

Lease Availability Report

931 Anza Ave

Vista, CA 92084 - Vista Submarket



BUILDING

| | |
|----------------|-----------------------|
| Type: | Class B Office |
| Tenancy: | Multiple |
| Year Built: | 2015 |
| RBA: | 6,460 SF |
| Floors: | 2 |
| Typical Floor: | 3,230 SF |

AVAILABILITY

| | |
|------------------|------------------|
| Min Divisible: | 2,675 SF |
| Max Contig: | 2,675 SF |
| Total Available: | 2,675 SF |
| Asking Rent: | \$1.50/MG |

SPACES

| Floor | Suite | Use | Type | SF Avail | Flr Contig | Bldg Contig | Rent | Occupancy | Term |
|-------|-------|---------|--------|----------|------------|-------------|-----------|-----------|------------|
| P 1st | A | Off/Ret | Direct | 2,675 | 2,675 | 2,675 | \$1.50/MG | Vacant | Negotiable |

Horizon Resources, Inc. - Dave Morris (760) 692-5205 X215, Ken Rogers (760) 692-5205 X216

LEASING AGENTS

| | |
|-----------|---|
| Company: | Horizon Resources, Inc. |
| Contacts: | Dave Morris (760) 692-5205 X215, Ken Rogers (760) 692-5205 X216 |

AMENITIES

Air Conditioning, Central Heating, Natural Light, Signage

TRANSPORTATION

| | |
|------------------|---|
| Parking: | 26 Surface Spaces are available; Ratio of 4.02/1,000 SF |
| Commuter Rail: | 15 minute drive to Carlsbad Village (Coaster - San Diego North County Transit District (Coaster/Sprinter/Breeze)) |
| Walk Score ®: | Very Walkable (81) |
| Transit Score ®: | Some Transit (32) |

KEY TENANTS

| | |
|--------------------------------------|--------|
| Vista Vision Associates Of Optometry | 600 SF |
|--------------------------------------|--------|

Lease Availability Report

2585 Business Park Dr

Vista, CA 92081 - Vista Submarket



BUILDING

| | |
|-------------|-----------|
| Type: | Specialty |
| Subtype: | Schools |
| Year Built: | 2000 |
| GBA: | 11,700 SF |
| Floors: | 1 |

AVAILABILITY

| | |
|------------------|-----------|
| Min Divisible: | 4,600 SF |
| Max Contig: | 11,700 SF |
| Total Available: | 11,700 SF |
| Asking Rent: | Withheld |

SPACES

| Floor | Use | Type | SF Avail | Flr Contig | Bldg Contig | Rent | Occupancy | Term |
|-------|--------|--------|----------------|------------|-------------|----------|-----------|---------------|
| E 1st | Office | Sublet | 4,600 - 11,700 | 11,700 | 11,700 | Withheld | 30 Days | Thru Jun 2030 |

Savills - Shane Poppen (858) 354-9435, Jack Blumenfeld (858) 793-8604, Louis Bickett (858) 255-9690

LEASING AGENTS

Company: CBRE

SALE

Last Sale: Sold on Apr 29, 2022 for \$6,150,000 (\$525.64/SF)

TRANSPORTATION

| | |
|------------------|--|
| Commuter Rail: | 14 minute drive to Carlsbad Poinsettia (Coaster - San Diego North County Transit District (Coaster/Sprinter/Breeze)) |
| Airport: | 47 minute drive to San Diego International |
| Walk Score ®: | Car-Dependent (42) |
| Transit Score ®: | Minimal Transit (24) |

KEY TENANTS

| | | | |
|---------------------------|-----------|------------------------------|--------|
| Sanderling Waldorf School | 11,700 SF | Waldorf In North Coastal Inc | 500 SF |
|---------------------------|-----------|------------------------------|--------|

Lease Availability Report

3211 Business Park Dr - Vista Palomar Park

Vista, CA 92081 - Carlsbad Submarket



BUILDING

| | |
|----------------|--------------------|
| Type: | Retail |
| Subtype: | Freestanding |
| Center Type: | Neighborhood Ce... |
| Tenancy: | Multiple |
| Year Built: | 1999 |
| GLA: | 8,245 SF |
| Floors: | 1 |
| Typical Floor: | 8,245 SF |
| Docks: | None |

AVAILABILITY

| | |
|------------------|----------|
| Min Divisible: | 800 SF |
| Max Contig: | 4,050 SF |
| Total Available: | 4,050 SF |
| Asking Rent: | Withheld |

SPACES

| Floor | Suite | Use | Type | SF Avail | Flr Contig | Bldg Contig | Rent | Occupancy | Term |
|--|--------|--------|--------|----------|------------|-------------|----------|-----------|------------|
| P 1st | 3211-1 | Retail | Direct | 3,250 | 4,050 | 4,050 | Withheld | Vacant | Negotiable |
| <i>Voit Real Estate Services - Tanner Ifrid (619) 871-0633, Max Stone (858) 458-3348</i> | | | | | | | | | |
| P 1st | 3211-2 | Retail | Direct | 800 | 4,050 | 4,050 | Withheld | Vacant | Negotiable |
| <i>Voit Real Estate Services - Tanner Ifrid (619) 871-0633, Max Stone (858) 458-3348</i> | | | | | | | | | |

SALE

Last Sale: Portfolio of 5 Retail Properties in Vista, CA Sold on Jul 1, 2016 for \$6,050,000 (\$218.74/SF)

AMENITIES

Signage

KEY TENANTS

| | | | |
|----------------|----------|------------------|----------|
| Bleach & Brawn | 2,629 SF | Cat & Craft Cafe | 1,500 SF |
|----------------|----------|------------------|----------|

TRAFFIC & FRONTAGE

Traffic Volume: 12,989 on Bus Park Dr & Linda Vista Dr (2022)

31,084 on Palomar Airport Rd & Melrose Ave (2022)

Frontage: 102' on Business Park Dr (with 1 curb cut)

Made with TrafficMetrix® Products

Lease Availability Report

3211 Business Park Dr - Vista Palomar Park



Vista, CA 92081 - Carlsbad Submarket

TRANSPORTATION

Parking: 35 Surface Spaces are available; Ratio of 4.24/1,000 SF

Commuter Rail: 13 minute drive to Carlsbad Poinsettia (Coaster - San Diego North County Transit District (Coaster/Sprinter/Breeze))

Airport: 46 minute drive to San Diego International

Walk Score ®: Car-Dependent (43)

Transit Score ®: Some Transit (26)

Lease Availability Report

3295 Business Park Dr - Vista Palomar Park

Vista, CA 92081 - Carlsbad Submarket



BUILDING

| | |
|----------------|---------------------------|
| Type: | Retail |
| Subtype: | Freestanding |
| Center Type: | Neighborhood Ce... |
| Tenancy: | Multiple |
| Year Built: | 2005 |
| GLA: | 4,862 SF |
| Floors: | 1 |
| Typical Floor: | 4,862 SF |
| Docks: | None |

AVAILABILITY

| | |
|------------------|-------------------|
| Min Divisible: | 806 SF |
| Max Contig: | 806 SF |
| Total Available: | 806 SF |
| Asking Rent: | \$2.50/NNN |

SPACES

| Floor | Suite | Use | Type | SF Avail | Fir Contig | Bldg Contig | Rent | Occupancy | Term |
|-------|---------|--------|--------|----------|------------|-------------|------------|-----------|------------|
| P 1st | Suite C | Retail | Direct | 806 | 806 | 806 | \$2.50/NNN | Vacant | 5 - 10 Yrs |

QualityFirst Commercial - Peter Wright (619) 243-8450, Emmett Cahill (619) 243-8470

LEASING AGENTS

| | |
|-----------|---|
| Company: | QualityFirst Commercial |
| Contacts: | Peter Wright (619) 243-8450, Emmett Cahill (619) 243-8470 |

SALE

| | |
|------------|---|
| Last Sale: | Sold on Jul 1, 2016 for \$4,900,000 (\$1,007.82/SF) |
|------------|---|

AMENITIES

| |
|------------------------------|
| Dedicated Turn Lane, Signage |
|------------------------------|

KEY TENANTS

| | | | |
|---------------------------------------|----------|---------------|----------|
| Starbucks | 1,500 SF | Flame Broiler | 1,104 SF |
| Coastal Premier Properties-san Marcos | 500 SF | | |

TRAFFIC & FRONTAGE

| | |
|-----------------|---|
| Traffic Volume: | 12,989 on Bus Park Dr & Linda Vista Dr (2022) |
| | 31,084 on Palomar Airport Rd & Melrose Ave (2022) |
| Frontage: | 103' on Business Park Dr (with 1 curb cut) |

Made with TrafficMetrix® Products

Lease Availability Report

3295 Business Park Dr - Vista Palomar Park



Vista, CA 92081 - Carlsbad Submarket

TRANSPORTATION

Parking: 25 Surface Spaces are available; Ratio of 4.48/1,000 SF

Commuter Rail: 12 minute drive to Carlsbad Poinsettia (Coaster - San Diego North County Transit District (Coaster/Sprinter/Breeze))

Airport: 45 minute drive to San Diego International

Walk Score ®: Car-Dependent (38)

Transit Score ®: Some Transit (26)

Lease Availability Report

Business Park Dr & Poinsettia Ave - Commercial Land Build to Suit Vista, CA 92081 - Vista Submarket



BUILDING

| | |
|----------------|---------------------|
| Type: | Retail |
| Subtype: | Freestanding |
| Tenancy: | Multiple |
| Year Built: | Proposed |
| GLA: | 6,000 SF |
| Floors: | 1 |
| Typical Floor: | 6,000 SF |

AVAILABILITY

| | |
|------------------|-----------------|
| Min Divisible: | 6,000 SF |
| Max Contig: | 6,000 SF |
| Total Available: | 6,000 SF |
| Asking Rent: | Withheld |

SPACES

| Floor | Use | Type | SF Avail | Flr Contig | Bldg Contig | Rent | Occupancy | Term |
|-------|--------|--------|----------|------------|-------------|----------|------------|------------|
| E 1st | Retail | Direct | 6,000 | 6,000 | 6,000 | Withheld | Negotiable | Negotiable |

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

LEASING AGENTS

| | |
|-----------|--|
| Company: | Commercial Pacific Properties |
| Contacts: | Vic Gausepohl (619) 227-2892, Kirk D. Allison (760) 521-7501 |

AMENITIES

Drive Thru

TRAFFIC & FRONTAGE

| | |
|-----------------|---|
| Traffic Volume: | 9,499 on Bus Park Dr & Keystone Way (2022) |
| | 31,084 on Palomar Airport Rd & Melrose Ave (2022) |
| Frontage: | 218' on Busines Park Dr |
| | 356' on Poinsettia Ave |

Made with TrafficMetrix® Products

TRANSPORTATION

| | |
|------------------|--|
| Parking: | Ratio of 0.00/1,000 SF |
| Commuter Rail: | 12 minute drive to Carlsbad Poinsettia (Coaster - San Diego North County Transit District (Coaster/Sprinter/Breeze)) |
| Airport: | 42 minute drive to San Diego International |
| Walk Score ®: | Car-Dependent (45) |
| Transit Score ®: | Some Transit (26) |

Lease Availability Report

110 Civic Center Dr - Rio Vista Professional
 Vista, CA 92084 - Vista Submarket



BUILDING

| | |
|----------------|----------------------|
| Type: | Class B Office Co... |
| Tenancy: | Multiple |
| Year Built: | 1981 |
| RBA: | 20,000 SF |
| Floors: | 2 |
| Typical Floor: | 10,000 SF |
| Core Factor: | 11% |

AVAILABILITY

| | |
|------------------|--------------|
| Min Divisible: | 2,634 SF |
| Max Contig: | 2,634 SF |
| Total Available: | 2,634 SF |
| Asking Rent: | \$1.00/+UTIL |

SPACES

| Floor | Suite | Use | Type | SF Avail | Flr Contig | Bldg Contig | Rent | Occupancy | Term |
|-------|-------|---------|--------|----------|------------|-------------|--------------|-----------|------------|
| P 2nd | 203 | Off/Med | Direct | 2,634 | 2,634 | 2,634 | \$1.00/+UTIL | Vacant | Negotiable |

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

LEASING AGENTS

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

SALE

Last Sale: Condo Unit 203 Sold on Oct 29, 2024 for \$500,000 (\$189.83/SF)

AMENITIES

Air Conditioning, Central Heating, Restaurant, Signage

TRANSPORTATION

| | |
|------------------|---|
| Parking: | 45 Surface Spaces are available; Ratio of 10.00/1,000 SF |
| Transit/Subway: | 13 minute walk to Vista Transit Center (Sprinter - San Diego North County Transit District (Coaster/Sprinter/Breeze)) |
| Commuter Rail: | 14 minute drive to Carlsbad Village (Coaster - San Diego North County Transit District (Coaster/Sprinter/Breeze)) |
| Walk Score ®: | Very Walkable (86) |
| Transit Score ®: | Some Transit (47) |

Lease Availability Report

110 Civic Center Dr - Rio Vista Professional



Vista, CA 92084 - Vista Submarket

KEY TENANTS

| | | | |
|--------------------|----------|---|----------|
| John Coleman, DDS | 3,000 SF | Preferred Properties | 3,000 SF |
| Edward Jones | 1,500 SF | S&S SEEDS | 682 SF |
| Osborne Od Douglas | 600 SF | Amy Kalpin - American Integrity Finance | 500 SF |

Lease Availability Report

138-140 Civic Center Dr

Vista, CA 92084 - Vista Submarket



BUILDING

| | |
|----------------|-----------------------|
| Type: | Class C Office |
| Tenancy: | Multiple |
| Year Built: | 1987 |
| RBA: | 16,312 SF |
| Floors: | 2 |
| Typical Floor: | 8,156 SF |

AVAILABILITY

| | |
|------------------|------------------|
| Min Divisible: | 888 SF |
| Max Contig: | 2,020 SF |
| Total Available: | 4,220 SF |
| Asking Rent: | \$1.15/MG |

SPACES

| Floor | Suite | Use | Type | SF Avail | Flr Contig | Bldg Contig | Rent | Occupancy | Term |
|---|-------|--------|--------|----------|------------|-------------|-----------|-----------|------------|
| P 2nd | 206 | Office | Direct | 888 | 888 | 888 | \$1.15/MG | Vacant | Negotiable |
| <i>CBRE - Chris Williams (858) 646-4743, Michael Peterson (858) 646-4749, Joel R. Wilson (858) 546-4651, Reg Kobzi (858) 546-4604</i> | | | | | | | | | |
| P 2nd | 209 | Office | Direct | 1,312 | 1,312 | 1,312 | \$1.15/MG | Vacant | Negotiable |
| <i>CBRE - Chris Williams (858) 646-4743, Michael Peterson (858) 646-4749, Joel R. Wilson (858) 546-4651, Reg Kobzi (858) 546-4604</i> | | | | | | | | | |

LEASING AGENTS

| | |
|-----------|---|
| Company: | CBRE |
| Contacts: | Chris Williams (858) 646-4743, Michael Peterson (858) 646-4749, Joel R. Wilson (858) 546-4651, Reg Kobzi (858) 546-4604 |

SALE

| | |
|------------|---|
| Last Sale: | Sold on Mar 10, 2017 for \$4,000,000 (\$245.22/SF) at 5.35% Cap |
|------------|---|

AMENITIES

Signage

TRANSPORTATION

| | |
|------------------|---|
| Parking: | 26 Surface Spaces are available; Ratio of 1.59/1,000 SF |
| Transit/Subway: | 13 minute walk to Vista Transit Center (Sprinter - San Diego North County Transit District (Coaster/Sprinter/Breeze)) |
| Commuter Rail: | 14 minute drive to Carlsbad Village (Coaster - San Diego North County Transit District (Coaster/Sprinter/Breeze)) |
| Walk Score ®: | Very Walkable (80) |
| Transit Score ®: | Some Transit (46) |

Lease Availability Report

138-140 Civic Center Dr

Vista, CA 92084 - Vista Submarket



KEY TENANTS

| | | | |
|----------------------------------|----------|--|----------|
| Raymond James Financial Services | 4,100 SF | Mortgage Funding | 1,200 SF |
| Cb&t-california Bank & Trust | 757 SF | The Experienced Home Care Registry Inc | 757 SF |
| Vista Dental Care | 757 SF | Cal Mission Realty | 600 SF |

Lease Availability Report

707 Civic Center Dr

Vista, CA 92084 - Vista Submarket



BUILDING

| | |
|----------------|-------------------------|
| Type: | Class B Office |
| Tenancy: | Multiple |
| Year Built: | 1986; Renov 2010 |
| RBA: | 13,228 SF |
| Floors: | 2 |
| Typical Floor: | 1,668 SF |

AVAILABILITY

| | |
|------------------|------------------|
| Min Divisible: | 864 SF |
| Max Contig: | 864 SF |
| Total Available: | 864 SF |
| Asking Rent: | \$1.60/MG |

SPACES

| Floor | Suite | Use | Type | SF Avail | Flr Contig | Bldg Contig | Rent | Occupancy | Term |
|-------|-------|--------|--------|----------|------------|-------------|-----------|-----------|------------|
| P 2nd | 206 | Office | Direct | 864 | 864 | 864 | \$1.60/MG | Vacant | Negotiable |

The Olson Group - Jake Olson (760) 473-6790

LEASING AGENTS

| | |
|-----------|---------------------------|
| Company: | The Olson Group |
| Contacts: | Jake Olson (760) 473-6790 |

SALE

| | |
|------------|---|
| Last Sale: | Sold on Dec 17, 2009 for \$850,000 (\$64.26/SF) |
|------------|---|

AMENITIES

Air Conditioning, Central Heating, Signage

TRANSPORTATION

| | |
|------------------|---|
| Parking: | Ratio of 0.00/1,000 SF |
| Transit/Subway: | 9 minute walk to Escondido Avenue (Sprinter - San Diego North County Transit District (Coaster/Sprinter/Breeze)) |
| Commuter Rail: | 14 minute drive to Carlsbad Village (Coaster - San Diego North County Transit District (Coaster/Sprinter/Breeze)) |
| Walk Score ®: | Very Walkable (74) |
| Transit Score ®: | Some Transit (42) |

Lease Availability Report

707 Civic Center Dr

Vista, CA 92084 - Vista Submarket



KEY TENANTS

| | | | |
|-------------------------------|----------|--------------------------------|--------|
| Medclaims Billing Service Inc | 1,050 SF | Ambassador Property Management | 900 SF |
| Full Potential Speech Therapy | 900 SF | Pier View Counseling | 750 SF |
| Simple Office Solutions Inc | 600 SF | Creosen | 500 SF |

Lease Availability Report

170 Eucalyptus Ave

Vista, CA 92084 - Vista Submarket



BUILDING

| | |
|----------------|-------------------------|
| Type: | Class B Office |
| Tenancy: | Multiple |
| Year Built: | 1960; Renov 2019 |
| RBA: | 12,350 SF |
| Floors: | 2 |
| Typical Floor: | 6,175 SF |

AVAILABILITY

| | |
|------------------|-----------------|
| Min Divisible: | 84 SF |
| Max Contig: | 1,755 SF |
| Total Available: | 1,755 SF |
| Asking Rent: | Withheld |

SPACES

| Floor | Suite | Use | Type | SF Avail | Flr Contig | Bldg Contig | Rent | Occupancy | Term |
|---|----------|--------|---------|------------|------------|-------------|----------|-----------|------|
| P 1st | 115 - 14 | Office | Coworki | 87 - 1,206 | 1,206 | 1,755 | Withheld | TBD | |
| <i>The Film Hub - Lauren Fehlhaber (760) 643-0850</i> | | | | | | | | | |
| P 2nd | 200-225 | Office | Coworki | 84 - 549 | 549 | 1,755 | Withheld | TBD | |
| <i>The Film Hub - Lauren Fehlhaber (760) 643-0850</i> | | | | | | | | | |

LEASING AGENTS

| | |
|-----------|---------------------------------|
| Company: | The Film Hub |
| Contacts: | Lauren Fehlhaber (760) 643-0850 |

SALE

| | |
|------------|--|
| Last Sale: | Sold on Sep 1, 2017 for \$1,200,000 (\$97.17/SF) |
|------------|--|

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: | 35 Surface Spaces are available; Ratio of 2.83/1,000 SF |
| Transit/Subway: | 9 minute walk to Vista Transit Center (Sprinter - San Diego North County Transit District (Coaster/Sprinter/Breeze)) |
| Commuter Rail: | 14 minute drive to Carlsbad Village (Coaster - San Diego North County Transit District (Coaster/Sprinter/Breeze)) |
| Walk Score ®: | Very Walkable (89) |
| Transit Score ®: | Good Transit (50) |

Lease Availability Report

170 Eucalyptus Ave

Vista, CA 92084 - Vista Submarket



KEY TENANTS

| | | | |
|-----------------------|--------|-----------|--------|
| Alison Johnson & Team | 500 SF | Jim Ellis | 500 SF |
| RSG | 500 SF | RSG | 500 SF |
| The Film Hub | 500 SF | | |

Lease Availability Report

3220 Executive Ridge - Paseo Palomar
Vista, CA 92081 - Vista Submarket



BUILDING

| | |
|----------------|-------------------------|
| Type: | Class B Office |
| Tenancy: | Multiple |
| Year Built: | 1999; Renov 2014 |
| RBA: | 63,158 SF |
| Floors: | 2 |
| Typical Floor: | 30,000 SF |

AVAILABILITY

| | |
|------------------|---------------------|
| Min Divisible: | 6,335 SF |
| Max Contig: | 19,804 SF |
| Total Available: | 19,804 SF |
| Asking Rent: | \$1.25/+ELEC |

SPACES

| Floor | Use | Type | SF Avail | Fir Contig | Bldg Contig | Rent | Occupancy | Term |
|-------|--------|--------|----------------|------------|-------------|--------------|-----------|---------------|
| P 1st | Office | Sublet | 6,335 - 19,804 | 19,804 | 19,804 | \$1.25/+ELEC | Vacant | Thru Jan 2027 |

Savills - Shane Poppen (858) 354-9435

LEASING AGENTS

| | |
|-----------|-------------------------------|
| Company: | CBRE |
| Contacts: | Justin Halenza (760) 438-8514 |

SALE

| | |
|------------|--|
| Last Sale: | Sold on Feb 24, 2017 for \$12,800,000 (\$202.67/SF) at 7.00% Cap |
|------------|--|

AMENITIES

| | |
|---------|--|
| Signage | |
|---------|--|

TRANSPORTATION

| | |
|------------------|--|
| Parking: | 227 Surface Spaces are available; Ratio of 4.20/1,000 SF |
| Commuter Rail: | 14 minute drive to Carlsbad Poinsettia (Coaster - San Diego North County Transit District (Coaster/Sprinter/Breeze)) |
| Airport: | 47 minute drive to San Diego International |
| Walk Score ®: | Car-Dependent (29) |
| Transit Score ®: | Some Transit (28) |

Lease Availability Report

3220 Executive Ridge - Paseo Palomar

Vista, CA 92081 - Vista Submarket



KEY TENANTS

| | | | |
|---------------|----------|---------------|----------|
| 101 Domain | 8,668 SF | Salas O'Brien | 6,701 SF |
| Rightway Gate | 1,528 SF | | |

Lease Availability Report

500-530 Hacienda Dr - Vista Town Center
 Vista, CA 92081 - Vista Submarket



BUILDING

| | |
|----------------|---------------------------|
| Type: | Retail |
| Subtype: | Freestanding |
| Center Type: | Neighborhood Ce... |
| Tenancy: | Multiple |
| Year Built: | 1994 |
| GLA: | 136,672 SF |
| Floors: | 1 |
| Typical Floor: | 136,672 SF |
| Docks: | 1 ext |

AVAILABILITY

| | |
|------------------|-----------------|
| Min Divisible: | 660 SF |
| Max Contig: | 2,000 SF |
| Total Available: | 4,580 SF |
| Asking Rent: | Withheld |

SPACES

| Floor | Suite | Use | Type | SF Avail | Flr Contig | Bldg Contig | Rent | Occupancy | Term |
|--|---------|--------|--------|----------|------------|-------------|----------|-----------|------------|
| P 1st | 109/110 | Retail | Direct | 1,920 | 1,920 | 1,920 | Withheld | Vacant | Negotiable |
| <i>SRS Real Estate Partners - Andrew Peterson (760) 305-6195</i> | | | | | | | | | |
| P 1st | | Retail | Direct | 2,000 | 2,000 | 2,000 | Withheld | Vacant | Negotiable |
| <i>1045 Commercial Real Estate - Jake Hinton (269) 274-0203</i> | | | | | | | | | |
| P 1st | | Retail | Direct | 660 | 660 | 660 | Withheld | Vacant | Negotiable |
| <i>1045 Commercial Real Estate - Jake Hinton (269) 274-0203</i> | | | | | | | | | |

LEASING AGENTS

| | |
|-----------|--------------------------------|
| Company: | SRS Real Estate Partners |
| Contacts: | Andrew Peterson (760) 305-6195 |

SALE

| | |
|------------|----------------------|
| Last Sale: | Sold on Jun 25, 1998 |
|------------|----------------------|

AMENITIES

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

KEY TENANTS

| | | | |
|--------------------|-----------|------------|-----------|
| ● Food 4 Less | 83,981 SF | Petco | 11,940 SF |
| Affordable Dental | 3,307 SF | Wingstop | 2,850 SF |
| All-Pro Bail Bonds | 2,778 SF | Super Taco | 2,000 SF |

● Anchor

Lease Availability Report

500-530 Hacienda Dr - Vista Town Center

Vista, CA 92081 - Vista Submarket



TRAFFIC & FRONTAGE

Traffic Volume: 20,488 on Hacienda Dr & Vista Village Dr (2022)

134,623 on Hwy 78 & S Melrose Dr (2022)

Frontage: 993' on Hacienda Dr

538' on S Melrose Dr

Made with TrafficMetrix® Products

TRANSPORTATION

Parking: 458 Surface Spaces are available; Ratio of 3.35/1,000 SF

Transit/Subway: 18 minute walk to Vista Transit Center (Sprinter - San Diego North County Transit District (Coaster/Sprinter/Breeze))

Commuter Rail: 11 minute drive to Carlsbad Village (Coaster - San Diego North County Transit District (Coaster/Sprinter/Breeze))

Airport: 38 minute drive to San Diego International

Walk Score ®: Very Walkable (74)

Transit Score ®: Some Transit (39)

Lease Availability Report

640 Hacienda Dr

Vista, CA 92081 - Vista Submarket



BUILDING

| | |
|----------------|-----------------|
| Type: | Retail |
| Subtype: | Bank |
| Tenancy: | Multiple |
| Year Built: | 2001 |
| GLA: | 5,332 SF |
| Floors: | 1 |
| Typical Floor: | 5,332 SF |
| Docks: | None |

AVAILABILITY

| | |
|------------------|-----------------|
| Min Divisible: | 5,332 SF |
| Max Contig: | 5,332 SF |
| Total Available: | 5,332 SF |
| Asking Rent: | Withheld |

SPACES

| Floor | Use | Type | SF Avail | Flr Contig | Bldg Contig | Rent | Occupancy | Term |
|-------|--------|--------|----------|------------|-------------|----------|-----------|------------|
| E 1st | Retail | Direct | 5,332 | 5,332 | 5,332 | Withheld | 30 Days | Negotiable |

CAST Capital Partners - Ryan King (858) 395-7208, Josh Simms (916) 947-5357

LEASING AGENTS

| | |
|-----------|---|
| Company: | CAST Capital Partners |
| Contacts: | Ryan King (858) 395-7208, Josh Simms (916) 947-5357 |

SALE

| | |
|------------|--|
| Last Sale: | Sold on Oct 15, 2024 for \$2,300,000 (\$431.36/SF) |
|------------|--|

AMENITIES

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

TRAFFIC & FRONTAGE

| | |
|-----------------|---------------------------------------|
| Traffic Volume: | 9,055 on Hwy 78 & S Melrose Dr (2022) |
| | 134,433 on 78 (2022) |
| Frontage: | 240' on Hacienda Dr (with 1 curb cut) |

Made with TrafficMetrix® Products

Lease Availability Report

640 Hacienda Dr

Vista, CA 92081 - Vista Submarket



TRANSPORTATION

Parking: 50 Surface Spaces are available; Ratio of 9.43/1,000 SF

Commuter Rail: 13 minute drive to Carlsbad Village (Coaster - San Diego North County Transit District (Coaster/Sprinter/Breeze))

Walk Score ®: Very Walkable (76)

Transit Score ®: Some Transit (35)

Lease Availability Report

1900-1998 Hacienda Dr - The Pavilion Shopping Center
 Vista, CA 92081 - Vista Submarket



BUILDING

| | |
|----------------|---------------------------|
| Type: | Retail |
| Subtype: | Supermarket |
| Center Type: | Neighborhood Ce... |
| Tenancy: | Multiple |
| Year Built: | 1989; Renov 2003 |
| GLA: | 126,375 SF |
| Floors: | 1 |
| Typical Floor: | 126,375 SF |
| Docks: | None |

AVAILABILITY

| | |
|------------------|-----------------|
| Min Divisible: | 1,520 SF |
| Max Contig: | 2,433 SF |
| Total Available: | 5,473 SF |
| Asking Rent: | Withheld |

SPACES

| Floor | Suite | Use | Type | SF Avail | Flr Contig | Bldg Contig | Rent | Occupancy | Term |
|---|-------|--------|--------|----------|------------|-------------|----------|-----------|------------|
| P 1st | 1914 | Retail | Direct | 1,520 | 1,520 | 1,520 | Withheld | 30 Days | Negotiable |
| <i>CBRE - Bradley K. Jones (858) 646-4725, David F. Hagglund (858) 546-4614</i> | | | | | | | | | |
| P 1st | 1918 | Retail | Direct | 2,433 | 2,433 | 2,433 | Withheld | Vacant | Negotiable |
| <i>CBRE - Bradley K. Jones (858) 646-4725, David F. Hagglund (858) 546-4614</i> | | | | | | | | | |
| P 1st | 1904 | Retail | Direct | 1,520 | 1,520 | 1,520 | Withheld | Vacant | Negotiable |
| <i>CBRE - Bradley K. Jones (858) 646-4725, David F. Hagglund (858) 546-4614</i> | | | | | | | | | |

LEASING AGENTS

| | |
|-----------|---|
| Company: | CBRE |
| Contacts: | David F. Hagglund (858) 546-4614, Bradley K. Jones (858) 646-4725 |

SALE

| | |
|------------|---|
| Last Sale: | Portfolio of 2 Retail Properties in Vista, CA Sold on Aug 14, 2015 for \$18,400,000 (\$131.84/SF) |
|------------|---|

AMENITIES

Bus Line, Freeway Visibility, Pylon Sign, Signage

KEY TENANTS

| | | | |
|--------------------------|-----------|----------------------|-----------|
| Altitude Trampoline Park | 24,048 SF | ● North Park Produce | 17,851 SF |
| Californian Dreams | 9,166 SF | David's Bridal | 8,837 SF |
| Hardcore Fitness | 7,932 SF | AHF Pharmacy | 6,318 SF |

● Anchor

Lease Availability Report

1900-1998 Hacienda Dr - The Pavilion Shopping Center
Vista, CA 92081 - Vista Submarket



TRAFFIC & FRONTAGE

Traffic Volume: 13,848 on Hacienda Dr & Via Centre (2022)

154,929 on Hwy 78 & S Emerald Dr (2022)

Frontage: 1,080' on Hacienda Dr (with 2 curb cuts)

Made with TrafficMetrix® Products

TRANSPORTATION

Parking: 619 free Surface Spaces are available; Ratio of 4.53/1,000 SF

Transit/Subway: 18 minute walk to College Boulevard (Sprinter - San Diego North County Transit District (Coaster/Sprinter/Breeze))

Commuter Rail: 10 minute drive to Carlsbad Village (Coaster - San Diego North County Transit District (Coaster/Sprinter/Breeze))

Walk Score ®: Somewhat Walkable (65)

Transit Score ®: Some Transit (36)

Lease Availability Report

Hacienda Drive - Pad 5 - Sunroad Plaza
 Vista, CA 92081 - Vista Submarket



BUILDING

| | |
|----------------|--------------------|
| Type: | Retail |
| Subtype: | Retail Building |
| Center Type: | Strip Center |
| Tenancy: | Multiple |
| Year Built: | Under Construction |
| GLA: | 4,670 SF |
| Floors: | 1 |
| Typical Floor: | 4,670 SF |

AVAILABILITY

| | |
|------------------|----------|
| Min Divisible: | 967 SF |
| Max Contig: | 4,670 SF |
| Total Available: | 4,670 SF |
| Asking Rent: | Withheld |

SPACES

| Floor | Suite | Use | Type | SF Avail | Flr Contig | Bldg Contig | Rent | Occupancy | Term |
|---|-------|--------|--------|----------|------------|-------------|----------|-----------|------------|
| P 1st | 1 | Retail | Direct | 967 | 4,670 | 4,670 | Withheld | Sep 2025 | Negotiable |
| <i>Newmark - Justin Wessel (858) 875-3600, John Jennings (858) 875-5927</i> | | | | | | | | | |
| P 1st | 2 | Retail | Direct | 1,703 | 4,670 | 4,670 | Withheld | Sep 2025 | Negotiable |
| <i>Newmark - Justin Wessel (858) 875-3600, John Jennings (858) 875-5927</i> | | | | | | | | | |
| P 1st | 3 | Retail | Direct | 2,000 | 4,670 | 4,670 | Withheld | Sep 2025 | Negotiable |
| <i>Newmark - Justin Wessel (858) 875-3600, John Jennings (858) 875-5927</i> | | | | | | | | | |

TRAFFIC & FRONTAGE

Traffic Volume: 16,840 on Hacienda Dr & Matagual Dr (2022)
 130,163 on Hwy 78 & Vista Village Dr (2022)

Made with TrafficMetrix® Products

TRANSPORTATION

Commuter Rail: 13 minute drive to Carlsbad Village (Coaster - San Diego North County Transit District (Coaster/Sprinter/Breeze))
 Walk Score ®: Somewhat Walkable (67)
 Transit Score ®: Some Transit (40)

Lease Availability Report

249 S Indiana Ave

Vista, CA 92084 - Vista Submarket



BUILDING

| | |
|----------------|----------|
| Type: | Retail |
| Subtype: | Bank |
| Tenancy: | Multiple |
| Year Built: | 1962 |
| GLA: | 8,508 SF |
| Floors: | 3 |
| Typical Floor: | 2,836 SF |

AVAILABILITY

| | |
|------------------|-----------|
| Min Divisible: | 410 SF |
| Max Contig: | 410 SF |
| Total Available: | 410 SF |
| Asking Rent: | \$1.90/MG |

SPACES

| Floor | Suite | Use | Type | SF Avail | Flr Contig | Bldg Contig | Rent | Occupancy | Term |
|-------|-------|--------|--------|----------|------------|-------------|-----------|-----------|------------|
| P 1st | 201 | Office | Direct | 410 | 410 | 410 | \$1.90/MG | Vacant | Negotiable |

Lee & Associates - Marc Dudzik (760) 448-2456, Jackson Rodewald (760) 448-1366

LEASING AGENTS

| | |
|-----------|---|
| Company: | Lee & Associates |
| Contacts: | Marc Dudzik (760) 448-2456, Jackson Rodewald (760) 448-1366 |

SALE

| | |
|------------|---|
| Last Sale: | Sold on Jul 1, 2021 for \$1,400,000 (\$164.55/SF) |
|------------|---|

AMENITIES

Corner Lot, Pylon Sign, Signage, Storage Space

TRAFFIC & FRONTAGE

| | |
|-----------------|---|
| Traffic Volume: | 1,560 on E Broadway & Hanes Pl (2022) |
| | 24,199 on Vista Village Dr & N Indiana Ave (2022) |

Made with TrafficMetrix® Products

TRANSPORTATION

| | |
|------------------|--|
| Parking: | 30 Surface Spaces are available; Ratio of 3.53/1,000 SF |
| Transit/Subway: | 9 minute walk to Vista Transit Center (Sprinter - San Diego North County Transit District (Coaster/Sprinter/Breeze)) |
| Commuter Rail: | 14 minute drive to Carlsbad Village (Coaster - San Diego North County Transit District (Coaster/Sprinter/Breeze)) |
| Walk Score ®: | Very Walkable (89) |
| Transit Score ®: | Good Transit (50) |

Lease Availability Report

1057 La Mirada Ct

Vista, CA 92081 - Vista Submarket



BUILDING

| | |
|----------------|-------------------------------|
| Type: | Class B Industrial ... |
| Subtype: | Service |
| Tenancy: | Multiple |
| Year Built: | 2007 |
| RBA: | 5,472 SF |
| Floors: | 1 |
| Typical Floor: | 5,472 SF |
| Ceiling Ht: | 18' |

AVAILABILITY

| | |
|------------------|------------------|
| Min Divisible: | 5,472 SF |
| Max Contig: | 5,472 SF |
| Total Available: | 5,472 SF |
| Asking Rent: | \$0.75/FS |

SPACES

| Floor | Use | Type | SF Avail | Fir Contig | Bldg Contig | Rent | Occupancy | Term |
|-------|--------|----------|----------|------------|-------------|-----------|-----------|------|
| E 1st | Office | Coworkin | 5,472 | 5,472 | 5,472 | \$0.75/FS | TBD | |

TWO40 LLC - Nathan Firth (760) 716-3493

SALE

Last Sale: Condo Unit 1057 Sold on Jan 30, 2020 for \$1,335,000 (\$243.97/SF)

LOADING

| | | | |
|--------------|-------------|------------|---------------------------|
| Docks: | None | Drive Ins: | 2 tot./12'w x 12'h |
| Cross Docks: | None | Cranes: | None |

POWER & UTILITIES

| | |
|------------|---|
| Power: | 400a 3p |
| Utilities: | No Gas, Heating, Lighting, Sewer, Water |

FEATURES

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

LAND

| | |
|------------|----------------------|
| Land Area: | 3.78 AC |
| Zoning: | SP-VBP |
| Parcel | 217-251-47-04 |

Lease Availability Report

1057 La Mirada Ct

Vista, CA 92081 - Vista Submarket



TRANSPORTATION

Parking: 12 Surface Spaces are available; Ratio of 2.40/1,000 SF

Commuter Rail: 15 minute drive to Carlsbad Poinsettia (Coaster - San Diego North County Transit District (Coaster/Sprinter/Breeze))

Airport: 48 minute drive to San Diego International

KEY TENANTS

NewRocket

5,472 SF

Lease Availability Report

2820-2834 La Mirada Dr - Vista Progress Center
 Vista, CA 92081 - Vista Submarket



BUILDING

| | |
|----------------|---------------------------|
| Type: | Class B Industrial |
| Subtype: | Manufacturing |
| Tenancy: | Multiple |
| Year Built: | 1989 |
| RBA: | 81,167 SF |
| Floors: | 2 |
| Typical Floor: | 40,584 SF |
| Ceiling Ht: | 24' |

AVAILABILITY

| | |
|------------------|-------------------|
| Min Divisible: | 3,150 SF |
| Max Contig: | 3,150 SF |
| Total Available: | 3,150 SF |
| Asking Rent: | \$0.82/NNN |

SPACES

| Floor | Suite | Use | Type | SF Avail | Flr Contig | Bldg Contig | Rent | Occupancy | Term |
|-------|-------|--------|--------|----------|------------|-------------|------------|-----------|------------|
| P 2nd | H | Office | Direct | 3,150 | 3,150 | 3,150 | \$0.82/NNN | 30 Days | Negotiable |

Kidder Mathews - John Witherall (442) 287-8220

LEASING AGENTS

| | |
|-----------|-------------------------------|
| Company: | Kidder Mathews |
| Contacts: | John Witherall (442) 287-8220 |

SALE

| | |
|------------|--|
| Last Sale: | Sold on Oct 12, 2005 for \$10,450,000 (\$128.75/SF) at 6.50% Cap |
|------------|--|

LOADING

| | | | |
|--------------|--------------|-------------|----------------------------|
| Docks: | 4 ext | Drive Ins: | 18 tot./12'w x 12'h |
| Cross Docks: | Yes | Rail Spots: | None |

POWER & UTILITIES

| | |
|------------|-------------------------------|
| Power: | 400-800a/120-280v 3p 4w Heavy |
| Utilities: | Sewer - City, Water - City |

FEATURES

Fenced Lot, Signage, Skylights

Lease Availability Report

2820-2834 La Mirada Dr - Vista Progress Center
Vista, CA 92081 - Vista Submarket



LAND

| | |
|------------|-------------------|
| Land Area: | 4.40 AC |
| Zoning: | RLI, Vista |
| Parcel | 219-030-15 |

TRANSPORTATION

| | |
|----------------|--|
| Parking: | 158 Surface Spaces are available; Ratio of 1.95/1,000 SF |
| Commuter Rail: | 17 minute drive to Carlsbad Poinsettia (Coaster - San Diego North County Transit District (Coaster/Sprinter/Breeze)) |
| Airport: | 49 minute drive to San Diego International |

KEY TENANTS

| | | | |
|--------------------------|----------|---------------------------|----------|
| Carenearable Energies | 8,116 SF | Columbia Stone Production | 8,116 SF |
| Hameray Publishing Group | 8,116 SF | Cal Americas | 5,681 SF |
| JQ Green America | 4,080 SF | Kombucha & Coffee On Tap | 4,080 SF |

Lease Availability Report

20 Main St - Vista Village Phase I-Bldg H - Vista Village
 Vista, CA 92083 - Vista Submarket



BUILDING

| | |
|----------------|-------------------------|
| Type: | Retail |
| Subtype: | Storefront |
| Center Type: | Community Center |
| Tenancy: | Multiple |
| Year Built: | 2004 |
| GLA: | 15,959 SF |
| Floors: | 1 |
| Typical Floor: | 15,959 SF |
| Docks: | None |

AVAILABILITY

| | |
|------------------|-----------------|
| Min Divisible: | 2,971 SF |
| Max Contig: | 2,971 SF |
| Total Available: | 2,971 SF |
| Asking Rent: | Withheld |

SPACES

| Floor | Suite | Use | Type | SF Avail | Flr Contig | Bldg Contig | Rent | Occupancy | Term |
|-------|-------|--------|--------|----------|------------|-------------|----------|-----------|------------|
| P 1st | 118 | Retail | Direct | 2,971 | 2,971 | 2,971 | Withheld | Vacant | Negotiable |

JLL - Bryan Cunningham (858) 410-6326, Brian J. Quinn (858) 352-2902

LEASING AGENTS

| | |
|-----------|--|
| Company: | JLL |
| Contacts: | Bryan Cunningham (858) 410-6326, Brian J. Quinn (858) 352-2902 |

SALE

| | |
|------------|--|
| Last Sale: | Portfolio of 38 Retail Properties Sold on Aug 13, 2013 for \$332,000,000 (\$151.33/SF) |
|------------|--|

KEY TENANTS

| | | | |
|--------------|----------|---------------|----------|
| Swami's Cafe | 4,845 SF | Panda Express | 2,000 SF |
| Mathnazium | 1,800 SF | Clay N Latte | 1,465 SF |
| Subway | 1,174 SF | | |

TRAFFIC & FRONTAGE

| | |
|-----------------|--|
| Traffic Volume: | 2,924 on Wave Dr & Main St (2022) |
| | 39,429 on Vista Village Dr & Cam Patricia (2022) |
| Frontage: | 347' on Main St |

Made with TrafficMetrix® Products

Lease Availability Report

20 Main St - Vista Village Phase I-Bldg H - Vista Village
Vista, CA 92083 - Vista Submarket



TRANSPORTATION

| | |
|------------------|--|
| Parking: | 45 free Surface Spaces are available; Ratio of 2.82/1,000 SF |
| Transit/Subway: | 7 minute walk to Vista Transit Center (Sprinter - San Diego North County Transit District (Coaster/Sprinter/Breeze)) |
| Commuter Rail: | 13 minute drive to Carlsbad Village (Coaster - San Diego North County Transit District (Coaster/Sprinter/Breeze)) |
| Walk Score ®: | Very Walkable (85) |
| Transit Score ®: | Good Transit (50) |

Lease Availability Report

The Rylan - 100 Main St
 Vista, CA 92083 - Vista Submarket



BUILDING

| | |
|-----------------|---------------------|
| Type: | Mid-Rise Apartme... |
| Year Built: | 2020 |
| Units: | 126 |
| GBA: | 137,645 SF |
| Floors: | 5 |
| Rent Type: | Market |
| Market Segment: | All |

AVAILABILITY

| | |
|------------------|----------|
| Min Divisible: | 2,273 SF |
| Max Contig: | 3,687 SF |
| Total Available: | 5,960 SF |
| Asking Rent: | Withheld |

SPACES

| Floor | Suite | Use | Type | SF Avail | Flr Contig | Bldg Contig | Rent | Occupancy | Term |
|--|-------|--------|--------|----------|------------|-------------|----------|-----------|------------|
| P 1st | 2 | Retail | Direct | 2,273 | 2,273 | 2,273 | Withheld | Vacant | Negotiable |
| <i>Flocke & Avoyer Commercial Real Estate - Andrew Shemirani (858) 875-4692, Michael Burton (858) 875-4685</i> | | | | | | | | | |
| P 1st | 5 | Retail | Direct | 3,687 | 3,687 | 3,687 | Withheld | Vacant | Negotiable |
| <i>Flocke & Avoyer Commercial Real Estate - Andrew Shemirani (858) 875-4692, Michael Burton (858) 875-4685</i> | | | | | | | | | |

LEASING AGENTS

| | |
|-----------|--|
| Company: | Flocke & Avoyer Commercial Real Estate |
| Contacts: | Andrew Shemirani (858) 875-4692, Michael Burton (858) 875-4685 |

SALE

| | |
|------------|---|
| Last Sale: | Sold on Dec 19, 2022 for \$72,500,000 (\$575,397/Unit) at 4.50% Cap |
|------------|---|

SITE AMENITIES

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

TRANSPORTATION

| | |
|------------------|--|
| Parking: | 268 Covered Spaces are available; 0.9 per Unit |
| Transit/Subway: | 4 minute walk to Vista Transit Center (Sprinter - San Diego North County Transit District (Coaster/Sprinter/Breeze)) |
| Commuter Rail: | 14 minute drive to Carlsbad Village (Coaster - San Diego North County Transit District (Coaster/Sprinter/Breeze)) |
| Walk Score ®: | Very Walkable (89) |
| Transit Score ®: | Good Transit (51) |

Lease Availability Report

The Rylan - 100 Main St

Vista, CA 92083 - Vista Submarket



COMMERCIAL TENANTS

| | | | |
|-----------------------|----------|----------------------|----------|
| F45 | 3,687 SF | Stave & Nail Brewery | 3,544 SF |
| Archer's Arrow Coffee | 974 SF | | |

Lease Availability Report

226 Main St

Vista, CA 92084 - Vista Submarket



BUILDING

| | |
|----------------|------------|
| Type: | Retail |
| Subtype: | Storefront |
| Tenancy: | Single |
| Year Built: | 1970 |
| GLA: | 1,800 SF |
| Floors: | 1 |
| Typical Floor: | 1,800 SF |
| Docks: | None |

AVAILABILITY

| | |
|------------------|----------|
| Min Divisible: | 1,800 SF |
| Max Contig: | 1,800 SF |
| Total Available: | 1,800 SF |
| Asking Rent: | Withheld |

SPACES

| Floor | Use | Type | SF Avail | Fir Contig | Bldg Contig | Rent | Occupancy | Term |
|-------|--------|--------|----------|------------|-------------|----------|-----------|------------|
| E 1st | Retail | Sublet | 1,800 | 1,800 | 1,800 | Withheld | 30 Days | Negotiable |

Lee & Associates - Victor Aquilina (760) 448-1370, Jake Hartbarger (419) 787-6970

AMENITIES

Signage

KEY TENANTS

| | |
|-----------|----------|
| El Rancho | 1,277 SF |
|-----------|----------|

TRAFFIC & FRONTAGE

| | |
|-----------------|---|
| Traffic Volume: | 6,354 on Main St & S Indiana Ave (2022) |
| | 37,933 on Vista Village Dr & Olive Ave (2022) |
| Frontage: | 24' on Main St |

Made with TrafficMetrix® Products

TRANSPORTATION

| | |
|------------------|--|
| Parking: | 4 Surface Spaces are available; Ratio of 2.22/1,000 SF |
| Transit/Subway: | 6 minute walk to Vista Transit Center (Sprinter - San Diego North County Transit District (Coaster/Sprinter/Breeze)) |
| Commuter Rail: | 12 minute drive to Carlsbad Village (Coaster - San Diego North County Transit District (Coaster/Sprinter/Breeze)) |
| Airport: | 39 minute drive to San Diego International |
| Walk Score ®: | Walker's Paradise (90) |
| Transit Score ®: | Good Transit (50) |

Lease Availability Report

2301-2305 Melrose Dr

Vista, CA 92081 - Vista Submarket



BUILDING

| | |
|----------------|----------------------|
| Type: | Class B Office Co... |
| Tenancy: | Multiple |
| Year Built: | 2008 |
| RBA: | 6,280 SF |
| Floors: | 1 |
| Typical Floor: | 6,280 SF |
| Core Factor: | 20% |

AVAILABILITY

| | |
|------------------|------------------------|
| Min Divisible: | 204 SF |
| Max Contig: | 332 SF |
| Total Available: | 1,422 SF |
| Asking Rent: | \$3.81 - \$4.08/NEG... |

SPACES

| Floor | Suite | Use | Type | SF Avail | Flr Contig | Bldg Contig | Rent | Occupancy | Term |
|---|-------|---------|--------|----------|------------|-------------|--------------|-----------|------------|
| P 1st | 110 | Off/Med | Direct | 204 | 204 | 204 | \$3.89/NEGOT | Vacant | Negotiable |
| <i>Kidder Mathews - Bob Willingham, SIOR (858) 369-3013</i> | | | | | | | | | |
| P 1st | 104 | Off/Med | Direct | 332 | 332 | 332 | \$4.08/NEGOT | Vacant | Negotiable |
| <i>Kidder Mathews - Bob Willingham, SIOR (858) 369-3013</i> | | | | | | | | | |
| P 1st | 105 | Off/Med | Direct | 308 | 308 | 308 | \$3.90/NEGOT | Vacant | Negotiable |
| <i>Kidder Mathews - Bob Willingham, SIOR (858) 369-3013</i> | | | | | | | | | |
| P 1st | 106 | Off/Med | Direct | 289 | 289 | 289 | \$3.81/NEGOT | Vacant | Negotiable |
| <i>Kidder Mathews - Bob Willingham, SIOR (858) 369-3013</i> | | | | | | | | | |
| P 1st | 107 | Off/Med | Direct | 289 | 289 | 289 | \$3.81/NEGOT | Vacant | Negotiable |
| <i>Kidder Mathews - Bob Willingham, SIOR (858) 369-3013</i> | | | | | | | | | |

LEASING AGENTS

| | |
|-----------|-------------------------------------|
| Company: | Kidder Mathews |
| Contacts: | Bob Willingham, SIOR (858) 369-3013 |

SALE

| | |
|------------|--------------------------------------|
| Last Sale: | Condo Unit 2301 Sold on Jun 16, 2022 |
|------------|--------------------------------------|

AMENITIES

24 Hour Access, Bus Line, Kitchen

Lease Availability Report

2301-2305 Melrose Dr

Vista, CA 92081 - Vista Submarket



TRANSPORTATION

Parking: 36 Surface Spaces are available; Ratio of 5.70/1,000 SF

Commuter Rail: 12 minute drive to Carlsbad Poinsettia (Coaster - San Diego North County Transit District (Coaster/Sprinter/Breeze))

Airport: 45 minute drive to San Diego International

Walk Score ®: Car-Dependent (49)

Transit Score ®: Some Transit (25)

KEY TENANTS

| | | | |
|------------------------------|----------|-----------------------------------|--------|
| Interventional Pain Medicine | 3,140 SF | As You Wish Wellness & Aesthetics | 400 SF |
| Summer Schleig | 390 SF | | |

Lease Availability Report

316 S Melrose Dr

Vista, CA 92081 - Vista Submarket



BUILDING

| | |
|----------------|-----------------------|
| Type: | Class C Office |
| Tenancy: | Multiple |
| Year Built: | 1987 |
| RBA: | 4,073 SF |
| Floors: | 2 |
| Typical Floor: | 2,036 SF |

AVAILABILITY

| | |
|------------------|-----------------|
| Min Divisible: | 100 SF |
| Max Contig: | 1,000 SF |
| Total Available: | 1,100 SF |
| Asking Rent: | Withheld |

SPACES

| Floor | Suite | Use | Type | SF Avail | Flr Contig | Bldg Contig | Rent | Occupancy | Term |
|---|-------|--------|--------|----------|------------|-------------|----------|-----------|------------|
| P 1st | 102 | Office | Direct | 100 | 100 | 100 | Withheld | Vacant | Negotiable |
| <i>Lee & Associates - Jeff A. Abramson (760) 929-7835</i> | | | | | | | | | |
| P 1st | 103 | Office | Direct | 1,000 | 1,000 | 1,000 | Withheld | Vacant | Negotiable |
| <i>Lee & Associates - Jeff A. Abramson (760) 929-7835</i> | | | | | | | | | |

LEASING AGENTS

| | |
|-----------|---------------------------------|
| Company: | Lee & Associates |
| Contacts: | Jeff A. Abramson (760) 929-7835 |

AMENITIES

Property Manager on Site

TRANSPORTATION

| | |
|------------------|---|
| Parking: | Ratio of 4.50/1,000 SF |
| Commuter Rail: | 13 minute drive to Carlsbad Village (Coaster - San Diego North County Transit District (Coaster/Sprinter/Breeze)) |
| Walk Score ®: | Somewhat Walkable (69) |
| Transit Score ®: | Some Transit (37) |

KEY TENANTS

| | | | |
|------------------------------|----------|----------------------------------|----------|
| James A. Hennenhofer APC | 4,300 SF | Paul V. L. Campo Attorney At Law | 1,000 SF |
| Law Offices Of Daniel S Rose | 450 SF | The Ruscigno Law Firm | 150 SF |

Lease Availability Report

326 S Melrose Dr - Tri-City Dental Medical Plaza
 Vista, CA 92081 - Vista Submarket



BUILDING

| | |
|----------------|-----------------------|
| Type: | Class B Office |
| Tenancy: | Multiple |
| Year Built: | 2008 |
| RBA: | 14,276 SF |
| Floors: | 2 |
| Typical Floor: | 7,138 SF |

AVAILABILITY

| | |
|------------------|-------------------|
| Min Divisible: | 1,392 SF |
| Max Contig: | 6,305 SF |
| Total Available: | 6,305 SF |
| Asking Rent: | \$2.50/NNN |

SPACES

| Floor | Suite | Use | Type | SF Avail | Flr Contig | Bldg Contig | Rent | Occupancy | Term |
|--|-------|---------|--------|----------|------------|-------------|------------|-----------|------------|
| P 1st | B | Off/Med | Direct | 1,656 | 6,305 | 6,305 | \$2.50/NNN | Vacant | Negotiable |
| <i>Cushman & Wakefield - Joe Zurek (619) 866-2027, Nehal Wadhwa (858) 625-5228</i> | | | | | | | | | |
| P 1st | C | Off/Med | Direct | 1,392 | 6,305 | 6,305 | \$2.50/NNN | Vacant | Negotiable |
| <i>Cushman & Wakefield - Joe Zurek (619) 866-2027, Nehal Wadhwa (858) 625-5228</i> | | | | | | | | | |
| P 1st | A | Off/Med | Direct | 3,257 | 6,305 | 6,305 | \$2.50/NNN | 30 Days | Negotiable |
| <i>Cushman & Wakefield - Joe Zurek (619) 866-2027, Nehal Wadhwa (858) 625-5228</i> | | | | | | | | | |

LEASING AGENTS

| | |
|-----------|---|
| Company: | Cushman & Wakefield |
| Contacts: | Joe Zurek (619) 866-2027, Nehal Wadhwa (858) 625-5228 |

AMENITIES

Signage

TRANSPORTATION

| | |
|------------------|---|
| Parking: | 55 Surface Spaces are available; Ratio of 3.85/1,000 SF |
| Commuter Rail: | 13 minute drive to Carlsbad Village (Coaster - San Diego North County Transit District (Coaster/Sprinter/Breeze)) |
| Walk Score ®: | Very Walkable (75) |
| Transit Score ®: | Some Transit (36) |

Lease Availability Report

326 S Melrose Dr - Tri-City Dental Medical Plaza

Vista, CA 92081 - Vista Submarket



KEY TENANTS

| | | | |
|----------------------------|----------|-----------------|--------|
| Tri City Dental Excellence | 2,171 SF | Arash Panah DDS | 100 SF |
| Dr Mary Cueva | 100 SF | Dr. Dan Luu, MD | 100 SF |
| Dr. James Chabala, MD | 100 SF | Mark Bibler, MD | 100 SF |

Lease Availability Report

380 S Melrose Dr

Vista, CA 92081 - Vista Submarket



BUILDING

| | |
|----------------|-----------------------|
| Type: | Class B Office |
| Tenancy: | Multiple |
| Year Built: | 2000 |
| RBA: | 58,620 SF |
| Floors: | 4 |
| Typical Floor: | 12,748 SF |
| Core Factor: | 17% |

AVAILABILITY

| | |
|------------------|--------------------------|
| Min Divisible: | 169 SF |
| Max Contig: | 1,858 SF |
| Total Available: | 3,602 SF |
| Asking Rent: | \$\$2.30 - \$2.70 |

SPACES

| Floor | Suite | Use | Type | SF Avail | Flr Contig | Bldg Contig | Rent | Occupancy | Term |
|---|-------|--------|--------|----------|------------|-------------|--------------|-----------|------------|
| P 1st | 101 | Office | Direct | 1,858 | 1,858 | 1,858 | \$2.30/+ELEC | Vacant | Negotiable |
| <i>CBRE - Chris Williams (858) 646-4743</i> | | | | | | | | | |
| P 1st | 124 | Office | Sublet | 170 | 170 | 170 | \$2.34/MG | Vacant | Negotiable |
| <i>Small Offices 4 Rent - Brent Rosenkranz (760) 944-7131, Andrew Rosenkranz (760) 944-7131</i> | | | | | | | | | |
| P 1st | 126 | Office | Sublet | 170 | 170 | 170 | \$2.32/MG | Vacant | Negotiable |
| <i>Small Offices 4 Rent - Brent Rosenkranz (760) 944-7131, Andrew Rosenkranz (760) 944-7131</i> | | | | | | | | | |
| P 1st | 120 | Office | Sublet | 169 | 169 | 169 | \$2.40/MG | Vacant | Negotiable |
| <i>Small Offices 4 Rent - Brent Rosenkranz (760) 944-7131, Andrew Rosenkranz (760) 944-7131</i> | | | | | | | | | |
| P 3rd | 315 | Office | Sublet | 413 | 413 | 413 | \$2.56/MG | Vacant | Negotiable |
| <i>Small Offices 4 Rent - Brent Rosenkranz (760) 944-7131, Andrew Rosenkranz (760) 944-7131</i> | | | | | | | | | |
| P 3rd | 319 | Office | Sublet | 412 | 412 | 412 | \$2.44/MG | Vacant | Negotiable |
| <i>Small Offices 4 Rent - Brent Rosenkranz (760) 944-7131, Andrew Rosenkranz (760) 944-7131</i> | | | | | | | | | |
| P 3rd | 361 | Office | Sublet | 197 | 197 | 197 | \$2.41/MG | Vacant | Negotiable |
| <i>Small Offices 4 Rent - Brent Rosenkranz (760) 944-7131, Andrew Rosenkranz (760) 944-7131</i> | | | | | | | | | |
| P 3rd | 313 | Office | Sublet | 213 | 213 | 213 | \$2.70/MG | Vacant | Negotiable |
| <i>Small Offices 4 Rent - Brent Rosenkranz (760) 944-7131, Andrew Rosenkranz (760) 944-7131</i> | | | | | | | | | |

LEASING AGENTS

| | |
|-----------|-------------------------------|
| Company: | CBRE |
| Contacts: | Chris Williams (858) 646-4743 |

Lease Availability Report

380 S Melrose Dr

Vista, CA 92081 - Vista Submarket



SALE

Last Sale: Portfolio of 3 Office Properties in Vista, CA Sold on Jul 27, 2017 for \$9,850,000 (\$89.12/SF)

AMENITIES

Atrium, Bus Line, Signage

TRANSPORTATION

Parking: 100 Surface Spaces are available; Ratio of 4.00/1,000 SF

Commuter Rail: 12 minute drive to Carlsbad Village (Coaster - San Diego North County Transit District (Coaster/Sprinter/Breeze))

Walk Score ®: Very Walkable (71)

Transit Score ®: Some Transit (35)

KEY TENANTS

| | | | |
|-------------------|----------|---|----------|
| Balboa Bail Bonds | 3,878 SF | Law Offices of Aaron C. Smith | 2,279 SF |
| HOPE Program | 1,667 SF | The Law Offices of Sergio J. Siderman, Esq. | 1,482 SF |
| PaperFree | 1,437 SF | SEMCO Management | 1,074 SF |

Lease Availability Report

400 S Melrose Dr

Vista, CA 92081 - Vista Submarket



BUILDING

| | |
|----------------|-----------------------|
| Type: | Class B Office |
| Tenancy: | Multiple |
| Year Built: | 1987 |
| RBA: | 25,905 SF |
| Floors: | 2 |
| Typical Floor: | 12,952 SF |
| Core Factor: | 17% |

AVAILABILITY

| | |
|------------------|---------------------|
| Min Divisible: | 2,086 SF |
| Max Contig: | 2,612 SF |
| Total Available: | 4,698 SF |
| Asking Rent: | \$2.30/+ELEC |

SPACES

| Floor | Suite | Use | Type | SF Avail | Flr Contig | Bldg Contig | Rent | Occupancy | Term |
|---|-------|--------|--------|----------|------------|-------------|--------------|-----------|------------|
| P 1st | 104 | Office | Direct | 2,086 | 2,086 | 2,086 | \$2.30/+ELEC | Vacant | Negotiable |
| <i>CBRE - Chris Williams (858) 646-4743</i> | | | | | | | | | |
| P 1st | 107 | Office | Direct | 2,612 | 2,612 | 2,612 | \$2.30/+ELEC | Jun 2025 | Negotiable |
| <i>CBRE - Chris Williams (858) 646-4743</i> | | | | | | | | | |

LEASING AGENTS

| | |
|-----------|-------------------------------|
| Company: | CBRE |
| Contacts: | Chris Williams (858) 646-4743 |

SALE

| | |
|------------|---|
| Last Sale: | Portfolio of 3 Office Properties in Vista, CA Sold on Jul 27, 2017 for \$9,850,000 (\$89.12/SF) |
|------------|---|

AMENITIES

Atrium, Courtyard, Property Manager on Site, Signage

TRANSPORTATION

| | |
|------------------|---|
| Parking: | 290 Surface Spaces are available; Ratio of 4.00/1,000 SF |
| Commuter Rail: | 13 minute drive to Carlsbad Village (Coaster - San Diego North County Transit District (Coaster/Sprinter/Breeze)) |
| Walk Score ®: | Very Walkable (71) |
| Transit Score ®: | Some Transit (35) |

Lease Availability Report

400 S Melrose Dr

Vista, CA 92081 - Vista Submarket



KEY TENANTS

| | | | |
|-------------------------|----------|---------------------------|----------|
| Select Physical Therapy | 3,500 SF | Leone Huffman & Associate | 2,795 SF |
| Gentiva Hospice | 2,612 SF | Thompson & Belnap | 2,465 SF |
| Jd Law | 1,089 SF | Vista Bail Bonds | 1,000 SF |

Lease Availability Report

410 S Melrose Dr

Vista, CA 92081 - Vista Submarket



BUILDING

| | |
|----------------|-----------------------|
| Type: | Class B Office |
| Tenancy: | Multiple |
| Year Built: | 1987 |
| RBA: | 25,996 SF |
| Floors: | 2 |
| Typical Floor: | 12,615 SF |
| Core Factor: | 17% |

AVAILABILITY

| | |
|------------------|---------------------|
| Min Divisible: | 1,334 SF |
| Max Contig: | 2,236 SF |
| Total Available: | 5,273 SF |
| Asking Rent: | \$2.30/+ELEC |

SPACES

| Floor | Suite | Use | Type | SF Avail | Flr Contig | Bldg Contig | Rent | Occupancy | Term |
|---|-------|--------|--------|----------|------------|-------------|--------------|-----------|------------|
| P 1st | 104 | Office | Direct | 1,703 | 1,703 | 1,703 | \$2.30/+ELEC | Vacant | Negotiable |
| <i>CBRE - Chris Williams (858) 646-4743</i> | | | | | | | | | |
| P 2nd | 203 | Office | Direct | 1,334 | 1,334 | 1,334 | \$2.30/+ELEC | 90 Days | Negotiable |
| <i>CBRE - Chris Williams (858) 646-4743</i> | | | | | | | | | |
| P 2nd | 200 | Office | Direct | 2,236 | 2,236 | 2,236 | \$2.30/+ELEC | Jan 2025 | Negotiable |
| <i>CBRE - Chris Williams (858) 646-4743</i> | | | | | | | | | |

LEASING AGENTS

| | |
|-----------|-------------------------------|
| Company: | CBRE |
| Contacts: | Chris Williams (858) 646-4743 |

SALE

| | |
|------------|---|
| Last Sale: | Portfolio of 3 Office Properties in Vista, CA Sold on Jul 27, 2017 for \$9,850,000 (\$89.12/SF) |
|------------|---|

TRANSPORTATION

| | |
|------------------|---|
| Parking: | 100 Surface Spaces are available; Ratio of 4.00/1,000 SF |
| Commuter Rail: | 13 minute drive to Carlsbad Village (Coaster - San Diego North County Transit District (Coaster/Sprinter/Breeze)) |
| Walk Score ®: | Very Walkable (71) |
| Transit Score ®: | Some Transit (35) |

Lease Availability Report

410 S Melrose Dr

Vista, CA 92081 - Vista Submarket



KEY TENANTS

| | | | |
|----------------------|----------|--|----------|
| BP Logix Inc | 3,722 SF | Green Leaf Payroll | 3,388 SF |
| Masters Equity | 3,299 SF | Deaf Community Services of San Diego, Inc. | 1,754 SF |
| Chl Mortgage Planing | 1,261 SF | Farmers Insurance | 1,261 SF |

Lease Availability Report

440 S Melrose Dr - Melrose Corporate Center

Vista, CA 92081 - Vista Submarket



BUILDING

| | |
|----------------|----------------------|
| Type: | Class B Office Co... |
| Tenancy: | Multiple |
| Year Built: | 2000 |
| RBA: | 24,722 SF |
| Floors: | 2 |
| Typical Floor: | 12,925 SF |

AVAILABILITY

| | |
|------------------|-----------------|
| Min Divisible: | 615 SF |
| Max Contig: | 1,719 SF |
| Total Available: | 2,334 SF |
| Asking Rent: | \$2.10 - \$2.25 |

SPACES

| Floor | Suite | Use | Type | SF Avail | Flr Contig | Bldg Contig | Rent | Occupancy | Term |
|---|-------|---------|--------|----------|------------|-------------|------------|-----------|------------|
| P 2nd | 208 | Office | Sublet | 615 | 615 | 615 | \$2.10/MG | Vacant | Negotiable |
| <i>Small Offices 4 Rent - Brent Rosenkranz (760) 944-7131, Andrew Rosenkranz (760) 944-7131</i> | | | | | | | | | |
| P 2nd | 250 | Off/Med | Direct | 1,719 | 1,719 | 1,719 | \$2.25/NNN | Vacant | 5 Yrs |
| <i>Lee Real Estate LLC - Samuel Lee (858) 229-9869</i> | | | | | | | | | |

SALE

Last Sale: Sold on Sep 7, 2022 for \$4,000,000 (\$161.80/SF)

AMENITIES

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

TRANSPORTATION

| | |
|------------------|---|
| Parking: | 100 Surface Spaces are available; Ratio of 5.00/1,000 SF |
| Commuter Rail: | 13 minute drive to Carlsbad Village (Coaster - San Diego North County Transit District (Coaster/Sprinter/Breeze)) |
| Walk Score ®: | Very Walkable (71) |
| Transit Score ®: | Some Transit (35) |

KEY TENANTS

| | | | |
|------------------------------|----------|----------------------------------|----------|
| Law Offices Of Vicki Rothman | 3,653 SF | Andrew P Johnson Aps | 2,316 SF |
| Healthcare Academy of CA | 2,231 SF | Integrated Property Analysis Inc | 1,000 SF |
| Kevin Johnson APLC | 500 SF | Mindbodyology | 500 SF |

Lease Availability Report

1601-1649 S Melrose Dr - Melrose Village Plaza
 Vista, CA 92081 - Vista Submarket



BUILDING

| | |
|----------------|------------------------|
| Type: | Retail |
| Subtype: | Storefront Retail/O... |
| Center Type: | Community Center |
| Tenancy: | Multiple |
| Year Built: | 1965 |
| GLA: | 122,953 SF |
| Floors: | 1 |
| Typical Floor: | 122,953 SF |
| Docks: | 2 ext |

AVAILABILITY

| | |
|------------------|-----------|
| Min Divisible: | 1,020 SF |
| Max Contig: | 7,285 SF |
| Total Available: | 20,547 SF |
| Asking Rent: | Withheld |

SPACES

| Floor | Suite | Use | Type | SF Avail | Flr Contig | Bldg Contig | Rent | Occupancy | Term |
|--|-------|--------|--------|----------|------------|-------------|----------|-----------|------------|
| P 1st | F 25 | Retail | Direct | 1,218 | 1,218 | 1,218 | Withheld | Vacant | Negotiable |
| <i>Merlone Geier Management, Inc. - Laurie A. Dome (949) 305-4199 X705</i> | | | | | | | | | |
| P 1st | G 26 | Retail | Direct | 1,020 | 1,020 | 1,020 | Withheld | Vacant | Negotiable |
| <i>Merlone Geier Management, Inc. - Laurie A. Dome (949) 305-4199 X705</i> | | | | | | | | | |
| P 1st | M 18 | Retail | Direct | 2,800 | 2,800 | 2,800 | Withheld | Vacant | Negotiable |
| <i>Merlone Geier Management, Inc. - Laurie A. Dome (949) 305-4199 X705</i> | | | | | | | | | |
| P 1st | B 21 | Office | Direct | 7,285 | 7,285 | 7,285 | Withheld | Vacant | Negotiable |
| <i>Merlone Geier Management, Inc. - Laurie A. Dome (949) 305-4199 X705</i> | | | | | | | | | |
| P 1st | D 32 | Office | Direct | 6,824 | 6,824 | 6,824 | Withheld | Vacant | Negotiable |
| <i>Merlone Geier Management, Inc. - Laurie A. Dome (949) 305-4199 X705</i> | | | | | | | | | |
| P 1st | B-10 | Retail | Direct | 1,400 | 1,400 | 1,400 | Withheld | Vacant | Negotiable |
| <i>Merlone Geier Management, Inc. - Laurie A. Dome (949) 305-4199 X705</i> | | | | | | | | | |

SALE

Last Sale: Portfolio of 4 Retail Properties in Vista, CA Sold on Sep 27, 2023 for \$28,525,000 (\$209.01/SF)

AMENITIES

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

Lease Availability Report

1601-1649 S Melrose Dr - Melrose Village Plaza

Vista, CA 92081 - Vista Submarket



KEY TENANTS

| | | | |
|---------------------|-----------|--------------------------|-----------|
| • Albertsons | 46,819 SF | • CVS Pharmacy | 22,154 SF |
| Dollar Tree | 8,641 SF | Kimco Realty Corporation | 7,088 SF |
| Phenix Salon Suites | 5,002 SF | Bentley's Pet Stuff | 2,000 SF |

• Anchor

TRAFFIC & FRONTAGE

Traffic Volume: 7,500 on Longhorn Dr & Crystal Ridge Way (2016)

30,348 on S Melrose Dr & Longhorn Dr (2022)

Frontage: 1,095' on S Melrose Dr (with 3 curb cuts)

Made with TrafficMetrix® Products

TRANSPORTATION

Parking: 577 Surface Spaces are available; Ratio of 3.97/1,000 SF

Commuter Rail: 16 minute drive to Carlsbad Poinsettia (Coaster - San Diego North County Transit District (Coaster/Sprinter/Breeze))

Walk Score ®: Somewhat Walkable (66)

Transit Score ®: Some Transit (25)

Lease Availability Report

1661 S Melrose Dr - Melrose Village Plaza
 Vista, CA 92081 - Vista Submarket



BUILDING

| | |
|----------------|-------------------------|
| Type: | Retail |
| Subtype: | Freestanding |
| Center Type: | Community Center |
| Tenancy: | Multiple |
| GLA: | 4,248 SF |
| Floors: | 1 |
| Typical Floor: | 4,248 SF |
| Docks: | None |

AVAILABILITY

| | |
|------------------|-----------------|
| Min Divisible: | 1,282 SF |
| Max Contig: | 1,440 SF |
| Total Available: | 2,722 SF |
| Asking Rent: | Withheld |

SPACES

| Floor | Suite | Use | Type | SF Avail | Flr Contig | Bldg Contig | Rent | Occupancy | Term |
|--|-------|--------|--------|----------|------------|-------------|----------|-----------|------------|
| P 1st | B 43 | Retail | Direct | 1,282 | 1,282 | 1,282 | Withheld | Vacant | Negotiable |
| <i>Merlone Geier Management, Inc. - Laurie A. Dome (949) 305-4199 X705</i> | | | | | | | | | |
| P 1st | C 42 | Retail | Direct | 1,440 | 1,440 | 1,440 | Withheld | Vacant | Negotiable |
| <i>Merlone Geier Management, Inc. - Laurie A. Dome (949) 305-4199 X705</i> | | | | | | | | | |

LEASING AGENTS

| | |
|-----------|------------------------------------|
| Company: | Merlone Geier Management, Inc. |
| Contacts: | Laurie A. Dome (949) 305-4199 X705 |

SALE

| | |
|------------|---|
| Last Sale: | Portfolio of 4 Retail Properties in Vista, CA Sold on Sep 27, 2023 for \$28,525,000 (\$209.01/SF) |
|------------|---|

AMENITIES

Bus Line, Signage, Signalized Intersection

KEY TENANTS

| | |
|-----------------------------------|----------|
| Skybound Coffee & Desserts Lounge | 1,526 SF |
|-----------------------------------|----------|

TRAFFIC & FRONTAGE

| | |
|-----------------|---|
| Traffic Volume: | 7,500 on Longhorn Dr & Crystal Ridge Way (2016) |
| | 30,348 on S Melrose Dr & Longhorn Dr (2022) |
| Frontage: | 91' on S Melrose Dr (with 1 curb cut) |

Made with TrafficMetrix® Products

Lease Availability Report

1661 S Melrose Dr - Melrose Village Plaza
Vista, CA 92081 - Vista Submarket



TRANSPORTATION

| | |
|------------------|--|
| Parking: | 40 free Surface Spaces are available; Ratio of 8.72/1,000 SF |
| Commuter Rail: | 15 minute drive to Carlsbad Poinsettia (Coaster - San Diego North County Transit District (Coaster/Sprinter/Breeze)) |
| Airport: | 48 minute drive to San Diego International |
| Walk Score ®: | Very Walkable (73) |
| Transit Score ®: | Some Transit (25) |

Lease Availability Report

1688 S Melrose Dr - Melrose Square
 Vista, CA 92081 - Vista Submarket



BUILDING

| | |
|----------------|---------------------------|
| Type: | Retail |
| Center Type: | Neighborhood Ce... |
| Tenancy: | Multiple |
| Year Built: | 1989 |
| GLA: | 11,175 SF |
| Floors: | 1 |
| Typical Floor: | 11,175 SF |
| Docks: | None |

AVAILABILITY

| | |
|------------------|-------------------|
| Min Divisible: | 1,525 SF |
| Max Contig: | 1,525 SF |
| Total Available: | 1,525 SF |
| Asking Rent: | \$1.75/NNN |

SPACES

| Floor | Use | Type | SF Avail | Fir Contig | Bldg Contig | Rent | Occupancy | Term |
|-------|--------|--------|----------|------------|-------------|------------|-----------|-----------|
| P 1st | Retail | Direct | 1,525 | 1,525 | 1,525 | \$1.75/NNN | Vacant | 1 - 5 Yrs |

Melrose Square, LLC - Steve Hyndman (800) 624-8045

LEASING AGENTS

Company: Melrose Square, LLC
 Contacts: Steve Hyndman (800) 624-8045

AMENITIES

Pylon Sign, Signage

KEY TENANTS

| | | | |
|-------------------------|----------|------------|----------|
| Fashion Tailor Shop | 1,334 SF | Island Paw | 1,229 SF |
| Wasabi Japanese Cuisine | 1,229 SF | | |

TRAFFIC & FRONTAGE

Traffic Volume: 3,604 on Live Oak Rd & Bodega Way (2022)
 30,348 on S Melrose Dr & Longhorn Dr (2022)
 Frontage: 152' on Melrose Dr (with 2 curb cuts)

Made with TrafficMetrix® Products

Lease Availability Report

1688 S Melrose Dr - Melrose Square

Vista, CA 92081 - Vista Submarket



TRANSPORTATION

Parking: 55 free Surface Spaces are available; Ratio of 4.92/1,000 SF

Commuter Rail: 15 minute drive to Carlsbad Poinsettia (Coaster - San Diego North County Transit District (Coaster/Sprinter/Breeze))

Airport: 44 minute drive to San Diego International

Walk Score ®: Somewhat Walkable (67)

Transit Score ®: Some Transit (25)

Lease Availability Report

876 Osborne St

Vista, CA 92084 - Outlying SD County N Submarket



BUILDING

| | |
|----------------|-----------------------|
| Type: | Class C Office |
| Tenancy: | Single |
| Year Built: | 1983 |
| RBA: | 6,500 SF |
| Floors: | 1 |
| Typical Floor: | 6,500 SF |

AVAILABILITY

| | |
|------------------|-----------------|
| Min Divisible: | 6,500 SF |
| Max Contig: | 6,500 SF |
| Total Available: | 6,500 SF |
| Asking Rent: | Withheld |

SPACES

| Floor | Use | Type | SF Avail | Fir Contig | Bldg Contig | Rent | Occupancy | Term |
|-------|--------|--------|----------|------------|-------------|----------|-----------|------------|
| E 1st | Office | Direct | 6,500 | 6,500 | 6,500 | Withheld | 30 Days | Negotiable |

Kidder Mathews - Eric Knowles (858) 369-3017, Robert Fletcher (858) 369-3034, Riley Rohde (858) 509-1200

LEASING AGENTS

| | |
|-----------|---|
| Company: | Kidder Mathews |
| Contacts: | Eric Knowles (858) 369-3017, Robert Fletcher (858) 369-3034, Riley Rohde (858) 509-1200 |

TRANSPORTATION

| | |
|------------------|---------------------|
| Walk Score ®: | Car-Dependent (18) |
| Transit Score ®: | Minimal Transit (0) |

KEY TENANTS

| | |
|--------------------------|----------|
| Iglesias De Restauracion | 1,000 SF |
|--------------------------|----------|

Lease Availability Report

828 N Santa Fe Ave - Townsite Plaza
Vista, CA 92083 - Vista Submarket



BUILDING

| | |
|----------------|--------------|
| Type: | Retail |
| Center Type: | Strip Center |
| Tenancy: | Multiple |
| Year Built: | 2004 |
| GLA: | 9,000 SF |
| Floors: | 1 |
| Typical Floor: | 9,000 SF |
| Docks: | None |

AVAILABILITY

| | |
|------------------|------------|
| Min Divisible: | 850 SF |
| Max Contig: | 850 SF |
| Total Available: | 850 SF |
| Asking Rent: | \$1.76/NNN |

SPACES

| Floor | Suite | Use | Type | SF Avail | Flr Contig | Bldg Contig | Rent | Occupancy | Term |
|-------|-------|--------|--------|----------|------------|-------------|------------|-----------|------------|
| P 1st | F | Retail | Direct | 850 | 850 | 850 | \$1.76/NNN | Vacant | 3 - 10 Yrs |

Ranpac Commercial Properties - Roy Salameh (619) 299-8461 X2

LEASING AGENTS

Company: Ranpac Commercial Properties
Contacts: Roy Salameh (619) 299-8461 X2

AMENITIES

Pylon Sign, Signage

KEY TENANTS

| | | | |
|--------------------------------------|----------|------------------------|--------|
| Cricket Wireless Authorized Retailer | 1,350 SF | La Hacienda Restaurant | 990 SF |
| Mother Earth Nutrition | 990 SF | | |

TRAFFIC & FRONTAGE

Traffic Volume: 8,420 on W Los Angeles Dr & Lomita del Sol (2022)
25,828 on N Santa Fe Ave & W California Ave (2022)
Frontage: 75' on N Santa Fe Ave (with 1 curb cut)

Made with TrafficMetrix® Products

Lease Availability Report

828 N Santa Fe Ave - Townsite Plaza



Vista, CA 92083 - Vista Submarket

TRANSPORTATION

| | |
|------------------|---|
| Parking: | 25 Surface Spaces are available; Ratio of 2.78/1,000 SF |
| Transit/Subway: | 12 minute walk to Vista Transit Center (Sprinter - San Diego North County Transit District (Coaster/Sprinter/Breeze)) |
| Commuter Rail: | 14 minute drive to Carlsbad Village (Coaster - San Diego North County Transit District (Coaster/Sprinter/Breeze)) |
| Walk Score ®: | Very Walkable (73) |
| Transit Score ®: | Some Transit (45) |

Lease Availability Report

1450 N Santa Fe Ave - Santa Fe Crossroads

Vista, CA 92083 - Vista Submarket



BUILDING

| | |
|----------------|---------------------|
| Type: | Retail |
| Subtype: | Freestanding |
| Center Type: | Strip Center |
| Tenancy: | Multiple |
| Year Built: | 1987 |
| GLA: | 11,955 SF |
| Floors: | 1 |
| Typical Floor: | 11,955 SF |
| Docks: | None |

AVAILABILITY

| | |
|------------------|-----------------|
| Min Divisible: | 645 SF |
| Max Contig: | 1,150 SF |
| Total Available: | 2,450 SF |
| Asking Rent: | Withheld |

SPACES

| Floor | Suite | Use | Type | SF Avail | Fir Contig | Bldg Contig | Rent | Occupancy | Term |
|---|-------|--------|--------|----------|------------|-------------|----------|-----------|------------|
| P 1st | O | Retail | Direct | 645 | 645 | 645 | Withheld | Vacant | Negotiable |
| <i>Summit Team Inc. - Michael Israelsky (714) 241-1550 X222</i> | | | | | | | | | |
| P 1st | R | Retail | Direct | 655 | 655 | 655 | Withheld | Vacant | Negotiable |
| <i>Summit Team Inc. - Michael Israelsky (714) 241-1550 X222</i> | | | | | | | | | |
| P 1st | T | Retail | Direct | 1,150 | 1,150 | 1,150 | Withheld | Vacant | Negotiable |
| <i>Summit Team Inc. - Michael Israelsky (714) 241-1550 X222</i> | | | | | | | | | |

LEASING AGENTS

| | |
|-----------|---------------------------------------|
| Company: | Summit Team Inc. |
| Contacts: | Michael Israelsky (714) 241-1550 X222 |

SALE

| | |
|------------|--|
| Last Sale: | Portfolio of 2 Retail Properties in Vista, CA Sold on Mar 11, 2021 for \$7,650,000 (\$386.75/SF) |
|------------|--|

AMENITIES

Bus Line, Pylon Sign, Signage

KEY TENANTS

| | | | |
|-------------------------|----------|-------------------|----------|
| La Favorita Market 3 | 2,950 SF | El Puertecito | 1,818 SF |
| 664 T J Birrieria | 500 SF | Botanica Oshun | 500 SF |
| Los Panchos Barber Shop | 500 SF | Santa Fe Cleaners | 500 SF |

Lease Availability Report

1450 N Santa Fe Ave - Santa Fe Crossroads



Vista, CA 92083 - Vista Submarket

TRAFFIC & FRONTAGE

Traffic Volume: 21,088 on N Santa Fe Ave & E Bobier Dr (2022)

23,591 on N Santa Fe Ave & Cananea St (2022)

Frontage: 254' on N Santa Fe Ave (with 1 curb cut)

Made with TrafficMetrix® Products

TRANSPORTATION

Parking: 135 free Surface Spaces are available; Ratio of 6.20/1,000 SF

Transit/Subway: 19 minute walk to Melrose (Sprinter - San Diego North County Transit District (Coaster/Sprinter/Breeze))

Commuter Rail: 16 minute drive to Carlsbad Village (Coaster - San Diego North County Transit District (Coaster/Sprinter/Breeze))

Walk Score ®: Somewhat Walkable (69)

Transit Score ®: Some Transit (36)

Lease Availability Report

Paseo Pointe - 325 S Santa Fe Ave
 Vista, CA 92083 - Vista Submarket



BUILDING

| | |
|-----------------|---------------------|
| Type: | Mid-Rise Apartme... |
| Year Built: | 2015 |
| Units: | 69 |
| GBA: | 91,363 SF |
| Floors: | 4 |
| Metering: | Individual |
| Rent Type: | Affordable |
| Market Segment: | All |

AVAILABILITY

| | |
|------------------|-----------------------|
| Min Divisible: | 1,000 SF |
| Max Contig: | 2,039 SF |
| Total Available: | 3,939 SF |
| Asking Rent: | \$\$1.85 - \$2.00/NNN |

SPACES

| Floor | Suite | Use | Type | SF Avail | Flr Contig | Bldg Contig | Rent | Occupancy | Term |
|--|------------------|--------|--------|---------------|------------|-------------|------------|-----------|------------|
| P 1st | 100 (uni Retail) | Retail | Direct | 1,000 - 2,039 | 2,039 | 2,039 | \$2.00/NNN | Vacant | Negotiable |
| <i>Lee & Associates - Victor Aquilina (760) 448-1370, Jake Hartbarger (419) 787-6970</i> <i>Lee & Associates Commercial Real Estate Service - Randall C. Dalby (949) 790-3165</i> | | | | | | | | | |
| P 1st | 200 | Retail | Direct | 1,900 | 1,900 | 1,900 | \$1.85/NNN | Vacant | Negotiable |
| <i>Lee & Associates - Victor Aquilina (760) 448-1370, Jake Hartbarger (419) 787-6970</i> <i>Lee & Associates Commercial Real Estate Service - Randall C. Dalby (949) 790-3165</i> | | | | | | | | | |

LEASING AGENTS

| | |
|-----------|--|
| Company: | Lee & Associates |
| Contacts: | Victor Aquilina (760) 448-1370, Jake Hartbarger (419) 787-6970 |
| Company: | Lee & Associates Commercial Real Estate Service |
| Contacts: | Randall C. Dalby (949) 790-3165 |

SITE AMENITIES

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

TRANSPORTATION

| | |
|------------------|--|
| Transit/Subway: | 8 minute walk to Vista Transit Center (Sprinter - San Diego North County Transit District (Coaster/Sprinter/Breeze)) |
| Commuter Rail: | 14 minute drive to Carlsbad Village (Coaster - San Diego North County Transit District (Coaster/Sprinter/Breeze)) |
| Walk Score ®: | Very Walkable (87) |
| Transit Score ®: | Some Transit (49) |

Lease Availability Report

Paseo Pointe - 325 S Santa Fe Ave

Vista, CA 92083 - Vista Submarket



COMMERCIAL TENANTS

Pacific Premier Bank

1,900 SF

Lease Availability Report

721-723 S Santa Fe Ave

Vista, CA 92083 - Vista Submarket



BUILDING

| | |
|----------------|------------|
| Type: | Retail |
| Subtype: | Restaurant |
| Tenancy: | Multiple |
| Year Built: | 1980 |
| GLA: | 3,000 SF |
| Floors: | 1 |
| Typical Floor: | 3,000 SF |
| Docks: | None |

AVAILABILITY

| | |
|------------------|------------|
| Min Divisible: | 800 SF |
| Max Contig: | 3,000 SF |
| Total Available: | 3,000 SF |
| Asking Rent: | \$2.25/NNN |

SPACES

| Floor | Use | Type | SF Avail | Fir Contig | Bldg Contig | Rent | Occupancy | Term |
|-------|--------|--------|-------------|------------|-------------|------------|-----------|------------|
| E 1st | Retail | Direct | 800 - 3,000 | 3,000 | 3,000 | \$2.25/NNN | Vacant | Negotiable |

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

LEASING AGENTS

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

AMENITIES

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

TRAFFIC & FRONTAGE

| | |
|-----------------|--|
| Traffic Volume: | 2,809 on Natal Way & Escondido Ave (2022) |
| | 35,306 on Escondido Ave & Natal Way (2022) |
| Frontage: | 54' on S Santa Fe Ave |

Made with TrafficMetrix® Products

TRANSPORTATION

| | |
|------------------|---|
| Parking: | 6 Surface Spaces are available; Ratio of 2.00/1,000 SF |
| Transit/Subway: | 7 minute walk to Escondido Avenue (Sprinter - San Diego North County Transit District (Coaster/Sprinter/Breeze)) |
| Commuter Rail: | 14 minute drive to Carlsbad Village (Coaster - San Diego North County Transit District (Coaster/Sprinter/Breeze)) |
| Walk Score ®: | Very Walkable (74) |
| Transit Score ®: | Some Transit (41) |

Lease Availability Report

879 S Santa Fe Ave

Vista, CA 92083 - Vista Submarket



BUILDING

| | |
|----------------|---------------------|
| Type: | Retail |
| Subtype: | Freestanding |
| Tenancy: | Single |
| Year Built: | 1978 |
| GLA: | 1,380 SF |
| Floors: | 1 |
| Typical Floor: | 1,380 SF |
| Docks: | None |

AVAILABILITY

| | |
|------------------|-----------------|
| Min Divisible: | 1,380 SF |
| Max Contig: | 1,380 SF |
| Total Available: | 1,380 SF |
| Asking Rent: | Withheld |

SPACES

| Floor | Use | Type | SF Avail | Fir Contig | Bldg Contig | Rent | Occupancy | Term |
|-------|--------|--------|----------|------------|-------------|----------|-----------|------------|
| E 1st | Retail | Direct | 1,380 | 1,380 | 1,380 | Withheld | 30 Days | Negotiable |

Catalyst Retail - Jay Nichols (909) 406-4000 X5, John Jennings (909) 406-4000 X4

LEASING AGENTS

| | |
|-----------|--|
| Company: | Catalyst Retail |
| Contacts: | Jay Nichols (909) 406-4000 X5, John Jennings (909) 406-4000 X4 |

SALE

| | |
|------------|--|
| Last Sale: | Sold on Aug 21, 2001 for \$1,540,000 (\$1,115.94/SF) |
|------------|--|

AMENITIES

| |
|--|
| Bus Line, Signage, Signalized Intersection |
|--|

KEY TENANTS

| | |
|--------------|----------|
| Boost Mobile | 1,380 SF |
|--------------|----------|

TRAFFIC & FRONTAGE

| | |
|-----------------|--|
| Traffic Volume: | 2,809 on Natal Way & Escondido Ave (2022) |
| | 35,306 on Escondido Ave & Natal Way (2022) |
| Frontage: | 72' on S Santa Fe Ave (with 1 curb cut) |

Made with TrafficMetrix® Products

Lease Availability Report

879 S Santa Fe Ave

Vista, CA 92083 - Vista Submarket



TRANSPORTATION

Parking: 66 Surface Spaces are available; Ratio of 10.00/1,000 SF

Transit/Subway: 5 minute walk to Escondido Avenue (Sprinter - San Diego North County Transit District (Coaster/Sprinter/Breeze))

Commuter Rail: 14 minute drive to Carlsbad Village (Coaster - San Diego North County Transit District (Coaster/Sprinter/Breeze))

Walk Score ®: Very Walkable (71)

Transit Score ®: Some Transit (40)

Lease Availability Report

905 S Santa Fe Ave

Vista, CA 92083 - Vista Submarket



BUILDING

| | |
|----------------|-------------------------|
| Type: | Retail |
| Subtype: | Bank |
| Tenancy: | Single |
| Year Built: | 1987; Renov 2022 |
| GLA: | 3,600 SF |
| Floors: | 1 |
| Typical Floor: | 3,600 SF |
| Docks: | None |

AVAILABILITY

| | |
|------------------|-----------------|
| Min Divisible: | 3,012 SF |
| Max Contig: | 3,012 SF |
| Total Available: | 3,012 SF |
| Asking Rent: | Withheld |

SPACES

| Floor | Use | Type | SF Avail | Flr Contig | Bldg Contig | Rent | Occupancy | Term |
|-------|--------|--------|----------|------------|-------------|----------|-----------|------------|
| P 1st | Retail | Direct | 3,012 | 3,012 | 3,012 | Withheld | 60 Days | Negotiable |

SRS Real Estate Partners - Adam Handfield (949) 698-1109, Terrison C. Quinn (949) 698-1107

LEASING AGENTS

| | |
|-----------|---|
| Company: | SRS Real Estate Partners |
| Contacts: | Adam Handfield (949) 698-1109, Terrison C. Quinn (949) 698-1107 |

SALE

| | |
|------------|--|
| Last Sale: | Sold on Sep 22, 2021 for \$950,000 (\$263.89/SF) |
|------------|--|

AMENITIES

| |
|-------------------|
| Bus Line, Signage |
|-------------------|

KEY TENANTS

| | |
|---------------|----------|
| 619 Taco Shop | 3,600 SF |
|---------------|----------|

TRAFFIC & FRONTAGE

| | |
|-----------------|--|
| Traffic Volume: | 5,603 on Postal Way & Santa Fe Pl (2022) |
| | 35,306 on Escondido Ave & Natal Way (2022) |
| Frontage: | 173' on S. Santa Fe |

Made with TrafficMetrix® Products

Lease Availability Report

905 S Santa Fe Ave

Vista, CA 92083 - Vista Submarket



TRANSPORTATION

Parking: 21 Surface Spaces are available; Ratio of 5.83/1,000 SF

Transit/Subway: 5 minute walk to Escondido Avenue (Sprinter - San Diego North County Transit District (Coaster/Sprinter/Breeze))

Commuter Rail: 14 minute drive to Carlsbad Village (Coaster - San Diego North County Transit District (Coaster/Sprinter/Breeze))

Walk Score ®: Very Walkable (74)

Transit Score ®: Some Transit (38)

Lease Availability Report

1020 S Santa Fe Ave

Vista, CA 92084 - Vista Submarket



BUILDING

| | |
|----------------|-----------------------|
| Type: | Class B Office |
| Tenancy: | Multiple |
| Year Built: | 1981 |
| RBA: | 11,500 SF |
| Floors: | 2 |
| Typical Floor: | 5,750 SF |

AVAILABILITY

| | |
|------------------|---------------------|
| Min Divisible: | 522 SF |
| Max Contig: | 2,480 SF |
| Total Available: | 7,022 SF |
| Asking Rent: | \$1.65/+UTIL |

SPACES

| Floor | Suite | Use | Type | SF Avail | Flr Contig | Bldg Contig | Rent | Occupancy | Term |
|---|-------|--------|--------|----------|------------|-------------|--------------|-----------|------------|
| P 1st | A | Office | Direct | 1,525 | 1,525 | 1,525 | \$1.65/+UTIL | Vacant | Negotiable |
| <i>CDC Commercial, Inc. - Nick Zech (760) 743-8500, Matt Orth (760) 743-8500, Don Zech (760) 743-8500</i> | | | | | | | | | |
| P 2nd | E | Office | Direct | 1,725 | 1,725 | 1,725 | \$1.65/+UTIL | Vacant | Negotiable |
| <i>CDC Commercial, Inc. - Nick Zech (760) 743-8500, Matt Orth (760) 743-8500, Don Zech (760) 743-8500</i> | | | | | | | | | |
| P 2nd | H | Office | Direct | 770 | 770 | 770 | \$1.65/+UTIL | Vacant | Negotiable |
| <i>CDC Commercial, Inc. - Nick Zech (760) 743-8500, Matt Orth (760) 743-8500, Don Zech (760) 743-8500</i> | | | | | | | | | |
| P 2nd | K | Office | Direct | 2,480 | 2,480 | 2,480 | \$1.65/+UTIL | Vacant | Negotiable |
| <i>CDC Commercial, Inc. - Nick Zech (760) 743-8500, Matt Orth (760) 743-8500, Don Zech (760) 743-8500</i> | | | | | | | | | |
| P 2nd | J | Office | Direct | 522 | 522 | 522 | \$1.65/+UTIL | Vacant | Negotiable |
| <i>CDC Commercial, Inc. - Nick Zech (760) 743-8500, Matt Orth (760) 743-8500, Don Zech (760) 743-8500</i> | | | | | | | | | |

LEASING AGENTS

| | |
|-----------|---|
| Company: | CDC Commercial, Inc. |
| Contacts: | Nick Zech (760) 743-8500, Matt Orth (760) 743-8500, Don Zech (760) 743-8500 |

SALE

| | |
|------------|--|
| Last Sale: | Sold on Dec 1, 1999 for \$875,000 (\$76.09/SF) |
|------------|--|

AMENITIES

| | |
|----------|--|
| Bus Line | |
|----------|--|

Lease Availability Report

1020 S Santa Fe Ave

Vista, CA 92084 - Vista Submarket



TRANSPORTATION

| | |
|------------------|---|
| Parking: | 25 Surface Spaces are available; Ratio of 2.50/1,000 SF |
| Transit/Subway: | 11 minute walk to Escondido Avenue (Sprinter - San Diego North County Transit District (Coaster/Sprinter/Breeze)) |
| Commuter Rail: | 14 minute drive to Carlsbad Village (Coaster - San Diego North County Transit District (Coaster/Sprinter/Breeze)) |
| Walk Score ®: | Somewhat Walkable (67) |
| Transit Score ®: | Some Transit (37) |

KEY TENANTS

| | | | |
|-------------------------|----------|----------------------------|----------|
| Alta Vista Insurance | 2,480 SF | Legs Legal Support Inc | 1,050 SF |
| Richris Maintenance Inc | 1,000 SF | Kim M Patrick Ea Inc | 800 SF |
| Blake Sales Associates | 600 SF | Joseph Adelizzi Law Office | 600 SF |

Lease Availability Report

1033 S Santa Fe Ave - Santa Fe Center
 Vista, CA 92083 - Vista Submarket



BUILDING

| | |
|----------------|---------------------|
| Type: | Retail |
| Subtype: | Freestanding |
| Center Type: | Strip Center |
| Tenancy: | Multiple |
| Year Built: | 1990 |
| GLA: | 3,391 SF |
| Floors: | 1 |
| Typical Floor: | 3,391 SF |
| Docks: | None |

AVAILABILITY

| | |
|------------------|-------------------|
| Min Divisible: | 1,928 SF |
| Max Contig: | 1,928 SF |
| Total Available: | 1,928 SF |
| Asking Rent: | \$1.75/NNN |

SPACES

| Floor | Use | Type | SF Avail | Fir Contig | Bldg Contig | Rent | Occupancy | Term |
|-------|--------|--------|----------|------------|-------------|------------|-----------|------------|
| P 1st | Retail | Direct | 1,928 | 1,928 | 1,928 | \$1.75/NNN | Vacant | Negotiable |

Lee & Associates - David Krohn (760) 405-1315

AMENITIES

Bus Line, Pylon Sign, Signage, Signalized Intersection

TRAFFIC & FRONTAGE

| | |
|-----------------|--|
| Traffic Volume: | 6,196 on Postal Way & Santa Fe Pl (2022) |
| | 35,306 on Escondido Ave & Natal Way (2022) |
| Frontage: | 76' on S Santa Fe Ave (with 1 curb cut) |

Made with TrafficMetrix® Products

TRANSPORTATION

| | |
|------------------|---|
| Parking: | 45 Surface Spaces are available; Ratio of 10.00/1,000 SF |
| Transit/Subway: | 11 minute walk to Escondido Avenue (Sprinter - San Diego North County Transit District (Coaster/Sprinter/Breeze)) |
| Commuter Rail: | 14 minute drive to Carlsbad Village (Coaster - San Diego North County Transit District (Coaster/Sprinter/Breeze)) |
| Walk Score ®: | Somewhat Walkable (67) |
| Transit Score ®: | Some Transit (37) |

Lease Availability Report

1025 Service PI

Vista, CA 92084 - Vista Submarket



BUILDING

| | |
|----------------|-----------------------|
| Type: | Class B Office |
| Tenancy: | Multiple |
| Year Built: | 1989 |
| RBA: | 11,784 SF |
| Floors: | 2 |
| Typical Floor: | 5,892 SF |

AVAILABILITY

| | |
|------------------|------------------|
| Min Divisible: | 4,500 SF |
| Max Contig: | 4,500 SF |
| Total Available: | 4,500 SF |
| Asking Rent: | \$1.70/FS |

SPACES

| Floor | Suite | Use | Type | SF Avail | Flr Contig | Bldg Contig | Rent | Occupancy | Term |
|-------|-------|--------|--------|----------|------------|-------------|-----------|-----------|------------|
| P 2nd | 200 | Office | Direct | 4,500 | 4,500 | 4,500 | \$1.70/FS | Vacant | Negotiable |

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

LEASING AGENTS

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

AMENITIES

Signage

TRANSPORTATION

| | |
|------------------|---|
| Parking: | 36 Surface Spaces are available; Ratio of 3.05/1,000 SF |
| Transit/Subway: | 19 minute walk to Escondido Avenue (Sprinter - San Diego North County Transit District (Coaster/Sprinter/Breeze)) |
| Commuter Rail: | 15 minute drive to Carlsbad Village (Coaster - San Diego North County Transit District (Coaster/Sprinter/Breeze)) |
| Walk Score ®: | Somewhat Walkable (56) |
| Transit Score ®: | Some Transit (33) |

KEY TENANTS

| | | | |
|---|----------|------------------------------|----------|
| montesori school | 5,600 SF | The Sails Group of Companies | 2,999 SF |
| Supported And Independent Living Services (Sails) | 800 SF | Devereux-Vista School | 500 SF |
| Metric Motorz | 450 SF | Pro Active Physical Therapy | 200 SF |

Lease Availability Report

735-785 Shadowridge Dr - Village Plaza at Shadowridge - Village Plaza
 Vista, CA 92083 - Vista Submarket



BUILDING

| | |
|----------------|-------------------------------|
| Type: | Retail |
| Subtype: | Storefront Retail/O... |
| Center Type: | Strip Center |
| Tenancy: | Multiple |
| Year Built: | 1987 |
| GLA: | 25,286 SF |
| Floors: | 1 |
| Typical Floor: | 25,286 SF |
| Docks: | None |

AVAILABILITY

| | |
|------------------|-----------------|
| Min Divisible: | 3,950 SF |
| Max Contig: | 3,950 SF |
| Total Available: | 3,950 SF |
| Asking Rent: | Withheld |

SPACES

| Floor | Suite | Use | Type | SF Avail | Fir Contig | Bldg Contig | Rent | Occupancy | Term |
|-------|-------|--------|--------|----------|------------|-------------|----------|-----------|------------|
| P 1st | 785 | Retail | Direct | 3,950 | 3,950 | 3,950 | Withheld | 60 Days | Negotiable |

DUHS Commercial - Rob Bloom (619) 269-6076, Anthony Acosta (619) 491-0048

LEASING AGENTS

| | |
|-----------|---|
| Company: | DUHS Commercial |
| Contacts: | Rob Bloom (619) 269-6076, Anthony Acosta (619) 491-0048 |

SALE

| | |
|------------|--|
| Last Sale: | Sold on Dec 2, 2013 for \$3,100,000 (\$122.60/SF) at 7.61% Cap |
|------------|--|

AMENITIES

| |
|---|
| Bus Line, Property Manager on Site, Signage |
|---|

KEY TENANTS

| | | | |
|----------------------|----------|----------------------------------|----------|
| Sea Level Fitness | 2,600 SF | Shadowridge Family Vision Center | 1,711 SF |
| Ridge Hair Design | 1,360 SF | Shadowridge Dental Group | 1,325 SF |
| Rocco's Pizza & Deli | 1,298 SF | Barbershop | 734 SF |

TRAFFIC & FRONTAGE

| | |
|-----------------|--|
| Traffic Volume: | 15,443 on Shadowridge Dr & Watson Way (2022) |
| | 44,737 on Sycamore Ave & Plumosa Ave (2022) |
| Frontage: | 535' on Shadowridge Dr (with 1 curb cut) |

Made with TrafficMetrix® Products

Lease Availability Report

735-785 Shadowridge Dr - Village Plaza at Shadowridge - Village Plaza
Vista, CA 92083 - Vista Submarket



TRANSPORTATION

Parking: 100 Surface Spaces are available; Ratio of 5.00/1,000 SF

Commuter Rail: 17 minute drive to Carlsbad Poinsettia (Coaster - San Diego North County Transit District (Coaster/Sprinter/Breeze))

Airport: 49 minute drive to San Diego International

Walk Score ®: Very Walkable (71)

Transit Score ®: Some Transit (28)

Lease Availability Report

1920 Shadowridge Dr - Shadowridge Retail Center
 Vista, CA 92081 - Vista Submarket



BUILDING

| | |
|----------------|---------------------|
| Type: | Retail |
| Center Type: | Strip Center |
| Tenancy: | Multiple |
| Year Built: | 1991 |
| GLA: | 11,875 SF |
| Floors: | 1 |
| Typical Floor: | 11,875 SF |

AVAILABILITY

| | |
|------------------|-------------------|
| Min Divisible: | 1,000 SF |
| Max Contig: | 2,000 SF |
| Total Available: | 4,000 SF |
| Asking Rent: | \$0.80/NNN |

SPACES

| Floor | Suite | Use | Type | SF Avail | Flr Contig | Bldg Contig | Rent | Occupancy | Term |
|---|-------|--------|--------|---------------|------------|-------------|------------|-----------|------------|
| P 1st | 108 | Retail | Direct | 1,000 - 2,000 | 2,000 | 2,000 | \$0.80/NNN | Vacant | Negotiable |
| <i>Coldwell Banker Commercial SC - Rick Marcus (760) 747-8899, Cyndi Light (951) 452-3000</i> | | | | | | | | | |
| P 1st | 109 | Retail | Direct | 1,000 - 2,000 | 2,000 | 2,000 | \$0.80/NNN | Vacant | Negotiable |
| <i>Coldwell Banker Commercial SC - Rick Marcus (760) 747-8899, Cyndi Light (951) 452-3000</i> | | | | | | | | | |

LEASING AGENTS

| | |
|-----------|--|
| Company: | Coldwell Banker Commercial SC |
| Contacts: | Rick Marcus (760) 747-8899, Cyndi Light (951) 452-3000 |

AMENITIES

Pylon Sign, Signage

KEY TENANTS

| | | | |
|-------------------------------------|----------|---------------------|----------|
| Anglican Church Of The Resurrection | 3,000 SF | Michael McNutt | 1,000 SF |
| Stoneridge Realty | 1,000 SF | Surf Web Design Inc | 1,000 SF |
| VR Mobil Action Inc. | 1,000 SF | Cleaner Cleaners | 500 SF |

TRAFFIC & FRONTAGE

| | |
|-----------------|---|
| Traffic Volume: | 4,436 on Longhorn Dr & Willow Ridge Dr (2022) |
| | 30,846 on S Melrose Dr & Green Oak Rd (2022) |
| Frontage: | 500' on Shadowridge Dr (with 2 curb cuts) |

Made with TrafficMetrix® Products

Lease Availability Report

1920 Shadowridge Dr - Shadowridge Retail Center
Vista, CA 92081 - Vista Submarket



TRAFFIC & FRONTAGE

350' on Longhorn Dr (with 1 curb cut)

Made with TrafficMetrix® Products

TRANSPORTATION

| | |
|------------------|--|
| Parking: | Ratio of 5.50/1,000 SF |
| Commuter Rail: | 16 minute drive to Carlsbad Poinsettia (Coaster - San Diego North County Transit District (Coaster/Sprinter/Breeze)) |
| Airport: | 49 minute drive to San Diego International |
| Walk Score ®: | Somewhat Walkable (54) |
| Transit Score ®: | Minimal Transit (23) |

Lease Availability Report

320 Sycamore Ave - Sycamore Terrace
Vista, CA 92083 - Vista Submarket



BUILDING

| | |
|----------------|---------------------|
| Type: | Retail |
| Subtype: | Freestanding |
| Center Type: | Strip Center |
| Tenancy: | Multiple |
| Year Built: | 2006 |
| GLA: | 8,084 SF |
| Floors: | 1 |
| Typical Floor: | 8,084 SF |
| Docks: | None |

AVAILABILITY

| | |
|------------------|-------------------|
| Min Divisible: | 890 SF |
| Max Contig: | 898 SF |
| Total Available: | 1,788 SF |
| Asking Rent: | \$3.33/NNN |

SPACES

| Floor | Use | Type | SF Avail | Fir Contig | Bldg Contig | Rent | Occupancy | Term |
|---|--------|--------|----------|------------|-------------|------------|-----------|------------|
| P 1st | Retail | Direct | 898 | 898 | 898 | \$3.33/NNN | 30 Days | Negotiable |
| <i>US Property Trust - Matthew Kaiser (310) 275-8909, Kurt Bradley (310) 275-8977</i> | | | | | | | | |
| P 1st | Retail | Direct | 890 | 890 | 890 | \$3.33/NNN | 30 Days | Negotiable |
| <i>US Property Trust - Matthew Kaiser (310) 275-8909, Kurt Bradley (310) 275-8977</i> | | | | | | | | |

LEASING AGENTS

| | |
|-----------|--|
| Company: | US Property Trust |
| Contacts: | Kurt Bradley (310) 275-8977, Matthew Kaiser (310) 275-8909 |

SALE

| | |
|------------|--|
| Last Sale: | Sold on Apr 3, 2024 for \$600,000 (\$74.22/SF) |
|------------|--|

AMENITIES

Freeway Visibility, Pylon Sign, Signage, Signalized Intersection

KEY TENANTS

| | | | |
|-------------------------|----------|----------------------------------|----------|
| Pacific Dental Services | 3,023 SF | Sprint Store | 2,000 SF |
| Chitos Taco Shop | 1,250 SF | Submarina California Subs | 932 SF |
| Verizon | 828 SF | Fred Loya Insurance Agency, Inc. | 500 SF |

TRAFFIC & FRONTAGE

| | |
|-----------------|--|
| Traffic Volume: | 16,401 on Sycamore Ave & Hwy 78 (2022) |
|-----------------|--|

Made with TrafficMetrix® Products

Lease Availability Report

320 Sycamore Ave - Sycamore Terrace
Vista, CA 92083 - Vista Submarket



TRAFFIC & FRONTAGE

140,875 on Ronald Packard Parkway & Hwy 78 (2020)

Frontage: 550' on Sycamore Ave (with 1 curb cut)

Made with TrafficMetrix® Products

TRANSPORTATION

Parking: 49 free Surface Spaces are available; Ratio of 5.50/1,000 SF

Transit/Subway: 11 minute walk to Buena Creek (Sprinter - San Diego North County Transit District (Coaster/Sprinter/Breeze))

Commuter Rail: 18 minute drive to Carlsbad Poinsettia (Coaster - San Diego North County Transit District (Coaster/Sprinter/Breeze))

Walk Score ®: Somewhat Walkable (64)

Transit Score ®: Some Transit (38)

Lease Availability Report

730 Sycamore Ave - Shadowridge Plaza
 Vista, CA 92083 - Vista Submarket



BUILDING

| | |
|----------------|---------------------------|
| Type: | Retail |
| Center Type: | Neighborhood Ce... |
| Tenancy: | Multiple |
| Year Built: | 1987 |
| GLA: | 5,177 SF |
| Floors: | 1 |
| Typical Floor: | 5,177 SF |
| Docks: | None |

AVAILABILITY

| | |
|------------------|-------------------|
| Min Divisible: | 932 SF |
| Max Contig: | 1,918 SF |
| Total Available: | 1,918 SF |
| Asking Rent: | \$2.00/NNN |

SPACES

| Floor | Suite | Use | Type | SF Avail | Flr Contig | Bldg Contig | Rent | Occupancy | Term |
|--|-------|--------|--------|----------|------------|-------------|------------|-----------|------------|
| P 1st | D | Retail | Direct | 986 | 1,918 | 1,918 | \$2.00/NNN | Vacant | Negotiable |
| <i>CAST Capital Partners - Ryan King (858) 395-7208, Josh Simms (916) 947-5357, Carrie Duda (619) 786-8638</i> | | | | | | | | | |
| P 1st | E | Office | Direct | 932 | 1,918 | 1,918 | \$2.00/NNN | Vacant | Negotiable |
| <i>CAST Capital Partners - Ryan King (858) 395-7208, Josh Simms (916) 947-5357, Carrie Duda (619) 786-8638</i> | | | | | | | | | |

LEASING AGENTS

| | |
|-----------|---|
| Company: | CAST Capital Partners |
| Contacts: | Ryan King (858) 395-7208, Josh Simms (916) 947-5357, Carrie Duda (619) 786-8638 |

SALE

| | |
|------------|---|
| Last Sale: | Portfolio of 4 Retail Properties in Vista, CA Sold on Jul 1, 1999 for \$3,675,000 (\$127.52/SF) |
|------------|---|

AMENITIES

Signage, Signalized Intersection

KEY TENANTS

| | | | |
|-----------------------|----------|-----------------------|--------|
| Diamond Donuts | 1,279 SF | Fast Test Lab | 660 SF |
| Fresh Calet Cleaners | 517 SF | Hairy's Pet Salon | 517 SF |
| Modern Tech Computers | 517 SF | Fastest Labs Of Vista | 500 SF |

TRAFFIC & FRONTAGE

Traffic Volume: 15,443 on Shadowridge Dr & Watson Way (2022)

Made with TrafficMetrix® Products

Lease Availability Report

730 Sycamore Ave - Shadowridge Plaza
Vista, CA 92083 - Vista Submarket



TRAFFIC & FRONTAGE

140,875 on Ronald Packard Parkway & Hwy 78 (2020)

Made with TrafficMetrix® Products

TRANSPORTATION

| | |
|------------------|--|
| Parking: | 24 free Surface Spaces are available; Ratio of 4.64/1,000 SF |
| Transit/Subway: | 20 minute walk to Buena Creek (Sprinter - San Diego North County Transit District (Coaster/Sprinter/Breeze)) |
| Commuter Rail: | 17 minute drive to Carlsbad Poinsettia (Coaster - San Diego North County Transit District (Coaster/Sprinter/Breeze)) |
| Airport: | 49 minute drive to San Diego International |
| Walk Score ®: | Very Walkable (72) |
| Transit Score ®: | Some Transit (32) |

Lease Availability Report

750 Sycamore Ave - Shadowridge Plaza
 Vista, CA 92083 - Vista Submarket



BUILDING

| | |
|----------------|--------------------|
| Type: | Retail |
| Center Type: | Neighborhood Ce... |
| Tenancy: | Multiple |
| Year Built: | 1987 |
| GLA: | 5,700 SF |
| Floors: | 1 |
| Typical Floor: | 5,700 SF |
| Docks: | None |

AVAILABILITY

| | |
|------------------|------------|
| Min Divisible: | 1,500 SF |
| Max Contig: | 1,500 SF |
| Total Available: | 1,500 SF |
| Asking Rent: | \$2.00/NNN |

SPACES

| Floor | Suite | Use | Type | SF Avail | Flr Contig | Bldg Contig | Rent | Occupancy | Term |
|-------|-------|--------|--------|----------|------------|-------------|------------|-----------|------------|
| P 1st | 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 (619) 786-8638

LEASING AGENTS

| | |
|-----------|-------------------------------|
| Company: | Retail Insite |
| Contacts: | Connor Stevens (858) 369-6458 |

SALE

| | |
|------------|---|
| Last Sale: | Portfolio of 4 Retail Properties in Vista, CA Sold on Jul 1, 1999 for \$3,675,000 (\$127.52/SF) |
|------------|---|

AMENITIES

| | |
|---------|--|
| Signage | |
|---------|--|

KEY TENANTS

| | | | |
|----------------------------|----------|----------------------|----------|
| Oriental Natural Treatment | 1,200 SF | Top Of The Line Cuts | 1,140 SF |
| Elie Nails | 1,000 SF | | |

TRAFFIC & FRONTAGE

| | |
|-----------------|---|
| Traffic Volume: | 15,443 on Shadowridge Dr & Watson Way (2022) |
| | 140,875 on Ronald Packard Parkway & Hwy 78 (2020) |
| Frontage: | 114' on Sycamore Ave (with 2 curb cuts) |

Made with TrafficMetrix® Products

Lease Availability Report

750 Sycamore Ave - Shadowridge Plaza
Vista, CA 92083 - Vista Submarket



TRANSPORTATION

| | |
|------------------|--|
| Parking: | 25 Surface Spaces are available; Ratio of 4.39/1,000 SF |
| Commuter Rail: | 17 minute drive to Carlsbad Poinsettia (Coaster - San Diego North County Transit District (Coaster/Sprinter/Breeze)) |
| Airport: | 49 minute drive to San Diego International |
| Walk Score ®: | Very Walkable (74) |
| Transit Score ®: | Some Transit (30) |

Lease Availability Report

770 Sycamore Ave - Shadowridge Plaza
 Vista, CA 92083 - Vista Submarket



BUILDING

| | |
|----------------|---------------------------|
| Type: | Retail |
| Center Type: | Neighborhood Ce... |
| Tenancy: | Multiple |
| Year Built: | 1987 |
| GLA: | 14,941 SF |
| Floors: | 1 |
| Typical Floor: | 14,941 SF |
| Docks: | None |

AVAILABILITY

| | |
|------------------|-------------------|
| Min Divisible: | 1,200 SF |
| Max Contig: | 2,400 SF |
| Total Available: | 3,720 SF |
| Asking Rent: | \$2.00/NNN |

SPACES

| Floor | Suite | Use | Type | SF Avail | Fir Contig | Bldg Contig | Rent | Occupancy | Term |
|--|-------|--------|--------|----------|------------|-------------|------------|-----------|------------|
| P 1st | G | Retail | Direct | 1,320 | 1,320 | 1,320 | \$2.00/NNN | Vacant | Negotiable |
| <i>CAST Capital Partners - Ryan King (858) 395-7208, Josh Simms (916) 947-5357, Carrie Duda (619) 786-8638</i> | | | | | | | | | |
| P 1st | I | Office | Direct | 1,200 | 2,400 | 2,400 | \$2.00/NNN | Vacant | Negotiable |
| <i>CAST Capital Partners - Ryan King (858) 395-7208, Josh Simms (916) 947-5357, Carrie Duda (619) 786-8638</i> | | | | | | | | | |
| P 1st | J | Office | Direct | 1,200 | 2,400 | 2,400 | \$2.00/NNN | Vacant | Negotiable |
| <i>CAST Capital Partners - Ryan King (858) 395-7208, Josh Simms (916) 947-5357, Carrie Duda (619) 786-8638</i> | | | | | | | | | |

LEASING AGENTS

| | |
|-----------|---|
| Company: | CAST Capital Partners |
| Contacts: | Ryan King (858) 395-7208, Josh Simms (916) 947-5357, Carrie Duda (619) 786-8638 |

SALE

| | |
|------------|---|
| Last Sale: | Portfolio of 4 Retail Properties in Vista, CA Sold on Jul 1, 1999 for \$3,675,000 (\$127.52/SF) |
|------------|---|

AMENITIES

Signage

KEY TENANTS

| | | | |
|------------------------------------|----------|------------------------|----------|
| Three Little Owl Academy Preschool | 6,000 SF | Armando's Mexican Food | 1,494 SF |
| PostalAnnex | 1,494 SF | Advance America | 1,200 SF |
| Fresh Water Pool Service | 500 SF | Luxion Media | 500 SF |

Lease Availability Report

770 Sycamore Ave - Shadowridge Plaza
Vista, CA 92083 - Vista Submarket



TRAFFIC & FRONTAGE

| | |
|-----------------|---|
| Traffic Volume: | 40,824 on Sycamore Ave & Watson Way (2022) |
| | 44,737 on Sycamore Ave & Plumosa Ave (2022) |
| Frontage: | 169' on Sycamore |
| | 147' on Sycamore Ave (with 2 curb cuts) |
| | 454' on Shadowridge |

Made with TrafficMetrix® Products

TRANSPORTATION

| | |
|------------------|--|
| Parking: | 25 Surface Spaces are available; Ratio of 1.67/1,000 SF |
| Commuter Rail: | 17 minute drive to Carlsbad Poinsettia (Coaster - San Diego North County Transit District (Coaster/Sprinter/Breeze)) |
| Airport: | 49 minute drive to San Diego International |
| Walk Score ®: | Somewhat Walkable (64) |
| Transit Score ®: | Some Transit (29) |

Lease Availability Report

790 Sycamore Ave - Shadowridge Plaza
 Vista, CA 92083 - Vista Submarket



BUILDING

| | |
|----------------|---------------------------|
| Type: | Retail |
| Center Type: | Neighborhood Ce... |
| Tenancy: | Multiple |
| Year Built: | 1989 |
| GLA: | 3,000 SF |
| Floors: | 1 |
| Typical Floor: | 300 SF |
| Docks: | None |

AVAILABILITY

| | |
|------------------|-------------------|
| Min Divisible: | 1,250 SF |
| Max Contig: | 1,750 SF |
| Total Available: | 3,000 SF |
| Asking Rent: | \$2.50/NNN |

SPACES

| Floor | Suite | Use | Type | SF Avail | Flr Contig | Bldg Contig | Rent | Occupancy | Term |
|--|-------|--------|--------|----------|------------|-------------|------------|-----------|------------|
| P 1st | A | Retail | Direct | 1,750 | 1,750 | 1,750 | \$2.50/NNN | Vacant | Negotiable |
| <i>CAST Capital Partners - Ryan King (858) 395-7208, Josh Simms (916) 947-5357, Carrie Duda (619) 786-8638</i> | | | | | | | | | |
| P 1st | B | Retail | Direct | 1,250 | 1,250 | 1,250 | \$2.50/NNN | 30 Days | Negotiable |
| <i>CAST Capital Partners - Ryan King (858) 395-7208, Josh Simms (916) 947-5357, Carrie Duda (619) 786-8638</i> | | | | | | | | | |

LEASING AGENTS

| | |
|-----------|---|
| Company: | CAST Capital Partners |
| Contacts: | Ryan King (858) 395-7208, Josh Simms (916) 947-5357, Carrie Duda (619) 786-8638 |

SALE

| | |
|------------|---|
| Last Sale: | Portfolio of 4 Retail Properties in Vista, CA Sold on Jul 1, 1999 for \$3,675,000 (\$127.52/SF) |
|------------|---|

AMENITIES

| | |
|---------|--|
| Signage | |
|---------|--|

KEY TENANTS

| | |
|--------|----------|
| Subway | 1,250 SF |
|--------|----------|

TRAFFIC & FRONTAGE

| | |
|-----------------|--|
| Traffic Volume: | 40,824 on Sycamore Ave & Watson Way (2022) |
| | 137,512 on 78 (2022) |
| Frontage: | 87' on Sycamore Ave (with 2 curb cuts) |

Made with TrafficMetrix® Products

Lease Availability Report

790 Sycamore Ave - Shadowridge Plaza
Vista, CA 92083 - Vista Submarket



TRANSPORTATION

| | |
|------------------|--|
| Parking: | 25 free Surface Spaces are available; Ratio of 8.22/1,000 SF |
| Commuter Rail: | 16 minute drive to Carlsbad Poinsettia (Coaster - San Diego North County Transit District (Coaster/Sprinter/Breeze)) |
| Airport: | 49 minute drive to San Diego International |
| Walk Score ®: | Somewhat Walkable (64) |
| Transit Score ®: | Some Transit (29) |

Lease Availability Report

902 Sycamore Ave - Sycamore Medical Center
 Vista, CA 92081 - Vista Submarket



BUILDING

| | |
|----------------|-----------------------|
| Type: | Class B Office |
| Tenancy: | Multiple |
| Year Built: | 2007 |
| RBA: | 13,727 SF |
| Floors: | 2 |
| Typical Floor: | 6,864 SF |

AVAILABILITY

| | |
|------------------|-------------------|
| Min Divisible: | 2,438 SF |
| Max Contig: | 6,709 SF |
| Total Available: | 12,059 SF |
| Asking Rent: | \$2.50/NNN |

SPACES

| Floor | Suite | Use | Type | SF Avail | Flr Contig | Bldg Contig | Rent | Occupancy | Term |
|---|-------|---------|--------|----------|------------|-------------|------------|-----------|------------|
| P 2nd | 202 | Off/Med | Direct | 2,438 | 5,350 | 5,350 | \$2.50/NNN | Vacant | Negotiable |
| <i>CBRE - Dan Henry (760) 438-8569, Lars S. Eisenhauer (760) 438-8534</i> | | | | | | | | | |
| P 2nd | 203 | Off/Med | Direct | 2,912 | 5,350 | 5,350 | \$2.50/NNN | Vacant | Negotiable |
| <i>CBRE - Dan Henry (760) 438-8569, Lars S. Eisenhauer (760) 438-8534</i> | | | | | | | | | |

LEASING AGENTS

| | |
|-----------|---|
| Company: | CBRE |
| Contacts: | Dan Henry (760) 438-8569, Lars S. Eisenhauer (760) 438-8534 |

SALE

| | |
|------------|---|
| Last Sale: | Sold on Apr 20, 2022 for \$4,800,000 (\$349.68/SF) at 5.51% Cap |
|------------|---|

AMENITIES

Air Conditioning, Monument Signage, Signage

TRANSPORTATION

| | |
|------------------|--|
| Parking: | 69 Surface Spaces are available; Ratio of 5.03/1,000 SF |
| Commuter Rail: | 16 minute drive to Carlsbad Poinsettia (Coaster - San Diego North County Transit District (Coaster/Sprinter/Breeze)) |
| Airport: | 49 minute drive to San Diego International |
| Walk Score ®: | Somewhat Walkable (61) |
| Transit Score ®: | Some Transit (27) |

Lease Availability Report

902 Sycamore Ave - Sycamore Medical Center
Vista, CA 92081 - Vista Submarket



KEY TENANTS

| | | | |
|-------------------------|----------|-------------------|----------|
| Scripps Health | 6,709 SF | Quest Diagnostics | 1,730 SF |
| Tri-City PETCT at Vista | 500 SF | | |

Lease Availability Report

906 Sycamore Ave

Vista, CA 92081 - Vista Submarket



BUILDING

| | |
|----------------|-----------------------|
| Type: | Class B Office |
| Tenancy: | Multiple |
| Year Built: | 1992 |
| RBA: | 24,231 SF |
| Floors: | 2 |
| Typical Floor: | 9,409 SF |

AVAILABILITY

| | |
|------------------|-------------------|
| Min Divisible: | 1,676 SF |
| Max Contig: | 3,751 SF |
| Total Available: | 6,491 SF |
| Asking Rent: | \$2.00/NNN |

SPACES

| Floor | Suite | Use | Type | SF Avail | Flr Contig | Bldg Contig | Rent | Occupancy | Term |
|--|-------|---------|--------|----------|------------|-------------|------------|-----------|------------|
| P 2nd | 201 | Off/Med | Direct | 2,075 | 3,751 | 3,751 | \$2.00/NNN | Vacant | Negotiable |
| <i>CBRE - Bob Cowan (760) 438-8510</i> | | | | | | | | | |
| P 2nd | 202 | Off/Med | Direct | 1,676 | 3,751 | 3,751 | \$2.00/NNN | Vacant | Negotiable |
| <i>CBRE - Bob Cowan (760) 438-8510</i> | | | | | | | | | |
| P 2nd | 210 | Off/Med | Direct | 2,740 | 2,740 | 2,740 | \$2.00/NNN | Vacant | Negotiable |
| <i>CBRE - Bob Cowan (760) 438-8510</i> | | | | | | | | | |

LEASING AGENTS

| | |
|-----------|--------------------------|
| Company: | CBRE |
| Contacts: | Bob Cowan (760) 438-8510 |

SALE

| | |
|------------|--|
| Last Sale: | Sold on May 17, 2021 for \$3,179,000 (\$131.20/SF) |
|------------|--|

AMENITIES

Bio-Tech/ Lab Space, Open-Plan, Signage

Lease Availability Report

906 Sycamore Ave

Vista, CA 92081 - Vista Submarket



TRANSPORTATION

Parking: 50 Surface Spaces are available; Ratio of 2.34/1,000 SF

Commuter Rail: 17 minute drive to Carlsbad Poinsettia (Coaster - San Diego North County Transit District (Coaster/Sprinter/Breeze))

Airport: 49 minute drive to San Diego International

Walk Score ®: Somewhat Walkable (53)

Transit Score ®: Some Transit (27)

KEY TENANTS

Blue Coast Cardiology

1,523 SF

Lease Availability Report

1800 Thibodo Rd - Vista Corporate Center
 Vista, CA 92081 - Vista Submarket



BUILDING

| | |
|----------------|-----------------------|
| Type: | Class B Office |
| Tenancy: | Multiple |
| Year Built: | 1990 |
| RBA: | 23,690 SF |
| Floors: | 3 |
| Typical Floor: | 1,974 SF |

AVAILABILITY

| | |
|------------------|--------------------------|
| Min Divisible: | 238 SF |
| Max Contig: | 1,845 SF |
| Total Available: | 4,068 SF |
| Asking Rent: | \$\$1.68 - \$2.41 |

SPACES

| Floor | Suite | Use | Type | SF Avail | Flr Contig | Bldg Contig | Rent | Occupancy | Term |
|---|-------|--------|--------|----------|------------|-------------|--------------|-----------|------------|
| P 2nd | 210 | Office | Direct | 1,845 | 1,845 | 1,845 | \$1.95/+UTIL | Vacant | Negotiable |
| <i>CBRE - Matty Sundberg (760) 438-8518, Bob Cowan (760) 438-8510</i> | | | | | | | | | |
| P 2nd | 235 | Office | Direct | 734 | 734 | 734 | \$1.95/+UTIL | Vacant | Negotiable |
| <i>CBRE - Matty Sundberg (760) 438-8518, Bob Cowan (760) 438-8510</i> | | | | | | | | | |
| P 3rd | 341 | Office | Sublet | 335 | 335 | 335 | \$2.37/MG | Vacant | Negotiable |
| <i>Small Offices 4 Rent - Brent Rosenkranz (760) 944-7131</i> | | | | | | | | | |
| P 3rd | 333 | Office | Sublet | 381 | 381 | 381 | \$2.32/MG | Vacant | Negotiable |
| <i>Small Offices 4 Rent - Brent Rosenkranz (760) 944-7131</i> | | | | | | | | | |
| P 3rd | 331 | Office | Sublet | 535 | 535 | 535 | \$1.68/MG | Vacant | Negotiable |
| <i>Small Offices 4 Rent - Brent Rosenkranz (760) 944-7131</i> | | | | | | | | | |
| P 3rd | 338 | Office | Sublet | 238 | 238 | 238 | \$2.41/MG | Vacant | Negotiable |
| <i>Small Offices 4 Rent - Brent Rosenkranz (760) 944-7131</i> | | | | | | | | | |

LEASING AGENTS

| | |
|-----------|---|
| Company: | CBRE |
| Contacts: | Matty Sundberg (760) 438-8518, Bob Cowan (760) 438-8510 |

SALE

| | |
|------------|--|
| Last Sale: | Portfolio of 2 Office Properties Sold on Nov 16, 2022 for \$13,943,904 (\$196.50/SF) |
|------------|--|

AMENITIES

Signage

Lease Availability Report

1800 Thibodo Rd - Vista Corporate Center
Vista, CA 92081 - Vista Submarket



TRANSPORTATION

Parking: Ratio of 0.00/1,000 SF

Walk Score ®: Car-Dependent (27)

Transit Score ®: Some Transit (27)

KEY TENANTS

| | | | |
|------------------------|----------|----------------------|----------|
| Greene Properties, Inc | 3,699 SF | Testa And Associates | 1,833 SF |
| Edward Jones | 1,628 SF | App Studio 35 | 736 SF |
| Pacific Political | 251 SF | | |

Lease Availability Report

161 Thunder Dr - Tri-City Medical Arts Building
 Vista, CA 92083 - Vista Submarket



BUILDING

| | |
|----------------|-----------------------|
| Type: | Class C Office |
| Tenancy: | Multiple |
| Year Built: | 1980 |
| RBA: | 33,914 SF |
| Floors: | 2 |
| Typical Floor: | 16,957 SF |
| Core Factor: | 12% |

AVAILABILITY

| | |
|------------------|-------------------|
| Min Divisible: | 812 SF |
| Max Contig: | 8,647 SF |
| Total Available: | 15,619 SF |
| Asking Rent: | \$2.35/NNN |

SPACES

| Floor | Suite | Use | Type | SF Avail | Flr Contig | Bldg Contig | Rent | Occupancy | Term |
|--|-------|---------|--------|-------------|------------|-------------|------------|-----------|------------|
| P 1st | 108 | Off/Med | Direct | 8,647 | 8,647 | 8,647 | \$2.35/NNN | Vacant | Negotiable |
| <i>MedWest Realty - Kellie Hill (858) 461-8776</i> | | | | | | | | | |
| P 2nd | 203 | Office | Direct | 812 - 3,486 | 3,486 | 3,486 | \$2.35/NNN | Vacant | Negotiable |
| <i>MedWest Realty - Kellie Hill (858) 461-8776</i> | | | | | | | | | |

LEASING AGENTS

| | |
|-----------|----------------------------|
| Company: | MedWest Realty |
| Contacts: | Kellie Hill (858) 461-8776 |

SALE

| | |
|------------|--|
| Last Sale: | Sold on Dec 20, 2021 for \$8,300,000 (\$244.74/SF) |
|------------|--|

AMENITIES

| | |
|---------|--|
| Signage | |
|---------|--|

TRANSPORTATION

| | |
|------------------|---|
| Parking: | 220 Surface Spaces are available; Ratio of 6.30/1,000 SF |
| Commuter Rail: | 10 minute drive to Carlsbad Village (Coaster - San Diego North County Transit District (Coaster/Sprinter/Breeze)) |
| Walk Score ®: | Somewhat Walkable (62) |
| Transit Score ®: | Some Transit (36) |

Lease Availability Report

161 Thunder Dr - Tri-City Medical Arts Building
Vista, CA 92083 - Vista Submarket



KEY TENANTS

| | | | |
|------------------------------------|----------|--------------------------|----------|
| Glenner Alzheimer's Family Centers | 8,647 SF | David B. Jenkins, D.D.S. | 2,000 SF |
| C Care | 1,950 SF | Physicians Data Trust | 1,400 SF |
| Vista Community Clinic | 1,200 SF | San Diego Blood Bank | 1,050 SF |

Lease Availability Report

161 Thunder Dr

Vista, CA 92083 - Vista Submarket



BUILDING

| | |
|----------------|-----------------------|
| Type: | Class B Office |
| Year Built: | Proposed |
| RBA: | 7,000 SF |
| Floors: | 1 |
| Typical Floor: | 7,000 SF |

AVAILABILITY

| | |
|------------------|-----------------|
| Min Divisible: | 7,000 SF |
| Max Contig: | 7,000 SF |
| Total Available: | 7,000 SF |
| Asking Rent: | Withheld |

SPACES

| Floor | Use | Type | SF Avail | Flr Contig | Bldg Contig | Rent | Occupancy | Term |
|-------|---------|--------|----------|------------|-------------|----------|-----------|------------|
| E 1st | Off/Med | Direct | 7,000 | 7,000 | 7,000 | Withheld | Jul 2025 | Negotiable |

MedWest Realty - Kellie Hill (858) 461-8776

TRANSPORTATION

| | |
|------------------|---|
| Commuter Rail: | 10 minute drive to Carlsbad Village (Coaster - San Diego North County Transit District (Coaster/Sprinter/Breeze)) |
| Walk Score ®: | Car-Dependent (42) |
| Transit Score ®: | Some Transit (36) |

Lease Availability Report

840-854 Townsite Dr

Vista, CA 92084 - Vista Submarket



BUILDING

| | |
|----------------|-----------------------|
| Type: | Class C Office |
| Tenancy: | Multiple |
| Year Built: | 2010 |
| RBA: | 8,517 SF |
| Floors: | 1 |
| Typical Floor: | 8,517 SF |

AVAILABILITY

| | |
|------------------|---------------------|
| Min Divisible: | 2,000 SF |
| Max Contig: | 2,000 SF |
| Total Available: | 2,000 SF |
| Asking Rent: | \$1.50/+ELEC |

SPACES

| Floor | Suite | Use | Type | SF Avail | Fir Contig | Bldg Contig | Rent | Occupancy | Term |
|-------|-------|---------|--------|----------|------------|-------------|--------------|-----------|------------|
| P 1st | 840 | Off/Med | Direct | 2,000 | 2,000 | 2,000 | \$1.50/+ELEC | Vacant | Negotiable |

Lee & Associates - Jeff A. Abramson (760) 929-7835
 Culver & Associates - Greg Gershman (858) 449-5417

LEASING AGENTS

| | |
|-----------|---------------------------------|
| Company: | Lee & Associates |
| Contacts: | Jeff A. Abramson (760) 929-7835 |

TRANSPORTATION

| | |
|------------------|---|
| Parking: | 18 Surface Spaces are available; Ratio of 2.11/1,000 SF |
| Transit/Subway: | 19 minute walk to Vista Transit Center (Sprinter - San Diego North County Transit District (Coaster/Sprinter/Breeze)) |
| Commuter Rail: | 15 minute drive to Carlsbad Village (Coaster - San Diego North County Transit District (Coaster/Sprinter/Breeze)) |
| Walk Score ®: | Very Walkable (74) |
| Transit Score ®: | Some Transit (39) |

KEY TENANTS

| | | | |
|--|----------|-------------------|----------|
| Urgent Care Associatio | 3,000 SF | Farmers Insurance | 1,000 SF |
| Oceanside Home Health & Hospice Care Inc | 900 SF | Vista Movers | 500 SF |

Lease Availability Report

1841 University Dr - North County Square
Vista, CA 92083 - Vista Submarket



BUILDING

| | |
|----------------|---------------------|
| Type: | Retail |
| Subtype: | Freestanding |
| Center Type: | Power Center |
| Tenancy: | Multiple |
| Year Built: | 1998 |
| GLA: | 7,432 SF |
| Floors: | 1 |
| Typical Floor: | 7,432 SF |
| Docks: | None |

AVAILABILITY

| | |
|------------------|-----------------|
| Min Divisible: | 2,000 SF |
| Max Contig: | 2,865 SF |
| Total Available: | 4,865 SF |
| Asking Rent: | Withheld |

SPACES

| Floor | Suite | Use | Type | SF Avail | Flr Contig | Bldg Contig | Rent | Occupancy | Term |
|---|-------|--------|--------|----------|------------|-------------|----------|-----------|------------|
| P 1st | 110 | Retail | Direct | 2,865 | 2,865 | 2,865 | Withheld | Vacant | Negotiable |
| <i>CBRE - Reg Kobzi (858) 546-4604, Michael Peterson (858) 646-4749, Joel R. Wilson (858) 546-4651, Lane Robertson (858) 646-4733</i> | | | | | | | | | |
| P 1st | 140 | Retail | Direct | 2,000 | 2,000 | 2,000 | Withheld | Vacant | Negotiable |
| <i>CBRE - Reg Kobzi (858) 546-4604, Michael Peterson (858) 646-4749, Joel R. Wilson (858) 546-4651, Lane Robertson (858) 646-4733</i> | | | | | | | | | |

LEASING AGENTS

| | |
|-----------|---|
| Company: | CBRE |
| Contacts: | Reg Kobzi (858) 546-4604, Michael Peterson (858) 646-4749, Joel R. Wilson (858) 546-4651, Lane Robertson (858) 646-4733 |

SALE

Last Sale: Portfolio of 8 Properties in Vista, CA Sold on Jan 26, 2007 for \$27,000,000

AMENITIES

Signage

KEY TENANTS

| | | | |
|--------------|----------|----------|----------|
| Sally Beauty | 1,700 SF | Claire's | 1,000 SF |
|--------------|----------|----------|----------|

TRAFFIC & FRONTAGE

| | |
|-----------------|---|
| Traffic Volume: | 3,453 on University Dr (2022) |
| | 140,875 on Ronald Packard Parkway & Hwy 78 (2020) |
| Frontage: | 107' on University |

Made with TrafficMetrix® Products



Lease Availability Report

1841 University Dr - North County Square
Vista, CA 92083 - Vista Submarket



TRANSPORTATION

| | |
|------------------|--|
| Parking: | 150 free Surface Spaces are available |
| Transit/Subway: | 15 minute walk to Buena Creek (Sprinter - San Diego North County Transit District (Coaster/Sprinter/Breeze)) |
| Commuter Rail: | 19 minute drive to Carlsbad Poinsettia (Coaster - San Diego North County Transit District (Coaster/Sprinter/Breeze)) |
| Walk Score ®: | Car-Dependent (48) |
| Transit Score ®: | Some Transit (36) |

Lease Availability Report

1860 University Dr - Souplantation - North County Square
 Vista, CA 92083 - Vista Submarket



BUILDING

| | |
|----------------|---------------------|
| Type: | Retail |
| Subtype: | Restaurant |
| Center Type: | Power Center |
| Tenancy: | Multiple |
| Year Built: | 2001 |
| GLA: | 9,404 SF |
| Floors: | 1 |
| Typical Floor: | 7,374 SF |
| Docks: | None |

AVAILABILITY

| | |
|------------------|-----------------|
| Min Divisible: | 2,213 SF |
| Max Contig: | 2,213 SF |
| Total Available: | 2,213 SF |
| Asking Rent: | Withheld |

SPACES

| Floor | Suite | Use | Type | SF Avail | Flr Contig | Bldg Contig | Rent | Occupancy | Term |
|-------|-------|--------|--------|----------|------------|-------------|----------|-----------|------------|
| P 1st | B | Retail | Direct | 2,213 | 2,213 | 2,213 | Withheld | Vacant | Negotiable |

CBRE - Reg Kobzi (858) 546-4604, Michael Peterson (858) 646-4749, Joel R. Wilson (858) 546-4651, Lane Robertson (858) 646-4733

LEASING AGENTS

Company: CBRE
 Contacts: Reg Kobzi (858) 546-4604, Michael Peterson (858) 646-4749, Joel R. Wilson (858) 546-4651, Lane Robertson (858) 646-4733

SALE

Last Sale: Portfolio of 2 Retail Properties in Vista, CA Sold on Jan 26, 2007 for \$8,180,000 (\$177.79/SF)

AMENITIES

Bus Line, Dedicated Turn Lane, Pylon Sign, Signage, Signalized Intersection

KEY TENANTS

Tony Pepperoni 7,400 SF

TRAFFIC & FRONTAGE

Traffic Volume: 3,453 on University Dr (2022)
 140,875 on Ronald Packard Parkway & Hwy 78 (2020)
 Frontage: 149' on University Dr (with 1 curb cut)

Made with TrafficMetrix® Products

Lease Availability Report

1860 University Dr - Souplantation - North County Square
Vista, CA 92083 - Vista Submarket



TRANSPORTATION

| | |
|------------------|--|
| Parking: | 25 free Surface Spaces are available; Ratio of 3.02/1,000 SF |
| Transit/Subway: | 15 minute walk to Buena Creek (Sprinter - San Diego North County Transit District (Coaster/Sprinter/Breeze)) |
| Commuter Rail: | 18 minute drive to Carlsbad Poinsettia (Coaster - San Diego North County Transit District (Coaster/Sprinter/Breeze)) |
| Walk Score ®: | Somewhat Walkable (51) |
| Transit Score ®: | Some Transit (37) |

Lease Availability Report

1980 University Dr

Vista, CA 92083 - Vista Submarket



BUILDING

| | |
|----------------|---------------------|
| Type: | Retail |
| Subtype: | Freestanding |
| Tenancy: | Multiple |
| Year Built: | 2006 |
| GLA: | 21,300 SF |
| Floors: | 1 |
| Typical Floor: | 21,300 SF |
| Docks: | None |

AVAILABILITY

| | |
|------------------|-----------------|
| Min Divisible: | 3,375 SF |
| Max Contig: | 3,375 SF |
| Total Available: | 3,375 SF |
| Asking Rent: | Withheld |

SPACES

| Floor | Suite | Use | Type | SF Avail | Flr Contig | Bldg Contig | Rent | Occupancy | Term |
|-------|-------|--------|--------|----------|------------|-------------|----------|-----------|------------|
| P 1st | 300 | Retail | Direct | 3,375 | 3,375 | 3,375 | Withheld | Vacant | Negotiable |

CBRE - Reg Kobzi (858) 546-4604, Michael Peterson (858) 646-4749, Joel R. Wilson (858) 546-4651

LEASING AGENTS

| | |
|-----------|--|
| Company: | CBRE |
| Contacts: | Reg Kobzi (858) 546-4604, Michael Peterson (858) 646-4749, Joel R. Wilson (858) 546-4651 |

SALE

| | |
|------------|--|
| Last Sale: | Sold on Jan 26, 2007 for \$7,820,000 (\$367.14/SF) |
|------------|--|

AMENITIES

| |
|---------------------|
| Pylon Sign, Signage |
|---------------------|

KEY TENANTS

| | |
|----------------|-----------|
| Planet Fitness | 19,900 SF |
|----------------|-----------|

TRAFFIC & FRONTAGE

| | |
|-----------------|---|
| Traffic Volume: | 3,453 on University Dr (2022) |
| | 140,875 on Ronald Packard Parkway & Hwy 78 (2020) |
| Frontage: | 213' on University Dr (with 1 curb cut) |

Made with TrafficMetrix® Products

Lease Availability Report

1980 University Dr

Vista, CA 92083 - Vista Submarket



TRANSPORTATION

Parking: 155 Surface Spaces are available; Ratio of 7.28/1,000 SF

Transit/Subway: 19 minute walk to Buena Creek (Sprinter - San Diego North County Transit District (Coaster/Sprinter/Breeze))

Walk Score ®: Somewhat Walkable (51)

Transit Score ®: Some Transit (34)

Lease Availability Report

969 Vale Terrace Dr

Vista, CA 92084 - Vista Submarket



BUILDING

| | |
|----------------|-----------------------|
| Type: | Class B Office |
| Tenancy: | Multiple |
| Year Built: | 1989 |
| RBA: | 3,520 SF |
| Floors: | 2 |
| Typical Floor: | 1,760 SF |
| Core Factor: | 15% |

AVAILABILITY

| | |
|------------------|-------------------|
| Min Divisible: | 900 SF |
| Max Contig: | 900 SF |
| Total Available: | 900 SF |
| Asking Rent: | \$2.11/NNN |

SPACES

| Floor | Suite | Use | Type | SF Avail | Flr Contig | Bldg Contig | Rent | Occupancy | Term |
|-------|-------|--------|--------|----------|------------|-------------|------------|-----------|-----------|
| P 1st | 120 | Office | Direct | 900 | 900 | 900 | \$2.11/NNN | Vacant | 3 - 5 Yrs |

Craig Properties - Craig J. Mohnacky (760) 535-5103

LEASING AGENTS

| | |
|-----------|----------------------------------|
| Company: | Craig Properties |
| Contacts: | Craig J. Mohnacky (760) 535-5103 |

SALE

| | |
|------------|---|
| Last Sale: | Sold on Nov 1, 2021 for \$900,000 (\$255.68/SF) |
|------------|---|

AMENITIES

Outdoor Seating, Signage

TRANSPORTATION

| | |
|------------------|---|
| Parking: | 13 Surface Spaces are available; Ratio of 2.13/1,000 SF |
| Commuter Rail: | 15 minute drive to Carlsbad Village (Coaster - San Diego North County Transit District (Coaster/Sprinter/Breeze)) |
| Walk Score ®: | Somewhat Walkable (56) |
| Transit Score ®: | Some Transit (35) |

KEY TENANTS

| | | | |
|--|----------|--------------------------|--------|
| Mohnacky Animal Hospitals Of Escondido | 1,760 SF | Simon Mikhael Law Office | 860 SF |
|--|----------|--------------------------|--------|

Lease Availability Report

640 E Vista Way - Vista Professional Building

Vista, CA 92084 - Vista Submarket



BUILDING

| | |
|----------------|-----------------------|
| Type: | Class B Office |
| Tenancy: | Multiple |
| Year Built: | 2004 |
| RBA: | 3,150 SF |
| Floors: | 2 |
| Typical Floor: | 1,575 SF |

AVAILABILITY

| | |
|------------------|-----------------------------|
| Min Divisible: | 400 SF |
| Max Contig: | 800 SF |
| Total Available: | 1,600 SF |
| Asking Rent: | \$\$2.00 - \$2.12/MG |

SPACES

| Floor | Suite | Use | Type | SF Avail | Fir Contig | Bldg Contig | Rent | Occupancy | Term |
|--|-------|--------|--------|----------|------------|-------------|-----------|-----------|------------|
| P 1st | B | Office | Direct | 400 | 400 | 400 | \$2.12/MG | Vacant | Negotiable |
| <i>Pacific Coast Commercial - Valley Coleman (619) 469-3600, Ethan Park (619) 469-3600</i> | | | | | | | | | |
| P 1st | C | Office | Direct | 400 | 400 | 400 | \$2.12/MG | Vacant | Negotiable |
| <i>Pacific Coast Commercial - Valley Coleman (619) 469-3600, Ethan Park (619) 469-3600</i> | | | | | | | | | |
| P 1st | B & C | Office | Direct | 800 | 800 | 800 | \$2.00/MG | Vacant | Negotiable |
| <i>Pacific Coast Commercial - Valley Coleman (619) 469-3600, Ethan Park (619) 469-3600</i> | | | | | | | | | |

LEASING AGENTS

| | |
|-----------|--|
| Company: | Pacific Coast Commercial |
| Contacts: | Valley Coleman (619) 469-3600, Ethan Park (619) 469-3600 |

SALE

| | |
|------------|---|
| Last Sale: | Sold on Feb 5, 2019 for \$655,000 (\$207.94/SF) |
|------------|---|

AMENITIES

| | |
|----------|--|
| Bus Line | |
|----------|--|

TRANSPORTATION

| | |
|------------------|---|
| Parking: | 25 Surface Spaces are available; Ratio of 7.94/1,000 SF |
| Transit/Subway: | 14 minute walk to Vista Transit Center (Sprinter - San Diego North County Transit District (Coaster/Sprinter/Breeze)) |
| Commuter Rail: | 14 minute drive to Carlsbad Village (Coaster - San Diego North County Transit District (Coaster/Sprinter/Breeze)) |
| Walk Score ®: | Very Walkable (79) |
| Transit Score ®: | Some Transit (46) |

Lease Availability Report

640 E Vista Way - Vista Professional Building

Vista, CA 92084 - Vista Submarket



KEY TENANTS

| | | | |
|------------------------|--------|------------------------------|--------|
| American Response Team | 500 SF | Botanica Triangulo Esoterico | 500 SF |
| Farmers Insurance | 300 SF | | |

Lease Availability Report

759-761 E Vista Way

Vista, CA 92084 - Vista Submarket



BUILDING

| | |
|----------------|--------------|
| Type: | Retail |
| Subtype: | Freestanding |
| Tenancy: | Multiple |
| Year Built: | 1980 |
| GLA: | 2,300 SF |
| Floors: | 1 |
| Typical Floor: | 2,300 SF |
| Docks: | None |

AVAILABILITY

| | |
|------------------|--------------|
| Min Divisible: | 1,150 SF |
| Max Contig: | 1,150 SF |
| Total Available: | 1,150 SF |
| Asking Rent: | \$3.96/+UTIL |

SPACES

| Floor | Suite | Use | Type | SF Avail | Flr Contig | Bldg Contig | Rent | Occupancy | Term |
|-------|-------|--------|--------|----------|------------|-------------|--------------|-----------|-----------|
| P 1st | 759 | Retail | Direct | 1,150 | 1,150 | 1,150 | \$3.96/+UTIL | Vacant | 3 - 5 Yrs |

Coldwell Banker Residential Brokerage - Stacie Hatfield (949) 702-0267

LEASING AGENTS

Company: Coldwell Banker Residential Brokerage

Contacts: Stacie Hatfield (949) 702-0267

SALE

Last Sale: Sold on Apr 30, 2024 for \$1,100,000 (\$478.26/SF)

AMENITIES

Signage

TRAFFIC & FRONTAGE

Traffic Volume: 4,022 on Townsite Dr & Truly Ter (2022)

44,129 on E Vista Way & Franklin Ln (2022)

Frontage: 28' on E Vista Way

Made with TrafficMetrix® Products

Lease Availability Report

759-761 E Vista Way

Vista, CA 92084 - Vista Submarket



TRANSPORTATION

Parking: 9 Surface Spaces are available; Ratio of 3.91/1,000 SF

Transit/Subway: 14 minute walk to Escondido Avenue (Sprinter - San Diego North County Transit District (Coaster/Sprinter/Breeze))

Commuter Rail: 13 minute drive to Carlsbad Village (Coaster - San Diego North County Transit District (Coaster/Sprinter/Breeze))

Walk Score ®: Very Walkable (74)

Transit Score ®: Some Transit (43)

Lease Availability Report

830 E Vista Way - Del Mar Plaza
Vista, CA 92084 - Vista Submarket



BUILDING

| | |
|----------------|-------------------------------|
| Type: | Retail |
| Subtype: | Storefront Retail/O... |
| Tenancy: | Multiple |
| Year Built: | 2004 |
| GLA: | 14,968 SF |
| Floors: | 2 |
| Typical Floor: | 7,484 SF |
| Docks: | None |

AVAILABILITY

| | |
|------------------|------------------|
| Min Divisible: | 466 SF |
| Max Contig: | 466 SF |
| Total Available: | 466 SF |
| Asking Rent: | \$1.65/MG |

SPACES

| Floor | Suite | Use | Type | SF Avail | Flr Contig | Bldg Contig | Rent | Occupancy | Term |
|-------|-------|---------|--------|----------|------------|-------------|-----------|-----------|------------|
| P 2nd | 219 | Off/Ret | Direct | 466 | 466 | 466 | \$1.65/MG | Vacant | Negotiable |

Investors Property Management Group - Jonathan Peacher (760) 967-4764 X3

LEASING AGENTS

Company: Investors Property Management Group
Contacts: Jonathan Peacher (760) 967-4764 X3

SALE

Last Sale: Sold on Mar 15, 2022 for \$3,000,000 (\$200.43/SF) at 5.60% Cap

AMENITIES

Air Conditioning, Signage

KEY TENANTS

| | | | |
|----------------------|--------|------------------------------|--------|
| 3 Pacos Party Events | 970 SF | ComForCare Home Care | 856 SF |
| SamServe | 740 SF | Erica's Fashion | 652 SF |
| Farmers Insurance | 518 SF | Vista Community Hospice, Inc | 500 SF |

TRAFFIC & FRONTAGE

Traffic Volume: 4,022 on Townsite Dr & Truly Ter (2022)
44,129 on E Vista Way & Franklin Ln (2022)
Frontage: 255' on E Vista Way (with 1 curb cut)

Made with TrafficMetrix® Products

Lease Availability Report

830 E Vista Way - Del Mar Plaza

Vista, CA 92084 - Vista Submarket



TRANSPORTATION

Parking: 65 Surface Spaces are available; Ratio of 4.38/1,000 SF

Transit/Subway: 20 minute walk to Vista Transit Center (Sprinter - San Diego North County Transit District (Coaster/Sprinter/Breeze))

Commuter Rail: 15 minute drive to Carlsbad Village (Coaster - San Diego North County Transit District (Coaster/Sprinter/Breeze))

Walk Score ®: Very Walkable (72)

Transit Score ®: Some Transit (42)

Lease Availability Report

913-959 E Vista Way - Vista Market Place - Vista Marketplace
 Vista, CA 92084 - Vista Submarket



BUILDING

| | |
|----------------|---------------------------|
| Type: | Retail |
| Subtype: | Freestanding |
| Center Type: | Neighborhood Ce... |
| Tenancy: | Multiple |
| Year Built: | 1979 |
| GLA: | 56,560 SF |
| Floors: | 1 |
| Typical Floor: | 56,560 SF |
| Docks: | 1 ext |

AVAILABILITY

| | |
|------------------|-------------------|
| Min Divisible: | 2,200 SF |
| Max Contig: | 14,863 SF |
| Total Available: | 26,074 SF |
| Asking Rent: | \$1.75/NNN |

SPACES

| Floor | Suite | Use | Type | SF Avail | Flr Contig | Bldg Contig | Rent | Occupancy | Term |
|---|-------|--------|--------|----------|------------|-------------|------------|-----------|------------|
| P 1st | 923 | Retail | Direct | 3,612 | 3,612 | 3,612 | \$1.75/NNN | 30 Days | Negotiable |
| <i>Lee & Associates - James Pieri, Jr. (760) 448-2457, Marc Dudzik (760) 448-2456</i> | | | | | | | | | |
| P 1st | 943-A | Retail | Direct | 3,199 | 3,199 | 3,199 | \$1.75/NNN | 30 Days | Negotiable |
| <i>Lee & Associates - James Pieri, Jr. (760) 448-2457, Marc Dudzik (760) 448-2456</i> | | | | | | | | | |
| P 1st | 955 | Retail | Direct | 2,200 | 2,200 | 2,200 | \$1.75/NNN | 30 Days | Negotiable |
| <i>Lee & Associates - James Pieri, Jr. (760) 448-2457, Marc Dudzik (760) 448-2456</i> | | | | | | | | | |
| P 1st | 959 | Retail | Direct | 2,200 | 2,200 | 2,200 | \$1.75/NNN | 30 Days | Negotiable |
| <i>Lee & Associates - James Pieri, Jr. (760) 448-2457, Marc Dudzik (760) 448-2456</i> | | | | | | | | | |

SALE

Last Sale: Sold on Apr 30, 1999 for \$4,450,000 (\$78.68/SF)

AMENITIES

Bus Line, Pylon Sign, Signage

KEY TENANTS

| | | | |
|-----------------------|-----------|---------------------|----------|
| Vista Learning Center | 11,312 SF | Salcedo Dance Hall | 8,400 SF |
| Bistro 760 | 5,656 SF | Family Dollar | 3,199 SF |
| Drago & Drago | 1,008 SF | Rainbow Message Spa | 1,000 SF |

Lease Availability Report

913-959 E Vista Way - Vista Market Place - Vista Marketplace



Vista, CA 92084 - Vista Submarket

TRAFFIC & FRONTAGE

Traffic Volume: 3,498 on Williamston St & Clearbrook Ln (2022)

42,357 on E Vista Way & Francis Dr (2022)

Frontage: 555' on E Vista Way (with 3 curb cuts)

Made with TrafficMetrix® Products

TRANSPORTATION

Parking: 235 Surface Spaces are available; Ratio of 3.93/1,000 SF

Commuter Rail: 15 minute drive to Carlsbad Village (Coaster - San Diego North County Transit District (Coaster/Sprinter/Breeze))

Walk Score ®: Very Walkable (76)

Transit Score ®: Some Transit (31)

Lease Availability Report

1225-1381 E Vista Way - Foothill Center
 Vista, CA 92084 - Vista Submarket



BUILDING

| | |
|----------------|-------------------------|
| Type: | Retail |
| Center Type: | Community Center |
| Tenancy: | Multiple |
| Year Built: | 1986 |
| GLA: | 99,999 SF |
| Floors: | 2 |
| Typical Floor: | 50,000 SF |
| Docks: | 3 ext |

AVAILABILITY

| | |
|------------------|-------------------|
| Min Divisible: | 1,135 SF |
| Max Contig: | 3,855 SF |
| Total Available: | 8,644 SF |
| Asking Rent: | \$1.75/NNN |

SPACES

| Floor | Suite | Use | Type | SF Avail | Flr Contig | Bldg Contig | Rent | Occupancy | Term |
|---|-------|--------|--------|---------------|------------|-------------|------------|-----------|------------|
| P 1st | 1225 | Retail | Direct | 3,654 | 3,654 | 3,654 | \$1.75/NNN | Vacant | Negotiable |
| <i>PE Management Group - Nicolas Biancamano (858) 779-9095, Joshua Coons (858) 779-9097</i> | | | | | | | | | |
| P 1st | 1241 | Retail | Direct | 1,317 - 3,855 | 3,855 | 3,855 | \$1.75/NNN | Vacant | Negotiable |
| <i>PE Management Group - Nicolas Biancamano (858) 779-9095, Joshua Coons (858) 779-9097</i> | | | | | | | | | |

LEASING AGENTS

| | |
|-----------|--|
| Company: | PE Management Group |
| Contacts: | Nicolas Biancamano (858) 779-9095, Joshua Coons (858) 779-9097 |

KEY TENANTS

| | | | |
|--------------|-----------|---------------|-----------|
| • Albertsons | 59,500 SF | • Rite Aid | 13,000 SF |
| U.S. Bank | 3,000 SF | World's Fare | 2,000 SF |
| Jazzercise | 1,500 SF | The UPS Store | 1,300 SF |

• Anchor

TRAFFIC & FRONTAGE

| | |
|-----------------|---|
| Traffic Volume: | 2,179 on Monte Mar Rd & E Vista Way (2018) |
| | 27,190 on E Vista Way & Monte Mar Rd (2022) |
| Frontage: | 92' on E Vista Way (with 1 curb cut) |

Made with TrafficMetrix® Products

Lease Availability Report

1225-1381 E Vista Way - Foothill Center

Vista, CA 92084 - Vista Submarket



TRANSPORTATION

Parking: 550 Surface Spaces are available; Ratio of 5.50/1,000 SF

Walk Score ®: Very Walkable (71)

Transit Score ®: Some Transit (27)

Lease Availability Report

1280-1350 E Vista Way - Vista Terrace
 Vista, CA 92084 - Vista Submarket



BUILDING

| | |
|----------------|---------------------------|
| Type: | Retail |
| Subtype: | Storefront |
| Center Type: | Neighborhood Ce... |
| Tenancy: | Multiple |
| Year Built: | 1981; Renov 2019 |
| GLA: | 28,440 SF |
| Floors: | 1 |
| Typical Floor: | 28,440 SF |
| Docks: | None |

AVAILABILITY

| | |
|------------------|-----------------|
| Min Divisible: | 1,173 SF |
| Max Contig: | 1,173 SF |
| Total Available: | 1,173 SF |
| Asking Rent: | Withheld |

SPACES

| Floor | Suite | Use | Type | SF Avail | Flr Contig | Bldg Contig | Rent | Occupancy | Term |
|-------|--------|--------|--------|----------|------------|-------------|----------|-----------|------------|
| P 1st | 3150-2 | Retail | Direct | 1,173 | 1,173 | 1,173 | Withheld | Vacant | Negotiable |

Newmark - John Jennings (858) 875-5927, Justin Wessel (858) 875-3600

LEASING AGENTS

| | |
|-----------|--|
| Company: | Newmark |
| Contacts: | John Jennings (858) 875-5927, Justin Wessel (858) 875-3600 |

SALE

| | |
|------------|---|
| Last Sale: | Sold on Dec 9, 2021 for \$13,340,000 (\$469.06/SF) at 5.65% Cap |
|------------|---|

AMENITIES

| |
|-------------------------------|
| Bus Line, Restaurant, Signage |
|-------------------------------|

KEY TENANTS

| | | | |
|--------------------|----------|------------------------|----------|
| Discovery Daycare | 4,360 SF | Upper Crust Pizza | 3,602 SF |
| Concina Del Carmen | 3,551 SF | Vista Modern Dentistry | 3,451 SF |
| Sport Clips, Inc | 1,990 SF | Chili Coast Burger | 1,454 SF |

TRAFFIC & FRONTAGE

| | |
|-----------------|---|
| Traffic Volume: | 27,190 on E Vista Way & Monte Mar Rd (2022) |
| | 32,260 on E Vista Way & Oak Dr (2022) |
| Frontage: | 524' on Vista Way |

Made with TrafficMetrix® Products

Lease Availability Report

1280-1350 E Vista Way - Vista Terrace

Vista, CA 92084 - Vista Submarket



TRANSPORTATION

Parking: 300 Surface Spaces are available; Ratio of 10.00/1,000 SF

Walk Score ®: Very Walkable (73)

Transit Score ®: Some Transit (27)

Lease Availability Report

1465 E Vista Way

Vista, CA 92084 - Vista Submarket



BUILDING

| | |
|----------------|---------------------------|
| Type: | Retail |
| Subtype: | Freestanding |
| Tenancy: | Multiple |
| Year Built: | Under Construction |
| GLA: | 5,775 SF |
| Floors: | 1 |
| Typical Floor: | 5,775 SF |

AVAILABILITY

| | |
|------------------|-----------------|
| Min Divisible: | 1,000 SF |
| Max Contig: | 3,275 SF |
| Total Available: | 4,275 SF |
| Asking Rent: | Withheld |

SPACES

| Floor | Use | Type | SF Avail | Flr Contig | Bldg Contig | Rent | Occupancy | Term |
|---|--------|--------|----------|------------|-------------|----------|-----------|------------|
| P 1st | Retail | Direct | 1,000 | 1,000 | 1,000 | Withheld | Dec 2024 | Negotiable |
| <i>Lee & Associates - Victor Aquilina (760) 448-1370, Jake Hartbarger (419) 787-6970 Lee & Associates Commercial Real Estate Services - Brian Bielatowicz (951) 445-4515</i> | | | | | | | | |
| P 1st | Retail | Direct | 1,775 | 3,275 | 3,275 | Withheld | Dec 2024 | Negotiable |
| <i>Lee & Associates - Victor Aquilina (760) 448-1370, Jake Hartbarger (419) 787-6970 Lee & Associates Commercial Real Estate Services - Brian Bielatowicz (951) 445-4515</i> | | | | | | | | |
| P 1st | Retail | Direct | 1,500 | 3,275 | 3,275 | Withheld | Dec 2024 | Negotiable |
| <i>Lee & Associates - Victor Aquilina (760) 448-1370, Jake Hartbarger (419) 787-6970 Lee & Associates Commercial Real Estate Services - Brian Bielatowicz (951) 445-4515</i> | | | | | | | | |

LEASING AGENTS

| | |
|-----------|--|
| Company: | Lee & Associates Commercial Real Estate Services |
| Contacts: | Brian Bielatowicz (951) 445-4515 |
| Company: | Lee & Associates |
| Contacts: | Victor Aquilina (760) 448-1370, Jake Hartbarger (419) 787-6970 |

TRAFFIC & FRONTAGE

| | |
|-----------------|---|
| Traffic Volume: | 2,179 on Monte Mar Rd & E Vista Way (2018) |
| | 27,190 on E Vista Way & Monte Mar Rd (2022) |

Made with TrafficMetrix® Products

Lease Availability Report

1465 E Vista Way

Vista, CA 92084 - Vista Submarket



TRANSPORTATION

Parking: 60 Surface Spaces are available; Ratio of 10.39/1,000 SF

Walk Score ®: Somewhat Walkable (69)

Transit Score ®: Some Transit (27)

Lease Availability Report

550 W Vista Way - Melrose Plaza

Vista, CA 92083 - Vista Submarket



BUILDING

| | |
|----------------|-----------------------|
| Type: | Class C Office |
| Tenancy: | Multiple |
| Year Built: | 1978 |
| RBA: | 32,694 SF |
| Floors: | 4 |
| Typical Floor: | 8,173 SF |

AVAILABILITY

| | |
|------------------|-------------------------|
| Min Divisible: | 400 SF |
| Max Contig: | 650 SF |
| Total Available: | 2,270 SF |
| Asking Rent: | \$1.80/+U&CH |

SPACES

| Floor | Suite | Use | Type | SF Avail | Flr Contig | Bldg Contig | Rent | Occupancy | Term |
|---|-------|--------|--------|----------|------------|-------------|--------------|-----------|------------|
| P 1st | 106 | Office | Direct | 400 | 400 | 400 | \$1.80/+U&CH | Vacant | Negotiable |
| <i>Lee & Associates - Jeff A. Abramson (760) 929-7835</i> | | | | | | | | | |
| P 2nd | 210 | Office | Direct | 570 | 570 | 570 | \$1.80/+U&CH | Vacant | Negotiable |
| <i>Lee & Associates - Jeff A. Abramson (760) 929-7835</i> | | | | | | | | | |
| P 3rd | 309 | Office | Direct | 650 | 650 | 650 | \$1.80/+U&CH | Vacant | Negotiable |
| <i>Lee & Associates - Jeff A. Abramson (760) 929-7835</i> | | | | | | | | | |
| P 3rd | 308 | Office | Direct | 650 | 650 | 650 | \$1.80/+U&CH | Vacant | Negotiable |
| <i>Lee & Associates - Jeff A. Abramson (760) 929-7835</i> | | | | | | | | | |

LEASING AGENTS

| | |
|-----------|---------------------------------|
| Company: | Lee & Associates |
| Contacts: | Jeff A. Abramson (760) 929-7835 |

SALE

| | |
|------------|---|
| Last Sale: | Portfolio of 4 Properties in Vista, CA Sold on Nov 20, 2020 for \$7,500,000 |
|------------|---|

AMENITIES

| |
|------------|
| Restaurant |
|------------|

Lease Availability Report

550 W Vista Way - Melrose Plaza

Vista, CA 92083 - Vista Submarket



TRANSPORTATION

Parking: 65 Surface Spaces are available; Ratio of 1.98/1,000 SF

Transit/Subway: 17 minute walk to Vista Transit Center (Sprinter - San Diego North County Transit District (Coaster/Sprinter/Breeze))

Commuter Rail: 12 minute drive to Carlsbad Village (Coaster - San Diego North County Transit District (Coaster/Sprinter/Breeze))

Walk Score ®: Very Walkable (75)

Transit Score ®: Some Transit (37)

KEY TENANTS

| | | | |
|----------------------------|----------|---------------------------|----------|
| AccentCare | 1,425 SF | Apreva Hospice | 1,425 SF |
| Embrasse Behavioral Health | 1,425 SF | Exodus Recovery | 1,425 SF |
| Fausto's Bail Bonds | 1,425 SF | Law Office of Genaro Lara | 1,425 SF |

Lease Availability Report

1235 W Vista Way - Vista Medical & Dental
 Vista, CA 92083 - Vista Submarket



BUILDING

| | |
|----------------|-----------------------|
| Type: | Class B Office |
| Tenancy: | Multiple |
| Year Built: | 1973 |
| RBA: | 13,390 SF |
| Floors: | 2 |
| Typical Floor: | 6,727 SF |

AVAILABILITY

| | |
|------------------|-------------------|
| Min Divisible: | 1,818 SF |
| Max Contig: | 1,818 SF |
| Total Available: | 1,818 SF |
| Asking Rent: | \$1.45/NNN |

SPACES

| Floor | Suite | Use | Type | SF Avail | Flr Contig | Bldg Contig | Rent | Occupancy | Term |
|-------|-------|--------|--------|----------|------------|-------------|------------|-----------|-------|
| P 1st | A | Office | Direct | 1,818 | 1,818 | 1,818 | \$1.45/NNN | Vacant | 5 Yrs |

Investors Property Management Group - Jonathan Peacher (760) 967-4764 X3

LEASING AGENTS

Company: Investors Property Management Group
 Contacts: Jonathan Peacher (760) 967-4764 X3

SALE

Last Sale: Sold on May 25, 1999 for \$1,000,000 (\$74.68/SF) at 12.69% Cap

AMENITIES

Signage

TRANSPORTATION

| | |
|------------------|---|
| Parking: | 85 Surface Spaces are available; Ratio of 5.40/1,000 SF |
| Commuter Rail: | 11 minute drive to Carlsbad Village (Coaster - San Diego North County Transit District (Coaster/Sprinter/Breeze)) |
| Walk Score ®: | Car-Dependent (39) |
| Transit Score ®: | Some Transit (32) |

KEY TENANTS

| | | | |
|------------------------------|----------|-----------------|----------|
| Dr. Farmoulad, DDS | 1,818 SF | Dr. Gorman | 1,655 SF |
| Motor Mouth | 900 SF | Jose M Sosa Inc | 750 SF |
| Medical Dental Arts Building | 400 SF | | |

Lease Availability Report

1365 W Vista Way - Camino De Vista
Vista, CA 92083 - Vista Submarket



BUILDING

| | |
|----------------|-----------------------|
| Type: | Class C Office |
| Tenancy: | Multiple |
| Year Built: | 1987 |
| RBA: | 9,600 SF |
| Floors: | 2 |
| Typical Floor: | 4,800 SF |

AVAILABILITY

| | |
|------------------|-------------------------|
| Min Divisible: | 1,500 SF |
| Max Contig: | 1,500 SF |
| Total Available: | 1,500 SF |
| Asking Rent: | \$1.93/+U&CH |

SPACES

| Floor | Suite | Use | Type | SF Avail | Flr Contig | Bldg Contig | Rent | Occupancy | Term |
|-------|-------|---------|--------|----------|------------|-------------|--------------|-----------|------------|
| P 1st | 101 | Off/Med | Direct | 1,500 | 1,500 | 1,500 | \$1.93/+U&CH | Vacant | Negotiable |

Lee & Associates - Jeff A. Abramson (760) 929-7835, Jackson Rodewald (760) 448-1366

LEASING AGENTS

| | |
|-----------|--|
| Company: | Lee & Associates |
| Contacts: | Jeff A. Abramson (760) 929-7835, Jackson Rodewald (760) 448-1366 |

SALE

| | |
|------------|---|
| Last Sale: | Sold on Sep 5, 2019 for \$2,200,000 (\$229.17/SF) |
|------------|---|

AMENITIES

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

TRANSPORTATION

| | |
|------------------|---|
| Parking: | 40 Surface Spaces are available; Ratio of 4.17/1,000 SF |
| Commuter Rail: | 11 minute drive to Carlsbad Village (Coaster - San Diego North County Transit District (Coaster/Sprinter/Breeze)) |
| Walk Score ®: | Car-Dependent (40) |
| Transit Score ®: | Some Transit (32) |

KEY TENANTS

| | | | |
|------------------------|----------|---------------------------------------|----------|
| Tague Insurance Agency | 3,630 SF | Troy Martin-American Quality Homecare | 1,500 SF |
|------------------------|----------|---------------------------------------|----------|

Lease Availability Report

1825-1851 W Vista Way - Tri-City Square

Vista, CA 92083 - Vista Submarket



BUILDING

| | |
|----------------|------------------------|
| Type: | Retail |
| Subtype: | Storefront Retail/O... |
| Center Type: | Neighborhood Ce... |
| Tenancy: | Multiple |
| Year Built: | 1970 |
| GLA: | 40,302 SF |
| Floors: | 1 |
| Typical Floor: | 40,302 SF |
| Docks: | 3 ext |

AVAILABILITY

| | |
|------------------|----------|
| Min Divisible: | 1,200 SF |
| Max Contig: | 1,200 SF |
| Total Available: | 1,200 SF |
| Asking Rent: | Withheld |

SPACES

| Floor | Suite | Use | Type | SF Avail | Flr Contig | Bldg Contig | Rent | Occupancy | Term |
|-------|--------|--------|--------|----------|------------|-------------|----------|-----------|------------|
| P 1st | 1839-D | Retail | Direct | 1,200 | 1,200 | 1,200 | Withheld | Vacant | Negotiable |

Newmark - Justin Wessel (858) 875-3600, John Jennings (858) 875-5927

LEASING AGENTS

| | |
|-----------|--|
| Company: | Newmark |
| Contacts: | Justin Wessel (858) 875-3600, John Jennings (858) 875-5927 |

AMENITIES

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

KEY TENANTS

| | | | |
|---------------|-----------|---------------------------------------|----------|
| Smart & Final | 23,172 SF | Metro By T-mobile Authorized Retailer | 1,500 SF |
| MetroPCS | 1,500 SF | Camping World | 1,200 SF |
| CPA Firm | 1,200 SF | Crown Hair & Threading | 1,000 SF |

TRAFFIC & FRONTAGE

| | |
|-----------------|---|
| Traffic Volume: | 12,523 on W Vista Way & N Emerald Dr (2022) |
| | 138,819 on Ronald Packard Parkway & Hwy 78 (2020) |
| Frontage: | 319' on W Vista Way (with 1 curb cut) |

Made with TrafficMetrix® Products

Lease Availability Report

1825-1851 W Vista Way - Tri-City Square

Vista, CA 92083 - Vista Submarket



TRANSPORTATION

Parking: 156 Surface Spaces are available; Ratio of 3.44/1,000 SF

Commuter Rail: 11 minute drive to Carlsbad Village (Coaster - San Diego North County Transit District (Coaster/Sprinter/Breeze))

Walk Score ®: Very Walkable (71)

Transit Score ®: Some Transit (35)

Lease Availability Report

1929 W Vista Way

Vista, CA 92083 - Vista Submarket



BUILDING

| | |
|----------------|---------------------|
| Type: | Retail |
| Subtype: | Freestanding |
| Tenancy: | Multiple |
| Year Built: | 1980 |
| GLA: | 13,850 SF |
| Floors: | 1 |
| Typical Floor: | 13,850 SF |

AVAILABILITY

| | |
|------------------|-------------------|
| Min Divisible: | 1,200 SF |
| Max Contig: | 1,200 SF |
| Total Available: | 1,200 SF |
| Asking Rent: | \$1.30/NNN |

SPACES

| Floor | Suite | Use | Type | SF Avail | Flr Contig | Bldg Contig | Rent | Occupancy | Term |
|-------|-------|--------|--------|----------|------------|-------------|------------|-----------|------------|
| P 1st | G | Retail | Direct | 1,200 | 1,200 | 1,200 | \$1.30/NNN | Vacant | Negotiable |

Lee & Associates Commercial Real Estate Services - Mike Hanna (951) 445-4503

LEASING AGENTS

Company: Lee & Associates Commercial Real Estate Services

Contacts: Mike Hanna (951) 445-4503

SALE

Last Sale: Sold on May 31, 2001 for \$1,100,000 (\$79.42/SF) at 10.86% Cap

AMENITIES

Freeway Visibility, Signage

KEY TENANTS

| | | | |
|-----------------------------|--------|------|--------|
| Camp Bow Wow | 500 SF | Lyff | 500 SF |
| Palomar Chiropractic Clinic | 500 SF | | |

TRAFFIC & FRONTAGE

Traffic Volume: 10,972 on W Vista Way & Cedar Rd (2022)

154,929 on Hwy 78 & S Emerald Dr (2022)

Frontage: 292' on Vista

Made with TrafficMetrix® Products

Lease Availability Report

1929 W Vista Way

Vista, CA 92083 - Vista Submarket



TRANSPORTATION

Parking: 35 Surface Spaces are available; Ratio of 2.52/1,000 SF

Commuter Rail: 10 minute drive to Carlsbad Village (Coaster - San Diego North County Transit District (Coaster/Sprinter/Breeze))

Walk Score ®: Somewhat Walkable (67)

Transit Score ®: Some Transit (36)

Lease Availability Report

2095 W Vista Way

Vista, CA 92083 - Vista Submarket



BUILDING

| | |
|----------------|-----------------------------|
| Type: | Class B Office Co... |
| Tenancy: | Multiple |
| Year Built: | 1982 |
| RBA: | 26,535 SF |
| Floors: | 2 |
| Typical Floor: | 13,268 SF |

AVAILABILITY

| | |
|------------------|------------------|
| Min Divisible: | 1,110 SF |
| Max Contig: | 6,005 SF |
| Total Available: | 13,012 SF |
| Asking Rent: | Withheld |

SPACES

| Floor | Suite | Use | Type | SF Avail | Flr Contig | Bldg Contig | Rent | Occupancy | Term |
|---|---------|---------|--------|---------------|------------|-------------|----------|-----------|------------|
| P 1st | 101-105 | Off/Med | Direct | 1,110 - 6,005 | 6,005 | 6,005 | Withheld | Vacant | Negotiable |
| <i>Colliers - Matthew Melendres (858) 677-5390, Ryan Foley (760) 930-7924</i> | | | | | | | | | |
| P 1st | 108-111 | Off/Med | Direct | 1,111 - 5,357 | 5,357 | 5,357 | Withheld | Vacant | Negotiable |
| <i>Colliers - Matthew Melendres (858) 677-5390, Ryan Foley (760) 930-7924</i> | | | | | | | | | |

LEASING AGENTS

| | |
|-----------|---|
| Company: | Colliers |
| Contacts: | Ryan Foley (760) 930-7924, Matthew Melendres (858) 677-5390 |

SALE

| | |
|------------|-------------------------------------|
| Last Sale: | Condo Unit 218 Sold on Aug 30, 2024 |
|------------|-------------------------------------|

AMENITIES

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

TRANSPORTATION

| | |
|------------------|---|
| Parking: | 85 Surface Spaces are available; Ratio of 3.20/1,000 SF |
| Commuter Rail: | 10 minute drive to Carlsbad Village (Coaster - San Diego North County Transit District (Coaster/Sprinter/Breeze)) |
| Walk Score @: | Somewhat Walkable (65) |
| Transit Score @: | Some Transit (36) |

Lease Availability Report

2095 W Vista Way

Vista, CA 92083 - Vista Submarket



KEY TENANTS

Sherev Heart and Vascular Clinic

1,326 SF

Lease Availability Report

235 Vista Village Dr - Staples - Vista Village
 Vista, CA 92083 - Vista Submarket



BUILDING

| | |
|----------------|-------------------------|
| Type: | Retail |
| Subtype: | Freestanding |
| Center Type: | Community Center |
| Tenancy: | Multiple |
| Year Built: | 2003 |
| GLA: | 20,387 SF |
| Floors: | 1 |
| Typical Floor: | 20,387 SF |
| Docks: | 1 ext |

AVAILABILITY

| | |
|------------------|-----------------|
| Min Divisible: | 1,652 SF |
| Max Contig: | 2,000 SF |
| Total Available: | 5,356 SF |
| Asking Rent: | Withheld |

SPACES

| Floor | Suite | Use | Type | SF Avail | Flr Contig | Bldg Contig | Rent | Occupancy | Term |
|---|-------|--------|--------|----------|------------|-------------|----------|-----------|------------|
| P 1st | 102 | Retail | Direct | 2,000 | 2,000 | 2,000 | Withheld | Vacant | Negotiable |
| <i>JLL - Bryan Cunningham (858) 410-6326, Brian J. Quinn (858) 352-2902</i> | | | | | | | | | |
| P 1st | 103 | Retail | Direct | 1,652 | 1,652 | 1,652 | Withheld | Vacant | Negotiable |
| <i>JLL - Bryan Cunningham (858) 410-6326, Brian J. Quinn (858) 352-2902</i> | | | | | | | | | |
| P 1st | 120 | Retail | Direct | 1,704 | 1,704 | 1,704 | Withheld | Vacant | Negotiable |
| <i>JLL - Bryan Cunningham (858) 410-6326, Brian J. Quinn (858) 352-2902</i> | | | | | | | | | |

LEASING AGENTS

| | |
|-----------|--|
| Company: | JLL |
| Contacts: | Bryan Cunningham (858) 410-6326, Brian J. Quinn (858) 352-2902 |

SALE

| | |
|------------|---|
| Last Sale: | Sold on Jan 29, 2004 for \$4,300,000 (\$210.92/SF) at 6.50% Cap |
|------------|---|

KEY TENANTS

| | | | |
|------------|-----------|--------------|----------|
| ● Staples | 20,387 SF | Orthodontist | 2,608 SF |
| Mathnasium | 1,800 SF | | |

● Anchor

TRAFFIC & FRONTAGE

| | |
|-----------------|---|
| Traffic Volume: | 36,082 on Vista Village Dr & Lado de Loma Dr (2022) |
| | 39,429 on Vista Village Dr & Cam Patricia (2022) |

Made with TrafficMetrix® Products

Lease Availability Report

235 Vista Village Dr - Staples - Vista Village

Vista, CA 92083 - Vista Submarket



TRAFFIC & FRONTAGE

Frontage: 169' on Vista Village Dr

Made with TrafficMetrix® Products

TRANSPORTATION

Parking: Ratio of 0.00/1,000 SF

Transit/Subway: 13 minute walk to Vista Transit Center (Sprinter - San Diego North County Transit District (Coaster/Sprinter/Breeze))

Commuter Rail: 13 minute drive to Carlsbad Village (Coaster - San Diego North County Transit District (Coaster/Sprinter/Breeze))

Walk Score ®: Very Walkable (75)

Transit Score ®: Some Transit (48)

Lease Availability Report

307 Vista Village Dr - Vista Village

Vista, CA 92083 - Vista Submarket



BUILDING

| | |
|----------------|-------------------------|
| Type: | Retail |
| Subtype: | Restaurant |
| Center Type: | Community Center |
| Tenancy: | Single |
| Year Built: | 2007 |
| GLA: | 6,000 SF |
| Floors: | 1 |
| Typical Floor: | 6,000 SF |
| Docks: | None |

AVAILABILITY

| | |
|------------------|-----------------|
| Min Divisible: | 6,000 SF |
| Max Contig: | 6,000 SF |
| Total Available: | 6,000 SF |
| Asking Rent: | Withheld |

SPACES

| Floor | Suite | Use | Type | SF Avail | Flr Contig | Bldg Contig | Rent | Occupancy | Term |
|-------|-------|--------|--------|----------|------------|-------------|----------|-----------|------------|
| E 1st | 203 | Retail | Direct | 6,000 | 6,000 | 6,000 | Withheld | Vacant | Negotiable |

JLL - Bryan Cunningham (858) 410-6326, Brian J. Quinn (858) 352-2902

SALE

Last Sale: Portfolio of 8 Retail Properties in Vista, CA Sold on Mar 18, 2019 for \$66,200,000 (\$401.60/SF)

TRAFFIC & FRONTAGE

Traffic Volume: 3,509 on Plymouth Dr & Walker Way (2018)
 39,429 on Vista Village Dr & Cam Patricia (2022)

Frontage: 92' on Vista Village Dr

Made with TrafficMetrix® Products

TRANSPORTATION

Parking: 45 free Surface Spaces are available; Ratio of 7.50/1,000 SF

Transit/Subway: 10 minute walk to Vista Transit Center (Sprinter - San Diego North County Transit District (Coaster/Sprinter/Breeze))

Commuter Rail: 13 minute drive to Carlsbad Village (Coaster - San Diego North County Transit District (Coaster/Sprinter/Breeze))

Walk Score ®: Very Walkable (79)

Transit Score ®: Some Transit (49)

Lease Availability Report

401 Vista Village Dr - Vista Village Phase I - J - Vista Village
 Vista, CA 92083 - Vista Submarket



BUILDING

| | |
|----------------|-------------------------|
| Type: | Retail |
| Subtype: | Freestanding |
| Center Type: | Community Center |
| Tenancy: | Multiple |
| Year Built: | 2002 |
| GLA: | 6,999 SF |
| Floors: | 1 |
| Typical Floor: | 6,999 SF |
| Docks: | None |

AVAILABILITY

| | |
|------------------|-----------------|
| Min Divisible: | 1,065 SF |
| Max Contig: | 1,957 SF |
| Total Available: | 5,418 SF |
| Asking Rent: | Withheld |

SPACES

| Floor | Suite | Use | Type | SF Avail | Flr Contig | Bldg Contig | Rent | Occupancy | Term |
|---|-------|--------|--------|---------------|------------|-------------|----------|-----------|------------|
| P 1st | 111 | Retail | Direct | 1,856 | 1,856 | 1,856 | Withheld | Vacant | Negotiable |
| <i>JLL - Bryan Cunningham (858) 410-6326, Brian J. Quinn (858) 352-2902</i> | | | | | | | | | |
| P 1st | 109 | Retail | Direct | 1,065 - 1,605 | 1,605 | 1,605 | Withheld | Vacant | Negotiable |
| <i>JLL - Bryan Cunningham (858) 410-6326, Brian J. Quinn (858) 352-2902</i> | | | | | | | | | |
| P 1st | 123 | Retail | Direct | 1,957 | 1,957 | 1,957 | Withheld | Vacant | Negotiable |
| <i>JLL - Bryan Cunningham (858) 410-6326, Brian J. Quinn (858) 352-2902</i> | | | | | | | | | |

LEASING AGENTS

| | |
|-----------|--|
| Company: | JLL |
| Contacts: | Bryan Cunningham (858) 410-6326, Brian J. Quinn (858) 352-2902 |

SALE

| | |
|------------|---|
| Last Sale: | Portfolio of 8 Retail Properties in Vista, CA Sold on Mar 18, 2019 for \$66,200,000 (\$401.60/SF) |
|------------|---|

AMENITIES

Bus Line, Dedicated Turn Lane, Signage, Signalized Intersection

KEY TENANTS

| | | | |
|--------------|----------|-----------|----------|
| Panera Bread | 5,000 SF | H&R Block | 1,957 SF |
|--------------|----------|-----------|----------|

TRAFFIC & FRONTAGE

| | |
|-----------------|-----------------------------------|
| Traffic Volume: | 2,924 on Wave Dr & Main St (2022) |
|-----------------|-----------------------------------|

Made with TrafficMetrix® Products

Lease Availability Report

401 Vista Village Dr - Vista Village Phase I - J - Vista Village
Vista, CA 92083 - Vista Submarket



TRAFFIC & FRONTAGE

39,429 on Vista Village Dr & Cam Patricia (2022)

Frontage: 96' on Vista Village Dr

Made with TrafficMetrix® Products

TRANSPORTATION

Parking: 45 free Surface Spaces are available; Ratio of 6.43/1,000 SF

Transit/Subway: 8 minute walk to Vista Transit Center (Sprinter - San Diego North County Transit District (Coaster/Sprinter/Breeze))

Commuter Rail: 13 minute drive to Carlsbad Village (Coaster - San Diego North County Transit District (Coaster/Sprinter/Breeze))

Walk Score ®: Very Walkable (87)

Transit Score ®: Good Transit (51)