2	Parcel	166-054-44

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/month	Occupancy	Term
P 1	1988	Retail	Direct	2,488	2,488	2,488	Withheld	05/2025	Negotiable
CBRE: Bradley Jones (619) 517-6226, David Hagglund (619) 988-7089									
P 1	1918	Retail	Direct	2,433	2,433	2,433	Withheld	Vacant	Negotiable
CBRE: Bradley Jones (619) 517-6226, David Hagglund (619) 988-7089									
P 1	1904	Retail	Direct	1,520	1,520	1,520	Withheld	Vacant	Negotiable
CBRE: Bradley Jones (619) 517-6226, David Hagglund (619) 988-7089									
P 1	1914	Retail	Direct	1,504	1,504	1,504	Withheld	30 Days	Negotiable
CBRE: Bradley Jones (619) 517-6226, David Hagglund (619) 988-7089									

Amenities

• Bus Line	• Freeway Visibility	• Monument Signage	• Pylon Sign
• Signage			

Transportation

Parking Details	619 Surface Spaces; Ratio of 4.53/1,000 SF		
Traffic Volume	13,807 on Via Centre (2025); 11,002 on Cedar Rd (2025); 149,028 on S Emerald Dr (2025); 5,286 on Emerald Hollow Dr (2025); 12,023 on Thunder Dr (2025); 2,419 on Sunset Dr (2025); 25,905 on Hacienda Dr (2025); 132,295 on College Blvd (2025); 8,547 on S Emerald Dr (2025); 5,687 on West Dr (2018)		
Frontage	1,080' on Hacienda Dr		
Transit/Subway	College Boulevard 		18 min walk
Commuter Rail	Carlsbad Village 		10 min drive
	Oceanside Transit Center 		12 min drive
Walk Score ®	Somewhat Walkable (65)		

1900-1998 Hacienda Dr - The Pavilion Shopping Center

Vista, California 92081 (San Diego County) - Vista Submarket



Retail

Transportation (Continued)

Transit Score ® Some Transit (36)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Altitude Trampoline Park	1	24,048	25	Feb 2018	Jan 2028
North Park Produce	1	17,851	18	Jan 2014	-
Californian Dreams	1	9,166	4	Jan 2009	-
BioLife Plasma Services	1	9,162	45	Jan 2023	-
Daisou	1	8,832	20	Dec 2024	-

Showing 5 of 22 Tenants

100 Main St - The Rylan

Vista, California 92084 (San Diego County) - Vista Submarket



Apartments

Property Summary

Units	126
Built	2023
Stories	5
Elevators	Yes
Market Segment	All
Vacancy %	4.6
Asking Rent Per Unit	\$3,198
Parking Spaces	268 (2.13/Unit)
Commercial Available	974 - 6,934 SF
Commercial Asking Rent	Withheld



Property Details

Land Area	1.23 AC (53,579 SF)	Building FAR	1.87
Number of Buildings	1	Units Per Area	102/AC
Average Unit Size	1,000 SF	Zoning	60
Parcel	175-137-30		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/month	Occupancy	Term
P 1	5	Retail	Direct	3,687	3,687	3,687	Withheld	Vacant	Negotiable
Flocke & Avoyer Commercial Real Estate: Andrew Shemirani (858) 412-9168, Michael Burton (858) 752-9000									
P 1	2	Retail	Direct	2,273	2,273	2,273	Withheld	Vacant	Negotiable
Flocke & Avoyer Commercial Real Estate: Andrew Shemirani (858) 412-9168, Michael Burton (858) 752-9000									
E 1	170 Main St	Retail	Sublet	974	974	974	Withheld	Vacant	Negotiable
Pacific Coast Commercial: Ethan Park (760) 978-8053									

Amenities

Unit Amenities

• Air Conditioning	• Balcony	• Cable Ready	• Dishwasher
• Freezer	• Heating	• Kitchen	• Microwave
• Mud Room	• Oven	• Range	• Refrigerator
• Storage Space	• Tub/Shower	• Walk-In Closets	• Washer/Dryer

Site Amenities

• Bicycle Storage	• Breakfast/Coffee Concierge	• Controlled Access	• Courtyard
• Elevator	• Fitness Center	• Grill	• Lounge
• On-Site Retail	• Online Services	• Pet Washing Station	• Pool
• Property Manager on Site	• Public Transportation	• Roof Terrace	

100 Main St - The Rylan

Vista, California 92084 (San Diego County) - Vista Submarket



Apartments

Transportation

Parking Details	268 Covered Spaces; Ratio of 0.90/Unit		
Traffic Volume	19,247 on Main St (2025); 24,160 on N Indiana Ave (2025); 6,350 on S Indiana Ave (2025); 19,332 on E Broadway (2025); 1,575 on Hanes Pl (2025); 37,876 on Olive Ave (2025); 1,861 on Main St (2025); 25,153 on W Orange St (2025); 19,255 on Eucalyptus Ave (2025); 3,299 on Washington St (2025)		
Transit/Subway	Vista Transit Center		4 min walk
	Escondido Avenue		20 min walk
Commuter Rail	Carlsbad Village		14 min drive
Walk Score ®	Very Walkable (89)		
Transit Score ®	Good Transit (51)		

Commercial Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
F45	1	3,687	-	Jan 2023	-
Stave & Nail Brewery	1	3,544	-	Jan 2023	-
Archer's Arrow Coffee	1	974	-	Jan 2023	-

Showing 3 of 3 Tenants

1680 S Melrose Dr - Melrose Square

Vista, California 92081 (San Diego County) - Vista Submarket



Retail

Property Summary

Center Type	Neighborhood Center
GLA (% Leased)	18,885 SF (93.0%)
Built	1989
Tenancy	Multiple
Available	1,325 SF
Max Contiguous	1,325 SF
Asking Rent	Withheld
Parking Spaces	287 (4.82/1,000 SF)
Frontage	Melrose Dr



Property Details

Land Area	2.17 AC (94,525 SF)	Building FAR	0.20
Zoning	C-1	Parcel	183-220-26

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/month	Occupancy	Term
P 1	109	Retail	Direct	1,325	1,325	1,325	Withheld	Vacant	Negotiable

Cushman & Wakefield: Chad Iafate (760) 431-4234, Nash Johnson (760) 828-5566

Amenities

- Pylon Sign
- Signage

Transportation

Parking Details	287 Surface Spaces; Ratio of 4.82/1,000 SF
Traffic Volume	3,608 on Bodega Way (2025); 4,188 on S Melrose Dr (2025); 5,067 on S Melrose Dr (2025); 30,234 on Longhorn Dr (2025); 29,889 on Buena Vista Dr (2025); 9,168 on S Melrose Dr (2025); 13,576 on S Melrose Dr (2025); 5,398 on Fern Pl (2025); 1,661 on Dawes Ct (2025); 842 on Genoa Dr (2018)
Commuter Rail	Carlsbad Poinsettia  15 min drive
Airport	San Diego International 44 min drive
Walk Score ®	Very Walkable (73)
Transit Score ®	Some Transit (27)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Gentle Dental	1	2,200	10	Jan 2020	-
Cottrell Chiropractic	1	620	6	Aug 2010	-
Active Mobility Chiropractic	1	600	12	Jan 2020	-
Boba Hut & Deli	1	600	-	Jan 2020	-

1680 S Melrose Dr - Melrose Square

Vista, California 92081 (San Diego County) - Vista Submarket



Retail

Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Juniors Taco Shop	1	600	-	Jan 2020	-

Showing 5 of 14 Tenants

876 Osborne St

Vista, California 92084 (San Diego County) - Outlying SD County N Submarket



Office

Property Summary

RBA (% Leased)	6,500 SF (100%)
Built	1983
Stories	1
Typical Floor	6,500 SF
Tenancy	Single
Available	6,500 SF
Max Contiguous	6,500 SF
Asking Rent	Withheld



Property Details

Land Area	1.77 AC (77,101 SF)	Building FAR	0.08
Owner Occupied	No	Zoning	RR
Parcel	171-340-46		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/month	Occupancy	Term
E 1	-	Office	Direct	6,500	6,500	6,500	Withheld	30 Days	Negotiable

Kidder Mathews: Eric Knowles (213) 660-9337, Robert Fletcher (619) 701-6462, Riley Rohde (858) 369-3041

Transportation

Traffic Volume	6,031 on Private Rd (2025); 908 on Colucci Dr (2018); 25,599 on Corvalla Dr (2025); 2,786 on Vista Grande Dr (2025); 3,032 on Taylor St (2025); 2,892 on Voluntary Rd (2025); 1,178 on E Vista Way (2025); 27,712 on E Taylor St (2025); 1,614 on Anza Ave (2025); 3,217 on Christi Dr (2025)
Walk Score ®	Car-Dependent (18)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Iglesias De Restauracion	1	1,000	2	Sep 2009	-

Showing 1 of 1 Tenants

1450 N Santa Fe Ave - Santa Fe Crossroads

Vista, California 92083 (San Diego County) - Vista Submarket



Retail

Property Summary

Center Type	Strip Center
GLA (% Leased)	11,955 SF (79.5%)
Built	1987
Tenancy	Multiple
Available	645 - 2,450 SF
Max Contiguous	1,150 SF
Asking Rent	Withheld
Parking Spaces	135 (6.20/1,000 SF)
Frontage	254' on N Santa Fe Ave



Property Details

Land Area	1.00 AC (43,451 SF)	Building FAR	0.28
Zoning	MU	Parcel	161-053-18 (+1 more)

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/month	Occupancy	Term
P 1	T	Retail	Direct	1,150	1,150	1,150	Withheld	Vacant	Negotiable
Summit Team Inc.: Michael Israelsky (714) 724-1552									
P 1	R	Retail	Direct	655	655	655	Withheld	Vacant	Negotiable
Summit Team Inc.: Michael Israelsky (714) 724-1552									
P 1	O	Retail	Direct	645	645	645	Withheld	Vacant	Negotiable
Summit Team Inc.: Michael Israelsky (714) 724-1552									

Amenities

• Bus Line	• Pylon Sign	• Signage
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Transportation

Parking Details	135 Surface Spaces; Ratio of 6.20/1,000 SF
Traffic Volume	21,196 on E Bobier Dr (2025); 16,121 on Goodwin Dr (2025); 4,206 on Torano Dr (2018); 1,910 on Teelin Ave (2025); 3,590 on N Santa Fe Ave (2025); 19,544 on Dorsey Way (2025); 2,749 on Lagan Ave (2025); 18,366 on Angeles Vista Dr (2025); 23,585 on Cananea St (2025); 995 on N Santa Fe Ave (2025)
Frontage	254' on N Santa Fe Ave
Transit/Subway	Melrose  19 min walk
Commuter Rail	Carlsbad Village  16 min drive
Walk Score ®	Somewhat Walkable (69)
Transit Score ®	Some Transit (36)

1450 N Santa Fe Ave - Santa Fe Crossroads

Vista, California 92083 (San Diego County) - Vista Submarket



Retail

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
La Favorita Market 3	1	2,950	3	Oct 2011	-
Don Roberto Jewelers	1	1,500	5	Dec 2022	-
664 T J Birrieria	1	500	-	Nov 2023	-
Botanica Oshun	1	500	-	Jun 2024	-
Los Panchos Barber Shop	1	500	1	May 2009	-

Showing 5 of 6 Tenants

735-785 Shadowridge Dr - Village Plaza

Vista, California 92083 (San Diego County) - Vista Submarket



Retail

Property Summary

Center Type	Strip Center
GLA (% Leased)	25,286 SF (100%)
Built	1987
Tenancy	Multiple
Available	3,950 SF
Max Contiguous	3,950 SF
Asking Rent	Withheld
Parking Spaces	100 (5.00/1,000 SF)
Frontage	535' on Shadowridge Dr



Property Details

Land Area	2.69 AC (117,176 SF)	Building FAR	0.22
Zoning	C-2	Parcel	217-023-66

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/month	Occupancy	Term
P 1	785	Retail	Direct	3,950	3,950	3,950	Withheld	60 Days	Negotiable

DUHS Commercial: Rob Bloom (858) 405-5342, Anthony Acosta (619) 321-9656

Amenities

- Bus Line
- Property Manager on Site
- Signage

Transportation

Parking Details	100 Surface Spaces; Ratio of 5.00/1,000 SF
Traffic Volume	15,491 on Watson Way (2025); 3,182 on Wellington Ln (2025); 14,926 on Lupine Hills Dr (2025); 5,227 on Thiboco Ct (2025); 40,814 on Watson Way (2025); 44,689 on Plumosa Ave (2025); 3,688 on Turnberry Dr (2025); 12,177 on Sycamore Ave (2025); 30,449 on Watson Way (2025)
Frontage	535' on Shadowridge Dr
Commuter Rail	Carlsbad Poinsettia  17 min drive
Airport	San Diego International 49 min drive
Walk Score ®	Very Walkable (71)
Transit Score ®	Some Transit (29)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Sea Level Fitness	1	2,600	10	Aug 2017	-
Shadowridge Family Vision Center	1	1,711	5	Dec 2007	-
Ridge Hair Design	1	1,360	5	Jul 2013	-
Shadowridge Dental Group	1	1,325	10	May 2006	-

735-785 Shadowridge Dr - Village Plaza

Vista, California 92083 (San Diego County) - Vista Submarket



Retail

Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Rocco's Pizza & Deli	1	1,298	4	Sep 2013	-

Showing 5 of 10 Tenants

1960 University Dr - North County Square

Vista, California 92083 (San Diego County) - Vista Submarket



Retail

Property Summary

Center Type	Power Center
GLA (% Leased)	7,000 SF (68.4%)
Built	2003
Tenancy	Multiple
Available	2,213 SF
Max Contiguous	2,213 SF
Asking Rent	Withheld
Parking Spaces	45 (6.43/1,000 SF)
Frontage	120' on University Dr



Property Details

Land Area	0.97 AC (42,253 SF)	Building FAR	0.17
Zoning	C-6	Parcel	183-430-07

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/month	Occupancy	Term
P 1	B	Retail	Direct	2,213	2,213	2,213	Withheld	Vacant	Negotiable

CBRE: Reg Kobzi (619) 994-2817, Michael Peterson (858) 210-5235, Joel Wilson (619) 246-3107, Lane Robertson (619) 539-4767

Amenities

• Bus Line	• Drive Thru	• Pylon Sign	• Signage
• Signalized Intersection			

Transportation

Parking Details	45 Surface Spaces; Ratio of 6.43/1,000 SF
Traffic Volume	3,182 on Wellington Ln (2025); 5,227 on Thiboco Ct (2025); 12,389 on Sycamore Ave (2025); 12,177 on Sycamore Ave (2025); 140,875 on Hwy 78 (2020); 16,385 on Hwy 78 (2025); 14,926 on Lupine Hills Dr (2025); 15,491 on Watson Way (2025)
Frontage	120' on University Dr
Transit/Subway	Buena Creek  17 min walk
Commuter Rail	Carlsbad Poinsettia  19 min drive
Walk Score ®	Somewhat Walkable (52)
Transit Score ®	Some Transit (36)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Mattress Firm	1	4,500	2	Feb 2016	-
Happiness Nails	1	2,500	4	Sep 2015	-

Showing 2 of 2 Tenants

1260 E Vista Way - Vista Terrace

Vista, California 92084 (San Diego County) - Vista Submarket



Retail

Property Summary

Center Type	Neighborhood Center
GLA (% Leased)	3,520 SF (100%)
Built/Renovated	1972/2019
Tenancy	Multiple
Available	1,670 SF
Max Contiguous	1,670 SF
Asking Rent	Withheld
Parking Spaces	25 (5.00/1,000 SF)
Frontage	64' on E Vista Way



Property Details

Land Area	0.55 AC (23,958 SF)	Building FAR	0.15
Zoning	C	Parcel	173-050-43

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/month	Occupancy	Term
P 1	-	Retail	Direct	1,670	1,670	1,670	Withheld	30 Days	Negotiable

Retail Insite: Brian Pyke (619) 504-6503

Amenities

• Bus Line	• Pylon Sign	• Signage
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Transportation

Parking Details	25 Surface Spaces; Ratio of 5.00/1,000 SF
Traffic Volume	27,189 on Monte Mar Rd (2025); 16,340 on Cll Jules (2025); 2,179 on E Vista Way (2018); 13,419 on Oak Dr (2025); 1,489 on Via Felicidad (2025); 32,113 on Oak Dr (2025); 3,678 on Foothill Dr (2025); 2,339 on Monte Mar Rd (2025); 1,315 on Sapote Ct (2018); 926 on Memory Ln (2025)
Frontage	64' on E Vista Way
Commuter Rail	Carlsbad Village  16 min drive
Walk Score ®	Very Walkable (75)
Transit Score ®	Some Transit (28)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
La Michacana Plus	1	1,670	-	Feb 2021	-

Showing 1 of 1 Tenants

Property Summary

Center Type	Neighborhood Center
GLA (% Leased)	4,000 SF (50.0%)
Built	2019
Tenancy	Multiple
Available	2,000 SF
Max Contiguous	2,000 SF
Asking Rent	Withheld
Parking Spaces	35 (8.75/1,000 SF)



Property Details

Land Area	0.77 AC (33,541 SF)	Building FAR	0.12
Zoning	C	Parcel	173-050-42

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/month	Occupancy	Term
P 1	-	Retail	Direct	2,000	2,000	2,000	Withheld	Vacant	Negotiable

Retail Insite: Brian Pyke (619) 504-6503

Amenities

- Bus Line
- Signage

Transportation

Parking Details	35 Surface Spaces; Ratio of 8.75/1,000 SF
Traffic Volume	27,189 on Monte Mar Rd (2025); 2,179 on E Vista Way (2018); 16,340 on Cll Jules (2025); 1,489 on Via Felicidad (2025); 13,419 on Oak Dr (2025); 3,678 on Foothill Dr (2025); 32,113 on Oak Dr (2025); 2,339 on Monte Mar Rd (2025); 2,882 on Madera Ln (2025); 26,020 on Cascade Dr (2025)
Commuter Rail	Carlsbad Village  16 min drive
Walk Score ®	Very Walkable (73)
Transit Score ®	Some Transit (27)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
AT&T Wireless	1	2,000	-	Nov 2019	-
Dunkin'	1	2,000	-	Nov 2019	Mar 2040

Showing 2 of 2 Tenants

1465 E Vista Way - Vista Commons

Vista, California 92084 (San Diego County) - Vista Submarket



Retail

Property Summary

GLA (% Leased)	5,775 SF (43.3%)
Status	Under Construction
Built	May 2025
Tenancy	Multiple
Available	1,500 - 3,275 SF
Max Contiguous	3,275 SF
Asking Rent	Withheld
Parking Spaces	60 (10.39/1,000 SF)



Property Details

Land Area	1.01 AC (43,996 SF)	Building FAR	0.13
Zoning	Commercial	Parcel	173-065-25

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/month	Occupancy	Term
P 1	-	Retail	Direct	1,775	3,275	3,275	Withheld	Vacant	Negotiable
Lee & Associates: Victor Aquilina (858) 663-6466, Jake Hartbarger (419) 787-6970 Lee & Associates Commercial Real Estate Services: Brian Bielatowicz (951) 445-4515									
P 1	-	Retail	Direct	1,500	3,275	3,275	Withheld	Vacant	Negotiable
Lee & Associates: Victor Aquilina (858) 663-6466, Jake Hartbarger (419) 787-6970 Lee & Associates Commercial Real Estate Services: Brian Bielatowicz (951) 445-4515									

Transportation

Parking Details	60 Surface Spaces; Ratio of 10.39/1,000 SF
Traffic Volume	2,179 on E Vista Way (2018); 27,189 on Monte Mar Rd (2025); 2,882 on Madera Ln (2025); 2,339 on Monte Mar Rd (2025); 26,020 on Cascade Dr (2025); 1,489 on Via Felicidad (2025); 13,419 on Oak Dr (2025); 2,867 on Laguna Dr (2025); 3,678 on Foothill Dr (2025); 16,340 on Cll Jules (2025)
Walk Score ®	Somewhat Walkable (69)
Transit Score ®	Some Transit (27)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Better Buzz	1	1,500	-	Apr 2025	-
Bank of America	1	1,000	-	Apr 2025	-

Showing 2 of 2 Tenants

1825-1851 W Vista Way - Tri-City Square

Vista, California 92083 (San Diego County) - Vista Submarket



Retail

Property Summary

Center Type	Neighborhood Center
GLA (% Leased)	40,302 SF (97.0%)
Built	1970
Tenancy	Multiple
Available	1,200 SF
Max Contiguous	1,200 SF
Asking Rent	Withheld
Parking Spaces	156 (3.44/1,000 SF)
Frontage	319' on W Vista Way



Property Details

Land Area	4.00 AC (174,240 SF)	Building FAR	0.23
Zoning	6	Parcel	166-620-18

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/month	Occupancy	Term
P 1	1839-D	Retail	Direct	1,200	1,200	1,200	Withheld	Vacant	Negotiable

Newmark: Justin Wessel (858) 875-3600, John Jennings (619) 200-5193

Amenities

- Bus Line
- Signalized Intersection
- Freeway Visibility
- Pylon Sign
- Signage

Transportation

Parking Details	156 Surface Spaces; Ratio of 3.44/1,000 SF
Traffic Volume	12,516 on N Emerald Dr (2025); 8,547 on S Emerald Dr (2025); 27,368 on Hwy 78 (2025); 31,230 on West Dr (2025); 11,872 on S Emerald Dr (2025); 8,522 on S Emerald Dr (2025); 12,521 on S Emerald Dr (2025); 5,687 on West Dr (2018); 25,905 on Hacienda Dr (2025)
Frontage	319' on W Vista Way
Commuter Rail	Carlsbad Village  11 min drive
	Oceanside Transit Center  12 min drive
Walk Score ®	Very Walkable (71)
Transit Score ®	Some Transit (35)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Smart & Final	1	23,172	15	Mar 2014	-
Metro By T-mobile Authorized Retailer	1	1,500	-	Jan 2022	-
MetroPCS	1	1,500	-	Dec 2018	-

1825-1851 W Vista Way - Tri-City Square

Vista, California 92083 (San Diego County) - Vista Submarket



Retail

Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Camping World	1	1,200	5	Mar 2007	-
CPA Firm	1	1,200	-	Nov 2021	-

Showing 5 of 14 Tenants

Property Summary

RBA (% Leased)	26,535 SF (57.2%)
Built	1982
Stories	2
Typical Floor	13,268 SF
Tenancy	Multiple
Available	1,110 - 11,362 SF
Max Contiguous	6,005 SF
Asking Rent	Withheld
Parking Spaces	85 (3.20/1,000 SF)



Property Details

Land Area	2.13 AC (92,783 SF)	Building FAR	0.29
Owner Occupied	No	Zoning	R3, Vista
Parcel	166-051-39-06		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/month	Occupancy	Term
P 1	101-105	Office/Medical	Direct	1,110 - 6,005	6,005	6,005	Withheld	Vacant	Negotiable
Colliers: Ryan Foley (619) 493-5657									
P 1	108-111	Office/Medical	Direct	1,111 - 5,357	5,357	5,357	Withheld	Vacant	Negotiable
Colliers: Ryan Foley (619) 493-5657									

Amenities

• 24 Hour Access	• Air Conditioning	• Atrium	• Bus Line
• Hardwood Floors	• Signage		

Transportation

Parking Details	85 Surface Spaces; Ratio of 3.20/1,000 SF
Traffic Volume	132,295 on College Blvd (2025); 10,383 on W Vista Way (2025); 12,023 on Thunder Dr (2025); 15,576 on Tri City Hospital (2025); 901 on Alley (2025); 3,632 on Thunder Dr (2025); 5,289 on Tiberon Dr (2025); 7,523 on Celeste Dr (2025)
Commuter Rail	Carlsbad Village  10 min drive
	Oceanside Transit Center  12 min drive
Walk Score ®	Somewhat Walkable (65)
Transit Score ®	Some Transit (36)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Sherev Heart and Vascular Clinic	1	1,326	9	Jun 2020	-

Showing 1 of 1 Tenants

2790 Business Park Dr - Vista Business Park

Vista, California 92081 (San Diego County) - Vista Submarket



R&D

Property Summary

RBA (% Leased)	49,299 SF (100%)
Built	1989
Tenancy	Single
Available	8,000 - 20,000 SF
Max Contiguous	20,000 SF
Asking Rent	\$0.85 SF/month/+UTIL
Clear Height	22'
Drive Ins	2 total/ 14' w x 14' h
Docks	None
Levelers	None
Parking Spaces	285 (4.00/1,000 SF)



Property Details

Land Area	4.25 AC (185,130 SF)	Building FAR	0.27
Crane	None	Column Spacing	Yes
Power	1,000a/277 - 408v Heavy	Sprinklers	Wet
Zoning	M	Parcel	219-011-20

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/month	Occupancy	Term
P 2	-	Office	Sublet	8,000 - 20,000	20,000	20,000	\$0.85 +UTIL	Vacant	Negotiable

JLL: Chris Baumgart (858) 736-1710

Amenities

- Signage

Transportation

Parking Details	285 Surface Spaces; Ratio of 4.00/1,000 SF
Traffic Volume	10,302 on Joshua Way (2025); 8,606 on Scott St (2025); 1,738 on Bus Park Dr (2018); 20,505 on Bus PkDr (2025); 1,744 on Bus Park Dr (2018); 4,346 on Ave Chelsea (2025); 1,295 on Pipeline Dr (2025); 21,673 on Hotspring Way (2025); 1,467 on Engineer St (2025); 1,576 on Scott St (2018)
Commuter Rail	Carlsbad Poinsettia  15 min drive
	Carlsbad Village  18 min drive
Airport	San Diego International 48 min drive
Walk Score ®	Car-Dependent (40)
Transit Score ®	Some Transit (27)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Granite Construction Incorporated	1–2	49,299	75	Aug 2024	-

Showing 1 of 1 Tenants

Property Summary

RBA (% Leased)	53,421 SF (100%)
Built	1999
Tenancy	Multiple
Available	4,350 SF
Max Contiguous	4,350 SF
Asking Rent	\$1.25 SF/month/MG
Clear Height	22'
Drive Ins	2 total/ 12' w x 12' h
Docks	2 exterior
Levelers	None
Parking Spaces	136 (2.67/1,000 SF)



Property Details

Land Area	2.96 AC (128,938 SF)	Building FAR	0.41
Power	2,000a/277 - 480v Heavy	Zoning	I-7
Parcel	219-010-74		

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/month	Occupancy	Term	Docks	Drive Ins
-	Office	Sublet	4,350	4,350	\$1.25 MG	30 Days	Thru Dec 2039	-	-

CBRE: Dennis Visser (760) 518-4216, Don Trapani (858) 322-7900

Amenities

- Fenced Lot
- Signage

Transportation

Parking Details	136 Surface Spaces; Ratio of 2.67/1,000 SF
Traffic Volume	32,272 on Oak Ridge Way (2025); 934 on Park Center Dr (2018); 4,346 on Ave Chelsea (2025); 3,822 on S Melrose Dr (2025); 21,673 on Hotspring Way (2025); 771 on Park Center Dr (2018); 17,359 on Brookhaven Pass (2025); 834 on S Melrose Dr (2018); 1,295 on Pipeline Dr (2025); 1,176 on Jewell Ridge (2018)
Frontage	246' on Cousteau; 309' on Melrose
Commuter Rail	Carlsbad Poinsettia  13 min drive Carlsbad Village  17 min drive
Airport	San Diego International 46 min drive
Walk Score ®	Car-Dependent (47)
Transit Score ®	Some Transit (27)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Pario	1–2	50,980	340	Jan 2019	-

2325 Cousteau Ct - Vista Business Park

Vista, California 92081 (San Diego County) - Vista Submarket



Manufacturing

Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Solar Tube	1	8,437	-	Sep 2020	-

Showing 2 of 2 Tenants

Property Summary

RBA (% Leased)	63,158 SF (100%)
Built/Renovated	1999/2014
Stories	2
Elevators	None
Typical Floor	30,000 SF
Tenancy	Multiple
Available	6,335 - 19,804 SF
Max Contiguous	19,804 SF
Asking Rent	\$1.25 SF/month/+ELEC
Parking Spaces	227 (4.20/1,000 SF)



Property Details

Land Area	3.67 AC (159,708 SF)	Building FAR	0.40
Owner Occupied	No	Zoning	SP-VBP
Parcel	221-660-31		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/month	Occupancy	Term
P 1	-	Office	Sublet	6,335 - 19,804	19,804	19,804	\$1.25 +ELEC	Vacant	Thru Jan 2027

Savills: Shane Poppen (858) 354-9435

Amenities

- Signage

Transportation

Parking Details	227 Surface Spaces; Ratio of 4.20/1,000 SF
Traffic Volume	1,006 on Vantage Ct (2025); 9,987 on Corporate Vw (2025); 29,923 on Ave de Las Rosas (2025); 29,386 on Cascade (2025); 12,920 on Linda Vista Dr (2025); 9,545 on Keystone Way (2025); 1,576 on Scott St (2018); 1,744 on Bus Park Dr (2018); 1,738 on Bus Park Dr (2018); 3,231 on Vallecitos Dr (2025)
Commuter Rail	Carlsbad Poinsettia  14 min drive
Airport	San Diego International 47 min drive
Walk Score ®	Car-Dependent (29)
Transit Score ®	Some Transit (30)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
101 Domain	1	8,668	66	Mar 2015	-
Salas O'Brien	2	6,701	20	Sep 2023	-
Rightway Gate	1	1,528	3	Dec 2020	-

Showing 3 of 3 Tenants

1057 La Mirada Ct - La Mirada Court Business Center

Vista, California 92081 (San Diego County) - Vista Submarket



Service

Property Summary

RBA (% Leased)	5,472 SF (100%)
Built	2007
Tenancy	Multiple
Available	5,472 SF
Max Contiguous	5,472 SF
Asking Rent	Withheld
Clear Height	18'
Drive Ins	2 total/ 12' w x 12' h
Docks	None
Levelers	None
Parking Spaces	12 (2.40/1,000 SF)



Property Details

Land Area	3.78 AC (164,657 SF)	Building FAR	0.03
Crane	None	Power	400a/ 3p
Sprinklers	Wet	Zoning	SP-VBP
Parcel	217-251-47-04		

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/month	Occupancy	Term	Docks	Drive Ins
-	Office	Coworking	5,472	5,472	\$0.75 FS	TBD	-	-	-

TWO40 LLC: Nathan Firth (760) 716-3493

Amenities

• Air Conditioning	• Conferencing Facility	• Fitness Center	• Mezzanine
• Security System	• Signage	• Skylights	

Transportation

Parking Details	12 Surface Spaces; Ratio of 2.40/1,000 SF
Traffic Volume	29,255 on la Mirada Dr (2025); 808 on Fortune Way (2018); 245 on Grand Ave (2018); 501 on Sycamore Ave (2025); 9,943 on Birch St (2018); 1,112 on Woodcrest Ln (2018); 2,318 on Cades Way (2025); 20,505 on Bus PkDr (2025); 8,035 on Dogwood Way (2025); 1,467 on Engineer St (2025)
Commuter Rail	Carlsbad Poinsettia  15 min drive
Airport	San Diego International 48 min drive
Walk Score ®	Car-Dependent (35)
Transit Score ®	Some Transit (27)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
NewRocket	1	5,472	10	May 2020	-

Showing 1 of 1 Tenants

326 S Melrose Dr - Tri-City Dental Medical Plaza

Vista, California 92081 (San Diego County) - Vista Submarket



Office

Property Summary

RBA (% Leased)	14,276 SF (78.7%)
Built	2008
Stories	2
Typical Floor	7,138 SF
Tenancy	Multiple
Available	1,392 - 6,305 SF
Max Contiguous	6,305 SF
Asking Rent	\$2.50 SF/month/NNN
Parking Spaces	55 (3.85/1,000 SF)



Property Details

Land Area	1.20 AC (52,272 SF)	Building FAR	0.27
Slab to Slab	10'	Owner Occupied	No
Zoning	C	Parcel	164-231-20

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/month	Occupancy	Term
P 1	A	Office/Medical	Direct	3,257	6,305	6,305	\$2.50 NNN	30 Days	Negotiable
Cushman & Wakefield: Joe Zurek (619) 866-2027, Nehal Wadhwa (858) 395-4008, Matthew Melendres (408) 510-9968, Elliot Fink (651) 447-9946									
P 1	B	Office/Medical	Direct	1,656	6,305	6,305	\$2.50 NNN	Vacant	Negotiable
Cushman & Wakefield: Joe Zurek (619) 866-2027, Nehal Wadhwa (858) 395-4008, Matthew Melendres (408) 510-9968, Elliot Fink (651) 447-9946									
P 1	C	Office/Medical	Direct	1,392	6,305	6,305	\$2.50 NNN	Vacant	Negotiable
Cushman & Wakefield: Joe Zurek (619) 866-2027, Nehal Wadhwa (858) 395-4008, Matthew Melendres (408) 510-9968, Elliot Fink (651) 447-9946									

Amenities

- Signage

Transportation

Parking Details	55 Surface Spaces; Ratio of 3.85/1,000 SF									
Traffic Volume	30,542 on County Complex (2025); 20,365 on Vista Village Dr (2025); 33,293 on Hacienda Dr (2025); 9,014 on S Melrose Dr (2025); 23,631 on Hacienda Dr (2025); 133,873 on S Melrose Dr (2025); 133,677 on S Melrose Dr (2020); 8,349 on Vista Village Dr (2025); 36,653 on W Vista Way (2025); 9,352 on S Melrose Dr (2025)									
Commuter Rail	Carlsbad Village  13 min drive									
Walk Score ®	Very Walkable (75)									
Transit Score ®	Some Transit (37)									

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Tri City Dental Excellence	1	2,171	-	Aug 2014	-

326 S Melrose Dr - Tri-City Dental Medical Plaza

Vista, California 92081 (San Diego County) - Vista Submarket



Office

Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Arash Panah DDS	1	100	-	Feb 2018	-
Dr Mary Cueva	2	100	-	Feb 2018	-
Dr. Dan Luu, MD	2	100	-	Feb 2018	-
Dr. James Chabala, MD	2	100	-	Feb 2018	-

Showing 5 of 6 Tenants

Property Summary

RBA (% Leased)	58,620 SF (90.2%)
Built	2000
Stories	4
Typical Floor	12,748 SF
Tenancy	Multiple
Available	169 - 8,680 SF
Max Contiguous	3,878 SF
Asking Rent	\$2.30 - 2.56 SF/month/MG
Parking Spaces	100 (4.00/1,000 SF)



Property Details

Land Area	1.45 AC (63,162 SF)	Building FAR	0.93
Core Factor	17%	Slab to Slab	12'
Owner Occupied	No	Zoning	OP, Vista
Parcel	166-250-27		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/month	Occupancy	Term
P 1	100	Office	Direct	3,878	3,878	3,878	\$2.50 +ELEC	Vacant	Negotiable
CBRE: Chris Williams (858) 761-7376									
P 1	101	Office	Direct	1,858	1,858	1,858	\$2.30 +ELEC	Vacant	Negotiable
CBRE: Chris Williams (858) 761-7376									
P 1	112	Office	Sublet	169	169	169	\$2.34 MG	Vacant	Negotiable
Small Offices 4 Rent: Brent Rosenkranz (760) 715-7467, Andrew Rosenkranz (760) 688-8710									
P 2	201	Office/Medical	Sublet	849	849	849	\$2.34 MG	Vacant	Negotiable
Small Offices 4 Rent: Brent Rosenkranz (760) 715-7467, Andrew Rosenkranz (760) 688-8710									
P 3	345	Office/Medical	Sublet	430	430	430	\$2.56 MG	Vacant	Negotiable
Small Offices 4 Rent: Brent Rosenkranz (760) 715-7467, Andrew Rosenkranz (760) 688-8710									
P 3	345	Office/Medical	Sublet	430	430	430	\$2.56 MG	Vacant	Negotiable
Small Offices 4 Rent: Brent Rosenkranz (760) 715-7467, Andrew Rosenkranz (760) 688-8710									
P 3	315	Office/Medical	Sublet	413	413	413	\$2.55 MG	Vacant	Negotiable
Small Offices 4 Rent: Brent Rosenkranz (760) 715-7467, Andrew Rosenkranz (760) 688-8710									
P 3	319	Office	Sublet	412	412	412	\$2.44 MG	Vacant	Negotiable
Small Offices 4 Rent: Brent Rosenkranz (760) 715-7467, Andrew Rosenkranz (760) 688-8710									
P 3	357	Office/Medical	Sublet	241	241	241	\$2.43 MG	Vacant	Negotiable
Small Offices 4 Rent: Brent Rosenkranz (760) 715-7467, Andrew Rosenkranz (760) 688-8710									

Amenities

- Atrium
- Bus Line
- Signage

Transportation

Parking Details	100 Surface Spaces; Ratio of 4.00/1,000 SF
Traffic Volume	30,542 on County Complex (2025); 20,365 on Vista Village Dr (2025); 33,293 on Hacienda Dr (2025); 9,014 on S Melrose Dr (2025); 3,298 on la Tortuga Dr (2025); 23,631 on Hacienda Dr (2025); 133,873 on S Melrose Dr (2025); 133,677 on S Melrose Dr (2020); 8,349 on Vista Village Dr (2025); 2,949 on Breeze Hill Rd (2025)
Commuter Rail	Carlsbad Village  12 min drive
Walk Score ®	Very Walkable (71)
Transit Score ®	Some Transit (36)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Balboa Bail Bonds	1	3,878	-	Nov 2022	Jan 2028
Law Offices of Aaron C. Smith	2	2,279	3	Jun 2021	-
HOPE Program	4	1,667	11	Feb 2018	-
The Law Offices of Sergio J. Sideman, Esq.	2	1,482	10	Mar 2021	-
PaperFree	1	1,437	10	Dec 2020	-

Showing 5 of 17 Tenants

400 S Melrose Dr - The Atrium

Vista, California 92081 (San Diego County) - Vista Submarket



Office

Property Summary

RBA (% Leased)	25,905 SF (92.0%)
Built	1987
Stories	2
Elevators	1 passenger
Typical Floor	12,952 SF
Tenancy	Multiple
Available	2,086 - 4,698 SF
Max Contiguous	2,612 SF
Asking Rent	\$2.30 SF/month/+ELEC
Parking Spaces	290 (4.00/1,000 SF)



Property Details

Land Area	4.95 AC (215,622 SF)	Building FAR	0.12
Core Factor	17%	Slab to Slab	10'
Owner Occupied	No	Zoning	OP, Vista
Parcel	166-250-26		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/month	Occupancy	Term
P 1	107	Office	Direct	2,612	2,612	2,612	\$2.30 +ELEC	06/2025	Negotiable
CBRE: Chris Williams (858) 761-7376									
P 1	104	Office	Direct	2,086	2,086	2,086	\$2.30 +ELEC	Vacant	Negotiable
CBRE: Chris Williams (858) 761-7376									

Amenities

- Atrium
- Courtyard
- Property Manager on Site
- Signage

Transportation

Parking Details	290 Surface Spaces; Ratio of 4.00/1,000 SF
Traffic Volume	30,542 on County Complex (2025); 3,298 on la Tortuga Dr (2025); 20,365 on Vista Village Dr (2025); 33,293 on Hacienda Dr (2025); 27,614 on Matagual Dr (2025); 2,949 on Breeze Hill Rd (2025); 9,014 on S Melrose Dr (2025); 133,677 on S Melrose Dr (2020); 133,873 on S Melrose Dr (2025); 23,631 on Hacienda Dr (2025)
Commuter Rail	Carlsbad Village  13 min drive
Walk Score ®	Very Walkable (71)
Transit Score ®	Some Transit (36)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Select Physical Therapy	2	3,500	3	Aug 2022	-
Leone Huffman & Associate	2	2,795	5	Nov 2018	-
Gentiva Hospice	1	2,612	15	Sep 2021	-

400 S Melrose Dr - The Atrium

Vista, California 92081 (San Diego County) - Vista Submarket



Office

Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Thompson & Belnap	1	2,465	4	Apr 2019	-
Jd Law	1	1,089	5	Nov 2016	-

Showing 5 of 17 Tenants

410 S Melrose Dr - The Atrium

Vista, California 92081 (San Diego County) - Vista Submarket



Office

Property Summary

RBA (% Leased)	25,996 SF (84.9%)
Built	1987
Stories	2
Elevators	1 passenger
Typical Floor	12,615 SF
Tenancy	Multiple
Available	1,334 - 5,273 SF
Max Contiguous	2,236 SF
Asking Rent	\$2.30 SF/month/+ELEC
Parking Spaces	100 (4.00/1,000 SF)



Property Details

Land Area	3.43 AC (149,411 SF)	Building FAR	0.17
Core Factor	17%	Owner Occupied	No
Zoning	OP, Vista	Parcel	166-250-26

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/month	Occupancy	Term
P 1	104	Office	Direct	1,703	1,703	1,703	\$2.30 +ELEC	Vacant	Negotiable
CBRE: Chris Williams (858) 761-7376									
P 2	200	Office	Direct	2,236	2,236	2,236	\$2.30 +ELEC	Vacant	Negotiable
CBRE: Chris Williams (858) 761-7376									
P 2	203	Office	Direct	1,334	1,334	1,334	\$2.30 +ELEC	90 Days	Negotiable
CBRE: Chris Williams (858) 761-7376									

Transportation

Parking Details	100 Surface Spaces; Ratio of 4.00/1,000 SF
Traffic Volume	30,542 on County Complex (2025); 20,365 on Vista Village Dr (2025); 3,298 on la Tortuga Dr (2025); 33,293 on Hacienda Dr (2025); 27,614 on Matagual Dr (2025); 23,631 on Hacienda Dr (2025); 9,014 on S Melrose Dr (2025); 2,949 on Breeze Hill Rd (2025); 8,349 on Vista Village Dr (2025); 133,873 on S Melrose Dr (2025)
Commuter Rail	Carlsbad Village  13 min drive
Walk Score ®	Very Walkable (71)
Transit Score ®	Some Transit (36)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
BP Logix Inc	1	3,722	49	Mar 2010	-
Green Leaf Payroll	2	3,388	-	Aug 2019	-
Masters Equity	2	3,299	-	Apr 2019	-

410 S Melrose Dr - The Atrium

Vista, California 92081 (San Diego County) - Vista Submarket



Office

Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Deaf Community Services of San Diego, Inc.	2	1,754	-	Jan 2019	-
Chl Mortgage Planing	2	1,261	-	Jun 2020	-

Showing 5 of 22 Tenants

721-723 S Santa Fe Ave

Vista, California 92083 (San Diego County) - Vista Submarket



Retail

Property Summary

GLA (% Leased)	3,000 SF (0.0%)
Built	1980
Tenancy	Multiple
Available	800 - 3,000 SF
Max Contiguous	3,000 SF
Asking Rent	\$2.25 SF/month/NNN
Parking Spaces	6 (2.00/1,000 SF)
Frontage	54' on S Santa Fe Ave



Property Details

Land Area	0.16 AC (6,970 SF)	Building FAR	0.43
Parcel	179-051-13		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/month	Occupancy	Term
E 1	-	Retail	Direct	800 - 3,000	3,000	3,000	\$2.25 NNN	Vacant	Negotiable

Prime Investors Corp.: Richard Alvarez (760) 224-9283

Amenities

• Accent Lighting	• Air Conditioning	• Courtyard	• Recessed Lighting
• Restaurant	• Signage	• Storage Space	• Tenant Controlled HVAC

Transportation

Parking Details	6 Surface Spaces; Ratio of 2.00/1,000 SF
Traffic Volume	2,835 on Escondido Ave (2025); 3,652 on Rincon St (2025); 362 on el Miraso (2025); 35,323 on Natal Way (2025); 18,050 on TerDr (2025); 27,155 on Private Rd (2025); 3,643 on Sinkler Way (2025); 3,265 on Lado de Loma Dr (2018); 151 on Morningside Dr (2025); 3,840 on Rhoda Ln (2025)
Frontage	54' on S Santa Fe Ave
Transit/Subway	Escondido Avenue  7 min walk
	Vista Transit Center  16 min walk
Commuter Rail	Carlsbad Village  14 min drive
Walk Score ®	Very Walkable (74)
Transit Score ®	Some Transit (41)

1025 Service PI

Vista, California 92084 (San Diego County) - Vista Submarket



Office

Property Summary

RBA (% Leased)	11,784 SF (61.8%)
Built	1989
Stories	2
Typical Floor	5,892 SF
Tenancy	Multiple
Available	400 - 4,500 SF
Max Contiguous	4,500 SF
Asking Rent	\$1.50 SF/month/FS
Parking Spaces	36 (3.05/1,000 SF)



Property Details

Land Area	1.00 AC (43,560 SF)	Building FAR	0.27
Slab to Slab	10'	Owner Occupied	No
Zoning	C	Parcel	180-164-29

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/month	Occupancy	Term
P 2	200	Office	Direct	400 - 4,500	4,500	4,500	\$1.50 FS	Vacant	Negotiable

Prime Investors Corp.: Richard Alvarez (760) 224-9283

Amenities

- Signage

Transportation

Parking Details	36 Surface Spaces; Ratio of 3.05/1,000 SF
Traffic Volume	20,051 on Cypress Dr (2025); 752 on Loni Ln (2025); 9,869 on Chelsea Ct (2025); 1,527 on Kilby Ln (2025); 10,930 on Phillips St (2025); 6,229 on Santa Fe Pl (2025); 20,057 on Alta Calle (2025); 3,160 on Alta Vista Ter (2025); 1,851 on Camille Way (2018); 6,332 on Lita Ln (2025)
Transit/Subway	Escondido Avenue  19 min walk
Commuter Rail	Carlsbad Village  15 min drive
Walk Score ®	Somewhat Walkable (56)
Transit Score ®	Some Transit (33)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
montesori school	1	5,600	-	Oct 2024	Sep 2030
The Sails Group of Companies	1	2,999	-	Nov 2011	-
Supported And Independent Living Ser- vices (Sails)	1	800	4	Apr 2015	-
Devereux-Vista School	1	500	0	Apr 2015	-

1025 Service PI

Vista, California 92084 (San Diego County) - Vista Submarket



Office

Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Metric Motorz	1	450	3	Apr 2015	-

Showing 5 of 6 Tenants

730 Sycamore Ave - Shadowridge Plaza

Vista, California 92083 (San Diego County) - Vista Submarket



Retail

Property Summary

Center Type	Neighborhood Center
GLA (% Leased)	5,177 SF (63.0%)
Built	1987
Tenancy	Multiple
Available	932 - 1,918 SF
Max Contiguous	1,918 SF
Asking Rent	\$2.00 SF/month/NNN
Parking Spaces	24 (4.64/1,000 SF)



Property Details

Land Area	0.87 AC (37,897 SF)	Building FAR	0.14
Zoning	C-2	Parcel	217-023-45

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/month	Occupancy	Term
P 1	D	Retail	Direct	986	1,918	1,918	\$2.00 NNN	Vacant	Negotiable
CAST Capital Partners: Ryan King (858) 395-7208, Josh Simms (916) 947-5357, Carrie Duda (562) 665-7457									
P 1	E	Office	Direct	932	1,918	1,918	\$2.00 NNN	Vacant	Negotiable
CAST Capital Partners: Ryan King (858) 395-7208, Josh Simms (916) 947-5357, Carrie Duda (562) 665-7457									

Amenities

- Signage
- Signalized Intersection

Transportation

Parking Details	24 Surface Spaces; Ratio of 4.64/1,000 SF		
Traffic Volume	15,491 on Watson Way (2025); 40,814 on Watson Way (2025); 44,689 on Plumosa Ave (2025); 5,227 on Thiboco Ct (2025); 12,177 on Sycamore Ave (2025); 14,079 on Sycamore Ave (2025); 140,875 on Hwy 78 (2020); 3,182 on Wellington Ln (2025)		
Transit/Subway	Buena Creek		20 min walk
Commuter Rail	Carlsbad Poinsettia		17 min drive
Airport	San Diego International		49 min drive
Walk Score ®	Very Walkable (72)		
Transit Score ®	Some Transit (33)		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Diamond Donuts	1	1,279	2	Apr 2008	-
Fast Test Lab	1	660	-	Aug 2023	-

730 Sycamore Ave - Shadowridge Plaza

Vista, California 92083 (San Diego County) - Vista Submarket



Retail

Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Fresh Calet Cleaners	1	517	-	Apr 2020	-
Hairy's Pet Salon	1	517	-	Apr 2020	-
Modern Tech Computers	1	517	2	Jul 2016	-

Showing 5 of 6 Tenants

750 Sycamore Ave - Shadowridge Plaza
Vista, California 92083 (San Diego County) - Vista Submarket



Retail

Property Summary

Center Type	Neighborhood Center
GLA (% Leased)	5,700 SF (73.7%)
Built	1987
Tenancy	Multiple
Available	1,500 SF
Max Contiguous	1,500 SF
Asking Rent	\$2.00 SF/month/NNN
Parking Spaces	25 (4.39/1,000 SF)
Frontage	114' on Sycamore Ave



Property Details

Land Area	1.69 AC (73,616 SF)	Building FAR	0.08
Zoning	C-2	Parcel	217-023-44

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/month	Occupancy	Term
P 1	B	Office	Direct	1,500	1,500	1,500	\$2.00 NNN	Vacant	Negotiable

CAST Capital Partners: Ryan King (858) 395-7208, Josh Simms (916) 947-5357, Carrie Duda (562) 665-7457

Amenities

- Signage

Transportation

Parking Details	25 Surface Spaces; Ratio of 4.39/1,000 SF
Traffic Volume	15,491 on Watson Way (2025); 40,814 on Watson Way (2025); 44,689 on Plumosa Ave (2025); 5,227 on Thiboco Ct (2025); 12,177 on Sycamore Ave (2025); 14,079 on Sycamore Ave (2025); 3,182 on Wellington Ln (2025); 140,875 on Hwy 78 (2020); 30,449 on Watson Way (2025)
Frontage	114' on Sycamore Ave
Commuter Rail	Carlsbad Poinsettia  17 min drive
Airport	San Diego International 49 min drive
Walk Score ®	Very Walkable (74)
Transit Score ®	Some Transit (31)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Oriental Natural Treatment	1	1,200	8	Mar 2010	-
Top Of The Line Cuts	1	1,140	-	Apr 2020	-
Elie Nails	1	1,000	2	May 2017	-

Showing 3 of 3 Tenants

Property Summary

Center Type	Neighborhood Center
GLA (% Leased)	14,941 SF (75.1%)
Built	1987
Tenancy	Multiple
Available	1,200 - 3,720 SF
Max Contiguous	2,400 SF
Asking Rent	\$2.00 SF/month/NNN
Parking Spaces	25 (1.67/1,000 SF)
Frontage	454' on Shadowridge
Frontage	169' on Sycamore



Property Details

Land Area	0.86 AC (37,462 SF)	Building FAR	0.40
Zoning	C-2	Parcel	217-023-52

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/month	Occupancy	Term
P 1	G	Retail	Direct	1,320	1,320	1,320	\$2.00 NNN	Vacant	Negotiable
CAST Capital Partners: Ryan King (858) 395-7208, Josh Simms (916) 947-5357, Carrie Duda (562) 665-7457									
P 1	I	Office	Direct	1,200	2,400	2,400	\$2.00 NNN	Vacant	Negotiable
CAST Capital Partners: Ryan King (858) 395-7208, Josh Simms (916) 947-5357, Carrie Duda (562) 665-7457									
P 1	J	Office	Direct	1,200	2,400	2,400	\$2.00 NNN	Vacant	Negotiable
CAST Capital Partners: Ryan King (858) 395-7208, Josh Simms (916) 947-5357, Carrie Duda (562) 665-7457									

Amenities

- Signage

Transportation

Parking Details	25 Surface Spaces; Ratio of 1.67/1,000 SF
Traffic Volume	40,814 on Watson Way (2025); 15,491 on Watson Way (2025); 44,689 on Plumosa Ave (2025); 30,449 on Watson Way (2025); 6,400 on Private Rd (2025); 5,227 on Thiboco Ct (2025); 3,182 on Wellington Ln (2025); 14,926 on Lupine Hills Dr (2025); 12,177 on Sycamore Ave (2025); 14,079 on Sycamore Ave (2025)
Frontage	454' on Shadowridge; 169' on Sycamore; 147' on Sycamore Ave
Commuter Rail	Carlsbad Poinsettia  17 min drive
Airport	San Diego International 49 min drive
Walk Score ®	Somewhat Walkable (64)
Transit Score ®	Some Transit (30)

770 Sycamore Ave - Shadowridge Plaza

Vista, California 92083 (San Diego County) - Vista Submarket



Retail

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Three Little Owl Academy Preschool	1	6,000	-	Sep 2023	-
Armando's Mexican Food	1	1,494	3	Sep 2007	-
PostalAnnex	1	1,494	-	Apr 2020	-
Advance America	1	1,200	2	Apr 2006	-
Fresh Water Pool Service	1	500	-	Apr 2024	-

Showing 5 of 8 Tenants

790 Sycamore Ave - Shadowridge Plaza
Vista, California 92083 (San Diego County) - Vista Submarket



Retail

Property Summary

Center Type	Neighborhood Center
GLA (% Leased)	3,000 SF (41.7%)
Built	1989
Tenancy	Multiple
Available	1,250 - 3,000 SF
Max Contiguous	1,750 SF
Asking Rent	\$2.50 SF/month/NNN
Parking Spaces	25 (8.22/1,000 SF)
Frontage	87' on Sycamore Ave



Property Details

Land Area	0.31 AC (13,504 SF)	Building FAR	0.22
Zoning	C-2	Parcel	217-023-69

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/month	Occupancy	Term
P 1	A	Retail	Direct	1,750	1,750	1,750	\$2.50 NNN	Vacant	Negotiable
CAST Capital Partners: Ryan King (858) 395-7208, Josh Simms (916) 947-5357, Carrie Duda (562) 665-7457									
P 1	B	Retail	Direct	1,250	1,250	1,250	\$2.50 NNN	30 Days	Negotiable
CAST Capital Partners: Ryan King (858) 395-7208, Josh Simms (916) 947-5357, Carrie Duda (562) 665-7457									

Amenities

- Signage

Transportation

Parking Details	25 Surface Spaces; Ratio of 8.22/1,000 SF		
Traffic Volume	40,814 on Watson Way (2025); 15,491 on Watson Way (2025); 44,689 on Plumosa Ave (2025); 30,449 on Watson Way (2025); 6,400 on Private Rd (2025); 5,227 on Thiboco Ct (2025); 14,079 on Sycamore Ave (2025); 12,177 on Sycamore Ave (2025)		
Frontage	87' on Sycamore Ave		
Commuter Rail	Carlsbad Poinsettia		16 min drive
Airport	San Diego International		49 min drive
Walk Score ®	Somewhat Walkable (64)		
Transit Score ®	Some Transit (30)		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Subway	1	1,250	8	Jul 2008	-

Showing 1 of 1 Tenants

1800 Thibodo Rd - Vista Corporate Center

Vista, California 92081 (San Diego County) - Vista Submarket



Office

Property Summary

RBA (% Leased)	23,690 SF (89.1%)
Built	1990
Stories	3
Elevators	1 passenger
Typical Floor	1,974 SF
Tenancy	Multiple
Available	91 - 3,540 SF
Max Contiguous	1,845 SF
Asking Rent	\$1.68 - 2.63 SF/month



Property Details

Land Area	1.12 AC (48,787 SF)	Building FAR	0.49
Owner Occupied	No	Zoning	O-P
Parcel	183-190-39		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/month	Occupancy	Term
P 2	210	Office	Direct	1,845	1,845	1,845	\$1.95 +UTIL	Vacant	Negotiable
CBRE: Matty Sundberg (760) 845-5410, Bob Cowan (760) 840-7664									
P 2	235	Office	Direct	734	734	734	\$1.95 +UTIL	Vacant	Negotiable
CBRE: Matty Sundberg (760) 845-5410, Bob Cowan (760) 840-7664									
P 3	331	Office	Sublet	535	535	535	\$1.68 MG	Vacant	Negotiable
Small Offices 4 Rent: Brent Rosenkranz (760) 715-7467, Andrew Rosenkranz (760) 688-8710									
P 3	341	Office	Sublet	335	335	335	\$2.37 MG	Vacant	Negotiable
Small Offices 4 Rent: Brent Rosenkranz (760) 715-7467, Andrew Rosenkranz (760) 688-8710									
P 3	340	Office	Sublet	91	91	91	\$2.63 MG	Vacant	Negotiable
Small Offices 4 Rent: Brent Rosenkranz (760) 715-7467, Andrew Rosenkranz (760) 688-8710									

Amenities

- Signage

Transportation

Traffic Volume	136,841 on Mar Vista Dr (2025); 4,953 on Lupine Hills Dr (2025); 7,533 on Hilo Way (2025); 3,688 on Turnberry Dr (2025); 12,573 on Spyglass Cir (2025); 3,182 on Wellington Ln (2025); 14,926 on Lupine Hills Dr (2025); 1,193 on Vineyard Ave (2018); 10,295 on Stoneridge Ter (2025); 2,826 on Mar Vista Dr (2025)
Walk Score ®	Car-Dependent (27)
Transit Score ®	Some Transit (28)

1800 Thibodo Rd - Vista Corporate Center

Vista, California 92081 (San Diego County) - Vista Submarket



Office

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Greene Properties, Inc	3	3,699	6	Aug 2019	-
Arrowhead	3	2,527	19	Jan 2025	-
Testa And Associates	2	1,833	8	Nov 2020	-
Edward Jones	2	1,628	11	Mar 2017	-
App Studio 35	2	736	7	Jun 2019	-

Showing 5 of 7 Tenants

Property Summary

Center Type	Strip Center
GLA (% Leased)	11,500 SF (90.0%)
Built	1981
Tenancy	Multiple
Available	1,145 SF
Max Contiguous	1,145 SF
Asking Rent	\$1.50 SF/month/MG
Parking Spaces	62 (5.00/1,000 SF)
Frontage	Barsby
Frontage	E Vista



Property Details

Land Area	1.39 AC (60,548 SF)	Building FAR	0.19
Zoning	C1, Vista	Parcel	171-192-30

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/month	Occupancy	Term
P 1	2	Office/Retail	Direct	1,145	1,145	1,145	\$1.50 MG	Vacant	1 Year

Coldwell Banker Commercial SC: Rick Marcus (760) 747-8899

Transportation

Parking Details	62 Surface Spaces; Ratio of 5.00/1,000 SF
Traffic Volume	908 on Colucci Dr (2018); 25,599 on Corvalla Dr (2025); 2,786 on Vista Grande Dr (2025); 3,032 on Taylor St (2025); 1,178 on E Vista Way (2025); 27,712 on E Taylor St (2025); 6,031 on Private Rd (2025); 2,867 on Laguna Dr (2025); 1,614 on Anza Ave (2025); 26,020 on Cascade Dr (2025)
Walk Score ®	Car-Dependent (36)
Transit Score ®	Some Transit (25)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Farmers Insurance	1	1,175	2	Feb 2011	-
Paladian Marketing	1	960	-	Apr 2018	-
Dog Grooming	1	825	-	Apr 2018	-
Airmerica	1	705	-	Mar 2025	Mar 2026
Jesus Christ International Sovereign Council	1	500	-	Oct 2021	-

Showing 5 of 13 Tenants

Business Park Dr & Poinsettia Ave - Commercial Land Build to Suit

Vista, California 92081 (San Diego County) - Vista Submarket



Retail

Property Summary

GLA (% Leased)	6,000 SF (0.0%)
Status	Proposed
Built	January 2027
Tenancy	Multiple
Available	6,000 SF
Max Contiguous	6,000 SF
Asking Rent	Withheld
Frontage	218' on Busines Park Dr
Frontage	356' on Poinsettia Ave



Property Details

Land Area	1.00 AC (43,560 SF)	Building FAR	0.14
Parcel	221-661-03		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/month	Occupancy	Term
E 1	-	Retail	Direct	6,000	6,000	6,000	Withheld	Negotiable	Negotiable

Commercial Pacific Properties: Vic Gausepohl (619) 227-2892, Kirk Allison (760) 521-7501

Amenities

- Drive Thru

Transportation

Traffic Volume	9,545 on Keystone Way (2025); 12,920 on Linda Vista Dr (2025); 1,576 on Scott St (2018); 9,987 on Corporate Vw (2025); 1,744 on Bus Park Dr (2018); 1,006 on Vantage Ct (2025); 1,738 on Bus Park Dr (2018); 8,606 on Scott St (2025); 29,923 on Ave de Las Rosas (2025); 31,438 on Melrose Ave (2025)		
Frontage	218' on Busines Park Dr; 356' on Poinsettia Ave		
Commuter Rail	Carlsbad Poinsettia		12 min drive
	Carlsbad Village		15 min drive
Airport	San Diego International		42 min drive
Walk Score ®	Car-Dependent (45)		
Transit Score ®	Some Transit (28)		

170 Eucalyptus Ave - Historic Downtown Vista

Vista, California 92084 (San Diego County) - Vista Submarket



Office

Property Summary

RBA (% Leased)	12,350 SF (100%)
Built/Renovated	1960/2019
Stories	2
Typical Floor	6,175 SF
Tenancy	Multiple
Available	84 - 1,755 SF
Max Contiguous	1,755 SF
Asking Rent	Withheld
Parking Spaces	35 (2.83/1,000 SF)



Property Details

Land Area	0.70 AC (30,492 SF)	Building FAR	0.41
Slab to Slab	9'	Owner Occupied	No
Zoning	SP1	Parcel	175-303-11

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/month	Occupancy	Term
P 1	115 - 145	Office	Coworking	87 - 1,206	1,206	1,755	Withheld	TBD	-
The Film Hub: Lauren Fehlhaber (760) 643-0850									
P 2	200-225	Office	Coworking	84 - 549	549	1,755	Withheld	TBD	-
The Film Hub: Lauren Fehlhaber (760) 643-0850									

Amenities

• 24 Hour Access	• Air Conditioning	• Bicycle Storage	• Central Heating
• Conferencing Facility	• Controlled Access	• Courtyard	• Fenced Lot
• Fireplace	• High Ceilings	• Kitchen	• Natural Light
• Outdoor Seating	• Shower Facilities	• Signage	• Skylights
• Wi-Fi			

Transportation

Parking Details	35 Surface Spaces; Ratio of 2.83/1,000 SF
Traffic Volume	19,255 on Eucalyptus Ave (2025); 1,575 on Hanes Pl (2025); 2,732 on S Citrus Ave (2025); 19,332 on E Broadway (2025); 6,350 on S Indiana Ave (2025); 1,861 on Main St (2025); 19,247 on Main St (2025); 24,160 on N Indiana Ave (2025); 37,876 on Olive Ave (2025); 18,050 on TerDr (2025)
Transit/Subway	Vista Transit Center  9 min walk
	Escondido Avenue  18 min walk
Commuter Rail	Carlsbad Village  14 min drive
Walk Score ®	Very Walkable (89)
Transit Score ®	Good Transit (51)

170 Eucalyptus Ave - Historic Downtown Vista

Vista, California 92084 (San Diego County) - Vista Submarket



Office

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Alison Johnson & Team	1	500	-	Sep 2022	-
California Coast Escrow, Inc	1	500	-	Nov 2024	-
Jim Ellis	1	500	-	Dec 2019	-
RSG	2	500	18	Dec 2023	-
RSG	2	500	16	Jul 2023	-

Showing 5 of 7 Tenants

435 Hacienda Dr - Sunroad Plaza

Vista, California 92081 (San Diego County) - Vista Submarket



Retail

Property Summary

Center Type	Strip Center
GLA (% Leased)	4,667 SF (0.0%)
Built	2025
Tenancy	Multiple
Available	967 - 4,670 SF
Max Contiguous	4,670 SF
Asking Rent	Withheld



Property Details

Land Area	0.90 AC (39,204 SF)	Building FAR	0.12
Zoning	C-6	Parcel	164-231-42

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/month	Occupancy	Term
P 1	3	Retail	Direct	2,000	4,670	4,670	Withheld	09/2025	Negotiable
Newmark: Justin Wessel (858) 875-3600, John Jennings (619) 200-5193									
P 1	2	Retail	Direct	1,703	4,670	4,670	Withheld	09/2025	Negotiable
Newmark: Justin Wessel (858) 875-3600, John Jennings (619) 200-5193									
P 1	1	Retail	Direct	967	4,670	4,670	Withheld	09/2025	Negotiable
Newmark: Justin Wessel (858) 875-3600, John Jennings (619) 200-5193									

Transportation

Traffic Volume	16,696 on Matagual Dr (2025); 15,184 on Vista Village Dr (2025); 23,631 on Hacienda Dr (2025); 129,479 on Vista Village Dr (2025); 8,349 on Vista Village Dr (2025); 9,095 on Vista Village Dr (2025); 20,365 on Vista Village Dr (2025); 36,308 on Lado de Loma Dr (2025); 1,295 on Hacienda Dr (2018); 1,110 on Hideaway Ter (2025)		
Commuter Rail	Carlsbad Village		13 min drive
Walk Score ®	Somewhat Walkable (67)		
Transit Score ®	Some Transit (40)		

640 Hacienda Dr

Vista, California 92081 (San Diego County) - Vista Submarket



Retail

Property Summary

GLA (% Leased)	5,300 SF (0.0%)
Built	2001
Tenancy	Multiple
Available	2,300 - 5,300 SF
Max Contiguous	5,300 SF
Asking Rent	Withheld
Parking Spaces	54 (10.19/1,000 SF)
Frontage	240' on Hacienda Dr



Property Details

Land Area	0.99 AC (43,124 SF)	Building FAR	0.12
Zoning	CR-1	Parcel	166-150-80

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/month	Occupancy	Term
P 1	-	Retail	Direct	3,000	5,300	5,300	Withheld	Vacant	Negotiable
Enduring Real Estate: Hayley Riegler (626) 392-9695, Joe Wojdowski (858) 229-6614									
P 1	-	Retail	Direct	2,300	5,300	5,300	Withheld	Vacant	Negotiable
Enduring Real Estate: Hayley Riegler (626) 392-9695, Joe Wojdowski (858) 229-6614									

Amenities

• Bus Line	• Drive Thru	• Pylon Sign	• Signage
• Signalized Intersection			

Transportation

Parking Details	54 Surface Spaces; Ratio of 10.19/1,000 SF
Traffic Volume	9,014 on S Melrose Dr (2025); 33,293 on Hacienda Dr (2025); 133,677 on S Melrose Dr (2020); 9,352 on S Melrose Dr (2025); 133,873 on S Melrose Dr (2025); 36,653 on W Vista Way (2025); 10,532 on N Melrose Dr (2025); 13,072 on la Tortuga Dr (2025); 20,365 on Vista Village Dr (2025)
Frontage	240' on Hacienda Dr
Commuter Rail	Carlsbad Village  13 min drive
Walk Score ®	Very Walkable (76)
Transit Score ®	Some Transit (36)

20 Main St - Vista Village

Vista, California 92083 (San Diego County) - Vista Submarket



Retail

Property Summary

Center Type	Community Center
GLA (% Leased)	15,959 SF (72.2%)
Built	2004
Tenancy	Multiple
Available	1,465 - 4,436 SF
Max Contiguous	2,971 SF
Asking Rent	Withheld
Parking Spaces	45 (2.82/1,000 SF)
Frontage	347' on Main St



Property Details

Land Area	10.57 AC (460,429 SF)	Building FAR	0.03
Zoning	SP-DV	Parcel	164-205-25

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/month	Occupancy	Term
P 1	118	Retail	Direct	2,971	2,971	2,971	Withheld	Vacant	Negotiable
JLL: Bryan Cunningham (858) 229-0233, Brian Quinn (619) 987-3397									
P 1	121	Retail	Direct	1,465	1,465	1,465	Withheld	Vacant	Negotiable
JLL: Bryan Cunningham (858) 229-0233, Brian Quinn (619) 987-3397									

Transportation

Parking Details	45 Surface Spaces; Ratio of 2.82/1,000 SF		
Traffic Volume	2,954 on Main St (2025); 10,731 on Wave Dr (2025); 39,404 on Cam Patricia (2025); 37,876 on Olive Ave (2025); 19,332 on E Broadway (2025); 19,247 on Main St (2025); 19,255 on Eucalyptus Ave (2025); 1,575 on Hanes Pl (2025); 4,604 on Unity Way (2025); 6,350 on S Indiana Ave (2025)		
Frontage	347' on Main St		
Transit/Subway	Vista Transit Center		7 min walk
Commuter Rail	Carlsbad Village		13 min drive
Walk Score ®	Very Walkable (85)		
Transit Score ®	Good Transit (51)		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Swami's Cafe	1	4,845	6	Jul 2017	-
Panda Express	1	2,000	14	Dec 2007	-
Mathnazium	1	1,800	-	Jun 2019	-
Clay N Latte	1	1,465	9	Dec 2007	-

20 Main St - Vista Village

Vista, California 92083 (San Diego County) - Vista Submarket



Retail

Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Subway	1	1,174	5	Dec 2007	-

Showing 5 of 6 Tenants

30 Main St - Vista Village

Vista, California 92083 (San Diego County) - Vista Submarket



Retail

Property Summary

Center Type	Community Center
GLA (% Leased)	13,055 SF (93.9%)
Built	2005
Tenancy	Multiple
Available	801 SF
Max Contiguous	801 SF
Asking Rent	Withheld
Parking Spaces	45 (3.45/1,000 SF)
Frontage	216' on Main St



Property Details

Land Area	10.57 AC (460,429 SF)	Building FAR	0.03
Zoning	SP-DV	Parcel	164-205-25

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/month	Occupancy	Term
P 1	109	Retail	Direct	801	801	801	Withheld	Vacant	Negotiable

JLL: Bryan Cunningham (858) 229-0233, Brian Quinn (619) 987-3397

Amenities

- Signage

Transportation

Parking Details	45 Surface Spaces; Ratio of 3.45/1,000 SF
Traffic Volume	37,876 on Olive Ave (2025); 2,954 on Main St (2025); 19,332 on E Broadway (2025); 19,247 on Main St (2025); 39,404 on Cam Patricia (2025); 10,731 on Wave Dr (2025); 1,575 on Hanes PI (2025); 19,255 on Eucalyptus Ave (2025); 6,350 on S Indiana Ave (2025); 24,160 on N Indiana Ave (2025)
Frontage	216' on Main St
Transit/Subway	Vista Transit Center  6 min walk
	Escondido Avenue  20 min walk
Commuter Rail	Carlsbad Village  13 min drive
Walk Score ®	Very Walkable (88)
Transit Score ®	Good Transit (51)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Dr. Albaugh, DMD	1	2,608	-	Nov 2019	Nov 2029
Chipotle Mexican Grill	1	2,569	17	Dec 2007	-
Starbucks	1	1,450	15	Dec 2007	-

30 Main St - Vista Village

Vista, California 92083 (San Diego County) - Vista Submarket



Retail

Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Ten Perfect Nails	1	1,175	8	Dec 2007	-
Great Clips	1	1,065	1	Dec 2007	-

Showing 5 of 9 Tenants

1601-1649 S Melrose Dr - Melrose Village Plaza

Vista, California 92081 (San Diego County) - Vista Submarket



Retail

Property Summary

Center Type	Community Center
GLA (% Leased)	122,953 SF (83.3%)
Built	1965
Tenancy	Multiple
Available	1,020 - 20,547 SF
Max Contiguous	7,285 SF
Asking Rent	Withheld
Parking Spaces	577 (3.97/1,000 SF)
Frontage	1,095' on S Melrose Dr



Property Details

Land Area	10.81 AC (470,927 SF)	Building FAR	0.26
Zoning	SPI	Parcel	183-220-22

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/month	Occupancy	Term
P 1	B 21	Office	Direct	7,285	7,285	7,285	Withheld	Vacant	Negotiable
Merlone Geier Management, Inc.: Taylor Pham (949) 305-4199 X702									
P 1	D 32	Office	Direct	6,824	6,824	6,824	Withheld	Vacant	Negotiable
Merlone Geier Management, Inc.: Taylor Pham (949) 305-4199 X702									
P 1	M 18	Retail	Direct	2,800	2,800	2,800	Withheld	Vacant	Negotiable
Merlone Geier Management, Inc.: Taylor Pham (949) 305-4199 X702									
P 1	B-10	Retail	Direct	1,400	1,400	1,400	Withheld	Vacant	Negotiable
Merlone Geier Management, Inc.: Taylor Pham (949) 305-4199 X702									
P 1	F 25	Retail	Direct	1,218	1,218	1,218	Withheld	Vacant	Negotiable
Merlone Geier Management, Inc.: Taylor Pham (949) 305-4199 X702									
P 1	G 26	Retail	Direct	1,020	1,020	1,020	Withheld	Vacant	Negotiable
Merlone Geier Management, Inc.: Taylor Pham (949) 305-4199 X702									

Amenities

• Banking	• Bus Line	• Car Charging Station	• Property Manager on Site
• Restaurant	• Signage	• Signalized Intersection	

Transportation

Parking Details	577 Surface Spaces; Ratio of 3.97/1,000 SF
Traffic Volume	5,067 on S Melrose Dr (2025); 4,188 on S Melrose Dr (2025); 29,889 on Buena Vista Dr (2025); 3,608 on Bodega Way (2025); 30,234 on Longhorn Dr (2025); 28,045 on Cannon Rd (2025); 9,168 on S Melrose Dr (2025); 5,398 on Fern Pl (2025); 4,463 on Willow Ridge Dr (2025); 12,523 on Lake Blvd (2025)
Frontage	1,095' on S Melrose Dr

1601-1649 S Melrose Dr - Melrose Village Plaza

Vista, California 92081 (San Diego County) - Vista Submarket



Retail

Transportation (Continued)

Commuter Rail	Carlsbad Poinsettia		16 min drive
	Carlsbad Village		17 min drive
Walk Score ®	Somewhat Walkable (66)		
Transit Score ®	Some Transit (27)		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Albertsons	1	46,819	80	Jun 2018	-
CVS Pharmacy	1	22,154	30	May 2007	-
Dollar Tree	1	8,641	10	Jul 2011	-
Kimco Realty Corporation	1	7,088	47	Mar 2006	-
Phenix Salon Suites	1	5,002	24	Feb 2016	Feb 2026

Showing 5 of 32 Tenants

Property Summary

Center Type	Community Center
GLA (% Leased)	4,248 SF (35.9%)
Tenancy	Multiple
Available	1,282 - 2,722 SF
Max Contiguous	1,440 SF
Asking Rent	Withheld
Parking Spaces	40 (8.72/1,000 SF)
Frontage	91' on S Melrose Dr



Property Details

Land Area	0.37 AC (16,270 SF)	Building FAR	0.26
Zoning	SPI	Parcel	183-220-22

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/month	Occupancy	Term
P 1	C 42	Retail	Direct	1,440	1,440	1,440	Withheld	Vacant	Negotiable
Merlone Geier Management, Inc.: Taylor Pham (949) 305-4199 X702									
P 1	B 43	Retail	Direct	1,282	1,282	1,282	Withheld	Vacant	Negotiable
Merlone Geier Management, Inc.: Taylor Pham (949) 305-4199 X702									

Amenities

• Bus Line	• Signage	• Signalized Intersection
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Transportation

Parking Details	40 Surface Spaces; Ratio of 8.72/1,000 SF
Traffic Volume	5,067 on S Melrose Dr (2025); 3,608 on Bodega Way (2025); 30,234 on Longhorn Dr (2025); 4,188 on S Melrose Dr (2025); 29,889 on Buena Vista Dr (2025); 9,168 on S Melrose Dr (2025); 13,576 on S Melrose Dr (2025); 9,136 on Antigua Dr (2025); 4,463 on Willow Ridge Dr (2025); 1,661 on Dawes Ct (2025)
Frontage	91' on S Melrose Dr
Commuter Rail	Carlsbad Poinsettia  15 min drive
	Carlsbad Village  16 min drive
Airport	San Diego International 48 min drive
Walk Score ®	Very Walkable (73)
Transit Score ®	Some Transit (27)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Skybound Coffee & Desserts Lounge	1	1,526	4	Dec 2013	-

1661 S Melrose Dr - Melrose Village Plaza

Vista, California 92081 (San Diego County) - Vista Submarket



Retail

Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
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Showing 1 of 1 Tenants

1688 S Melrose Dr - Melrose Square

Vista, California 92081 (San Diego County) - Vista Submarket



Retail

Property Summary

Center Type	Neighborhood Center
GLA (% Leased)	11,175 SF (79.9%)
Built	1989
Tenancy	Multiple
Available	720 - 2,245 SF
Max Contiguous	1,525 SF
Asking Rent	Withheld
Parking Spaces	55 (4.92/1,000 SF)
Frontage	152' on Melrose Dr



Property Details

Land Area	1.28 AC (55,757 SF)	Building FAR	0.20
Zoning	C1	Parcel	183-220-26

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/month	Occupancy	Term
P 1	205	Retail	Direct	1,525	1,525	1,525	Withheld	Vacant	1 - 5 Years
Cushman & Wakefield: Chad Iafate (760) 431-4234, Nash Johnson (760) 828-5566									
P 1	207	Retail	Direct	720	720	720	Withheld	Vacant	Negotiable
Cushman & Wakefield: Chad Iafate (760) 431-4234, Nash Johnson (760) 828-5566									

Amenities

- Pylon Sign
- Signage

Transportation

Parking Details	55 Surface Spaces; Ratio of 4.92/1,000 SF
Traffic Volume	3,608 on Bodega Way (2025); 30,234 on Longhorn Dr (2025); 4,188 on S Melrose Dr (2025); 5,067 on S Melrose Dr (2025); 29,889 on Buena Vista Dr (2025); 9,168 on S Melrose Dr (2025); 13,576 on S Melrose Dr (2025); 1,661 on Dawes Ct (2025); 842 on Genoa Dr (2018); 5,398 on Fern PI (2025)
Frontage	152' on Melrose Dr
Commuter Rail	Carlsbad Poinsettia  15 min drive
Airport	San Diego International 44 min drive
Walk Score ®	Somewhat Walkable (67)
Transit Score ®	Some Transit (27)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Fashion Tailor Shop	1	1,334	2	Jul 2008	-
Island Paw	1	1,229	2	Aug 2013	-

1688 S Melrose Dr - Melrose Square

Vista, California 92081 (San Diego County) - Vista Submarket



Retail

Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Wasabi Japanese Cuisine	1	1,229	4	Aug 2013	-
Melrose Optical	1	687	2	Jul 2016	-
E Z Cut Barbershop	1	600	2	Nov 2018	-

Showing 5 of 10 Tenants

879 S Santa Fe Ave - Vista Centre Shopping Center

Vista, California 92083 (San Diego County) - Vista Submarket



Retail

Property Summary

GLA (% Leased)	1,380 SF (100%)
Built	1978
Tenancy	Single
Available	1,380 SF
Max Contiguous	1,380 SF
Asking Rent	Withheld
Parking Spaces	66 (10.00/1,000 SF)
Frontage	72' on S Santa Fe Ave



Property Details

Land Area	1.03 AC (44,867 SF)	Building FAR	0.03
Zoning	C, Vista	Parcel	179-124-51

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/month	Occupancy	Term
E 1	-	Retail	Direct	1,380	1,380	1,380	Withheld	30 Days	Negotiable

Catalyst Retail: Jay Nichols (949) 244-0929, John Jennings (858) 603-9209

Amenities

- Bus Line
- Corner Lot
- Signage
- Signalized Intersection

Transportation

Parking Details	66 Surface Spaces; Ratio of 10.00/1,000 SF		
Traffic Volume	2,835 on Escondido Ave (2025); 3,652 on Rincon St (2025); 35,323 on Natal Way (2025); 5,626 on Santa Fe Pl (2025); 3,643 on Sinkler Way (2025); 1,503 on S Santa Fe Ave (2018); 27,155 on Private Rd (2025); 362 on el Miraso (2025); 3,265 on Lado de Loma Dr (2018); 20,057 on Alta Calle (2025)		
Frontage	72' on S Santa Fe Ave		
Transit/Subway	Escondido Avenue		5 min walk
	Vista Transit Center		19 min walk
Commuter Rail	Carlsbad Village		14 min drive
Walk Score ®	Very Walkable (71)		
Transit Score ®	Some Transit (40)		

1031 S Santa Fe Ave - Santa Fe Center

Vista, California 92083 (San Diego County) - Vista Submarket



Retail

Property Summary

Center Type	Strip Center
GLA (% Leased)	18,886 SF (100%)
Built	1991
Tenancy	Multiple
Available	1,920 SF
Max Contiguous	1,920 SF
Asking Rent	Withheld
Parking Spaces	45 (2.71/1,000 SF)
Frontage	204' on S Santa Fe Ave



Property Details

Land Area	1.22 AC (53,143 SF)	Building FAR	0.36
Zoning	C, Vista	Parcel	180-330-03

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/month	Occupancy	Term
P 1	Suite A	Retail	Sublet	1,920	1,920	1,920	Withheld	Vacant	Negotiable

Pacific Coast Commercial: Ethan Park (760) 978-8053

Amenities

• Air Conditioning	• Corner Lot	• Monument Signage	• Pylon Sign
• Signalized Intersection			

Transportation

Parking Details	45 Surface Spaces; Ratio of 2.71/1,000 SF
Traffic Volume	6,229 on Santa Fe Pl (2025); 20,057 on Alta Calle (2025); 1,503 on S Santa Fe Ave (2018); 5,626 on Santa Fe Pl (2025); 478 on Private Rd (2025); 1,851 on Camille Way (2018); 35,323 on Natal Way (2025); 2,835 on Escondido Ave (2025); 1,554 on Bell Rd (2025); 3,643 on Sinkler Way (2025)
Frontage	204' on S Santa Fe Ave
Transit/Subway	Escondido Avenue  11 min walk
Commuter Rail	Carlsbad Village  15 min drive
Walk Score ®	Somewhat Walkable (64)
Transit Score ®	Some Transit (37)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Dairy Queen	1	2,250	3	Jul 2023	-
A Bakery	1	1,920	-	Apr 2022	-
Drum Flip	1	1,622	-	Aug 2015	-

1031 S Santa Fe Ave - Santa Fe Center

Vista, California 92083 (San Diego County) - Vista Submarket



Retail

Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Banana Dang	1	1,200	-	May 2024	-
El Efectivo	1	1,000	-	Jun 2008	-

Showing 5 of 9 Tenants

320 Sycamore Ave - Sycamore Terrace

Vista, California 92083 (San Diego County) - Vista Submarket



Retail

Property Summary

Center Type	Strip Center
GLA (% Leased)	8,084 SF (100%)
Built	2006
Tenancy	Multiple
Available	890 - 1,788 SF
Max Contiguous	898 SF
Asking Rent	Withheld
Parking Spaces	49 (5.50/1,000 SF)
Frontage	550' on Sycamore Ave



Property Details

Land Area	1.21 AC (52,494 SF)	Building FAR	0.15
Zoning	60	Parcel	217-030-71 (+1 more)

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/month	Occupancy	Term
P 1	-	Retail	Direct	898	898	898	Withheld	30 Days	Negotiable
CBRE: Reg Kobzi (619) 994-2817, Lane Robertson (619) 539-4767, Michael Peterson (858) 210-5235, Joel Wilson (619) 246-3107									
P 1	-	Retail	Direct	890	890	890	Withheld	30 Days	Negotiable
CBRE: Reg Kobzi (619) 994-2817, Lane Robertson (619) 539-4767, Michael Peterson (858) 210-5235, Joel Wilson (619) 246-3107									

Amenities

- Freeway Visibility
- Pylon Sign
- Signage
- Signalized Intersection

Transportation

Parking Details	49 Surface Spaces; Ratio of 5.50/1,000 SF
Traffic Volume	16,385 on Hwy 78 (2025); 12,921 on Primrose Ave (2025); 12,389 on Sycamore Ave (2025); 140,875 on Hwy 78 (2020); 7,862 on Robelini Dr (2025); 12,177 on Sycamore Ave (2025); 16,328 on Robelini Dr (2025); 14,079 on Sycamore Ave (2025)
Frontage	550' on Sycamore Ave
Transit/Subway	Buena Creek  11 min walk
Commuter Rail	Carlsbad Poinsettia  18 min drive
Walk Score ®	Somewhat Walkable (64)
Transit Score ®	Some Transit (39)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Pacific Dental Services	1	3,023	10	Dec 2006	-
Sprint Store	1	2,000	4	Aug 2015	-
Chitos Taco Shop	1	1,250	6	Oct 2020	-
Submarina California Subs	1	932	9	Jan 2007	-

320 Sycamore Ave - Sycamore Terrace

Vista, California 92083 (San Diego County) - Vista Submarket



Retail

Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Fred Loya Insurance Agency, Inc.	1	500	3	Apr 2015	-

Showing 5 of 9 Tenants

161 Thunder Dr

Vista, California 92083 (San Diego County) - Vista Submarket



Office

Property Summary

RBA (% Leased)	7,000 SF (0.0%)
Status	Proposed
Built	August 2025
Stories	1
Elevators	None
Typical Floor	7,000 SF
Tenancy	Single
Available	7,000 SF
Max Contiguous	7,000 SF
Asking Rent	Withheld



Property Details

Land Area	3.02 AC (131,551 SF)	Building FAR	0.05
Zoning	CP	Parcel	166-051-32

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/month	Occupancy	Term
E 1	-	Office/Medical	Direct	7,000	7,000	7,000	Withheld	08/2025	Negotiable

MedWest Realty: Kellie Hill (858) 437-7294

Transportation

Traffic Volume	10,383 on W Vista Way (2025); 12,023 on Thunder Dr (2025); 132,295 on College Blvd (2025); 901 on Alley (2025); 15,576 on Tri City Hospital (2025); 3,632 on Thunder Dr (2025); 7,523 on Celeste Dr (2025); 11,002 on Cedar Rd (2025)		
Commuter Rail	Carlsbad Village		10 min drive
	Oceanside Transit Center		12 min drive
Walk Score ®	Somewhat Walkable (62)		
Transit Score ®	Some Transit (36)		

1711 University Dr - North County Square

Vista, California 92083 (San Diego County) - Vista Submarket



Retail

Property Summary

Center Type	Power Center
GLA (% Leased)	6,678 SF (70.1%)
Built	1998
Tenancy	Multiple
Available	2,000 SF
Max Contiguous	2,000 SF
Asking Rent	Withheld
Frontage	130' on University Dr



Property Details

Land Area	0.96 AC (41,818 SF)	Building FAR	0.16
Zoning	C-6	Parcel	183-431-35

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/month	Occupancy	Term
P 1	110	Retail	Direct	2,000	2,000	2,000	Withheld	Vacant	Negotiable

CBRE: Reg Kobzi (619) 994-2817, Michael Peterson (858) 210-5235, Joel Wilson (619) 246-3107, Lane Robertson (619) 539-4767

Amenities

- Signage

Transportation

Parking Details	150 Surface Spaces
Traffic Volume	16,328 on Robelini Dr (2025); 7,862 on Robelini Dr (2025); 16,385 on Hwy 78 (2025); 12,389 on Sycamore Ave (2025); 12,921 on Primrose Ave (2025); 140,875 on Hwy 78 (2020); 12,177 on Sycamore Ave (2025); 14,079 on Sycamore Ave (2025)
Frontage	130' on University Dr
Transit/Subway	Buena Creek  16 min walk
Commuter Rail	Carlsbad Poinsettia  19 min drive
Walk Score ®	Somewhat Walkable (67)
Transit Score ®	Some Transit (39)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
MiaBella Yogurt and Desserts	1	735	-	Sep 2015	-
Joyee Dumpling House	1	500	-	Mar 2024	-
Zin Myo LLC	1	-	-	Dec 2018	-

Showing 3 of 3 Tenants

1841 University Dr - North County Square

Vista, California 92083 (San Diego County) - Vista Submarket



Retail

Property Summary

Center Type	Power Center
GLA (% Leased)	7,432 SF (73.1%)
Built	1998
Tenancy	Multiple
Available	2,000 SF
Max Contiguous	2,000 SF
Asking Rent	Withheld
Frontage	107' on University



Property Details

Land Area	0.82 AC (35,719 SF)	Building FAR	0.21
Zoning	C-6	Parcel	183-431-32

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/month	Occupancy	Term
P 1	140	Retail	Direct	2,000	2,000	2,000	Withheld	Vacant	Negotiable

CBRE: Reg Kobzi (619) 994-2817, Michael Peterson (858) 210-5235, Joel Wilson (619) 246-3107, Lane Robertson (619) 539-4767

Amenities

- Signage

Transportation

Parking Details	150 Surface Spaces
Traffic Volume	12,389 on Sycamore Ave (2025); 5,227 on Thiboco Ct (2025); 12,177 on Sycamore Ave (2025); 16,385 on Hwy 78 (2025); 140,875 on Hwy 78 (2020); 12,921 on Primrose Ave (2025); 14,079 on Sycamore Ave (2025); 16,328 on Robelini Dr (2025)
Frontage	107' on University
Transit/Subway	Buena Creek  15 min walk
Commuter Rail	Carlsbad Poinsettia  19 min drive
Walk Score ®	Car-Dependent (48)
Transit Score ®	Some Transit (37)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Sally Beauty	1	1,700	6	Dec 2008	-

Showing 1 of 1 Tenants

1980 University Dr - North County Square

Vista, California 92083 (San Diego County) - Vista Submarket



Retail

Property Summary

GLA (% Leased)	21,300 SF (84.2%)
Built	2006
Tenancy	Multiple
Available	3,375 SF
Max Contiguous	3,375 SF
Asking Rent	Withheld
Parking Spaces	155 (7.28/1,000 SF)
Frontage	213' on University Dr



Property Details

Land Area	2.28 AC (99,317 SF)	Building FAR	0.21
Zoning	C-6	Parcel	183-430-48

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/month	Occupancy	Term
P 1	300	Retail	Direct	3,375	3,375	3,375	Withheld	Vacant	Negotiable

CBRE: Reg Kobzi (619) 994-2817, Michael Peterson (858) 210-5235, Joel Wilson (619) 246-3107

Amenities

- Pylon Sign
- Signage

Transportation

Parking Details	155 Surface Spaces; Ratio of 7.28/1,000 SF
Traffic Volume	3,182 on Wellington Ln (2025); 5,227 on Thiboco Ct (2025); 4,953 on Lupine Hills Dr (2025); 136,841 on Mar Vista Dr (2025); 12,389 on Sycamore Ave (2025); 3,688 on Turnberry Dr (2025); 12,177 on Sycamore Ave (2025); 14,926 on Lupine Hills Dr (2025)
Frontage	213' on University Dr
Transit/Subway	Buena Creek  19 min walk
Walk Score ®	Somewhat Walkable (51)
Transit Score ®	Some Transit (35)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Planet Fitness	1	17,900	10	Apr 2016	Apr 2031

Showing 1 of 1 Tenants

1280-1350 E Vista Way - Vista Terrace

Vista, California 92084 (San Diego County) - Vista Submarket



Retail

Property Summary

Center Type	Neighborhood Center
GLA (% Leased)	28,440 SF (95.9%)
Built/Renovated	1981/2019
Tenancy	Multiple
Available	1,173 - 6,004 SF
Max Contiguous	4,831 SF
Asking Rent	Withheld
Parking Spaces	300 (10.00/1,000 SF)
Frontage	524' on Vista Way



Property Details

Land Area	1.97 AC (85,813 SF)	Building FAR	0.33
Zoning	C-6	Parcel	173-050-45

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/month	Occupancy	Term
P 1	1280-5	Retail	Direct	4,831	4,831	4,831	Withheld	30 Days	Negotiable
Newmark: John Jennings (619) 200-5193, Justin Wessel (858) 875-3600									
P 1	3150-2	Retail	Direct	1,173	1,173	1,173	Withheld	Vacant	Negotiable
Newmark: John Jennings (619) 200-5193, Justin Wessel (858) 875-3600									

Amenities

- Bus Line
- Restaurant
- Signage

Transportation

Parking Details	300 Surface Spaces; Ratio of 10.00/1,000 SF
Traffic Volume	27,189 on Monte Mar Rd (2025); 16,340 on Cll Jules (2025); 1,489 on Via Felicidad (2025); 2,179 on E Vista Way (2018); 13,419 on Oak Dr (2025); 32,113 on Oak Dr (2025); 3,678 on Foothill Dr (2025); 2,339 on Monte Mar Rd (2025); 26,020 on Cascade Dr (2025); 2,882 on Madera Ln (2025)
Frontage	524' on Vista Way
Walk Score ®	Very Walkable (73)
Transit Score ®	Some Transit (27)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Discovery Daycare	1	4,360	-	Feb 2021	-
Upper Crust Pizza	1	3,602	20	Jan 2020	-
Concina Del Carmen	1	3,551	-	Nov 2019	-
Vista Modern Dentistry	1	3,451	3	Aug 2019	-

1280-1350 E Vista Way - Vista Terrace

Vista, California 92084 (San Diego County) - Vista Submarket



Retail

Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Sport Clips, Inc	1	1,990	8	Oct 2021	-

Showing 5 of 15 Tenants

235 Vista Village Dr - Vista Village

Vista, California 92083 (San Diego County) - Vista Submarket



Retail

Property Summary

Center Type	Community Center
GLA (% Leased)	20,387 SF (73.7%)
Built	2003
Tenancy	Multiple
Available	1,652 - 5,356 SF
Max Contiguous	2,000 SF
Asking Rent	Withheld
Frontage	169' on Vista Village Dr



Property Details

Land Area	2.06 AC (89,734 SF)	Building FAR	0.23
Zoning	C-3, Vista	Parcel	164-205-29

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/month	Occupancy	Term
P 1	102	Retail	Direct	2,000	2,000	2,000	Withheld	Vacant	Negotiable
JLL: Bryan Cunningham (858) 229-0233, Brian Quinn (619) 987-3397									
P 1	120	Retail	Direct	1,704	1,704	1,704	Withheld	Vacant	Negotiable
JLL: Bryan Cunningham (858) 229-0233, Brian Quinn (619) 987-3397									
P 1	103	Retail	Direct	1,652	1,652	1,652	Withheld	Vacant	Negotiable
JLL: Bryan Cunningham (858) 229-0233, Brian Quinn (619) 987-3397									

Transportation

Traffic Volume	36,308 on Lado de Loma Dr (2025); 4,604 on Unity Way (2025); 15,184 on Vista Village Dr (2025); 3,509 on Walker Way (2018); 10,731 on Wave Dr (2025); 18,521 on Vista Village Dr (2025); 9,095 on Vista Village Dr (2025); 16,696 on Matagual Dr (2025); 2,954 on Main St (2025); 39,404 on Cam Patricia (2025)		
Frontage	169' on Vista Village Dr		
Transit/Subway	Vista Transit Center		13 min walk
	Escondido Avenue		20 min walk
Commuter Rail	Carlsbad Village		13 min drive
Walk Score ®	Very Walkable (75)		
Transit Score ®	Some Transit (48)		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Staples	1	20,387	25	Dec 2007	-
Matured Seoul BBQ	1	5,042	-	Sep 2024	-
Orthodontist	1	2,608	-	Jan 2020	-

235 Vista Village Dr - Vista Village

Vista, California 92083 (San Diego County) - Vista Submarket



Retail

Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Mathnasium	1	1,800	-	Aug 2019	-

Showing 4 of 4 Tenants

307 Vista Village Dr - Vista Village

Vista, California 92083 (San Diego County) - Vista Submarket



Retail

Property Summary

Center Type	Community Center
GLA (% Leased)	6,000 SF (0.0%)
Built	2007
Tenancy	Single
Available	6,000 SF
Max Contiguous	6,000 SF
Asking Rent	Withheld
Parking Spaces	45 (7.50/1,000 SF)
Frontage	92' on Vista Village Dr



Property Details

Land Area	1.19 AC (51,836 SF)	Building FAR	0.12
Zoning	SP-DV	Parcel	164-205-32

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/month	Occupancy	Term
E 1	203	Retail	Direct	6,000	6,000	6,000	Withheld	Vacant	Negotiable

JLL: Bryan Cunningham (858) 229-0233, Brian Quinn (619) 987-3397

Transportation

Parking Details	45 Surface Spaces; Ratio of 7.50/1,000 SF		
Traffic Volume	3,509 on Walker Way (2018); 10,731 on Wave Dr (2025); 39,404 on Cam Patricia (2025); 2,404 on Plymouth Hts (2025); 2,954 on Main St (2025); 4,604 on Unity Way (2025); 36,308 on Lado de Loma Dr (2025); 18,521 on Vista Village Dr (2025); 37,876 on Olive Ave (2025); 15,184 on Vista Village Dr (2025)		
Frontage	92' on Vista Village Dr		
Transit/Subway	Vista Transit Center		10 min walk
Commuter Rail	Carlsbad Village		13 min drive
Walk Score ®	Very Walkable (79)		
Transit Score ®	Some Transit (49)		

401 Vista Village Dr - Vista Village

Vista, California 92083 (San Diego County) - Vista Submarket



Retail

Property Summary

Center Type	Community Center
GLA (% Leased)	6,999 SF (45.5%)
Built	2002
Tenancy	Multiple
Available	1,856 - 3,813 SF
Max Contiguous	1,957 SF
Asking Rent	Withheld
Parking Spaces	45 (6.43/1,000 SF)
Frontage	96' on Vista Village Dr



Property Details

Land Area	0.81 AC (35,284 SF)	Building FAR	0.20
Zoning	6	Parcel	164-205-15

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/month	Occupancy	Term
P 1	123	Retail	Direct	1,957	1,957	1,957	Withheld	Vacant	Negotiable
JLL: Bryan Cunningham (858) 229-0233, Brian Quinn (619) 987-3397									
P 1	111	Retail	Direct	1,856	1,856	1,856	Withheld	Vacant	Negotiable
JLL: Bryan Cunningham (858) 229-0233, Brian Quinn (619) 987-3397									

Amenities

• Bus Line	• Dedicated Turn Lane	• Signage	• Signalized Intersection
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Transportation

Parking Details	45 Surface Spaces; Ratio of 6.43/1,000 SF
Traffic Volume	2,954 on Main St (2025); 39,404 on Cam Patricia (2025); 37,876 on Olive Ave (2025); 10,731 on Wave Dr (2025); 19,247 on Main St (2025); 19,332 on E Broadway (2025); 3,509 on Walker Way (2018); 2,404 on Plymouth Hts (2025); 1,575 on Hanes Pl (2025); 19,255 on Eucalyptus Ave (2025)
Frontage	96' on Vista Village Dr
Transit/Subway	Vista Transit Center  8 min walk
Commuter Rail	Carlsbad Village  13 min drive
Walk Score ®	Very Walkable (87)
Transit Score ®	Good Transit (51)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Panera Bread	1	5,000	40	Jan 2007	-

401 Vista Village Dr - Vista Village

Vista, California 92083 (San Diego County) - Vista Submarket



Retail

Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
H&R Block	1	1,957	8	Jan 2007	-

Showing 2 of 2 Tenants