

3211 Business Park Dr - Vista Palomar Park

Vista, CA 92081 (San Diego County) - Carlsbad Submarket



Retail

Property Summary

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



Property Details

Land Area	1.19 AC (51,836 SF)	Building FAR	0.16
Zoning	A, Vista	Parcel	221-661-39
Docks	None		

Available Spaces

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

Amenities

- Signage

Transportation

Parking Details	35 Surface Spaces; Ratio of 4.24/1,000 SF								
Traffic Volume	12,989 on Linda Vista Dr (2022); 9,499 on Keystone Way (2022); 1,576 on Scott St (2018); 10,095 on Corporate Vw (2022); 1,744 on Bus Park Dr (2018); 976 on Vantage Ct (2022); 1,738 on Bus Park Dr (2018); 29,514 on Ave de Las Rosas (2022); 8,588 on Scott St (2022); 31,084 on Melrose Ave (2022)								
Frontage	102' on Business Park Dr								
Commuter Rail	Carlsbad Poinsettia								13 min drive
Airport	San Diego International							46 min drive	
Walk Score ®	Car-Dependent (43)								
Transit Score ®	Some Transit (28)								

Tenants

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

Showing 2 of 2 Tenants

931 Anza Ave

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



Office

Property Summary

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



Property Details

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

Available Spaces

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

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

Amenities

- Air Conditioning
- Central Heating
- Natural Light
- Signage

Transportation

Parking Details	26 Surface Spaces; Ratio of 4.02/1,000 SF
Traffic Volume	42,357 on Francis Dr (2022); 936 on Glenmere Rd (2018); 7,541 on Williamston St (2022); 3,498 on Clearbrook Ln (2022); 1,315 on Sapote Ct (2018); 5,180 on Cabrillo Cir (2022); 4,022 on Truly Ter (2022); 32,260 on Oak Dr (2022); 9,785 on Williamston St (2022); 16,348 on Cll Jules (2022)
Commuter Rail	Carlsbad Village  15 min drive
Walk Score ®	Very Walkable (79)
Transit Score ®	Some Transit (32)

Tenants

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

Showing 2 of 2 Tenants

110 S Citrus Ave

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



Retail

Property Summary

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



Property Details

Land Area	0.28 AC (12,197 SF)	Building FAR	0.33
Zoning	C2, Vista	Parcel	175-271-08
Docks	None		

Available Spaces

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

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

Amenities

- Signage

Transportation

Parking Details	22 Surface Spaces; Ratio of 5.50/1,000 SF		
Traffic Volume	1,871 on Main St (2022); 2,732 on S Citrus Ave (2022); 6,354 on S Indiana Ave (2022); 24,199 on N Indiana Ave (2022); 1,560 on Hanes Pl (2022); 25,301 on E Vista Way (2022); 3,315 on Washington St (2022); 19,255 on E Broadway (2022); 19,174 on Main St (2022); 3,236 on Escondido Ave (2022)		
Frontage	136' on S Citrus Ave		
Transit/Subway	Vista Transit Center		9 min walk
Commuter Rail	Carlsbad Village		14 min drive
Walk Score ®	Walker's Paradise (90)		
Transit Score ®	Good Transit (50)		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Embroidery Image	1	500	2	Sep 2010	-
Alternative Healthcare	1	-	3	Jul 2016	-
Cousins Signs	1	-	2	Jun 2017	-

110 S Citrus Ave

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



Retail

Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Epic The Salon	1	-	5	Apr 2016	-
Karaoke Systems Plus	1	-	3	Apr 2016	-

Showing 5 of 8 Tenants

110 Civic Center Dr - Rio Vista Professional

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



Office

Property Summary

RBA (% Leased)	20,000 SF (86.8%)
Built	1981
Stories	2
Elevators	None
Typical Floor	10,000 SF
Tenancy	Multiple
Available	1,000 - 2,634 SF
Max Contiguous	2,634 SF
Asking Rent	\$2.00 SF/month/FS
Parking Spaces	45 (10.00/1,000 SF)



Property Details

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

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/month	Occupancy	Term
P 2	203	Office/Retail	Direct	1,000 - 2,634	2,634	2,634	\$2.00 FS	Vacant	Negotiable

Divaris Real Estate, Inc.: Christina Cha (410) 303-5520, Erik Ulsaker (703) 861-0373

KW The Lakes: Kim Conway (951) 642-8056, Sofia Chacon (951) 258-5245

Amenities

- Air Conditioning
- Balcony
- Restaurant
- Signage

Transportation

Parking Details	45 Surface Spaces; Ratio of 10.00/1,000 SF		
Traffic Volume	26,253 on Alta Vista Dr (2022); 44,129 on Franklin Ln (2022); 25,301 on E Vista Way (2022); 2,347 on Private Rd (2022); 3,236 on Escondido Ave (2022); 1,871 on Main St (2022); 3,315 on Washington St (2022); 2,732 on S Citrus Ave (2022); 27,347 on Morningside Dr (2022); 4,022 on Truly Ter (2022)		
Transit/Subway	Vista Transit Center		13 min walk
Commuter Rail	Carlsbad Village		14 min drive
Walk Score ®	Very Walkable (86)		
Transit Score ®	Some Transit (47)		

Tenants

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

110 Civic Center Dr - Rio Vista Professional

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



Office

Tenants (Continued)

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

Showing 5 of 19 Tenants

524 Civic Center Dr

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



Office

Property Summary

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



Property Details

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

Available Spaces

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

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

Amenities

- Signage

Transportation

Traffic Volume	27,347 on Morningside Dr (2022); 27,241 on Private Rd (2022); 148 on Morningside Dr (2022); 5,426 on Vista Glen Ln (2022); 3,547 on Orleavo Dr (2022); 3,236 on Escondido Ave (2022); 26,253 on Alta Vista Dr (2022); 3,102 on Crescent Ln (2022); 16,874 on Terrace Dr (2017); 17,973 on TerDr (2022)		
Transit/Subway	Escondido Avenue	SPRINTER	13 min walk
	Vista Transit Center	SPRINTER	20 min walk
Commuter Rail	Carlsbad Village	COASTER	14 min drive
Walk Score ®	Very Walkable (70)		
Transit Score ®	Some Transit (43)		

707 Civic Center Dr

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



Office

Property Summary

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



Property Details

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

Available Spaces

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

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

Amenities

- Air Conditioning
- Central Heating
- Signage

Transportation

Traffic Volume	27,241 on Private Rd (2022); 148 on Morningside Dr (2022); 2,809 on Escondido Ave (2022); 3,547 on Orleavo Dr (2022); 1,503 on S Santa Fe Ave (2018); 27,347 on Morningside Dr (2022); 3,602 on Rincon St (2022); 16,874 on Terrace Dr (2017); 17,973 on TerDr (2022); 5,603 on Santa Fe Pl (2022)		
Transit/Subway	Escondido Avenue		9 min walk
	Vista Transit Center		20 min walk
Commuter Rail	Carlsbad Village		14 min drive
Walk Score ®	Very Walkable (74)		
Transit Score ®	Some Transit (43)		

Tenants

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

707 Civic Center Dr

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



Office

Tenants (Continued)

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

Showing 5 of 17 Tenants

2820-2834 La Mirada Dr - Vista Progress Center

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



Manufacturing

Property Summary

RBA (% Leased)	81,167 SF (96.1%)
Built	1989
Tenancy	Multiple
Available	3,150 SF
Max Contiguous	3,150 SF
Asking Rent	\$0.96 SF/month/MG
Clear Height	24'
Drive Ins	18 total/ 12' w x 12' h
Docks	4 exterior
Levelers	1 exterior
Parking Spaces	158 (1.95/1,000 SF)



Property Details

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

Available Spaces


Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/month	Occupancy	Term	Docks	Drive Ins
H	Office	Direct	3,150	3,150	\$0.96 MG	Vacant	Negotiable	-	-

Kidder Mathews: John Witherall (760) 815-9004

Amenities

- Fenced Lot
- Signage
- Skylights

Transportation

Parking Details	158 Surface Spaces; Ratio of 1.95/1,000 SF
Traffic Volume	10,098 on La Mirada Dr (2022); 8,144 on Dogwood Way (2022); 882 on Virginia PI (2022); 7,200 on W Linda Vista Dr (2016); 4,448 on Private Rd (2022); 9,943 on Birch St (2018); 919 on Virginia PI (2016); 334 on Poinsettia Ave (2022); 3,199 on Vallecitos Dr (2022); 808 on Fortune Way (2018)
Commuter Rail	Carlsbad Poinsettia  17 min drive
Airport	San Diego International 49 min drive
Walk Score ®	Car-Dependent (38)
Transit Score ®	Some Transit (28)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Carenewable Engergies	1	8,116	-	Jul 2021	-
Columbia Stone Production	1	8,116	-	Sep 2022	-
Hameray Publishing Group	1	8,116	-	Jul 2021	-
Cal Americas	1	5,681	-	Jul 2021	-

2820-2834 La Mirada Dr - Vista Progress Center

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



Manufacturing

Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
JQ Green America	1	4,080	-	Aug 2019	-

Showing 5 of 14 Tenants

2301-2305 Melrose Dr - Premier Crossing

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



Office

Property Summary

RBA (% Leased)	6,280 SF (77.4%)
Built	2008
Stories	1
Elevators	Yes
Typical Floor	6,280 SF
Tenancy	Multiple
Available	204 - 1,422 SF
Max Contiguous	332 SF
Asking Rent	\$3.81 - 4.08 SF/month/MG
Parking Spaces	36 (5.70/1,000 SF)



Property Details

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



Available Spaces

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

Amenities

- 24 Hour Access
- Bus Line
- Kitchen

Transportation

Parking Details	36 Surface Spaces; Ratio of 5.70/1,000 SF	
Traffic Volume	32,771 on Oak Ridge Way (2022); 21,813 on Hotspring Way (2022); 4,399 on Ave Chelsea (2022); 934 on Park Center Dr (2018); 834 on S Melrose Dr (2018); 1,176 on Jewell Ridge (2018); 3,821 on S Melrose Dr (2022); 17,347 on Brookhaven Pass (2022); 1,269 on Pipeline Dr (2022); 771 on Park Center Dr (2018)	
Commuter Rail	Carlsbad Poinsettia 	12 min drive
	Carlsbad Village 	16 min drive

2301-2305 Melrose Dr - Premier Crossing

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



Office

Transportation (Continued)

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

Tenants

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

Showing 5 of 5 Tenants

316 S Melrose Dr

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



Office

Property Summary

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



Property Details

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

Available Spaces

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

Amenities

- Property Manager on Site

Transportation

Parking Details	Ratio of 4.50/1,000 SF
Traffic Volume	30,470 on County Complex (2022); 20,488 on Vista Village Dr (2022); 33,322 on Hacienda Dr (2022); 23,589 on Hacienda Dr (2022); 8,428 on Vista Village Dr (2022); 134,623 on S Melrose Dr (2022); 16,840 on Matagual Dr (2022); 9,055 on S Melrose Dr (2022); 133,677 on S Melrose Dr (2020); 36,640 on W Vista Way (2022)
Commuter Rail	Carlsbad Village  13 min drive
Walk Score ®	Somewhat Walkable (69)
Transit Score ®	Some Transit (38)

316 S Melrose Dr

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



Office

Tenants

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

Showing 5 of 6 Tenants

440 S Melrose Dr - Melrose Corporate Center

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



Office

Property Summary

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



Property Details

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

Available Spaces

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

Amenities

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

440 S Melrose Dr - Melrose Corporate Center

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



Office

Transportation

Parking Details	100 Surface Spaces; Ratio of 5.00/1,000 SF
Traffic Volume	30,470 on County Complex (2022); 3,290 on la Tortuga Dr (2022); 27,657 on Matagual Dr (2022); 26,200 on Pvt Business Dr (2016); 2,968 on Breeze Hill Rd (2022); 20,488 on Vista Village Dr (2022); 1,103 on Private Rd (2022); 33,322 on Hacienda Dr (2022); 9,055 on S Melrose Dr (2022); 23,589 on Hacienda Dr (2022)
Commuter Rail	Carlsbad Village  13 min drive
Walk Score ®	Very Walkable (71)
Transit Score ®	Some Transit (36)

Tenants

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

Showing 5 of 10 Tenants

1580 S Melrose Dr - Rancho Buena Vista Plaza

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



Retail

Property Summary

Center Type	Strip Center
GLA (% Leased)	20,544 SF (95.1%)
Built	1981
Tenancy	Multiple
Available	1,000 SF
Max Contiguous	1,000 SF
Asking Rent	\$2.25 SF/month/NNN
Parking Spaces	120 (5.84/1,000 SF)
Frontage	406' on Buena Vista
Frontage	467' on Melrose



Property Details

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

Available Spaces



Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/month	Occupancy	Term
P 1	114	Retail	Direct	1,000	1,000	1,000	\$2.25 NNN	Vacant	Negotiable

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

Amenities

- Bus Line
- Signalized Intersection

Transportation

Parking Details	120 Surface Spaces; Ratio of 5.84/1,000 SF		
Traffic Volume	4,219 on S Melrose Dr (2022); 29,867 on Buena Vista Dr (2022); 3,604 on Bodega Way (2022); 5,023 on S Melrose Dr (2022); 7,500 on Crystal Ridge Way (2016); 5,407 on Fern Pl (2022); 28,100 on Cannon Rd (2022); 30,348 on Longhorn Dr (2022); 12,535 on Lake Blvd (2022); 7,496 on Lake Blvd (2022)		
Frontage	406' on Buena Vista; 467' on Melrose		
Commuter Rail	Carlsbad Poinsettia		16 min drive
	Carlsbad Village		16 min drive
Walk Score ®	Very Walkable (71)		
Transit Score ®	Some Transit (25)		

Tenants

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

1580 S Melrose Dr - Rancho Buena Vista Plaza

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



Retail

Tenants (Continued)

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

Showing 5 of 13 Tenants

1688 S Melrose Dr - Melrose Square

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



Retail

Property Summary

Center Type	Neighborhood Center
GLA (% Leased)	11,175 SF (79.9%)
Built	1989
Tenancy	Multiple
Available	720 - 2,245 SF
Max Contiguous	1,525 SF
Asking Rent	\$1.70 - 2.20 SF/month/NNN
Parking Spaces	55 (4.92/1,000 SF)
Frontage	152' on Melrose Dr



Property Details

Land Area	1.28 AC (55,757 SF)	Building FAR	0.20
Zoning	C1	Parcel	183-220-26
Docks	None	Ceiling Height	16'



Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/month	Occupancy	Term
P 1	205	Retail	Direct	1,525	1,525	1,525	\$1.70 NNN	Vacant	1 - 5 Years
Melrose Square, LLC: Steve Hyndman (760) 727-0533									
P 1	207	Retail	Direct	720	720	720	\$2.20 NNN	Vacant	Negotiable
Melrose Square, LLC: Steve Hyndman (760) 727-0533									

Amenities

- Pylon Sign
- Signage

Transportation

Parking Details	55 Surface Spaces; Ratio of 4.92/1,000 SF
Traffic Volume	3,604 on Bodega Way (2022); 30,348 on Longhorn Dr (2022); 4,219 on S Melrose Dr (2022); 7,500 on Crystal Ridge Way (2016); 5,023 on S Melrose Dr (2022); 29,867 on Buena Vista Dr (2022); 9,151 on S Melrose Dr (2022); 13,611 on S Melrose Dr (2022); 1,690 on Dawes Ct (2022); 842 on Genoa Dr (2018)
Frontage	152' on Melrose Dr
Commuter Rail	Carlsbad Poinsettia  15 min drive Carlsbad Village  16 min drive
Walk Score ®	Somewhat Walkable (67)
Transit Score ®	Some Transit (27)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Fashion Tailor Shop	1	1,334	2	Jul 2008	-

1688 S Melrose Dr - Melrose Square

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



Retail

Tenants (Continued)

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

Showing 5 of 9 Tenants

2575 Pioneer Ave - Vista Business Park

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



Warehouse

Property Summary

RBA (% Leased)	68,935 SF (100%)
Built/Renovated	1988/2006
Tenancy	Multiple
Available	4,957 - 15,610 SF
Max Contiguous	10,653 SF
Asking Rent	\$1.39 SF/month/MG
Clear Height	19'
Drive Ins	7 total/ 14' w x 14' h
Docks	4 exterior
Levelers	None
Parking Spaces	140 (2.03/1,000 SF)



Property Details

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

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/month	Occupancy	Term	Docks	Drive Ins
101-A	Industrial	Direct	10,653	10,653	\$1.39 MG	04/2025	Negotiable	1	3
Lee & Associates: Marko Dragovic (858) 531-4523, Isaac Little (760) 672-1041, Olivia Baffert (707) 223-8214									
108	Office	Sublet	4,957	4,957	\$0.99 MG	Vacant	Negotiable	-	-
Lee & Associates: Marko Dragovic (858) 531-4523, Isaac Little (760) 672-1041, Olivia Baffert (707) 223-8214									

Amenities

- Fenced Lot

Transportation

Parking Details	140 Surface Spaces; Ratio of 2.03/1,000 SF
Traffic Volume	8,144 on Dogwood Way (2022); 9,943 on Birch St (2018); 808 on Fortune Way (2018); 10,098 on la Mirada Dr (2022); 7,200 on W Linda Vista Dr (2016); 29,418 on la Mirada Dr (2022); 2,311 on Cades Way (2022); 4,448 on Private Rd (2022); 882 on Virginia Pl (2022); 496 on Sycamore Ave (2022)
Commuter Rail	Carlsbad Poinsettia  17 min drive
Airport	San Diego International 50 min drive
Walk Score ®	Car-Dependent (32)
Transit Score ®	Some Transit (27)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Techniche International	1	13,612	20	Jun 2016	-
R.S. Hughes	1	13,417	16	Oct 2015	-

2575 Pioneer Ave - Vista Business Park

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



Warehouse

Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
BioPharma Scientific	1	9,825	6	Mar 2019	-
NML, LLC	1	8,036	3	Jun 2006	-
Five Suits Brewing	1	4,764	-	Jul 2021	-

Showing 5 of 7 Tenants

Property Summary

Units	69
Built	2015
Stories	4
Market Segment	All
Vacancy %	0.0
Asking Rent Per Unit	\$640
Commercial Available	1,000 - 3,939 SF
Commercial Asking Rent	\$1.85 - 2.00 SF/month/NNN



Property Details

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

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/month	Occupancy	Term
P 1	100 (- unit B)	Retail	Direct	1,000 - 2,039	2,039	2,039	\$2.00 NNN	Vacant	Negotiable
Lee & Associates: Victor Aquilina (858) 663-6466, Jake Hartbarger (419) 787-6970 Lee & Associates Commercial Real Estate Service: Randall Dalby (949) 887-9900									
P 1	200	Retail	Direct	1,900	1,900	1,900	\$1.85 NNN	Vacant	Negotiable
Lee & Associates: Victor Aquilina (858) 663-6466, Jake Hartbarger (419) 787-6970 Lee & Associates Commercial Real Estate Service: Randall Dalby (949) 887-9900									

Amenities

Unit Amenities

- Air Conditioning
- Wheelchair Accessible (Rooms)

Site Amenities

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

Transportation

Traffic Volume	19,182 on Eucalyptus Ave (2022); 1,560 on Hanes Pl (2022); 19,255 on E Broadway (2022); 2,732 on S Citrus Ave (2022); 3,805 on Rhoda Ln (2022); 6,354 on S Indiana Ave (2022); 19,174 on Main St (2022); 2,924 on Main St (2022); 10,625 on Wave Dr (2022); 16,874 on Terrace Dr (2017)		
Transit/Subway	Vista Transit Center		8 min walk
	Escondido Avenue		15 min walk
Commuter Rail	Carlsbad Village		14 min drive

325 S Santa Fe Ave - Paseo Pointe

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



Apartments

Transportation (Continued)

Walk Score [®] Very Walkable (87)

Transit Score [®] Good Transit (50)

Commercial Tenants

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

Showing 1 of 1 Tenants

1020 S Santa Fe Ave

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



Office

Property Summary

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



Property Details

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

Available Spaces

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

Amenities

- Bus Line

Transportation

Parking Details	25 Surface Spaces; Ratio of 2.50/1,000 SF		
Traffic Volume	20,154 on Alta Calle (2022); 6,196 on Santa Fe Pl (2022); 1,503 on S Santa Fe Ave (2018); 473 on Private Rd (2022); 5,603 on Santa Fe Pl (2022); 3,547 on Orleavo Dr (2022); 2,809 on Escondido Ave (2022); 3,102 on Crescent Ln (2022); 35,306 on Natal Way (2022); 27,241 on Private Rd (2022)		
Transit/Subway	Escondido Avenue		11 min walk
Commuter Rail	Carlsbad Village		14 min drive
Walk Score ®	Somewhat Walkable (67)		

1020 S Santa Fe Ave

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



Office

Transportation (Continued)

Transit Score ® Some Transit (37)

Tenants

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

Showing 5 of 6 Tenants

902 Sycamore Ave - Sycamore Medical Center

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



Office

Property Summary

RBA (% Leased)	13,727 SF (61.0%)
Built	2007
Stories	2
Typical Floor	6,864 SF
Tenancy	Multiple
Available	2,438 - 12,059 SF
Max Contiguous	6,709 SF
Asking Rent	\$2.50 SF/month/NNN
Parking Spaces	69 (5.03/1,000 SF)



Property Details

Land Area	0.80 AC (34,848 SF)	Building FAR	0.39
Owner Occupied	No	Zoning	C-1
Parcel	217-172-06		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/month	Occupancy	Term
P 1	100	Medical	Direct	6,709	6,709	6,709	\$2.50 NNN	30 Days	Negotiable
CBRE: Dan Henry (760) 696-0454, Lars Eisenhauer (760) 579-8454									
P 2	203	Office/Medical	Direct	2,912	5,350	5,350	\$2.50 NNN	Vacant	Negotiable
CBRE: Dan Henry (760) 696-0454, Lars Eisenhauer (760) 579-8454									
P 2	202	Office/Medical	Direct	2,438	5,350	5,350	\$2.50 NNN	Vacant	Negotiable
CBRE: Dan Henry (760) 696-0454, Lars Eisenhauer (760) 579-8454									

Amenities

- Air Conditioning
- Monument Signage
- Signage

Transportation

Parking Details	69 Surface Spaces; Ratio of 5.03/1,000 SF		
Traffic Volume	30,379 on Watson Way (2022); 6,396 on Private Rd (2022); 40,824 on Watson Way (2022); 1,817 on Juniper Ln (2022); 15,443 on Watson Way (2022); 44,737 on Plumosa Ave (2022); 1,112 on Woodcrest Ln (2018); 496 on Sycamore Ave (2022); 2,311 on Cades Way (2022); 5,252 on Thiboco Ct (2022)		
Commuter Rail	Carlsbad Poinsettia 		16 min drive
Airport	San Diego International		49 min drive
Walk Score ®	Somewhat Walkable (61)		
Transit Score ®	Some Transit (27)		

902 Sycamore Ave - Sycamore Medical Center

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



Office

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Scripps Health	1	6,709	44	Jun 2020	Mar 2025
Quest Diagnostics	2	1,730	12	Jan 2022	-
Tri-City PETCT at Vista	1	500	10	Feb 2022	-

Showing 3 of 3 Tenants

906 Sycamore Ave - Sycamore Business Park

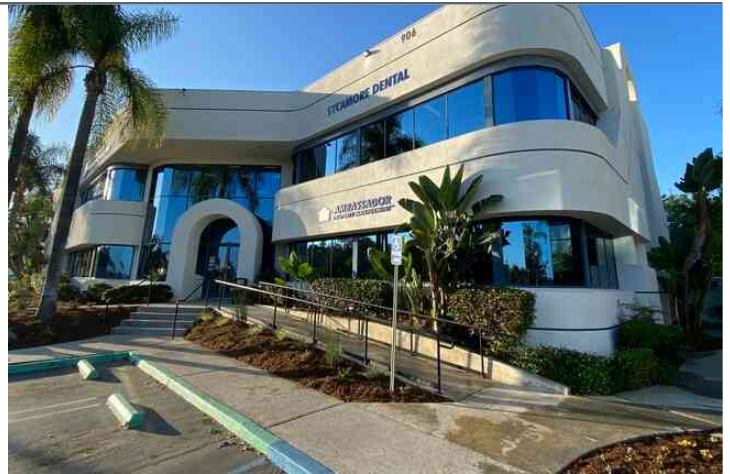
Vista, CA 92081 (San Diego County) - Vista Submarket



Office

Property Summary

RBA (% Leased)	24,231 SF (73.2%)
Built	1992
Stories	2
Typical Floor	9,409 SF
Tenancy	Multiple
Available	1,676 - 6,491 SF
Max Contiguous	3,751 SF
Asking Rent	\$2.00 SF/month/NNN
Parking Spaces	50 (2.34/1,000 SF)



Property Details

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

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/month	Occupancy	Term
P 2	210	Office/Medical	Direct	2,740	2,740	2,740	\$2.00 NNN	Vacant	Negotiable
CBRE: Bob Cowan (760) 840-7664									
P 2	201	Office/Medical	Direct	2,075	3,751	3,751	\$2.00 NNN	Vacant	Negotiable
CBRE: Bob Cowan (760) 840-7664									
P 2	202	Office/Medical	Direct	1,676	3,751	3,751	\$2.00 NNN	Vacant	Negotiable
CBRE: Bob Cowan (760) 840-7664									

Amenities

- Open-Plan
- Signage

Transportation

Parking Details	50 Surface Spaces; Ratio of 2.34/1,000 SF								
Traffic Volume	6,396 on Private Rd (2022); 30,379 on Watson Way (2022); 1,817 on Juniper Ln (2022); 40,824 on Watson Way (2022); 1,112 on Woodcrest Ln (2018); 496 on Sycamore Ave (2022); 2,311 on Cades Way (2022); 15,443 on Watson Way (2022); 44,737 on Plumosa Ave (2022); 245 on Grand Ave (2018)								
Commuter Rail	Carlsbad Poinsettia								17 min drive
Airport	San Diego International							49 min drive	
Walk Score ®	Somewhat Walkable (53)								
Transit Score ®	Some Transit (29)								

906 Sycamore Ave - Sycamore Business Park

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



Office

Tenants

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

Showing 2 of 2 Tenants

1120 Sycamore Ave - Vista Business Park

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



Light Manufacturing

Property Summary

RBA (% Leased)	27,893 SF (93.6%)
Built	1986
Tenancy	Multiple
Available	1,794 - 3,729 SF
Max Contiguous	1,935 SF
Asking Rent	\$1.25 SF/month
Clear Height	20'
Drive Ins	6 total/ 8' w x 12' h
Docks	None
Levelers	None
Parking Spaces	101 (3.62/1,000 SF)



Property Details

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

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/month	Occupancy	Term
P 1	1A	Office	Direct	1,794	1,794	1,794	\$1.25 FS	Vacant	Negotiable
Lee & Associates: Marko Dragovic (858) 531-4523, Isaac Little (760) 672-1041, Olivia Baffert (707) 223-8214									
P 2	2B	Office	Direct	1,935	1,935	1,935	\$1.25 MG	04/2025	Negotiable
Lee & Associates: Marko Dragovic (858) 531-4523, Isaac Little (760) 672-1041, Olivia Baffert (707) 223-8214									

Amenities

- Signage

Transportation

Parking Details	101 Surface Spaces; Ratio of 3.62/1,000 SF								
Traffic Volume	496 on Sycamore Ave (2022); 1,112 on Woodcrest Ln (2018); 2,311 on Cades Way (2022); 29,418 on la Mirada Dr (2022); 245 on Grand Ave (2018); 9,943 on Birch St (2018); 808 on Fortune Way (2018); 30,379 on Watson Way (2022); 6,396 on Private Rd (2022); 1,817 on Juniper Ln (2022)								
Commuter Rail	Carlsbad Poinsettia								16 min drive
Airport	San Diego International							49 min drive	
Walk Score ®	Car-Dependent (40)								
Transit Score ®	Some Transit (25)								

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Calls Direct	2	1,935	-	Apr 2017	-
Neza Financial Group, LLC	2	1,065	-	Oct 2020	-

1120 Sycamore Ave - Vista Business Park

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



Light Manufacturing

Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Anne Feasn	1	500	-	Apr 2005	-
Dbr General Engineering	1	500	-	Feb 2024	-
Pro Engineering Consulting	1	500	5	Nov 2019	-

Showing 5 of 8 Tenants

161 Thunder Dr - Tri-City Medical Arts Building

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



Office

Property Summary

RBA (% Leased)	33,914 SF (28.5%)
Built	1980
Stories	2
Elevators	1 passenger
Typical Floor	16,957 SF
Tenancy	Multiple
Available	812 - 24,266 SF
Max Contiguous	8,647 SF
Asking Rent	\$2.35 - 2.40 SF/month/NNN
Parking Spaces	220 (6.30/1,000 SF)



Property Details

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


Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/month	Occupancy	Term
P 1	108	Office/Medical	Direct	8,647	8,647	8,647	\$2.40 NNN	Vacant	Negotiable
MedWest Realty: Kellie Hill (858) 437-7294									
P 1	106	Office/Medical	Direct	4,500 - 8,647	8,647	8,647	\$2.40 NNN	Vacant	Negotiable
MedWest Realty: Kellie Hill (858) 437-7294									
P 2	214	Office/Medical	Direct	2,674 - 3,486	3,486	3,486	\$2.40 NNN	Vacant	Negotiable
MedWest Realty: Kellie Hill (858) 437-7294									
P 2	203	Office/Medical	Direct	812 - 3,486	3,486	3,486	\$2.35 NNN	Vacant	Negotiable
MedWest Realty: Kellie Hill (858) 437-7294									

Amenities

- Signage

Transportation

Parking Details	220 Surface Spaces; Ratio of 6.30/1,000 SF	
Traffic Volume	10,388 on W Vista Way (2022); 884 on Alley (2022); 11,898 on Thunder Dr (2022); 7,424 on Celeste Dr (2022); 3,638 on Thunder Dr (2022); 133,815 on College Blvd (2022); 15,604 on Tri City Hospital (2022); 10,972 on Cedar Rd (2022)	
Commuter Rail	Carlsbad Village 	10 min drive
	Oceanside Transit Center 	12 min drive
Walk Score ®	Somewhat Walkable (62)	
Transit Score ®	Some Transit (36)	

161 Thunder Dr - Tri-City Medical Arts Building

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



Office

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Glenner Alzheimer's Family Centers	1	8,647	-	Jun 2022	-
David B. Jenkins, D.D.S.	2	2,000	8	Mar 2004	-
C Care	1	1,950	13	Jul 2016	-
Physicians Data Trust	1	1,400	25	Oct 2011	-
Vista Community Clinic	2	1,200	8	Jul 2016	-

Showing 5 of 20 Tenants

840-854 Townsite Dr

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



Office

Property Summary

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



Property Details

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

Available Spaces

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

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

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

Transportation

Parking Details	18 Surface Spaces; Ratio of 2.11/1,000 SF								
Traffic Volume	4,022 on Truly Ter (2022); 42,357 on Francis Dr (2022); 7,541 on Williamston St (2022); 44,129 on Franklin Ln (2022); 3,498 on Clearbrook Ln (2022); 2,347 on Private Rd (2022); 936 on Glenmere Rd (2018); 9,785 on Williamston St (2022); 1,823 on Duo Ct (2022); 4,362 on Rhea Pl (2022)								
Transit/Subway	Vista Transit Center								19 min walk
Commuter Rail	Carlsbad Village								15 min drive
Walk Score ®	Very Walkable (74)								
Transit Score ®	Some Transit (40)								

Tenants

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

840-854 Townsite Dr

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



Office

Tenants (Continued)

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

Showing 5 of 6 Tenants

1430 Vantage Ct - Vista Business Park

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



Light Manufacturing

Property Summary

RBA (% Leased)	41,821 SF (94.6%)
Built/Renovated	1996/2005
Tenancy	Multiple
Available	2,250 SF
Max Contiguous	2,250 SF
Asking Rent	\$1.90 SF/month/FS
Clear Height	18'
Drive Ins	4 total
Docks	None
Levelers	None



Property Details

Land Area	4.32 AC (188,179 SF)	Building FAR	0.22
Zoning	Research-Light Industrial	Parcel	221-660-19

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/month	Occupancy	Term
P 1	103	Office	Direct	2,250	2,250	2,250	\$1.90 FS	Vacant	Negotiable

Lee & Associates: Jake Rubendall, SIOR (818) 640-0838, Rusty Williams, SIOR (760) 644-1887, Chris Roth SIOR (760) 696-2273

Transportation

Traffic Volume	10,095 on Corporate Vw (2022); 976 on Vantage Ct (2022); 9,499 on Keystone Way (2022); 12,989 on Linda Vista Dr (2022); 29,514 on Ave de Las Rosas (2022); 1,576 on Scott St (2018); 1,744 on Bus Park Dr (2018); 1,738 on Bus Park Dr (2018); 8,588 on Scott St (2022); 28,778 on Cascade (2022)								
Commuter Rail	Carlsbad Poinsettia								15 min drive
Airport	San Diego International							48 min drive	
Walk Score ®	Car-Dependent (40)								
Transit Score ®	Some Transit (28)								

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Systems Engineering & Management Company	1	41,821	80	Mar 2007	-
Local Roots	1	-	20	Jul 2021	-

Showing 2 of 2 Tenants

640 E Vista Way - Vista Professional Building

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



Office

Property Summary

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



Property Details

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

Available Spaces

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

Amenities

- Bus Line

Transportation

Parking Details	25 Surface Spaces; Ratio of 7.94/1,000 SF									
Traffic Volume	44,129 on Franklin Ln (2022); 25,301 on E Vista Way (2022); 2,347 on Private Rd (2022); 26,253 on Alta Vista Dr (2022); 4,022 on Truly Ter (2022); 3,236 on Escondido Ave (2022); 3,315 on Washington St (2022); 1,871 on Main St (2022); 2,992 on Nevada Ave (2022); 42,357 on Francis Dr (2022)									
Transit/Subway	Vista Transit Center									14 min walk
Commuter Rail	Carlsbad Village									14 min drive
Walk Score ®	Very Walkable (79)									
Transit Score ®	Some Transit (46)									

Tenants

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

640 E Vista Way - Vista Professional Building

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



Office

Tenants (Continued)

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

Showing 3 of 3 Tenants

830 E Vista Way - Del Mar Plaza

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



Retail

Property Summary

GLA (% Leased)	14,968 SF (91.4%)
Built	2004
Tenancy	Multiple
Available	350 - 1,287 SF
Max Contiguous	473 SF
Asking Rent	\$1.75 SF/month/MG
Parking Spaces	65 (4.38/1,000 SF)
Frontage	255' on E Vista Way



Property Details

Land Area	1.03 AC (44,867 SF)	Building FAR	0.33
Zoning	C1	Parcel	176-012-26
Docks	None		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/month	Occupancy	Term
P 1	119	Office/Retail	Direct	473	473	473	\$1.75 +UTIL	Vacant	Negotiable
Investors Property Management Group: Jonathan Peacher (760) 310-3919									
P 1	121	Retail	Direct	464	464	464	\$1.75 MG	Vacant	Negotiable
Investors Property Management Group: Jonathan Peacher (760) 310-3919									
P 1	110	Office/Retail	Direct	350	350	350	\$1.75 MG	Vacant	Negotiable
Investors Property Management Group: Jonathan Peacher (760) 310-3919									

Amenities

- Air Conditioning
- Signage

Transportation

Parking Details	65 Surface Spaces; Ratio of 4.38/1,000 SF								
Traffic Volume	4,022 on Truly Ter (2022); 42,357 on Francis Dr (2022); 7,541 on Williamston St (2022); 4,362 on Rhea Pl (2022); 44,129 on Franklin Ln (2022); 1,823 on Duo Ct (2022); 3,498 on Clearbrook Ln (2022); 5,180 on Cabrillo Cir (2022); 936 on Glenmere Rd (2018); 1,353 on E Indian Rock Rd (2022)								
Frontage	255' on E Vista Way								
Transit/Subway	Vista Transit Center								20 min walk
Commuter Rail	Carlsbad Village								15 min drive
Walk Score ®	Very Walkable (72)								
Transit Score ®	Some Transit (42)								

830 E Vista Way - Del Mar Plaza

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



Retail

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
3 Pacos Party Events	2	970	-	Oct 2018	-
ComForCare Home Care	1	856	60	Jul 2016	-
SamServe	1	740	-	Jun 2021	-
Erica's Fashion	1	652	-	Jun 2021	-
Farmers Insurance	Unk, 1	518	6	Jun 2008	-

Showing 5 of 25 Tenants

913-959 E Vista Way - Vista Marketplace

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



Retail

Property Summary

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



Property Details

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

Available Spaces

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

Amenities

- Bus Line
- Pylon Sign
- Signage

Transportation

Parking Details	235 Surface Spaces; Ratio of 3.90/1,000 SF
Traffic Volume	3,498 on Clearbrook Ln (2022); 7,541 on Williamston St (2022); 936 on Glenmere Rd (2018); 42,357 on Francis Dr (2022); 9,785 on Williamston St (2022); 1,315 on Sapote Ct (2018); 4,022 on Truly Ter (2022); 719 on Bonnie Brae Pl (2022); 32,260 on Oak Dr (2022); 5,180 on Cabrillo Cir (2022)
Frontage	555' on E Vista Way
Commuter Rail	Carlsbad Village  15 min drive
Walk Score ®	Very Walkable (76)

913-959 E Vista Way - Vista Marketplace

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



Retail

Transportation (Continued)

Transit Score [®] Some Transit (31)

Tenants

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

Showing 5 of 8 Tenants

Property Summary

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



Property Details

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

Available Spaces

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

Amenities

- Restaurant

Transportation

Parking Details	65 Surface Spaces; Ratio of 1.98/1,000 SF		
Traffic Volume	134,623 on S Melrose Dr (2022); 36,640 on W Vista Way (2022); 133,677 on S Melrose Dr (2020); 8,428 on Vista Village Dr (2022); 33,322 on Hacienda Dr (2022); 10,501 on N Melrose Dr (2022); 20,488 on Vista Village Dr (2022); 9,185 on Vista Village Dr (2022); 18,573 on Vista Village Dr (2022); 23,589 on Hacienda Dr (2022)		
Transit/Subway	Vista Transit Center 		17 min walk
Commuter Rail	Carlsbad Village 		12 min drive
Walk Score ®	Very Walkable (75)		
Transit Score ®	Some Transit (38)		

Tenants

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

Showing 5 of 15 Tenants

1235 W Vista Way - Vista Medical & Dental

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



Office

Property Summary

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



Property Details

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

Available Spaces

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

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

Amenities

- Signage

Transportation

Parking Details	85 Surface Spaces; Ratio of 5.40/1,000 SF								
Traffic Volume	9,867 on Santa Barbara Way (2022); 10,626 on Providence Dr (2022); 2,253 on W Vista Way (2022); 4,550 on Ira Way (2022); 12,141 on Hill Dr (2022); 12,387 on Pomelo Dr (2022); 136,000 on S Melrose Dr (2018); 140,311 on S Melrose Dr (2022); 845 on Via Angleica (2022); 1,728 on Private Rd (2022)								
Commuter Rail	Carlsbad Village								11 min drive
	Oceanside Transit Center								13 min drive
Walk Score ®	Car-Dependent (39)								
Transit Score ®	Some Transit (32)								

Tenants

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

1235 W Vista Way - Vista Medical & Dental

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



Office

Tenants (Continued)

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

Showing 5 of 6 Tenants

1365 W Vista Way - Camino De Vista

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



Office

Property Summary

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



Property Details

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

Available Spaces



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

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

Amenities

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

Transportation

Parking Details	40 Surface Spaces; Ratio of 4.17/1,000 SF		
Traffic Volume	2,253 on W Vista Way (2022); 12,141 on Hill Dr (2022); 10,626 on Providence Dr (2022); 9,867 on Santa Barbara Way (2022); 4,371 on Private Rd (2022); 1,672 on Grapevine Rd (2022); 845 on Via Angleica (2022); 4,550 on Ira Way (2022); 10,766 on Carriage Cir (2022); 2,004 on W Vista Way (2022)		
Frontage	165' on Vista		
Commuter Rail	Carlsbad Village 		11 min drive
	Oceanside Transit Center 		13 min drive
Walk Score ®	Car-Dependent (40)		
Transit Score ®	Some Transit (32)		

Tenants

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

Tenants (Continued)

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

Showing 5 of 5 Tenants

500-530 Hacienda Dr - Vista Town Center

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



Retail

Property Summary

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



Property Details

Land Area	5.46 AC (237,838 SF)	Building FAR	0.57
Zoning	C	Parcel	164-231-10
Docks	1 exterior		

Available Spaces

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

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

Amenities

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

Transportation

Parking Details	458 Surface Spaces; Ratio of 3.35/1,000 SF		
Traffic Volume	20,488 on Vista Village Dr (2022); 23,589 on Hacienda Dr (2022); 16,840 on Matagual Dr (2022); 8,428 on Vista Village Dr (2022); 9,185 on Vista Village Dr (2022); 15,322 on Vista Village Dr (2022); 33,322 on Hacienda Dr (2022); 134,623 on S Melrose Dr (2022); 30,470 on County Complex (2022); 133,677 on S Melrose Dr (2020)		
Frontage	993' on Hacienda Dr; 538' on S Melrose Dr		
Transit/Subway	Vista Transit Center		18 min walk
Commuter Rail	Carlsbad Village		11 min drive
	Oceanside Transit Center		12 min drive
Airport	San Diego International		38 min drive
Walk Score ®	Very Walkable (73)		
Transit Score ®	Some Transit (39)		

500-530 Hacienda Dr - Vista Town Center

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



Retail

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Food 4 Less	1	83,981	71	Apr 2003	-
Petco	1	11,940	12	Nov 2005	-
Affordable Dental	1	3,307	-	Aug 2024	Aug 2034
Wingstop	1	2,850	6	Aug 2014	-
All-Pro Bail Bonds	1	2,778	3	May 2013	-

Showing 5 of 26 Tenants

640 Hacienda Dr

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



Retail

Property Summary

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



Property Details

Land Area	0.99 AC (43,124 SF)	Building FAR	0.12
Zoning	CR-1	Parcel	166-150-80
Docks	None		

Available Spaces

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

Amenities

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

Transportation

Parking Details	54 Surface Spaces; Ratio of 10.19/1,000 SF	
Traffic Volume	9,055 on S Melrose Dr (2022); 33,322 on Hacienda Dr (2022); 133,677 on S Melrose Dr (2020); 9,403 on S Melrose Dr (2022); 134,623 on S Melrose Dr (2022); 36,640 on W Vista Way (2022); 10,501 on N Melrose Dr (2022); 13,126 on la Tortuga Dr (2022); 20,488 on Vista Village Dr (2022)	
Frontage	240' on Hacienda Dr	
Commuter Rail	Carlsbad Village 	13 min drive
Walk Score ®	Very Walkable (76)	
Transit Score ®	Some Transit (36)	

1900-1998 Hacienda Dr - The Pavilion Shopping Center



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

Retail

Property Summary

Center Type	Neighborhood Center
GLA (% Leased)	126,375 SF (96.9%)
Built/Renovated	1989/2003
Tenancy	Multiple
Available	1,504 - 7,945 SF
Max Contiguous	2,488 SF
Asking Rent	Withheld
Parking Spaces	619 (4.53/1,000 SF)
Frontage	1,080' on Hacienda Dr



Property Details

Land Area	10.23 AC (445,619 SF)	Building FAR	0.28
Zoning	C2	Parcel	166-054-44
Docks	None	Ceiling Height	10'

Available Spaces

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

Amenities

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

Transportation

Parking Details	619 Surface Spaces; Ratio of 4.53/1,000 SF		
Traffic Volume	13,848 on Via Centre (2022); 10,972 on Cedar Rd (2022); 154,929 on S Emerald Dr (2022); 5,328 on Emerald Hollow Dr (2022); 11,898 on Thunder Dr (2022); 2,420 on Sunset Dr (2022); 25,900 on Hacienda Dr (2022); 133,815 on College Blvd (2022); 8,643 on S Emerald Dr (2022); 5,687 on West Dr (2018)		
Frontage	1,080' on Hacienda Dr		
Transit/Subway	College Boulevard		18 min walk
Commuter Rail	Carlsbad Village		10 min drive
	Oceanside Transit Center		12 min drive

1900-1998 Hacienda Dr - The Pavilion Shopping Center

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



Retail

Transportation (Continued)

Walk Score [®] Somewhat Walkable (65)

Transit Score [®] Some Transit (36)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Altitude Trampoline Park	1	24,048	25	Feb 2018	Jan 2028
North Park Produce	1	17,851	18	Jan 2014	-
Californian Dreams	1	9,166	4	Jan 2009	-
David's Bridal	1	8,837	15	Dec 2001	-
Daisous	1	8,832	-	Dec 2024	-

Showing 5 of 25 Tenants

2070 Hacienda Dr - Winston Vista Center

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



Retail

Property Summary

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



Property Details

Land Area	1.70 AC (74,052 SF)	Building FAR	0.33
Zoning	C2	Parcel	166-054-08
Docks	None		

Available Spaces

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

Rockefeller Management: Mary Duran (949) 852-0900

Amenities

- Freeway Visibility
- Pylon Sign
- Signage

Transportation

Parking Details	95 Surface Spaces; Ratio of 5.00/1,000 SF		
Traffic Volume	11,898 on Thunder Dr (2022); 133,815 on College Blvd (2022); 10,388 on W Vista Way (2022); 15,604 on Tri City Hospital (2022); 5,235 on Tiberon Dr (2022); 10,972 on Cedar Rd (2022); 13,848 on Via Centre (2022); 884 on Alley (2022); 154,929 on S Emerald Dr (2022)		
Frontage	671' on Hacienda Dr		
Commuter Rail	Carlsbad Village		11 min drive
	Oceanside Transit Center		13 min drive
Walk Score ®	Somewhat Walkable (66)		
Transit Score ®	Some Transit (36)		

Tenants

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

2070 Hacienda Dr - Winston Vista Center

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



Retail

Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Prestige Insurance	1	3,260	3	Apr 2003	-
Socal Batteries, Inc	1	3,000	7	Mar 2004	-

Showing 5 of 10 Tenants

100 Main St - The Rylan

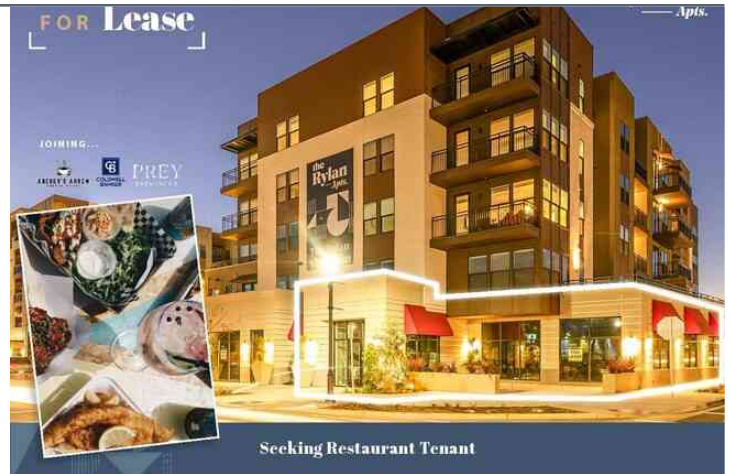
Vista, CA 92084 (San Diego County) - Vista Submarket



Apartments

Property Summary

Units	126
Built	2020
Stories	5
Elevators	Yes
Market Segment	All
Vacancy %	4.9
Asking Rent Per Unit	\$3,060
Parking Spaces	268 (2.13/Unit)
Commercial Available	2,273 - 5,960 SF
Commercial Asking Rent	Withheld



Property Details

Land Area	1.23 AC (53,579 SF)	Building FAR	1.87
Number of Buildings	1	Units Per Area	102/AC
Average Unit Size	1,001 SF	Zoning	60
Parcel	175-137-30		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/month	Occupancy	Term
P 1	5	Retail	Direct	3,687	3,687	3,687	Withheld	Vacant	Negotiable
Flocke & Avoyer Commercial Real Estate: Andrew Shemirani (858) 412-9168, Michael Burton (858) 752-9000									
P 1	2	Retail	Direct	2,273	2,273	2,273	Withheld	Vacant	Negotiable
Flocke & Avoyer Commercial Real Estate: Andrew Shemirani (858) 412-9168, Michael Burton (858) 752-9000									

Amenities

Unit Amenities

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

Site Amenities

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

Transportation

Parking Details	268 Covered Spaces; Ratio of 0.90/Unit
Traffic Volume	19,174 on Main St (2022); 24,199 on N Indiana Ave (2022); 6,354 on S Indiana Ave (2022); 19,255 on E Broadway (2022); 1,560 on Hanes Pl (2022); 37,933 on Olive Ave (2022); 1,871 on Main St (2022); 25,137 on W Orange St (2022); 19,182 on Eucalyptus Ave (2022); 3,315 on Washington St (2022)




100 Main St - The Rylan

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



Apartments

Transportation (Continued)

Transit/Subway	Vista Transit Center 	4 min walk
	Escondido Avenue 	20 min walk
Commuter Rail	Carlsbad Village 	14 min drive
Walk Score ®	Very Walkable (89)	
Transit Score ®	Good Transit (51)	

Commercial Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
F45	1	3,687	-	Jan 2023	-
Stave & Nail Brewery	1	3,544	-	Feb 2022	-
Archer's Arrow Coffee	1	974	-	Jan 2022	-

Showing 3 of 3 Tenants

226 Main St

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



Retail

Property Summary

GLA (% Leased)	1,800 SF (100%)
Built	1970
Tenancy	Single
Available	1,800 SF
Max Contiguous	1,800 SF
Asking Rent	Withheld
Parking Spaces	4 (2.22/1,000 SF)
Frontage	24' on Main St



Property Details

Land Area	0.05 AC (2,178 SF)	Building FAR	0.83
Zoning	6	Parcel	175-138-10
Docks	None		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/month	Occupancy	Term
E 1	-	Retail	Sublet	1,800	1,800	1,800	Withheld	30 Days	Negotiable

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

Amenities

- Signage

Transportation

Parking Details	4 Surface Spaces; Ratio of 2.22/1,000 SF		
Traffic Volume	6,354 on S Indiana Ave (2022); 24,199 on N Indiana Ave (2022); 1,871 on Main St (2022); 19,174 on Main St (2022); 1,560 on Hanes Pl (2022); 19,255 on E Broadway (2022); 3,315 on Washington St (2022); 2,732 on S Citrus Ave (2022); 37,933 on Olive Ave (2022); 19,182 on Eucalyptus Ave (2022)		
Frontage	24' on Main St		
Transit/Subway	Vista Transit Center		5 min walk
Commuter Rail	Carlsbad Village		14 min drive
Walk Score ®	Walker's Paradise (90)		
Transit Score ®	Good Transit (51)		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
El Rancho	1	1,277	1	May 2008	-

Showing 1 of 1 Tenants

905 S Santa Fe Ave

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



Retail

Property Summary

GLA (% Leased)	3,600 SF (100%)
Built/Renovated	1987/2022
Tenancy	Single
Available	3,012 SF
Max Contiguous	3,012 SF
Asking Rent	Withheld
Parking Spaces	21 (5.83/1,000 SF)
Frontage	173' on S. Santa Fe



Property Details

Land Area	0.64 AC (27,878 SF)	Building FAR	0.13
Zoning	C2, Vista	Parcel	179-130-35
Docks	None		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/month	Occupancy	Term
P 1	-	Retail	Direct	3,012	3,012	3,012	Withheld	60 Days	Negotiable

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

Amenities

- Bus Line
- Drive Thru
- Signage

Transportation

Parking Details	21 Surface Spaces; Ratio of 5.83/1,000 SF		
Traffic Volume	5,603 on Santa Fe Pl (2022); 2,809 on Escondido Ave (2022); 1,503 on S Santa Fe Ave (2018); 35,306 on Natal Way (2022); 3,602 on Rincon St (2022); 20,154 on Alta Calle (2022); 3,607 on Sinkler Way (2022); 6,196 on Santa Fe Pl (2022); 27,241 on Private Rd (2022); 361 on el Miraso (2022)		
Frontage	173' on S. Santa Fe		
Transit/Subway	Escondido Avenue		5 min walk
	Vista Transit Center		20 min walk
Commuter Rail	Carlsbad Village		14 min drive
Walk Score ®	Very Walkable (74)		
Transit Score ®	Some Transit (38)		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
619 Taco Shop	1	3,600	-	Oct 2021	-

Showing 1 of 1 Tenants

735-785 Shadowridge Dr - Village Plaza

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



Retail

Property Summary

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



Property Details

Land Area	2.69 AC (117,176 SF)	Building FAR	0.22
Zoning	C-2	Parcel	217-023-66
Docks	None		

Available Spaces

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

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

Amenities

- Bus Line
- Property Manager on Site
- Signage

Transportation

Parking Details	100 Surface Spaces; Ratio of 5.00/1,000 SF		
Traffic Volume	15,443 on Watson Way (2022); 3,189 on Wellington Ln (2022); 14,965 on Lupine Hills Dr (2022); 5,252 on Thiboco Ct (2022); 40,824 on Watson Way (2022); 44,737 on Plumosa Ave (2022); 3,712 on Turnberry Dr (2022); 12,287 on Sycamore Ave (2022); 30,379 on Watson Way (2022); 14,191 on Sycamore Ave (2022)		
Frontage	535' on Shadowridge Dr		
Commuter Rail	Carlsbad Poinsettia		17 min drive
Airport	San Diego International		49 min drive
Walk Score ®	Very Walkable (71)		
Transit Score ®	Some Transit (29)		

Tenants

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

735-785 Shadowridge Dr - Village Plaza

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



Retail

Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Shadowridge Dental Group	1	1,325	10	May 2006	-
Rocco's Pizza & Deli	1	1,298	4	Sep 2013	-

Showing 5 of 10 Tenants

632 Sycamore Ave - IHOP

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



Retail

Property Summary

GLA (% Leased)	4,822 SF (100%)
Built	1988
Tenancy	Single
Available	4,822 SF
Max Contiguous	4,822 SF
Asking Rent	Withheld
Parking Spaces	56 (9.33/1,000 SF)
Frontage	61' on Sycamore Ave



Property Details

Land Area	1.35 AC (58,806 SF)	Building FAR	0.08
Zoning	C-2	Parcel	217-023-65
Docks	None		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/month	Occupancy	Term
E 1	-	Retail	Direct	4,822	4,822	4,822	Withheld	01/2027	Negotiable

Retail Insite: Jack Avarello (858) 437-3383, Blake Moser (619) 977-5694

Amenities

- Freeway Visibility
- Pylon Sign
- Signage

Transportation

Parking Details	56 Surface Spaces; Ratio of 9.33/1,000 SF		
Traffic Volume	12,287 on Sycamore Ave (2022); 140,875 on Hwy 78 (2020); 12,478 on Sycamore Ave (2022); 14,191 on Sycamore Ave (2022); 5,252 on Thiboco Ct (2022); 13,078 on Primrose Ave (2022); 16,401 on Hwy 78 (2022); 44,737 on Plumosa Ave (2022); 15,443 on Watson Way (2022)		
Frontage	61' on Sycamore Ave		
Transit/Subway	Buena Creek		16 min walk
Commuter Rail	Carlsbad Poinsettia		17 min drive
Airport	San Diego International		49 min drive
Walk Score ®	Somewhat Walkable (66)		
Transit Score ®	Some Transit (36)		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
IHOP	1	4,822	62	Mar 2020	-

Showing 1 of 1 Tenants

1960 University Dr - North County Square

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



Retail

Property Summary

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



Property Details

Land Area	0.97 AC (42,253 SF)	Building FAR	0.17
Zoning	C-6	Parcel	183-430-07
Docks	None		

Available Spaces

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

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

Amenities

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

Transportation

Parking Details	45 Surface Spaces; Ratio of 6.43/1,000 SF		
Traffic Volume	3,189 on Wellington Ln (2022); 5,252 on Thiboco Ct (2022); 12,478 on Sycamore Ave (2022); 12,287 on Sycamore Ave (2022); 140,875 on Hwy 78 (2020); 16,401 on Hwy 78 (2022); 14,965 on Lupine Hills Dr (2022); 15,443 on Watson Way (2022); 4,965 on Lupine Hills Dr (2022)		
Frontage	120' on University Dr		
Transit/Subway	Buena Creek		17 min walk
Commuter Rail	Carlsbad Poinsettia		19 min drive
Walk Score ®	Somewhat Walkable (52)		
Transit Score ®	Some Transit (36)		

Tenants

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

Showing 2 of 2 Tenants

1260 E Vista Way - Vista Terrace

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



Retail

Property Summary

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



Property Details

Land Area	0.55 AC (23,958 SF)	Building FAR	0.15
Zoning	C	Parcel	173-050-43
Docks	None		

Available Spaces


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

Retail Insite: Brian Pyke (619) 504-6503

Amenities

- Bus Line
- Pylon Sign
- Signage

Transportation

Parking Details	25 Surface Spaces; Ratio of 5.00/1,000 SF
Traffic Volume	27,190 on Monte Mar Rd (2022); 16,348 on Cll Jules (2022); 2,179 on E Vista Way (2018); 13,363 on Oak Dr (2022); 1,485 on Via Felicidad (2022); 32,260 on Oak Dr (2022); 3,826 on Foothill Dr (2022); 1,319 on Foothill Dr (2017); 2,337 on Monte Mar Rd (2022); 1,315 on Sapote Ct (2018)
Frontage	64' on E Vista Way
Commuter Rail	Carlsbad Village  16 min drive
Walk Score ®	Very Walkable (75)
Transit Score ®	Some Transit (28)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Verizon	1	1,850	-	Aug 2019	-
La Michoacana Plus	1	1,760	-	Feb 2021	-
La Michacana Plus	1	1,670	-	Feb 2021	-

Showing 3 of 3 Tenants

1280-1350 E Vista Way - Vista Terrace

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



Retail

Property Summary

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



Property Details

Land Area	1.97 AC (85,813 SF)	Building FAR	0.33
Zoning	C-6	Parcel	173-050-45
Docks	None		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/month	Occupancy	Term
P 1	3150-2	Retail	Direct	1,173	1,173	1,173	Withheld	Vacant	Negotiable

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

Amenities

- Bus Line
- Restaurant
- Signage

Transportation

Parking Details	300 Surface Spaces; Ratio of 10.00/1,000 SF
Traffic Volume	27,190 on Monte Mar Rd (2022); 16,348 on Cll Jules (2022); 1,485 on Via Felicidad (2022); 2,179 on E Vista Way (2018); 13,363 on Oak Dr (2022); 32,260 on Oak Dr (2022); 3,826 on Foothill Dr (2022); 2,337 on Monte Mar Rd (2022); 26,129 on Cascade Dr (2022); 2,895 on Madera Ln (2022)
Frontage	524' on Vista Way
Walk Score ®	Very Walkable (73)
Transit Score ®	Some Transit (27)

Tenants

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

1280-1350 E Vista Way - Vista Terrace

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



Retail

Tenants (Continued)

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

Showing 5 of 15 Tenants

1310 E Vista Way - Vista Terrace

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



Retail

Property Summary

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



Property Details

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

Available Spaces

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

Retail Insite: Brian Pyke (619) 504-6503

Amenities

- Bus Line
- Signage

Transportation

Parking Details	35 Surface Spaces; Ratio of 8.75/1,000 SF		
Traffic Volume	27,190 on Monte Mar Rd (2022); 2,179 on E Vista Way (2018); 16,348 on Cll Jules (2022); 1,485 on Via Felicidad (2022); 13,363 on Oak Dr (2022); 3,826 on Foothill Dr (2022); 32,260 on Oak Dr (2022); 2,337 on Monte Mar Rd (2022); 1,319 on Foothill Dr (2017); 2,895 on Madera Ln (2022)		
Commuter Rail	Carlsbad Village		16 min drive
Walk Score ®	Very Walkable (73)		
Transit Score ®	Some Transit (27)		

Tenants

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

Showing 2 of 2 Tenants

1465 E Vista Way - Vista Commons

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



Retail

Property Summary

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



Property Details

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

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/month	Occupancy	Term
P 1	-	Retail	Direct	1,775	3,275	3,275	Withheld	04/2025	Negotiable
Lee & Associates: Victor Aquilina (858) 663-6466, Jake Hartbarger (419) 787-6970 Lee & Associates Commercial Real Estate Services: Brian Bielatowicz (951) 445-4515									
P 1	-	Retail	Direct	1,500	3,275	3,275	Withheld	04/2025	Negotiable
Lee & Associates: Victor Aquilina (858) 663-6466, Jake Hartbarger (419) 787-6970 Lee & Associates Commercial Real Estate Services: Brian Bielatowicz (951) 445-4515									

Transportation

Parking Details	60 Surface Spaces; Ratio of 10.39/1,000 SF
Traffic Volume	2,179 on E Vista Way (2018); 27,190 on Monte Mar Rd (2022); 2,895 on Madera Ln (2022); 2,337 on Monte Mar Rd (2022); 26,129 on Cascade Dr (2022); 1,485 on Via Felicidad (2022); 13,363 on Oak Dr (2022); 2,809 on Laguna Dr (2022); 3,826 on Foothill Dr (2022); 16,348 on Cll Jules (2022)
Walk Score ®	Somewhat Walkable (69)
Transit Score ®	Some Transit (27)

Tenants

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

Showing 2 of 2 Tenants

1825 E Vista Way

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



Retail

Property Summary

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



Property Details

Land Area	0.52 AC (22,651 SF)	Building FAR	0.13
Zoning	C-1	Parcel	171-250-48
Docks	None		

Available Spaces

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

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

Amenities

- Air Conditioning
- Corner Lot
- Signage

Transportation

Parking Details	35 Surface Spaces; Ratio of 12.32/1,000 SF
Traffic Volume	1,173 on E Vista Way (2022); 27,752 on E Taylor St (2022); 2,809 on Laguna Dr (2022); 3,002 on Taylor St (2022); 26,129 on Cascade Dr (2022); 25,316 on Corvalla Dr (2022); 2,895 on Madera Ln (2022); 1,601 on Anza Ave (2022); 2,763 on Vista Grande Dr (2022); 2,075 on Arcadia Ave (2022)
Frontage	88' on E Vista Way c
Walk Score ®	Somewhat Walkable (54)
Transit Score ®	Some Transit (27)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Marco Italian Restaurant	1	2,842	3	Jun 2008	-

Showing 1 of 1 Tenants

2095 W Vista Way

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



Office

Property Summary

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



Property Details

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

Available Spaces

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

Amenities

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

Transportation

Parking Details	85 Surface Spaces; Ratio of 3.20/1,000 SF
Traffic Volume	133,815 on College Blvd (2022); 10,388 on W Vista Way (2022); 11,898 on Thunder Dr (2022); 15,604 on Tri City Hospital (2022); 884 on Alley (2022); 3,638 on Thunder Dr (2022); 5,235 on Tiberon Dr (2022); 7,424 on Celeste Dr (2022)
Commuter Rail	Carlsbad Village COASTER 10 min drive Oceanside Transit Center METROLINK 12 min drive
Walk Score ®	Somewhat Walkable (65)
Transit Score ®	Some Transit (36)

Tenants

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

Showing 1 of 1 Tenants

326 S Melrose Dr - Tri-City Dental Medical Plaza

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



Office

Property Summary

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



Property Details

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

Available Spaces

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

Amenities

- Signage

Transportation

Parking Details	55 Surface Spaces; Ratio of 3.85/1,000 SF	
Traffic Volume	30,470 on County Complex (2022); 20,488 on Vista Village Dr (2022); 33,322 on Hacienda Dr (2022); 9,055 on S Melrose Dr (2022); 23,589 on Hacienda Dr (2022); 134,623 on S Melrose Dr (2022); 133,677 on S Melrose Dr (2020); 8,428 on Vista Village Dr (2022); 36,640 on W Vista Way (2022); 9,403 on S Melrose Dr (2022)	
Commuter Rail	Carlsbad Village 	13 min drive
Walk Score ®	Very Walkable (75)	
Transit Score ®	Some Transit (37)	

Tenants

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

326 S Melrose Dr - Tri-City Dental Medical Plaza

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



Office

Tenants (Continued)

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

Showing 5 of 6 Tenants

380 S Melrose Dr - The Atrium

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



Office

Property Summary

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



Property Details

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

Available Spaces

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

380 S Melrose Dr - The Atrium

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



Office

Amenities

- Atrium
- Bus Line
- Signage

Transportation

Parking Details	100 Surface Spaces; Ratio of 4.00/1,000 SF
Traffic Volume	30,470 on County Complex (2022); 20,488 on Vista Village Dr (2022); 33,322 on Hacienda Dr (2022); 9,055 on S Melrose Dr (2022); 3,290 on la Tortuga Dr (2022); 23,589 on Hacienda Dr (2022); 134,623 on S Melrose Dr (2022); 133,677 on S Melrose Dr (2020); 8,428 on Vista Village Dr (2022); 2,968 on Breeze Hill Rd (2022)
Commuter Rail	Carlsbad Village  12 min drive
Walk Score ®	Very Walkable (71)
Transit Score ®	Some Transit (35)

Tenants

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

Showing 5 of 16 Tenants

400 S Melrose Dr - The Atrium

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



Office

Property Summary

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



Property Details

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


Available Spaces

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

Amenities

- Atrium
- Courtyard
- Property Manager on Site
- Signage

Transportation

Parking Details	290 Surface Spaces; Ratio of 4.00/1,000 SF
Traffic Volume	30,470 on County Complex (2022); 3,290 on la Tortuga Dr (2022); 20,488 on Vista Village Dr (2022); 33,322 on Hacienda Dr (2022); 27,657 on Matagual Dr (2022); 26,200 on Pvt Business Dr (2016); 2,968 on Breeze Hill Rd (2022); 9,055 on S Melrose Dr (2022); 133,677 on S Melrose Dr (2020); 134,623 on S Melrose Dr (2022)
Commuter Rail	Carlsbad Village  13 min drive
Walk Score ®	Very Walkable (71)
Transit Score ®	Some Transit (36)

Tenants

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

400 S Melrose Dr - The Atrium

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



Office

Tenants (Continued)

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

Showing 5 of 17 Tenants

410 S Melrose Dr - The Atrium

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



Office

Property Summary

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




Property Details

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

Available Spaces

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

Transportation

Parking Details	100 Surface Spaces; Ratio of 4.00/1,000 SF
Traffic Volume	30,470 on County Complex (2022); 20,488 on Vista Village Dr (2022); 3,290 on la Tortuga Dr (2022); 33,322 on Hacienda Dr (2022); 27,657 on Matagual Dr (2022); 26,200 on Pvt Business Dr (2016); 23,589 on Hacienda Dr (2022); 9,055 on S Melrose Dr (2022); 2,968 on Breeze Hill Rd (2022); 8,428 on Vista Village Dr (2022)
Commuter Rail	Carlsbad Village  13 min drive
Walk Score ®	Very Walkable (71)
Transit Score ®	Some Transit (36)

Tenants

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

410 S Melrose Dr - The Atrium

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



Office

Tenants (Continued)

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

Showing 5 of 22 Tenants

721-723 S Santa Fe Ave

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



Retail

Property Summary

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



Property Details

Land Area	0.16 AC (6,970 SF)	Building FAR	0.43
Docks	None		

Available Spaces

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

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

Amenities

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

Transportation

Parking Details	6 Surface Spaces; Ratio of 2.00/1,000 SF		
Traffic Volume	2,809 on Escondido Ave (2022); 3,602 on Rincon St (2022); 361 on el Miraso (2022); 35,306 on Natal Way (2022); 17,973 on TerDr (2022); 16,874 on Terrace Dr (2017); 27,241 on Private Rd (2022); 3,607 on Sinkler Way (2022); 3,265 on Lado de Loma Dr (2018); 148 on Morningside Dr (2022)		
Frontage	54' on S Santa Fe Ave		
Transit/Subway	Escondido Avenue		7 min walk
	Vista Transit Center		16 min walk
Commuter Rail	Carlsbad Village		14 min drive
Walk Score ®	Very Walkable (74)		
Transit Score ®	Some Transit (41)		

1025 Service Pl

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



Office

Property Summary

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



Property Details

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

Available Spaces

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

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

Amenities

- Signage

Transportation

Parking Details	36 Surface Spaces; Ratio of 3.05/1,000 SF		
Traffic Volume	20,148 on Cypress Dr (2022); 683 on Loni Ln (2022); 9,798 on Chelsea Ct (2022); 1,526 on Kilby Ln (2022); 10,897 on Phillips St (2022); 6,196 on Santa Fe Pl (2022); 20,154 on Alta Calle (2022); 3,141 on Alta Vista Ter (2022); 1,851 on Camille Way (2018); 6,328 on Lita Ln (2022)		
Transit/Subway	Escondido Avenue		19 min walk
Commuter Rail	Carlsbad Village		15 min drive
Walk Score ®	Somewhat Walkable (56)		
Transit Score ®	Some Transit (33)		

Tenants

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

1025 Service PI

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



Office

Tenants (Continued)

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

Showing 5 of 6 Tenants

730 Sycamore Ave - Shadowridge Plaza

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



Retail

Property Summary

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



Property Details

Land Area	0.87 AC (37,897 SF)	Building FAR	0.14
Zoning	C-2	Parcel	217-023-45
Docks	None		

Available Spaces

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

Amenities

- Signage
- Signalized Intersection

Transportation

Parking Details	24 Surface Spaces; Ratio of 4.64/1,000 SF								
Traffic Volume	15,443 on Watson Way (2022); 40,824 on Watson Way (2022); 44,737 on Plumosa Ave (2022); 5,252 on Thiboco Ct (2022); 12,287 on Sycamore Ave (2022); 14,191 on Sycamore Ave (2022); 140,875 on Hwy 78 (2020); 3,189 on Wellington Ln (2022); 12,478 on Sycamore Ave (2022)								
Transit/Subway	Buena Creek								20 min walk
Commuter Rail	Carlsbad Poinsettia								17 min drive
Airport	San Diego International							49 min drive	
Walk Score ®	Very Walkable (72)								
Transit Score ®	Some Transit (33)								

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Diamond Donuts	1	1,279	2	Apr 2008	-

730 Sycamore Ave - Shadowridge Plaza

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



Retail

Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Fast Test Lab	1	660	-	Aug 2023	-
Fresh Calet Cleaners	1	517	-	Apr 2020	-
Hairy's Pet Salon	1	517	-	Apr 2020	-
Modern Tech Computers	1	517	2	Jul 2016	-

Showing 5 of 6 Tenants

750 Sycamore Ave - Shadowridge Plaza

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



Retail

Property Summary

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



Property Details

Land Area	1.69 AC (73,616 SF)	Building FAR	0.08
Zoning	C-2	Parcel	217-023-44
Docks	None		

Available Spaces

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

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

Amenities

- Signage

Transportation

Parking Details	25 Surface Spaces; Ratio of 4.39/1,000 SF		
Traffic Volume	15,443 on Watson Way (2022); 40,824 on Watson Way (2022); 44,737 on Plumosa Ave (2022); 5,252 on Thiboco Ct (2022); 12,287 on Sycamore Ave (2022); 14,191 on Sycamore Ave (2022); 3,189 on Wellington Ln (2022); 140,875 on Hwy 78 (2020); 30,379 on Watson Way (2022)		
Frontage	114' on Sycamore Ave		
Commuter Rail	Carlsbad Poinsettia		17 min drive
Airport	San Diego International		49 min drive
Walk Score ®	Very Walkable (74)		
Transit Score ®	Some Transit (30)		

Tenants

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

750 Sycamore Ave - Shadowridge Plaza

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



Retail

Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Elie Nails	1	1,000	2	May 2017	-

Showing 3 of 3 Tenants

770 Sycamore Ave - Shadowridge Plaza

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



Retail

Property Summary

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



Property Details

Land Area	0.86 AC (37,462 SF)	Building FAR	0.40
Zoning	C-2	Parcel	217-023-52
Docks	None		

Available Spaces

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

Amenities

- Signage

Transportation

Parking Details	25 Surface Spaces; Ratio of 1.67/1,000 SF		
Traffic Volume	40,824 on Watson Way (2022); 15,443 on Watson Way (2022); 44,737 on Plumosa Ave (2022); 30,379 on Watson Way (2022); 6,396 on Private Rd (2022); 5,252 on Thiboco Ct (2022); 3,189 on Wellington Ln (2022); 14,965 on Lupine Hills Dr (2022); 12,287 on Sycamore Ave (2022); 14,191 on Sycamore Ave (2022)		
Frontage	454' on Shadowridge; 169' on Sycamore; 147' on Sycamore Ave		
Commuter Rail	Carlsbad Poinsettia		17 min drive
Airport	San Diego International		49 min drive
Walk Score ®	Somewhat Walkable (64)		
Transit Score ®	Some Transit (30)		

770 Sycamore Ave - Shadowridge Plaza

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



Retail

Tenants

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

Showing 5 of 7 Tenants

790 Sycamore Ave - Shadowridge Plaza

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



Retail

Property Summary

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



Property Details

Land Area	0.31 AC (13,504 SF)	Building FAR	0.22
Zoning	C-2	Parcel	217-023-69
Docks	None		

Available Spaces

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

Amenities

- Signage

Transportation

Parking Details	25 Surface Spaces; Ratio of 8.22/1,000 SF								
Traffic Volume	40,824 on Watson Way (2022); 15,443 on Watson Way (2022); 44,737 on Plumbosa Ave (2022); 30,379 on Watson Way (2022); 6,396 on Private Rd (2022); 5,252 on Thiboco Ct (2022); 14,191 on Sycamore Ave (2022); 12,287 on Sycamore Ave (2022); 1,817 on Juniper Ln (2022)								
Frontage	87' on Sycamore Ave								
Commuter Rail	Carlsbad Poinsettia								16 min drive
Airport	San Diego International							49 min drive	
Walk Score ®	Somewhat Walkable (64)								
Transit Score ®	Some Transit (30)								

Tenants

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

790 Sycamore Ave - Shadowridge Plaza

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



Retail

Tenants (Continued)

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

1800 Thibodo Rd - Vista Corporate Center

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



Office

Property Summary

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



Property Details

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

Available Spaces

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

Amenities

- Signage

Transportation

Traffic Volume	138,340 on Mar Vista Dr (2022); 4,965 on Lupine Hills Dr (2022); 7,570 on Hilo Way (2022); 3,712 on Turnberry Dr (2022); 12,613 on Spyglass Cir (2022); 3,189 on Wellington Ln (2022); 14,965 on Lupine Hills Dr (2022); 1,193 on Vineyard Ave (2018); 10,314 on Stoneridge Ter (2022); 2,854 on Mar Vista Dr (2022)
Walk Score ®	Car-Dependent (27)
Transit Score ®	Some Transit (28)

1800 Thibodo Rd - Vista Corporate Center

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



Office

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Greene Properties, Inc	3	3,699	6	Aug 2019	-
Testa And Associates	2	1,833	8	Nov 2020	-
Edward Jones	2	1,628	11	Mar 2017	-
App Studio 35	2	736	7	Jun 2019	-
Mayor John Franklin	3	500	-	Nov 2024	-

Showing 5 of 6 Tenants

1225-1381 E Vista Way - Foothill Center

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



Retail

Property Summary

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



Property Details

Land Area	8.24 AC (359,096 SF)	Building FAR	0.28
Zoning	C-6	Parcel	173-300-16
Docks	3 exterior		

Available Spaces

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

Transportation

Parking Details	550 Surface Spaces; Ratio of 5.50/1,000 SF
Traffic Volume	2,179 on E Vista Way (2018); 27,190 on Monte Mar Rd (2022); 13,363 on Oak Dr (2022); 3,826 on Foothill Dr (2022); 2,337 on Monte Mar Rd (2022); 1,319 on Foothill Dr (2017); 16,348 on Cll Jules (2022); 2,895 on Madera Ln (2022); 1,485 on Via Felicidad (2022); 923 on Memory Ln (2022)
Frontage	92' on E Vista Way
Walk Score ®	Very Walkable (71)
Transit Score ®	Some Transit (27)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Albertsons	1	59,500	150	Apr 2007	-
Rite Aid	1	13,000	15	Apr 2005	-
U.S. Bank	1	3,000	7	May 2006	-
World's Fare	1	2,000	4	Jul 2016	-

1225-1381 E Vista Way - Foothill Center

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



Retail

Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Jazzercise	Unk	1,500	-	Nov 2018	-

Showing 5 of 24 Tenants

2210 E Vista Way

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



Retail

Property Summary

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



Property Details

Land Area	1.39 AC (60,548 SF)	Building FAR	0.19
Zoning	C1, Vista	Parcel	171-192-30
Docks	None		

Available Spaces

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

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

Transportation

Parking Details	62 Surface Spaces; Ratio of 5.00/1,000 SF
Traffic Volume	908 on Colucci Dr (2018); 25,316 on Corvalla Dr (2022); 2,763 on Vista Grande Dr (2022); 3,002 on Taylor St (2022); 1,173 on E Vista Way (2022); 6,300 on Osborne Ter (2016); 27,752 on E Taylor St (2022); 5,977 on Private Rd (2022); 2,809 on Laguna Dr (2022); 1,601 on Anza Ave (2022)
Walk Score ®	Car-Dependent (36)
Transit Score ®	Some Transit (25)

Tenants

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

Showing 5 of 13 Tenants

1929 W Vista Way - Tri-City Plaza

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



Retail

Property Summary

GLA (% Leased)	13,850 SF (91.3%)
Built	1980
Tenancy	Multiple
Available	1,200 SF
Max Contiguous	1,200 SF
Asking Rent	\$1.55 SF/month/NNN
Parking Spaces	35 (2.52/1,000 SF)
Frontage	292' on Vista



Property Details

Land Area	1.06 AC (46,174 SF)	Building FAR	0.30
Zoning	C-3, Vista	Parcel	166-630-25

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/month	Occupancy	Term
P 1	E	Office/Retail	Direct	1,200	1,200	1,200	\$1.55 NNN	Vacant	Negotiable

Lee & Associates Commercial Real Estate Services: Mike Hanna (858) 353-6223

Amenities

- Freeway Visibility
- Signage

Transportation

Parking Details	35 Surface Spaces; Ratio of 2.52/1,000 SF								
Traffic Volume	10,972 on Cedar Rd (2022); 154,929 on S Emerald Dr (2022); 13,848 on Via Centre (2022); 5,687 on West Dr (2018); 8,643 on S Emerald Dr (2022); 12,523 on N Emerald Dr (2022); 25,900 on Hacienda Dr (2022); 138,819 on Hwy 78 (2020); 5,328 on Emerald Hollow Dr (2022); 884 on Alley (2022)								
Frontage	292' on Vista								
Commuter Rail	Carlsbad Village								10 min drive
	Oceanside Transit Center								12 min drive
Walk Score ®	Somewhat Walkable (67)								
Transit Score ®	Some Transit (36)								

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Camp Bow Wow	1	500	-	Sep 2024	-
Lyff	1	500	-	Oct 2023	-
Palomar Chiropractic Clinic	1	500	3	Feb 2011	-
Ayalas Insurance Agency	1	-	2	Sep 2017	-
Spicers Shaggy Dog	1	-	1	Jul 2016	-

Showing 5 of 7 Tenants

2585 Business Park Dr - Vista Business Park

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



Specialty

Property Summary

GBA (% Leased)	11,700 SF (100%)
Built	2000
Stories	1
Typical Floor	11,700 SF
Available	4,600 - 11,700 SF
Max Contiguous	11,700 SF
Asking Rent	Withheld



Property Details

Land Area	3.53 AC (153,767 SF)	Building FAR	0.08
Zoning	M-1, Vista	Parcel	219-532-27

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/month	Occupancy	Term
E 1	-	Office	Sublet	4,600 - 11,700	11,700	11,700	Withheld	30 Days	Thru Jun 2030

Savills: Shane Poppen (858) 354-9435, Jack Blumenfeld (760) 505-6207, Louis Bickett (858) 255-9690

Transportation

Traffic Volume	1,269 on Pipeline Dr (2022); 1,439 on Engineer St (2022); 10,375 on Joshua Way (2022); 620 on la Mirada Dr (2022); 20,533 on Bus PkDr (2022); 21,813 on Hotspring Way (2022); 20,039 on Bus Park Dr (2018); 1,176 on Jewell Ridge (2018); 834 on S Melrose Dr (2018); 8,588 on Scott St (2022)								
Frontage	469' on Business Park								
Commuter Rail	Carlsbad Poinsettia								14 min drive
	Carlsbad Village								17 min drive
Airport	San Diego International							47 min drive	
Walk Score ®	Car-Dependent (42)								
Transit Score ®	Some Transit (26)								

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Sanderling Waldorf School	1	11,700	13	Jun 2017	-
Waldorf In North Coastal Inc	Unk	500	-	Nov 2022	-

Showing 2 of 2 Tenants

170 Eucalyptus Ave - Historic Downtown Vista

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



Office

Property Summary

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



Property Details

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

Available Spaces

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

Amenities

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

Transportation

Parking Details	35 Surface Spaces; Ratio of 2.83/1,000 SF		
Traffic Volume	19,182 on Eucalyptus Ave (2022); 1,560 on Hanes Pl (2022); 2,732 on S Citrus Ave (2022); 19,255 on E Broadway (2022); 6,354 on S Indiana Ave (2022); 1,871 on Main St (2022); 19,174 on Main St (2022); 24,199 on N Indiana Ave (2022); 37,933 on Olive Ave (2022); 16,874 on Terrace Dr (2017)		
Transit/Subway	Vista Transit Center		9 min walk
	Escondido Avenue		18 min walk
Commuter Rail	Carlsbad Village		14 min drive
Walk Score ®	Very Walkable (89)		
Transit Score ®	Good Transit (51)		

170 Eucalyptus Ave - Historic Downtown Vista

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



Office

Tenants

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

Showing 5 of 7 Tenants

Property Summary

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



Property Details

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

Available Spaces

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

Transportation

Traffic Volume	16,840 on Matagual Dr (2022); 15,322 on Vista Village Dr (2022); 23,589 on Hacienda Dr (2022); 130,163 on Vista Village Dr (2022); 8,428 on Vista Village Dr (2022); 9,185 on Vista Village Dr (2022); 20,488 on Vista Village Dr (2022); 36,082 on Lado de Loma Dr (2022); 1,295 on Hacienda Dr (2018); 1,107 on Hideaway Ter (2022)								
Commuter Rail	Carlsbad Village								13 min drive
Walk Score ®	Somewhat Walkable (67)								
Transit Score ®	Some Transit (40)								

20 Main St - Vista Village

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



Retail

Property Summary

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



Property Details

Land Area	10.57 AC (460,429 SF)	Building FAR	0.03
Zoning	SP-DV	Parcel	164-205-25
Docks	None		

Available Spaces

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

Transportation

Parking Details	45 Surface Spaces; Ratio of 2.82/1,000 SF								
Traffic Volume	2,924 on Main St (2022); 10,625 on Wave Dr (2022); 39,429 on Cam Patricia (2022); 37,933 on Olive Ave (2022); 19,255 on E Broadway (2022); 19,174 on Main St (2022); 19,182 on Eucalyptus Ave (2022); 1,560 on Hanes Pl (2022); 4,607 on Unity Way (2022); 6,354 on S Indiana Ave (2022)								
Frontage	347' on Main St								
Transit/Subway	Vista Transit Center								7 min walk
Commuter Rail	Carlsbad Village								13 min drive
Walk Score ®	Very Walkable (85)								
Transit Score ®	Good Transit (51)								

Tenants

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

20 Main St - Vista Village

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



Retail

Tenants (Continued)

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

Showing 5 of 6 Tenants

30 Main St - Vista Village

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



Retail

Property Summary

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



Property Details

Land Area	10.57 AC (460,429 SF)	Building FAR	0.03
Zoning	SP-DV	Parcel	164-205-25
Docks	None		

Available Spaces

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

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

Amenities

- Signage

Transportation

Parking Details	45 Surface Spaces; Ratio of 3.45/1,000 SF		
Traffic Volume	37,933 on Olive Ave (2022); 2,924 on Main St (2022); 19,255 on E Broadway (2022); 19,174 on Main St (2022); 39,429 on Cam Patricia (2022); 10,625 on Wave Dr (2022); 1,560 on Hanes Pl (2022); 19,182 on Eucalyptus Ave (2022); 6,354 on S Indiana Ave (2022); 24,199 on N Indiana Ave (2022)		
Frontage	216' on Main St		
Transit/Subway	Vista Transit Center		6 min walk
	Escondido Avenue		20 min walk
Commuter Rail	Carlsbad Village		13 min drive
Walk Score ®	Very Walkable (88)		
Transit Score ®	Good Transit (51)		

Tenants

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

30 Main St - Vista Village

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



Retail

Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Starbucks	1	1,450	15	Dec 2007	-
Ten Perfect Nails	1	1,175	8	Dec 2007	-
Great Clips	1	1,065	1	Dec 2007	-

Showing 5 of 10 Tenants

1601-1649 S Melrose Dr - Melrose Village Plaza

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



Retail

Property Summary

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



Property Details

Land Area	10.81 AC (470,927 SF)	Building FAR	0.26
Zoning	SPI	Parcel	183-220-22
Docks	2 exterior		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/month	Occupancy	Term
P 1	B 21	Office	Direct	7,285	7,285	7,285	Withheld	Vacant	Negotiable
Merlone Geier Management, Inc.: Laurie Dome (949) 305-4199 X705									
P 1	D 32	Office	Direct	6,824	6,824	6,824	Withheld	Vacant	Negotiable
Merlone Geier Management, Inc.: Laurie Dome (949) 305-4199 X705									
P 1	M 18	Retail	Direct	2,800	2,800	2,800	Withheld	Vacant	Negotiable
Merlone Geier Management, Inc.: Laurie Dome (949) 305-4199 X705									
P 1	B-10	Retail	Direct	1,400	1,400	1,400	Withheld	Vacant	Negotiable
Merlone Geier Management, Inc.: Laurie Dome (949) 305-4199 X705									
P 1	F 25	Retail	Direct	1,218	1,218	1,218	Withheld	Vacant	Negotiable
Merlone Geier Management, Inc.: Laurie Dome (949) 305-4199 X705									
P 1	G 26	Retail	Direct	1,020	1,020	1,020	Withheld	Vacant	Negotiable
Merlone Geier Management, Inc.: Laurie Dome (949) 305-4199 X705									

Amenities

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

Transportation

Parking Details	577 Surface Spaces; Ratio of 3.97/1,000 SF
Traffic Volume	7,500 on Crystal Ridge Way (2016); 5,023 on S Melrose Dr (2022); 4,219 on S Melrose Dr (2022); 29,867 on Buena Vista Dr (2022); 3,604 on Bodega Way (2022); 30,348 on Longhorn Dr (2022); 28,100 on Cannon Rd (2022); 9,151 on S Melrose Dr (2022); 5,407 on Fern Pl (2022); 4,436 on Willow Ridge Dr (2022)
Frontage	1,095' on S Melrose Dr

1601-1649 S Melrose Dr - Melrose Village Plaza

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



Retail

Transportation (Continued)

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

Tenants

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

Showing 5 of 29 Tenants

1661 S Melrose Dr - Melrose Village Plaza

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



Retail

Property Summary

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



Property Details

Land Area	0.37 AC (16,270 SF)	Building FAR	0.26
Zoning	SPI	Parcel	183-220-22
Docks	None		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/month	Occupancy	Term
P 1	C 42	Retail	Direct	1,440	1,440	1,440	Withheld	Vacant	Negotiable
Merlone Geier Management, Inc.: Laurie Dome (949) 305-4199 X705									
P 1	B 43	Retail	Direct	1,282	1,282	1,282	Withheld	Vacant	Negotiable
Merlone Geier Management, Inc.: Laurie Dome (949) 305-4199 X705									

Amenities

- Bus Line
- Signage
- Signalized Intersection

Transportation

Parking Details	40 Surface Spaces; Ratio of 8.72/1,000 SF		
Traffic Volume	7,500 on Crystal Ridge Way (2016); 5,023 on S Melrose Dr (2022); 3,604 on Bodega Way (2022); 30,348 on Longhorn Dr (2022); 4,219 on S Melrose Dr (2022); 29,867 on Buena Vista Dr (2022); 9,151 on S Melrose Dr (2022); 13,611 on S Melrose Dr (2022); 9,130 on Antigua Dr (2022); 4,436 on Willow Ridge Dr (2022)		
Frontage	91' on S Melrose Dr		
Commuter Rail	Carlsbad Poinsettia		15 min drive
	Carlsbad Village		16 min drive
Airport	San Diego International		48 min drive
Walk Score ®	Very Walkable (73)		
Transit Score ®	Some Transit (27)		

1661 S Melrose Dr - Melrose Village Plaza

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



Retail

Tenants

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

Showing 1 of 1 Tenants

1450 N Santa Fe Ave - Santa Fe Crossroads

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



Retail

Property Summary

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



Property Details

Land Area	1.00 AC (43,451 SF)	Building FAR	0.28
Zoning	MU	Parcel	161-053-18 (+1 more)
Docks	None		


Available Spaces

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

Amenities

- Bus Line
- Pylon Sign
- Signage

Transportation

Parking Details	135 Surface Spaces; Ratio of 6.20/1,000 SF	
Traffic Volume	21,088 on E Bobier Dr (2022); 16,129 on Goodwin Dr (2022); 4,206 on Torano Dr (2018); 1,911 on Teelin Ave (2022); 3,568 on N Santa Fe Ave (2022); 19,655 on Dorsey Way (2022); 2,747 on Lagan Ave (2022); 18,385 on Angeles Vista Dr (2022); 23,591 on Cananea St (2022); 992 on N Santa Fe Ave (2022)	
Frontage	254' on N Santa Fe Ave	
Transit/Subway	Melrose 	19 min walk
Commuter Rail	Carlsbad Village 	16 min drive
Walk Score ®	Somewhat Walkable (69)	
Transit Score ®	Some Transit (36)	

1450 N Santa Fe Ave - Santa Fe Crossroads

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



Retail

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
La Favorita Market 3	1	2,950	3	Oct 2011	-
El Puertecito	1	1,818	-	Aug 2013	-
664 T J Birrieria	1	500	-	Nov 2023	-
Botanica Oshun	1	500	-	Jun 2024	-
Los Panchos Barber Shop	1	500	1	May 2009	-

Showing 5 of 6 Tenants

879 S Santa Fe Ave - Vista Centre Shopping Center

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



Retail

Property Summary

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



Property Details

Land Area	1.03 AC (44,867 SF)	Building FAR	0.03
Zoning	C, Vista	Parcel	179-124-51
Docks	None		

Available Spaces

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

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

Amenities

- Bus Line
- Corner Lot
- Signage
- Signalized Intersection

Transportation

Parking Details	66 Surface Spaces; Ratio of 10.00/1,000 SF		
Traffic Volume	2,809 on Escondido Ave (2022); 3,602 on Rincon St (2022); 35,306 on Natal Way (2022); 5,603 on Santa Fe Pl (2022); 3,607 on Sinkler Way (2022); 1,503 on S Santa Fe Ave (2018); 27,241 on Private Rd (2022); 361 on el Miraso (2022); 3,265 on Lado de Loma Dr (2018); 20,154 on Alta Calle (2022)		
Frontage	72' on S Santa Fe Ave		
Transit/Subway	Escondido Avenue		5 min walk
	Vista Transit Center		19 min walk
Commuter Rail	Carlsbad Village		14 min drive
Walk Score ®	Very Walkable (71)		
Transit Score ®	Some Transit (40)		

320 Sycamore Ave - Sycamore Terrace

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



Retail

Property Summary

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



Property Details

Land Area	0.96 AC (41,818 SF)	Building FAR	0.19
Zoning	C-6	Parcel	217-030-71 (+1 more)
Docks	None		

Available Spaces

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

Amenities

- Freeway Visibility
- Pylon Sign
- Signage
- Signalized Intersection

Transportation

Parking Details	49 Surface Spaces; Ratio of 5.50/1,000 SF		
Traffic Volume	16,401 on Hwy 78 (2022); 13,078 on Primrose Ave (2022); 12,478 on Sycamore Ave (2022); 140,875 on Hwy 78 (2020); 7,866 on Robelini Dr (2022); 12,287 on Sycamore Ave (2022); 16,342 on Robelini Dr (2022); 14,191 on Sycamore Ave (2022)		
Frontage	550' on Sycamore Ave		
Transit/Subway	Buena Creek		11 min walk
Commuter Rail	Carlsbad Poinsettia		18 min drive
Walk Score ®	Somewhat Walkable (64)		
Transit Score ®	Some Transit (39)		

Tenants

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

320 Sycamore Ave - Sycamore Terrace

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



Retail

Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Submarina California Subs	1	932	9	Jan 2007	-
Verizon	1	828	-	Dec 2006	-

Showing 5 of 10 Tenants

1711 University Dr - North County Square

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



Retail

Property Summary

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



Property Details

Land Area	0.96 AC (41,818 SF)	Building FAR	0.16
Zoning	C-6	Parcel	183-431-35
Docks	None		

Available Spaces

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

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

Amenities

- Signage

Transportation

Parking Details	150 Surface Spaces
Traffic Volume	16,342 on Robelini Dr (2022); 7,866 on Robelini Dr (2022); 16,401 on Hwy 78 (2022); 12,478 on Sycamore Ave (2022); 13,078 on Primrose Ave (2022); 140,875 on Hwy 78 (2020); 12,287 on Sycamore Ave (2022); 14,191 on Sycamore Ave (2022); 14,942 on el Valle Oplento (2022)
Frontage	130' on University Dr
Transit/Subway	Buena Creek 16 min walk
Commuter Rail	Carlsbad Poinsettia 19 min drive
Walk Score ®	Somewhat Walkable (67)
Transit Score ®	Some Transit (39)

Tenants

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

1711 University Dr - North County Square

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



Retail

Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Zin Myo LLC	1	-	-	Dec 2018	-

Showing 3 of 3 Tenants

1841 University Dr - North County Square

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



Retail

Property Summary

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



Property Details

Land Area	0.82 AC (35,719 SF)	Building FAR	0.21
Zoning	C-6	Parcel	183-431-32
Docks	None		

Available Spaces

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

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

Amenities

- Signage

Transportation

Parking Details	150 Surface Spaces
Traffic Volume	12,478 on Sycamore Ave (2022); 5,252 on Thiboco Ct (2022); 12,287 on Sycamore Ave (2022); 16,401 on Hwy 78 (2022); 140,875 on Hwy 78 (2020); 13,078 on Primrose Ave (2022); 14,191 on Sycamore Ave (2022); 16,342 on Robelini Dr (2022); 3,189 on Wellington Ln (2022)
Frontage	107' on University
Transit/Subway	Buena Creek 15 min walk
Commuter Rail	Carlsbad Poinsettia 19 min drive
Walk Score ®	Car-Dependent (48)
Transit Score ®	Some Transit (36)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Sally Beauty	1	1,700	6	Dec 2008	-
Claire's	1	1,000	-	Jul 2022	-

Showing 2 of 2 Tenants

1980 University Dr - North County Square

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



Retail

Property Summary

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



Property Details

Land Area	2.28 AC (99,317 SF)	Building FAR	0.21
Zoning	C-6	Parcel	183-430-48
Docks	None		

Available Spaces

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

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

Amenities

- Pylon Sign
- Signage

Transportation

Parking Details	155 Surface Spaces; Ratio of 7.28/1,000 SF		
Traffic Volume	3,189 on Wellington Ln (2022); 5,252 on Thiboco Ct (2022); 4,965 on Lupine Hills Dr (2022); 138,340 on Mar Vista Dr (2022); 12,478 on Sycamore Ave (2022); 3,712 on Turnberry Dr (2022); 12,287 on Sycamore Ave (2022); 14,965 on Lupine Hills Dr (2022); 140,875 on Hwy 78 (2020)		
Frontage	213' on University Dr		
Transit/Subway	Buena Creek		19 min walk
Walk Score ®	Somewhat Walkable (51)		
Transit Score ®	Some Transit (35)		

Tenants

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

Showing 1 of 1 Tenants

1825-1851 W Vista Way - Tri-City Square

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



Retail

Property Summary

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



Property Details

Land Area	4.00 AC (174,240 SF)	Building FAR	0.23
Zoning	6	Parcel	166-620-18
Docks	3 exterior		

Available Spaces

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

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

Amenities

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

Transportation

Parking Details	156 Surface Spaces; Ratio of 3.44/1,000 SF		
Traffic Volume	12,523 on N Emerald Dr (2022); 8,643 on S Emerald Dr (2022); 27,940 on Hwy 78 (2022); 31,238 on West Dr (2022); 138,819 on Hwy 78 (2020); 11,991 on S Emerald Dr (2022); 8,582 on S Emerald Dr (2022); 12,664 on S Emerald Dr (2022); 5,687 on West Dr (2018); 25,900 on Hacienda Dr (2022)		
Frontage	319' on W Vista Way		
Commuter Rail	Carlsbad Village		11 min drive
	Oceanside Transit Center		12 min drive
Walk Score ®	Very Walkable (71)		
Transit Score ®	Some Transit (35)		

Tenants

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

1825-1851 W Vista Way - Tri-City Square

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



Retail

Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
MetroPCS	1	1,500	-	Dec 2018	-
Camping World	1	1,200	5	Mar 2007	-
CPA Firm	1	1,200	-	Nov 2021	-

Showing 5 of 14 Tenants

235 Vista Village Dr - Vista Village

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



Retail

Property Summary

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



Property Details

Land Area	2.06 AC (89,734 SF)	Building FAR	0.23
Zoning	C-3, Vista	Parcel	164-205-29
Docks	1 exterior		

Available Spaces

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

Transportation

Traffic Volume	36,082 on Lado de Loma Dr (2022); 4,607 on Unity Way (2022); 15,322 on Vista Village Dr (2022); 3,509 on Walker Way (2018); 10,625 on Wave Dr (2022); 18,573 on Vista Village Dr (2022); 9,185 on Vista Village Dr (2022); 16,840 on Matagual Dr (2022); 2,924 on Main St (2022); 39,429 on Cam Patricia (2022)								
Frontage	169' on Vista Village Dr								
Transit/Subway	Vista Transit Center								13 min walk
	Escondido Avenue								20 min walk
Commuter Rail	Carlsbad Village								13 min drive
Walk Score ®	Very Walkable (75)								
Transit Score ®	Some Transit (48)								

Tenants

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

235 Vista Village Dr - Vista Village

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



Retail

Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Orthodontist	1	2,608	-	Jan 2020	-
Mathnasium	1	1,800	-	Aug 2019	-

Showing 4 of 4 Tenants

401 Vista Village Dr - Vista Village

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



Retail

Property Summary

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



Property Details

Land Area	0.81 AC (35,284 SF)	Building FAR	0.20
Zoning	6	Parcel	164-205-15
Docks	None		

Available Spaces

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

Amenities

- Bus Line
- Dedicated Turn Lane
- Signage
- Signalized Intersection

Transportation

Parking Details	45 Surface Spaces; Ratio of 6.43/1,000 SF
Traffic Volume	2,924 on Main St (2022); 39,429 on Cam Patricia (2022); 37,933 on Olive Ave (2022); 10,625 on Wave Dr (2022); 19,174 on Main St (2022); 19,255 on E Broadway (2022); 3,509 on Walker Way (2018); 2,408 on Plymouth Hts (2022); 1,560 on Hanes Pl (2022); 19,182 on Eucalyptus Ave (2022)
Frontage	96' on Vista Village Dr
Transit/Subway	Vista Transit Center 8 min walk
Commuter Rail	Carlsbad Village 13 min drive
Walk Score ®	Very Walkable (87)
Transit Score ®	Good Transit (51)

Tenants

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

401 Vista Village Dr - Vista Village

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



Retail

Tenants (Continued)

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

Showing 2 of 2 Tenants