

# Lease Availability Report

## 931 Anza Ave

Vista, CA 92084 - Vista Submarket



### BUILDING

Type:	<b>Class B Office</b>
Tenancy:	<b>Multiple</b>
Year Built:	<b>2015</b>
RBA:	<b>6,460 SF</b>
Floors:	<b>2</b>
Typical Floor:	<b>3,230 SF</b>

### AVAILABILITY

Min Divisible:	<b>2,675 SF</b>
Max Contig:	<b>2,675 SF</b>
Total Available:	<b>2,675 SF</b>
Asking Rent:	<b>\$1.50/MG</b>

### SPACES

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

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

### LEASING AGENTS

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

### AMENITIES

Air Conditioning, Central Heating, Natural Light, Signage

### TRANSPORTATION

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

### KEY TENANTS

Vista Vision Associates Of Optometry	600 SF
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# Lease Availability Report

## 2585 Business Park Dr

Vista, CA 92081 - Vista Submarket



### BUILDING

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

### AVAILABILITY

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

### SPACES

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

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

### LEASING AGENTS

Company: CBRE

### SALE

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

### TRANSPORTATION

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

### KEY TENANTS

Sanderling Waldorf School	11,700 SF	Waldorf In North Coastal Inc	500 SF
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# Lease Availability Report

## 3211 Business Park Dr - Vista Palomar Park

Vista, CA 92081 - Carlsbad Submarket



### BUILDING

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

### AVAILABILITY

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

### SPACES

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

### SALE

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

### AMENITIES

Signage

### KEY TENANTS

Bleach & Brawn	2,629 SF	Cat & Craft Cafe	1,500 SF
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### TRAFFIC & FRONTAGE

Traffic Volume:	12,989 on Bus Park Dr & Linda Vista Dr (2022)
	31,084 on Palomar Airport Rd & Melrose Ave (2022)
Frontage:	102' on Business Park Dr (with 1 curb cut)

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# Lease Availability Report

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## 3211 Business Park Dr - Vista Palomar Park



Vista, CA 92081 - Carlsbad Submarket

### TRANSPORTATION

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

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

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Airport: 46 minute drive to San Diego International

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Walk Score ®: Car-Dependent (43)

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Transit Score ®: Some Transit (26)

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# Lease Availability Report

## 3295 Business Park Dr - Vista Palomar Park

Vista, CA 92081 - Carlsbad Submarket



### BUILDING

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

### AVAILABILITY

Min Divisible:	<b>806 SF</b>
Max Contig:	<b>806 SF</b>
Total Available:	<b>806 SF</b>
Asking Rent:	<b>\$2.00/NNN</b>

### SPACES

Floor	Suite	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Suite C	Retail	Direct	806	806	806	\$2.00/NNN	Vacant	5 - 10 Yrs

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

### LEASING AGENTS

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

### SALE

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

Dedicated Turn Lane, Signage
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### KEY TENANTS

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

### TRAFFIC & FRONTAGE

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

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# Lease Availability Report

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## 3295 Business Park Dr - Vista Palomar Park



Vista, CA 92081 - Carlsbad Submarket

### TRANSPORTATION

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

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

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Airport: 45 minute drive to San Diego International

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Walk Score ®: Car-Dependent (38)

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Transit Score ®: Some Transit (26)

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# Lease Availability Report

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



## BUILDING

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

## AVAILABILITY

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

## SPACES

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

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

## LEASING AGENTS

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

## SALE

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

## AMENITIES

Air Conditioning, Central Heating, Restaurant, Signage

## TRANSPORTATION

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

# Lease Availability Report

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## 110 Civic Center Dr - Rio Vista Professional

Vista, CA 92084 - Vista Submarket



### KEY TENANTS

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



# Lease Availability Report

## 138-140 Civic Center Dr

Vista, CA 92084 - Vista Submarket



### BUILDING

Type:	<b>Class C Office</b>
Tenancy:	<b>Multiple</b>
Year Built:	<b>1987</b>
RBA:	<b>16,312 SF</b>
Floors:	<b>2</b>
Typical Floor:	<b>8,156 SF</b>

### AVAILABILITY

Min Divisible:	<b>1,970 SF</b>
Max Contig:	<b>4,600 SF</b>
Total Available:	<b>6,570 SF</b>
Asking Rent:	<b>\$2.40/+ELEC</b>

### SPACES

Floor	Suite	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	140	Off/Med	Direct	4,600	4,600	4,600	\$2.40/+ELEC	Mar 2025	Negotiable

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

### LEASING AGENTS

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

### SALE

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

Signage

### TRANSPORTATION

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

# Lease Availability Report

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**138-140 Civic Center Dr**  
Vista, CA 92084 - Vista Submarket



## KEY TENANTS

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

# Lease Availability Report

## 707 Civic Center Dr

Vista, CA 92084 - Vista Submarket



### BUILDING

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

### AVAILABILITY

Min Divisible:	<b>864 SF</b>
Max Contig:	<b>864 SF</b>
Total Available:	<b>864 SF</b>
Asking Rent:	<b>\$1.60/MG</b>

### SPACES

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

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

### LEASING AGENTS

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

### SALE

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

Air Conditioning, Central Heating, Signage

### TRANSPORTATION

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

# Lease Availability Report

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## 707 Civic Center Dr

Vista, CA 92084 - Vista Submarket



### KEY TENANTS

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



# Lease Availability Report

## 170 Eucalyptus Ave

Vista, CA 92084 - Vista Submarket



### BUILDING

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

### AVAILABILITY

Min Divisible:	<b>84 SF</b>
Max Contig:	<b>1,755 SF</b>
Total Available:	<b>1,755 SF</b>
Asking Rent:	<b>Withheld</b>

### SPACES

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

### LEASING AGENTS

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

### SALE

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

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

### TRANSPORTATION

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

# Lease Availability Report

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## 170 Eucalyptus Ave

Vista, CA 92084 - Vista Submarket



### KEY TENANTS

Alison Johnson & Team	500 SF	California Coast Escrow, Inc	500 SF
Jim Ellis	500 SF	RSG	500 SF
RSG	500 SF	The Film Hub	500 SF

# Lease Availability Report

## 500-530 Hacienda Dr - Vista Town Center

Vista, CA 92081 - Vista Submarket



### BUILDING

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

### AVAILABILITY

Min Divisible:	<b>660 SF</b>
Max Contig:	<b>2,000 SF</b>
Total Available:	<b>4,580 SF</b>
Asking Rent:	<b>Withheld</b>

### SPACES

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

### LEASING AGENTS

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

### SALE

Last Sale:	Sold on Jun 25, 1998
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### AMENITIES

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

### KEY TENANTS

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

● Anchor

# Lease Availability Report

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## 500-530 Hacienda Dr - Vista Town Center



Vista, CA 92081 - Vista Submarket

### TRAFFIC & FRONTAGE

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

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

Frontage: 993' on Hacienda Dr

538' on S Melrose Dr

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### TRANSPORTATION

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

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

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

Airport: 38 minute drive to San Diego International

Walk Score ®: Very Walkable (74)

Transit Score ®: Some Transit (39)



# Lease Availability Report

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



## BUILDING

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

## AVAILABILITY

Min Divisible:	<b>1,504 SF</b>
Max Contig:	<b>2,433 SF</b>
Total Available:	<b>5,457 SF</b>
Asking Rent:	<b>Withheld</b>

## SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	1914	Retail	Direct	1,504	1,504	1,504	Withheld	30 Days	Negotiable
<i>CBRE - Bradley K. Jones (858) 646-4725, David F. Hagglund (858) 546-4614</i>									
P 1st	1918	Retail	Direct	2,433	2,433	2,433	Withheld	Vacant	Negotiable
<i>CBRE - Bradley K. Jones (858) 646-4725, David F. Hagglund (858) 546-4614</i>									
P 1st	1904	Retail	Direct	1,520	1,520	1,520	Withheld	Vacant	Negotiable
<i>CBRE - Bradley K. Jones (858) 646-4725, David F. Hagglund (858) 546-4614</i>									

## LEASING AGENTS

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

## SALE

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

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

## KEY TENANTS

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

● Anchor

# Lease Availability Report

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



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## TRAFFIC & FRONTAGE

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

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

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

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## TRANSPORTATION

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

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

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

Walk Score ®: Somewhat Walkable (65)

Transit Score ®: Some Transit (36)

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# Lease Availability Report

## Hacienda Drive - Pad 5 - Sunroad Plaza

Vista, CA 92081 - Vista Submarket



### BUILDING

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

### AVAILABILITY

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

### SPACES

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

### TRAFFIC & FRONTAGE

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

Made with TrafficMetrix® Products

### TRANSPORTATION

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

# Lease Availability Report

## 249 S Indiana Ave

Vista, CA 92084 - Vista Submarket



### BUILDING

Type:	<b>Retail</b>
Subtype:	<b>Bank</b>
Tenancy:	<b>Multiple</b>
Year Built:	<b>1962</b>
GLA:	<b>8,508 SF</b>
Floors:	<b>3</b>
Typical Floor:	<b>2,836 SF</b>

### AVAILABILITY

Min Divisible:	<b>410 SF</b>
Max Contig:	<b>410 SF</b>
Total Available:	<b>410 SF</b>
Asking Rent:	<b>\$1.90/FS</b>

### SPACES

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

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

### LEASING AGENTS

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

### SALE

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

Corner Lot, Pylon Sign, Signage, Storage Space

### TRAFFIC & FRONTAGE

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

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### TRANSPORTATION

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



# Lease Availability Report

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



## BUILDING

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

## AVAILABILITY

Min Divisible:	<b>3,150 SF</b>
Max Contig:	<b>3,150 SF</b>
Total Available:	<b>3,150 SF</b>
Asking Rent:	<b>\$0.82/MG</b>

## SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 2nd	H	Office	Direct	3,150	3,150	3,150	\$0.82/MG	Vacant	Negotiable

*Kidder Mathews - John Witherall (442) 287-8220*

## LEASING AGENTS

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

## SALE

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

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

## POWER & UTILITIES

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

## FEATURES

Fenced Lot, Signage, Skylights

# Lease Availability Report

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



## LAND

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Land Area: **4.40 AC**

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Zoning: **RLI, Vista**

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Parcel: **219-030-15**

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## TRANSPORTATION

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Parking: 158 Surface Spaces are available; Ratio of 1.95/1,000 SF

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

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Airport: 49 minute drive to San Diego International

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## KEY TENANTS

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

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# Lease Availability Report

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



## BUILDING

Type:	<b>Retail</b>
Subtype:	<b>Storefront</b>
Center Type:	<b>Community Center</b>
Tenancy:	<b>Multiple</b>
Year Built:	<b>2004</b>
GLA:	<b>15,959 SF</b>
Floors:	<b>1</b>
Typical Floor:	<b>15,959 SF</b>
Docks:	<b>None</b>

## AVAILABILITY

Min Divisible:	<b>2,971 SF</b>
Max Contig:	<b>2,971 SF</b>
Total Available:	<b>2,971 SF</b>
Asking Rent:	<b>Withheld</b>

## SPACES

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

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

## LEASING AGENTS

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

## SALE

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

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

## TRAFFIC & FRONTAGE

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

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# Lease Availability Report

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## 20 Main St - Vista Village Phase I-Bldg H - Vista Village



Vista, CA 92083 - Vista Submarket

### TRANSPORTATION

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Parking: 45 free Surface Spaces are available; Ratio of 2.82/1,000 SF

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Transit/Subway: 7 minute walk to Vista Transit Center (Sprinter - San Diego North County Transit District (Coaster/Sprinter/Breeze))

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

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Walk Score ®: Very Walkable (85)

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Transit Score ®: Good Transit (50)

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# Lease Availability Report

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



## BUILDING

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

## AVAILABILITY

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

## SPACES

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

## LEASING AGENTS

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

## SALE

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

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

## TRANSPORTATION

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

# Lease Availability Report

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## The Rylan - 100 Main St

Vista, CA 92083 - Vista Submarket



### COMMERCIAL TENANTS

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



# Lease Availability Report

## 226 Main St

Vista, CA 92084 - Vista Submarket



### BUILDING

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

### AVAILABILITY

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

### SPACES

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

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

### AMENITIES

Signage

### KEY TENANTS

El Rancho	1,277 SF
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### TRAFFIC & FRONTAGE

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

Made with TrafficMetrix® Products

### TRANSPORTATION

Parking:	4 Surface Spaces are available; Ratio of 2.22/1,000 SF
Transit/Subway:	5 minute walk to Vista Transit Center (Sprinter - San Diego North County Transit District (Coaster/Sprinter/Breeze))
Commuter Rail:	14 minute drive to Carlsbad Village (Coaster - San Diego North County Transit District (Coaster/Sprinter/Breeze))
Walk Score ®:	Walker's Paradise (90)
Transit Score ®:	Good Transit (50)

# Lease Availability Report

## 2301-2305 Melrose Dr

Vista, CA 92081 - Vista Submarket



### BUILDING

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

### AVAILABILITY

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

### SPACES

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

### LEASING AGENTS

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

### SALE

Last Sale:	Condo Unit 2301 Sold on Jun 16, 2022
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### AMENITIES

24 Hour Access, Bus Line, Kitchen

# Lease Availability Report

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## 2301-2305 Melrose Dr

Vista, CA 92081 - Vista Submarket



### TRANSPORTATION

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

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

Airport: 45 minute drive to San Diego International

Walk Score ®: Car-Dependent (49)

Transit Score ®: Some Transit (25)

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### KEY TENANTS

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

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# Lease Availability Report

## 316 S Melrose Dr

Vista, CA 92081 - Vista Submarket



### BUILDING

Type:	<b>Class C Office</b>
Tenancy:	<b>Multiple</b>
Year Built:	<b>1987</b>
RBA:	<b>4,073 SF</b>
Floors:	<b>2</b>
Typical Floor:	<b>2,036 SF</b>

### AVAILABILITY

Min Divisible:	<b>100 SF</b>
Max Contig:	<b>1,000 SF</b>
Total Available:	<b>1,100 SF</b>
Asking Rent:	<b>Withheld</b>

### SPACES

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

### LEASING AGENTS

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

### AMENITIES

Property Manager on Site

### TRANSPORTATION

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

### KEY TENANTS

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



# Lease Availability Report

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



## BUILDING

Type:	<b>Class B Office</b>
Tenancy:	<b>Multiple</b>
Year Built:	<b>2008</b>
RBA:	<b>14,276 SF</b>
Floors:	<b>2</b>
Typical Floor:	<b>7,138 SF</b>

## AVAILABILITY

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

## SPACES

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

## LEASING AGENTS

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

## AMENITIES

Signage

## TRANSPORTATION

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

# Lease Availability Report

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



**KEY TENANTS**

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



# Lease Availability Report

## 380 S Melrose Dr

Vista, CA 92081 - Vista Submarket



### BUILDING

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

### AVAILABILITY

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

### SPACES

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

### LEASING AGENTS

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

# Lease Availability Report

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## 380 S Melrose Dr

Vista, CA 92081 - Vista Submarket



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### SALE

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

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### AMENITIES

Atrium, Bus Line, Signage

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### TRANSPORTATION

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

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

Walk Score ®: Very Walkable (71)

Transit Score ®: Some Transit (35)

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### KEY TENANTS

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

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# Lease Availability Report

## 400 S Melrose Dr

Vista, CA 92081 - Vista Submarket



### BUILDING

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

### AVAILABILITY

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

### SPACES

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

### LEASING AGENTS

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

### SALE

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

Atrium, Courtyard, Property Manager on Site, Signage

### TRANSPORTATION

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

# Lease Availability Report

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## 400 S Melrose Dr

Vista, CA 92081 - Vista Submarket



### KEY TENANTS

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



# Lease Availability Report

## 410 S Melrose Dr

Vista, CA 92081 - Vista Submarket



### BUILDING

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

### AVAILABILITY

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

### SPACES

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

### LEASING AGENTS

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

### SALE

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

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

# Lease Availability Report

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## 410 S Melrose Dr

Vista, CA 92081 - Vista Submarket



### KEY TENANTS

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



# Lease Availability Report

**440 S Melrose Dr - Melrose Corporate Center**  
 Vista, CA 92081 - Vista Submarket



## BUILDING

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

## AVAILABILITY

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

## SPACES

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

## SALE

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

## AMENITIES

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

## TRANSPORTATION

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

## KEY TENANTS

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

# Lease Availability Report

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



## BUILDING

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

## AVAILABILITY

Min Divisible:	<b>1,020 SF</b>
Max Contig:	<b>7,285 SF</b>
Total Available:	<b>20,547 SF</b>
Asking Rent:	<b>Withheld</b>

## SPACES

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

## SALE

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

## AMENITIES

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

## KEY TENANTS

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

• Anchor

# Lease Availability Report

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



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## TRAFFIC & FRONTAGE

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

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

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

Made with TrafficMetrix® Products

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## TRANSPORTATION

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

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

Walk Score ®: Somewhat Walkable (66)

Transit Score ®: Some Transit (25)

# Lease Availability Report

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



## BUILDING

Type:	<b>Retail</b>
Subtype:	<b>Freestanding</b>
Center Type:	<b>Community Center</b>
Tenancy:	<b>Multiple</b>
GLA:	<b>4,248 SF</b>
Floors:	<b>1</b>
Typical Floor:	<b>4,248 SF</b>
Docks:	<b>None</b>

## AVAILABILITY

Min Divisible:	<b>1,282 SF</b>
Max Contig:	<b>1,440 SF</b>
Total Available:	<b>2,722 SF</b>
Asking Rent:	<b>Withheld</b>

## SPACES

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

## LEASING AGENTS

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

## SALE

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

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

## KEY TENANTS

Skybound Coffee & Desserts Lounge	1,526 SF
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## TRAFFIC & FRONTAGE

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

Made with TrafficMetrix® Products

# Lease Availability Report

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## 1661 S Melrose Dr - Melrose Village Plaza



Vista, CA 92081 - Vista Submarket

### TRANSPORTATION

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Parking: 40 free Surface Spaces are available; Ratio of 8.72/1,000 SF

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

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Airport: 48 minute drive to San Diego International

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Walk Score ®: Very Walkable (73)

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Transit Score ®: Some Transit (25)

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# Lease Availability Report

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



## BUILDING

Type:	<b>Retail</b>
Center Type:	<b>Neighborhood Ce...</b>
Tenancy:	<b>Multiple</b>
Year Built:	<b>1989</b>
GLA:	<b>11,175 SF</b>
Floors:	<b>1</b>
Typical Floor:	<b>11,175 SF</b>
Docks:	<b>None</b>

## AVAILABILITY

Min Divisible:	<b>720 SF</b>
Max Contig:	<b>1,525 SF</b>
Total Available:	<b>2,245 SF</b>
Asking Rent:	<b>\$\$1.75 - \$2.40/NNN</b>

## SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st		Retail	Direct	1,525	1,525	1,525	\$1.75/NNN	Vacant	1 - 5 Yrs
<i>Melrose Square, LLC - Steve Hyndman (800) 624-8045</i>									
P 1st	207	Retail	Direct	720	720	720	\$2.40/NNN	Vacant	Negotiable
<i>Melrose Square, LLC - Steve Hyndman (800) 624-8045</i>									

## LEASING AGENTS

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

## AMENITIES

Pylon Sign, Signage

## KEY TENANTS

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

## TRAFFIC & FRONTAGE

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

Made with TrafficMetrix® Products

# Lease Availability Report

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



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## TRANSPORTATION

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Parking:	55 free Surface Spaces are available; Ratio of 4.92/1,000 SF
Commuter Rail:	15 minute drive to Carlsbad Poinsettia (Coaster - San Diego North County Transit District (Coaster/Sprinter/Breeze))
Walk Score ®:	Somewhat Walkable (67)
Transit Score ®:	Some Transit (25)

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# Lease Availability Report

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



## BUILDING

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

## AVAILABILITY

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

## SPACES

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

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

## LEASING AGENTS

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

## AMENITIES

Pylon Sign, Signage

## KEY TENANTS

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

## TRAFFIC & FRONTAGE

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

Made with TrafficMetrix® Products

# Lease Availability Report

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## 828 N Santa Fe Ave - Townsite Plaza

Vista, CA 92083 - Vista Submarket



### TRANSPORTATION

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Parking: 25 Surface Spaces are available; Ratio of 2.78/1,000 SF

Transit/Subway: 12 minute walk to Vista Transit Center (Sprinter - San Diego North County Transit District (Coaster/Sprinter/Breeze))

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

Walk Score ®: Very Walkable (73)

Transit Score ®: Some Transit (45)

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# Lease Availability Report

## 1450 N Santa Fe Ave - Santa Fe Crossroads

Vista, CA 92083 - Vista Submarket



### BUILDING

Type:	<b>Retail</b>
Subtype:	<b>Freestanding</b>
Center Type:	<b>Strip Center</b>
Tenancy:	<b>Multiple</b>
Year Built:	<b>1987</b>
GLA:	<b>11,955 SF</b>
Floors:	<b>1</b>
Typical Floor:	<b>11,955 SF</b>
Docks:	<b>None</b>

### AVAILABILITY

Min Divisible:	<b>645 SF</b>
Max Contig:	<b>1,150 SF</b>
Total Available:	<b>2,450 SF</b>
Asking Rent:	<b>Withheld</b>

### SPACES

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

### LEASING AGENTS

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

### SALE

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

Bus Line, Pylon Sign, Signage

### KEY TENANTS

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



# Lease Availability Report

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## 1450 N Santa Fe Ave - Santa Fe Crossroads



Vista, CA 92083 - Vista Submarket

### TRAFFIC & FRONTAGE

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

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

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

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### TRANSPORTATION

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

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

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

Walk Score ®: Somewhat Walkable (69)

Transit Score ®: Some Transit (36)

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# Lease Availability Report

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



## BUILDING

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

## AVAILABILITY

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

## SPACES

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

## LEASING AGENTS

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

## SITE AMENITIES

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

## TRANSPORTATION

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

# Lease Availability Report

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## Paseo Pointe - 325 S Santa Fe Ave

Vista, CA 92083 - Vista Submarket



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### COMMERCIAL TENANTS

Pacific Premier Bank

1,900 SF

# Lease Availability Report

## 721-723 S Santa Fe Ave

Vista, CA 92083 - Vista Submarket



### BUILDING

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

### AVAILABILITY

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

### SPACES

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

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

### LEASING AGENTS

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

### AMENITIES

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

### TRAFFIC & FRONTAGE

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

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### TRANSPORTATION

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

# Lease Availability Report

## 879 S Santa Fe Ave

Vista, CA 92083 - Vista Submarket



### BUILDING

Type:	<b>Retail</b>
Subtype:	<b>Freestanding</b>
Tenancy:	<b>Single</b>
Year Built:	<b>1978</b>
GLA:	<b>1,380 SF</b>
Floors:	<b>1</b>
Typical Floor:	<b>1,380 SF</b>
Docks:	<b>None</b>

### AVAILABILITY

Min Divisible:	<b>1,380 SF</b>
Max Contig:	<b>1,380 SF</b>
Total Available:	<b>1,380 SF</b>
Asking Rent:	<b>Withheld</b>

### SPACES

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

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

### LEASING AGENTS

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

### SALE

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

Bus Line, Signage, Signalized Intersection
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### KEY TENANTS

Boost Mobile	1,380 SF
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### TRAFFIC & FRONTAGE

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

Made with TrafficMetrix® Products



# Lease Availability Report

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## 879 S Santa Fe Ave

Vista, CA 92083 - Vista Submarket



### TRANSPORTATION

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

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

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

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Walk Score ®: Very Walkable (71)

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Transit Score ®: Some Transit (40)

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# Lease Availability Report

## 905 S Santa Fe Ave

Vista, CA 92083 - Vista Submarket



### BUILDING

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

### AVAILABILITY

Min Divisible:	<b>3,012 SF</b>
Max Contig:	<b>3,012 SF</b>
Total Available:	<b>3,012 SF</b>
Asking Rent:	<b>Withheld</b>

### SPACES

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

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

### LEASING AGENTS

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

### SALE

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

Bus Line, Signage
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### KEY TENANTS

619 Taco Shop	3,600 SF
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### TRAFFIC & FRONTAGE

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

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# Lease Availability Report

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## 905 S Santa Fe Ave

Vista, CA 92083 - Vista Submarket



### TRANSPORTATION

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

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

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

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Walk Score ®: Very Walkable (74)

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Transit Score ®: Some Transit (38)

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# Lease Availability Report

## 1020 S Santa Fe Ave

Vista, CA 92084 - Vista Submarket



### BUILDING

Type:	<b>Class B Office</b>
Tenancy:	<b>Multiple</b>
Year Built:	<b>1981</b>
RBA:	<b>11,500 SF</b>
Floors:	<b>2</b>
Typical Floor:	<b>5,750 SF</b>

### AVAILABILITY

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

### SPACES

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

### LEASING AGENTS

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

### SALE

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

Bus Line	
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# Lease Availability Report

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## 1020 S Santa Fe Ave

Vista, CA 92084 - Vista Submarket



### TRANSPORTATION

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Parking: 25 Surface Spaces are available; Ratio of 2.50/1,000 SF

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

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

Walk Score ®: Somewhat Walkable (67)

Transit Score ®: Some Transit (37)

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### KEY TENANTS

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



# Lease Availability Report

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



## BUILDING

Type:	<b>Retail</b>
Subtype:	<b>Freestanding</b>
Center Type:	<b>Strip Center</b>
Tenancy:	<b>Multiple</b>
Year Built:	<b>1990</b>
GLA:	<b>3,391 SF</b>
Floors:	<b>1</b>
Typical Floor:	<b>3,391 SF</b>
Docks:	<b>None</b>

## AVAILABILITY

Min Divisible:	<b>1,928 SF</b>
Max Contig:	<b>1,928 SF</b>
Total Available:	<b>1,928 SF</b>
Asking Rent:	<b>\$1.75/NNN</b>

## SPACES

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

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

## AMENITIES

Bus Line, Pylon Sign, Signage, Signalized Intersection

## TRAFFIC & FRONTAGE

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

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## TRANSPORTATION

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

# Lease Availability Report

## 1025 Service PI

Vista, CA 92084 - Vista Submarket



### BUILDING

Type:	<b>Class B Office</b>
Tenancy:	<b>Multiple</b>
Year Built:	<b>1989</b>
RBA:	<b>11,784 SF</b>
Floors:	<b>2</b>
Typical Floor:	<b>5,892 SF</b>

### AVAILABILITY

Min Divisible:	<b>4,500 SF</b>
Max Contig:	<b>4,500 SF</b>
Total Available:	<b>4,500 SF</b>
Asking Rent:	<b>\$1.70/FS</b>

### SPACES

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

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

### LEASING AGENTS

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

### AMENITIES

Signage

### TRANSPORTATION

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

### KEY TENANTS

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

# Lease Availability Report

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



## BUILDING

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

## AVAILABILITY

Min Divisible:	<b>3,950 SF</b>
Max Contig:	<b>3,950 SF</b>
Total Available:	<b>3,950 SF</b>
Asking Rent:	<b>Withheld</b>

## SPACES

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

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

## LEASING AGENTS

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

## SALE

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

Bus Line, Property Manager on Site, Signage
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## KEY TENANTS

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

## TRAFFIC & FRONTAGE

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

Made with TrafficMetrix® Products

# Lease Availability Report

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



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## TRANSPORTATION

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Parking:	100 Surface Spaces are available; Ratio of 5.00/1,000 SF
Commuter Rail:	17 minute drive to Carlsbad Poinsettia (Coaster - San Diego North County Transit District (Coaster/Sprinter/Breeze))
Airport:	49 minute drive to San Diego International
Walk Score ®:	Very Walkable (71)
Transit Score ®:	Some Transit (28)

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# Lease Availability Report

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



## BUILDING

Type:	<b>Retail</b>
Center Type:	<b>Strip Center</b>
Tenancy:	<b>Multiple</b>
Year Built:	<b>1991</b>
GLA:	<b>11,875 SF</b>
Floors:	<b>1</b>
Typical Floor:	<b>11,875 SF</b>

## AVAILABILITY

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

## SPACES

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

## LEASING AGENTS

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

## AMENITIES

Pylon Sign, Signage

## KEY TENANTS

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



# Lease Availability Report

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



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## TRAFFIC & FRONTAGE

Traffic Volume: 4,436 on Longhorn Dr & Willow Ridge Dr (2022)  
30,846 on S Melrose Dr & Green Oak Rd (2022)

Frontage: 500' on Shadowridge Dr (with 2 curb cuts)  
350' on Longhorn Dr (with 1 curb cut)

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## TRANSPORTATION

Parking: Ratio of 5.50/1,000 SF

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

Airport: 49 minute drive to San Diego International

Walk Score ®: Somewhat Walkable (54)

Transit Score ®: Minimal Transit (23)

# Lease Availability Report

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



## BUILDING

Type:	<b>Retail</b>
Subtype:	<b>Freestanding</b>
Center Type:	<b>Strip Center</b>
Tenancy:	<b>Multiple</b>
Year Built:	<b>2006</b>
GLA:	<b>8,084 SF</b>
Floors:	<b>1</b>
Typical Floor:	<b>8,084 SF</b>
Docks:	<b>None</b>

## AVAILABILITY

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

## SPACES

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

## LEASING AGENTS

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

## SALE

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

Freeway Visibility, Pylon Sign, Signage, Signalized Intersection

## KEY TENANTS

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

## TRAFFIC & FRONTAGE

Traffic Volume:	16,401 on Sycamore Ave & Hwy 78 (2022)
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# Lease Availability Report

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



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## TRAFFIC & FRONTAGE

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

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

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## TRANSPORTATION

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

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

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

Walk Score ®: Somewhat Walkable (64)

Transit Score ®: Some Transit (38)

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# Lease Availability Report

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



## BUILDING

Type:	<b>Retail</b>
Center Type:	<b>Neighborhood Ce...</b>
Tenancy:	<b>Multiple</b>
Year Built:	<b>1987</b>
GLA:	<b>5,177 SF</b>
Floors:	<b>1</b>
Typical Floor:	<b>5,177 SF</b>
Docks:	<b>None</b>

## AVAILABILITY

Min Divisible:	<b>932 SF</b>
Max Contig:	<b>1,918 SF</b>
Total Available:	<b>1,918 SF</b>
Asking Rent:	<b>\$2.00/NNN</b>

## SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	D	Retail	Direct	986	1,918	1,918	\$2.00/NNN	Vacant	Negotiable
<i>CAST Capital Partners - Ryan King (619) 567-2677, Josh Simms (619) 500-7473, Carrie Duda (619) 489-5373</i>									
P 1st	E	Office	Direct	932	1,918	1,918	\$2.00/NNN	Vacant	Negotiable
<i>CAST Capital Partners - Ryan King (619) 567-2677, Josh Simms (619) 500-7473, Carrie Duda (619) 489-5373</i>									

## LEASING AGENTS

Company:	CAST Capital Partners
Contacts:	Ryan King (619) 567-2677, Josh Simms (619) 500-7473, Carrie Duda (619) 489-5373

## SALE

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

Signage, Signalized Intersection

## KEY TENANTS

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

## TRAFFIC & FRONTAGE

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

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# Lease Availability Report

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



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## TRAFFIC & FRONTAGE

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

Made with TrafficMetrix® Products

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## TRANSPORTATION

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



# Lease Availability Report

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



## BUILDING

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

## AVAILABILITY

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

## SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	B	Office	Direct	1,500	1,500	1,500	\$2.00/NNN	Vacant	Negotiable

CAST Capital Partners - Ryan King (619) 567-2677, Josh Simms (619) 500-7473, Carrie Duda (619) 489-5373

## LEASING AGENTS

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

## SALE

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

Signage	
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## KEY TENANTS

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

## TRAFFIC & FRONTAGE

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

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# Lease Availability Report

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



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## TRANSPORTATION

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

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# Lease Availability Report

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



## BUILDING

Type:	<b>Retail</b>
Center Type:	<b>Neighborhood Ce...</b>
Tenancy:	<b>Multiple</b>
Year Built:	<b>1987</b>
GLA:	<b>14,941 SF</b>
Floors:	<b>1</b>
Typical Floor:	<b>14,941 SF</b>
Docks:	<b>None</b>

## AVAILABILITY

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

## SPACES

Floor	Suite	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	G	Retail	Direct	1,320	1,320	1,320	\$2.00/NNN	Vacant	Negotiable
<i>CAST Capital Partners - Ryan King (619) 567-2677, Josh Simms (619) 500-7473, Carrie Duda (619) 489-5373</i>									
P 1st	I	Office	Direct	1,200	2,400	2,400	\$2.00/NNN	Vacant	Negotiable
<i>CAST Capital Partners - Ryan King (619) 567-2677, Josh Simms (619) 500-7473, Carrie Duda (619) 489-5373</i>									
P 1st	J	Office	Direct	1,200	2,400	2,400	\$2.00/NNN	Vacant	Negotiable
<i>CAST Capital Partners - Ryan King (619) 567-2677, Josh Simms (619) 500-7473, Carrie Duda (619) 489-5373</i>									

## LEASING AGENTS

Company:	CAST Capital Partners
Contacts:	Ryan King (619) 567-2677, Josh Simms (619) 500-7473, Carrie Duda (619) 489-5373

## SALE

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

Signage

## KEY TENANTS

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

# Lease Availability Report

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



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## TRAFFIC & FRONTAGE

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

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## TRANSPORTATION

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

# Lease Availability Report

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



## BUILDING

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

## AVAILABILITY

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

## SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	A	Retail	Direct	1,750	1,750	1,750	\$2.50/NNN	Vacant	Negotiable
<i>CAST Capital Partners - Ryan King (619) 567-2677, Josh Simms (619) 500-7473, Carrie Duda (619) 489-5373</i>									
P 1st	B	Retail	Direct	1,250	1,250	1,250	\$2.50/NNN	30 Days	Negotiable
<i>CAST Capital Partners - Ryan King (619) 567-2677, Josh Simms (619) 500-7473, Carrie Duda (619) 489-5373</i>									

## LEASING AGENTS

Company:	CAST Capital Partners
Contacts:	Ryan King (619) 567-2677, Josh Simms (619) 500-7473, Carrie Duda (619) 489-5373

## SALE

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

Signage	
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## KEY TENANTS

Subway	1,250 SF
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## TRAFFIC & FRONTAGE

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

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# Lease Availability Report

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## 790 Sycamore Ave - Shadowridge Plaza



Vista, CA 92083 - Vista Submarket

### TRANSPORTATION

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Parking: 25 free Surface Spaces are available; Ratio of 8.22/1,000 SF

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

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Airport: 49 minute drive to San Diego International

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Walk Score ®: Somewhat Walkable (64)

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Transit Score ®: Some Transit (29)

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# Lease Availability Report

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



## BUILDING

Type:	<b>Class B Office</b>
Tenancy:	<b>Multiple</b>
Year Built:	<b>2007</b>
RBA:	<b>13,727 SF</b>
Floors:	<b>2</b>
Typical Floor:	<b>6,864 SF</b>

## AVAILABILITY

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

## SPACES

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

## LEASING AGENTS

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

## SALE

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

Air Conditioning, Monument Signage, Signage

## TRANSPORTATION

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

# Lease Availability Report

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## 902 Sycamore Ave - Sycamore Medical Center

Vista, CA 92081 - Vista Submarket



### KEY TENANTS

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

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# Lease Availability Report

## 906 Sycamore Ave

Vista, CA 92081 - Vista Submarket



### BUILDING

Type:	<b>Class B Office</b>
Tenancy:	<b>Multiple</b>
Year Built:	<b>1992</b>
RBA:	<b>24,231 SF</b>
Floors:	<b>2</b>
Typical Floor:	<b>9,409 SF</b>

### AVAILABILITY

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

### SPACES

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

### LEASING AGENTS

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

### SALE

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

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

# Lease Availability Report

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## 906 Sycamore Ave

Vista, CA 92081 - Vista Submarket



### TRANSPORTATION

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

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

Airport: 49 minute drive to San Diego International

Walk Score ®: Somewhat Walkable (53)

Transit Score ®: Some Transit (27)

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### KEY TENANTS

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Blue Coast Cardiology

1,523 SF



# Lease Availability Report

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



## BUILDING

Type:	<b>Class B Office</b>
Tenancy:	<b>Multiple</b>
Year Built:	<b>1990</b>
RBA:	<b>23,690 SF</b>
Floors:	<b>3</b>
Typical Floor:	<b>1,974 SF</b>

## AVAILABILITY

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

## SPACES

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

## LEASING AGENTS

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

## SALE

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

Signage

# Lease Availability Report

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## 1800 Thibodo Rd - Vista Corporate Center

Vista, CA 92081 - Vista Submarket



### TRANSPORTATION

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Parking: Ratio of 0.00/1,000 SF

Walk Score ®: Car-Dependent (27)

Transit Score ®: Some Transit (27)

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### KEY TENANTS

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Greene Properties, Inc	3,699 SF	Testa And Associates	1,833 SF
Edward Jones	1,628 SF	App Studio 35	736 SF
Mayor John Franklin	500 SF	Pacific Political	251 SF

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# Lease Availability Report

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



## BUILDING

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

## AVAILABILITY

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

## SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 2nd	203	Off/Med	Direct	812 - 3,486	3,486	3,486	\$2.35/NNN	Vacant	Negotiable
<i>MedWest Realty - Kellie Hill (858) 461-8776</i>									
P 2nd	214	Off/Med	Direct	2,674 - 3,486	3,486	3,486	\$2.35/NNN	Vacant	Negotiable
<i>MedWest Realty - Kellie Hill (858) 461-8776</i>									

## LEASING AGENTS

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

## SALE

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

Signage	
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## TRANSPORTATION

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

# Lease Availability Report

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## 161 Thunder Dr - Tri-City Medical Arts Building



Vista, CA 92083 - Vista Submarket

### KEY TENANTS

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

# Lease Availability Report

## 840-854 Townsite Dr

Vista, CA 92084 - Vista Submarket



### BUILDING

Type:	<b>Class C Office</b>
Tenancy:	<b>Multiple</b>
Year Built:	<b>2010</b>
RBA:	<b>8,517 SF</b>
Floors:	<b>1</b>
Typical Floor:	<b>8,517 SF</b>

### AVAILABILITY

Min Divisible:	<b>2,000 SF</b>
Max Contig:	<b>2,000 SF</b>
Total Available:	<b>2,000 SF</b>
Asking Rent:	<b>\$1.50/+ELEC</b>

### SPACES

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

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

### LEASING AGENTS

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

### TRANSPORTATION

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

### KEY TENANTS

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



# Lease Availability Report

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



## BUILDING

Type:	<b>Retail</b>
Subtype:	<b>Freestanding</b>
Center Type:	<b>Power Center</b>
Tenancy:	<b>Multiple</b>
Year Built:	<b>1998</b>
GLA:	<b>7,432 SF</b>
Floors:	<b>1</b>
Typical Floor:	<b>7,432 SF</b>
Docks:	<b>None</b>

## AVAILABILITY

Min Divisible:	<b>2,000 SF</b>
Max Contig:	<b>2,000 SF</b>
Total Available:	<b>2,000 SF</b>
Asking Rent:	<b>Withheld</b>

## SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	140	Retail	Direct	2,000	2,000	2,000	Withheld	Vacant	Negotiable

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

## LEASING AGENTS

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

## SALE

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

## AMENITIES

Signage

## KEY TENANTS

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

## TRAFFIC & FRONTAGE

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

Made with TrafficMetrix® Products

# Lease Availability Report

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## 1841 University Dr - North County Square



Vista, CA 92083 - Vista Submarket

### TRANSPORTATION

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Parking: 150 free Surface Spaces are available

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Transit/Subway: 15 minute walk to Buena Creek (Sprinter - San Diego North County Transit District (Coaster/Sprinter/Breeze))

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Commuter Rail: 19 minute drive to Carlsbad Poinsettia (Coaster - San Diego North County Transit District (Coaster/Sprinter/Breeze))

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Walk Score ®: Car-Dependent (48)

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Transit Score ®: Some Transit (36)

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# Lease Availability Report

**1960 University Dr - North County Square**  
Vista, CA 92083 - Vista Submarket



## BUILDING

Type:	<b>Retail</b>
Subtype:	<b>Bank</b>
Center Type:	<b>Power Center</b>
Tenancy:	<b>Multiple</b>
Year Built:	<b>2003</b>
GLA:	<b>7,000 SF</b>
Floors:	<b>1</b>
Typical Floor:	<b>7,000 SF</b>
Docks:	<b>None</b>

## AVAILABILITY

Min Divisible:	<b>2,213 SF</b>
Max Contig:	<b>2,213 SF</b>
Total Available:	<b>2,213 SF</b>
Asking Rent:	<b>Withheld</b>

## SPACES

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

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

## LEASING AGENTS

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

## SALE

Last Sale: Sold on Jun 7, 2013 for \$1,525,000 (\$217.86/SF)

## AMENITIES

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

## KEY TENANTS

Mattress Firm	4,500 SF	Happiness Nails	2,500 SF
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## TRAFFIC & FRONTAGE

Traffic Volume: 3,453 on University Dr (2022)  
 140,875 on Ronald Packard Parkway & Hwy 78 (2020)  
 Frontage: 120' on University Dr (with 1 curb cut)

Made with TrafficMetrix® Products

# Lease Availability Report

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**1960 University Dr - North County Square**  
Vista, CA 92083 - Vista Submarket



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## TRANSPORTATION

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Parking:	45 free Surface Spaces are available; Ratio of 6.43/1,000 SF
Transit/Subway:	17 minute walk to Buena Creek (Sprinter - San Diego North County Transit District (Coaster/Sprinter/Breeze))
Commuter Rail:	19 minute drive to Carlsbad Poinsettia (Coaster - San Diego North County Transit District (Coaster/Sprinter/Breeze))
Walk Score ®:	Somewhat Walkable (52)
Transit Score ®:	Some Transit (35)

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# Lease Availability Report

## 1980 University Dr

Vista, CA 92083 - Vista Submarket



### BUILDING

Type:	<b>Retail</b>
Subtype:	<b>Freestanding</b>
Tenancy:	<b>Multiple</b>
Year Built:	<b>2006</b>
GLA:	<b>21,300 SF</b>
Floors:	<b>1</b>
Typical Floor:	<b>21,300 SF</b>
Docks:	<b>None</b>

### AVAILABILITY

Min Divisible:	<b>3,375 SF</b>
Max Contig:	<b>3,375 SF</b>
Total Available:	<b>3,375 SF</b>
Asking Rent:	<b>Withheld</b>

### SPACES

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

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

### LEASING AGENTS

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

### SALE

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

Pylon Sign, Signage
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### KEY TENANTS

Planet Fitness	19,900 SF
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### TRAFFIC & FRONTAGE

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

Made with TrafficMetrix® Products



# Lease Availability Report

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## 1980 University Dr

Vista, CA 92083 - Vista Submarket



### TRANSPORTATION

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

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

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Walk Score ®: Somewhat Walkable (51)

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Transit Score ®: Some Transit (34)

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# Lease Availability Report

## 969 Vale Terrace Dr

Vista, CA 92084 - Vista Submarket



### BUILDING

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

### AVAILABILITY

Min Divisible:	<b>900 SF</b>
Max Contig:	<b>900 SF</b>
Total Available:	<b>900 SF</b>
Asking Rent:	<b>\$2.11/NNN</b>

### SPACES

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

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

### LEASING AGENTS

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

### SALE

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

Outdoor Seating, Signage
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### TRANSPORTATION

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

### KEY TENANTS

Mohnacky Animal Hospitals Of Escondido	1,760 SF	Simon Mikhael Law Office	860 SF
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# Lease Availability Report

## 640 E Vista Way - Vista Professional Building

Vista, CA 92084 - Vista Submarket



### BUILDING

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

### AVAILABILITY

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

### SPACES

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

### LEASING AGENTS

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

### SALE

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

Bus Line	
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### TRANSPORTATION

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

# Lease Availability Report

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## 640 E Vista Way - Vista Professional Building

Vista, CA 92084 - Vista Submarket



### KEY TENANTS

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

# Lease Availability Report

## 759-761 E Vista Way

Vista, CA 92084 - Vista Submarket



### BUILDING

Type:	<b>Retail</b>
Subtype:	<b>Freestanding</b>
Tenancy:	<b>Multiple</b>
Year Built:	<b>1980</b>
GLA:	<b>2,300 SF</b>
Floors:	<b>1</b>
Typical Floor:	<b>2,300 SF</b>
Docks:	<b>None</b>

### AVAILABILITY

Min Divisible:	<b>1,150 SF</b>
Max Contig:	<b>1,150 SF</b>
Total Available:	<b>1,150 SF</b>
Asking Rent:	<b>\$3.96/+UTIL</b>

### SPACES

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

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

### LEASING AGENTS

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

### SALE

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

### AMENITIES

Bus Line, Signage

### TRAFFIC & FRONTAGE

Traffic Volume: 4,022 on Townsite Dr & Truly Ter (2022)  
 44,129 on E Vista Way & Franklin Ln (2022)  
 Frontage: 28' on E Vista Way

Made with TrafficMetrix® Products



# Lease Availability Report

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## 759-761 E Vista Way

Vista, CA 92084 - Vista Submarket



### TRANSPORTATION

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

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

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

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Walk Score ®: Very Walkable (74)

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Transit Score ®: Some Transit (43)

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# Lease Availability Report

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



## BUILDING

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

## AVAILABILITY

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

## SPACES

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

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

## LEASING AGENTS

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

## SALE

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

## AMENITIES

Air Conditioning, Signage

## KEY TENANTS

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

## TRAFFIC & FRONTAGE

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

Made with TrafficMetrix® Products

# Lease Availability Report

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



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## TRANSPORTATION

Parking:	65 Surface Spaces are available; Ratio of 4.38/1,000 SF
Transit/Subway:	20 minute walk to Vista Transit Center (Sprinter - San Diego North County Transit District (Coaster/Sprinter/Breeze))
Commuter Rail:	15 minute drive to Carlsbad Village (Coaster - San Diego North County Transit District (Coaster/Sprinter/Breeze))
Walk Score ®:	Very Walkable (72)
Transit Score ®:	Some Transit (42)

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# Lease Availability Report

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



## BUILDING

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

## AVAILABILITY

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

## SPACES

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

## SALE

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

## AMENITIES

Bus Line, Pylon Sign, Signage

## KEY TENANTS

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

# Lease Availability Report

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



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## TRAFFIC & FRONTAGE

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

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

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

Made with TrafficMetrix® Products

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## TRANSPORTATION

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

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

Walk Score ®: Very Walkable (76)

Transit Score ®: Some Transit (31)



# Lease Availability Report

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



## BUILDING

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

## AVAILABILITY

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

## SPACES

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

## LEASING AGENTS

Company:	PE Management Group
Contacts:	Joshua Coons (858) 779-9097

## KEY TENANTS

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

• Anchor

## TRAFFIC & FRONTAGE

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

Made with TrafficMetrix® Products

# Lease Availability Report

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## 1225-1381 E Vista Way - Foothill Center

Vista, CA 92084 - Vista Submarket



### TRANSPORTATION

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

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Walk Score ®: Very Walkable (71)

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Transit Score ®: Some Transit (27)

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# Lease Availability Report

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



## BUILDING

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

## AVAILABILITY

Min Divisible:	<b>1,173 SF</b>
Max Contig:	<b>1,173 SF</b>
Total Available:	<b>1,173 SF</b>
Asking Rent:	<b>Withheld</b>

## SPACES

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

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

## LEASING AGENTS

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

## SALE

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

Bus Line, Restaurant, Signage

## KEY TENANTS

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

## TRAFFIC & FRONTAGE

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

Made with TrafficMetrix® Products

# Lease Availability Report

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## 1280-1350 E Vista Way - Vista Terrace

Vista, CA 92084 - Vista Submarket



### TRANSPORTATION

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

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Walk Score ®: Very Walkable (73)

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Transit Score ®: Some Transit (27)

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# Lease Availability Report

## 1465 E Vista Way

Vista, CA 92084 - Vista Submarket



### BUILDING

Type:	<b>Retail</b>
Subtype:	<b>Freestanding</b>
Tenancy:	<b>Multiple</b>
Year Built:	<b>Under Construction</b>
GLA:	<b>5,775 SF</b>
Floors:	<b>1</b>
Typical Floor:	<b>5,775 SF</b>

### AVAILABILITY

Min Divisible:	<b>1,000 SF</b>
Max Contig:	<b>3,275 SF</b>
Total Available:	<b>4,275 SF</b>
Asking Rent:	<b>Withheld</b>

### SPACES

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

### LEASING AGENTS

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

### TRAFFIC & FRONTAGE

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

Made with TrafficMetrix® Products



# Lease Availability Report

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## 1465 E Vista Way

Vista, CA 92084 - Vista Submarket



### TRANSPORTATION

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

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Walk Score ®: Somewhat Walkable (69)

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Transit Score ®: Some Transit (27)

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# Lease Availability Report

## 2210 E Vista Way

Vista, CA 92084 - Vista Submarket



### BUILDING

Type:	<b>Retail</b>
Center Type:	<b>Strip Center</b>
Tenancy:	<b>Multiple</b>
Year Built:	<b>1981</b>
GLA:	<b>11,500 SF</b>
Floors:	<b>1</b>
Typical Floor:	<b>11,500 SF</b>
Docks:	<b>None</b>

### AVAILABILITY

Min Divisible:	<b>705 SF</b>
Max Contig:	<b>1,145 SF</b>
Total Available:	<b>1,850 SF</b>
Asking Rent:	<b>\$\$1.42 - \$1.50/MG</b>

### SPACES

Floor	Suite	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	2	Off/Ret	Direct	1,145	1,145	1,145	\$1.50/MG	Jan 2025	2 - 3 Yrs
<i>Coldwell Banker Commercial SC - Rick Marcus (760) 747-8899</i>									
P 1st	11	Off/Ret	Direct	705	705	705	\$1.42/MG	Vacant	2 - 3 Yrs
<i>Coldwell Banker Commercial SC - Rick Marcus (760) 747-8899</i>									

### LEASING AGENTS

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

### SALE

Last Sale:	Sold on Apr 1, 1998 for \$460,000 (\$40.00/SF)
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### KEY TENANTS

Farmers Insurance	1,175 SF	Paladian Marketing	960 SF
Dog Grooming	825 SF	Jesus Christ International Sovereign Council	500 SF
Plavidian Marketing	500 SF	Porges Electrical Group Inc	500 SF

### TRAFFIC & FRONTAGE

Traffic Volume:	908 on Barsby St & Colucci Dr (2018)
	27,752 on E Vista Way & E Taylor St (2022)
Frontage:	E Vista

Made with TrafficMetrix® Products

# Lease Availability Report

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## 2210 E Vista Way

Vista, CA 92084 - Vista Submarket



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### TRAFFIC & FRONTAGE

Barsby

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### TRANSPORTATION

Parking: 62 Surface Spaces are available; Ratio of 5.00/1,000 SF

Walk Score ®: Car-Dependent (36)

Transit Score ®: Some Transit (25)

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# Lease Availability Report

## 550 W Vista Way - Melrose Plaza

Vista, CA 92083 - Vista Submarket



### BUILDING

Type:	<b>Class C Office</b>
Tenancy:	<b>Multiple</b>
Year Built:	<b>1978</b>
RBA:	<b>32,694 SF</b>
Floors:	<b>4</b>
Typical Floor:	<b>8,173 SF</b>

### AVAILABILITY

Min Divisible:	<b>400 SF</b>
Max Contig:	<b>650 SF</b>
Total Available:	<b>2,270 SF</b>
Asking Rent:	<b>\$1.80/+U&amp;CH</b>

### SPACES

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

### LEASING AGENTS

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

### SALE

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

Restaurant
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# Lease Availability Report

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## 550 W Vista Way - Melrose Plaza

Vista, CA 92083 - Vista Submarket



### TRANSPORTATION

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

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

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

Walk Score ®: Very Walkable (75)

Transit Score ®: Some Transit (37)

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### KEY TENANTS

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

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# Lease Availability Report

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



## BUILDING

Type:	<b>Class B Office</b>
Tenancy:	<b>Multiple</b>
Year Built:	<b>1973</b>
RBA:	<b>13,390 SF</b>
Floors:	<b>2</b>
Typical Floor:	<b>6,727 SF</b>

## AVAILABILITY

Min Divisible:	<b>1,818 SF</b>
Max Contig:	<b>1,818 SF</b>
Total Available:	<b>1,818 SF</b>
Asking Rent:	<b>\$1.45/NNN</b>

## SPACES

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

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

## LEASING AGENTS

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

## SALE

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

## AMENITIES

Signage

## TRANSPORTATION

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

## KEY TENANTS

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

# Lease Availability Report

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



## BUILDING

Type:	<b>Class C Office</b>
Tenancy:	<b>Multiple</b>
Year Built:	<b>1987</b>
RBA:	<b>9,600 SF</b>
Floors:	<b>2</b>
Typical Floor:	<b>4,800 SF</b>

## AVAILABILITY

Min Divisible:	<b>1,500 SF</b>
Max Contig:	<b>1,500 SF</b>
Total Available:	<b>1,500 SF</b>
Asking Rent:	<b>\$1.93/+U&amp;CH</b>

## SPACES

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

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

## LEASING AGENTS

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

## SALE

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

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

## TRANSPORTATION

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

## KEY TENANTS

Tague Insurance Agency	3,630 SF	Troy Martin-American Quality Homecare	1,500 SF
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# Lease Availability Report

**1825-1851 W Vista Way - Tri-City Square**  
 Vista, CA 92083 - Vista Submarket



## BUILDING

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

## AVAILABILITY

Min Divisible:	<b>1,200 SF</b>
Max Contig:	<b>1,200 SF</b>
Total Available:	<b>1,200 SF</b>
Asking Rent:	<b>Withheld</b>

## SPACES

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

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

## LEASING AGENTS

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

## AMENITIES

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

## KEY TENANTS

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

## TRAFFIC & FRONTAGE

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

Made with TrafficMetrix® Products

# Lease Availability Report

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**1825-1851 W Vista Way - Tri-City Square**  
Vista, CA 92083 - Vista Submarket



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## TRANSPORTATION

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Parking:	156 Surface Spaces are available; Ratio of 3.44/1,000 SF
Commuter Rail:	11 minute drive to Carlsbad Village (Coaster - San Diego North County Transit District (Coaster/Sprinter/Breeze))
Walk Score ®:	Very Walkable (71)
Transit Score ®:	Some Transit (35)

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# Lease Availability Report

## 1929 W Vista Way

Vista, CA 92083 - Vista Submarket



### BUILDING

Type:	<b>Retail</b>
Subtype:	<b>Freestanding</b>
Tenancy:	<b>Multiple</b>
Year Built:	<b>1980</b>
GLA:	<b>13,850 SF</b>
Floors:	<b>1</b>
Typical Floor:	<b>13,850 SF</b>

### AVAILABILITY

Min Divisible:	<b>1,200 SF</b>
Max Contig:	<b>1,200 SF</b>
Total Available:	<b>1,200 SF</b>
Asking Rent:	<b>\$1.30/NNN</b>

### SPACES

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

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

### LEASING AGENTS

Company: Lee & Associates Commercial Real Estate Services

Contacts: Mike Hanna (951) 445-4503

### SALE

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

### AMENITIES

Freeway Visibility, Signage

### KEY TENANTS

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

### TRAFFIC & FRONTAGE

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

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

Frontage: 292' on Vista

Made with TrafficMetrix® Products



# Lease Availability Report

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## 1929 W Vista Way

Vista, CA 92083 - Vista Submarket



### TRANSPORTATION

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

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

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Walk Score ®: Somewhat Walkable (67)

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Transit Score ®: Some Transit (36)

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# Lease Availability Report

## 2095 W Vista Way

Vista, CA 92083 - Vista Submarket



### BUILDING

Type:	<b>Class B Office Co...</b>
Tenancy:	<b>Multiple</b>
Year Built:	<b>1982</b>
RBA:	<b>26,535 SF</b>
Floors:	<b>2</b>
Typical Floor:	<b>13,268 SF</b>

### AVAILABILITY

Min Divisible:	<b>1,110 SF</b>
Max Contig:	<b>6,005 SF</b>
Total Available:	<b>13,012 SF</b>
Asking Rent:	<b>Withheld</b>

### SPACES

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

### LEASING AGENTS

Company:	Colliers
Contacts:	Ryan Foley (760) 930-7924

### SALE

Last Sale:	Condo Unit 218 Sold on Aug 30, 2024
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### AMENITIES

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

### TRANSPORTATION

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

# Lease Availability Report

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## 2095 W Vista Way

Vista, CA 92083 - Vista Submarket



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### KEY TENANTS

Sherev Heart and Vascular Clinic

1,326 SF

# Lease Availability Report

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



## BUILDING

Type:	<b>Retail</b>
Subtype:	<b>Freestanding</b>
Center Type:	<b>Community Center</b>
Tenancy:	<b>Multiple</b>
Year Built:	<b>2003</b>
GLA:	<b>20,387 SF</b>
Floors:	<b>1</b>
Typical Floor:	<b>20,387 SF</b>
Docks:	<b>1 ext</b>

## AVAILABILITY

Min Divisible:	<b>1,652 SF</b>
Max Contig:	<b>2,000 SF</b>
Total Available:	<b>5,356 SF</b>
Asking Rent:	<b>Withheld</b>

## SPACES

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

## LEASING AGENTS

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

## SALE

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

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

● Anchor

## TRAFFIC & FRONTAGE

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

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# Lease Availability Report

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## 235 Vista Village Dr - Staples - Vista Village

Vista, CA 92083 - Vista Submarket



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### TRAFFIC & FRONTAGE

Frontage: 169' on Vista Village Dr

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### TRANSPORTATION

Parking: Ratio of 0.00/1,000 SF

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

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

Walk Score ®: Very Walkable (75)

Transit Score ®: Some Transit (48)

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# Lease Availability Report

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



## BUILDING

Type:	<b>Retail</b>
Subtype:	<b>Freestanding</b>
Center Type:	<b>Community Center</b>
Tenancy:	<b>Multiple</b>
Year Built:	<b>2002</b>
GLA:	<b>6,999 SF</b>
Floors:	<b>1</b>
Typical Floor:	<b>6,999 SF</b>
Docks:	<b>None</b>

## AVAILABILITY

Min Divisible:	<b>1,065 SF</b>
Max Contig:	<b>1,957 SF</b>
Total Available:	<b>5,418 SF</b>
Asking Rent:	<b>Withheld</b>

## SPACES

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

## LEASING AGENTS

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

## SALE

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

Bus Line, Dedicated Turn Lane, Signage, Signalized Intersection

## KEY TENANTS

Panera Bread	5,000 SF	H&R Block	1,957 SF
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## TRAFFIC & FRONTAGE

Traffic Volume:	2,924 on Wave Dr & Main St (2022)
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Made with TrafficMetrix® Products

# Lease Availability Report

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



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## TRAFFIC & FRONTAGE

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

Frontage: 96' on Vista Village Dr

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## TRANSPORTATION

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

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

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

Walk Score ®: Very Walkable (87)

Transit Score ®: Good Transit (51)

# Lease Availability Report

## 410 Vista Village Dr

Vista, CA 92083 - Vista Submarket



### BUILDING

Type:	<b>Retail</b>
Subtype:	<b>Freestanding</b>
Tenancy:	<b>Single</b>
Year Built:	<b>1966</b>
GLA:	<b>3,000 SF</b>
Floors:	<b>1</b>
Typical Floor:	<b>3,000 SF</b>
Docks:	<b>None</b>

### AVAILABILITY

Min Divisible:	<b>3,000 SF</b>
Max Contig:	<b>3,000 SF</b>
Total Available:	<b>3,000 SF</b>
Asking Rent:	<b>\$1.75/NNN</b>

### SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Retail	Direct	3,000	3,000	3,000	\$1.75/NNN	30 Days	Negotiable

*Pacific Coast Commercial - Ethan Park (619) 469-3600*

### LEASING AGENTS

Company:	Pacific Coast Commercial
Contacts:	Ethan Park (619) 469-3600

### SALE

Last Sale:	Sold on Mar 5, 2020
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### AMENITIES

Bus Line, Signage
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### KEY TENANTS

Beyond Connections	3,037 SF	Omar's Exotic Birds	500 SF
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### TRAFFIC & FRONTAGE

Traffic Volume:	39,429 on Vista Village Dr & Cam Patricia (2022)
	37,933 on Vista Village Dr & Olive Ave (2022)
Frontage:	24' on Vista Village Dr

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# Lease Availability Report

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## 410 Vista Village Dr

Vista, CA 92083 - Vista Submarket



### TRANSPORTATION

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Parking: 2 Surface Spaces are available; Ratio of 0.67/1,000 SF

Transit/Subway: 6 minute walk to Vista Transit Center (Sprinter - San Diego North County Transit District (Coaster/Sprinter/Breeze))

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

Walk Score ®: Very Walkable (87)

Transit Score ®: Good Transit (51)

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