

Lease Availability Report

931 Anza Ave

Vista, CA 92084 - Vista Submarket



BUILDING

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

AVAILABILITY

Min Divisible:	2,675 SF
Max Contig:	2,675 SF
Total Available:	2,675 SF
Asking Rent:	\$1.90/MG

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	A	Off/Ret	Direct	2,675	2,675	2,675	\$1.90/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

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, Max Stone (858) 458-3348</i>									
P 1st	3211-2	Retail	Direct	800	4,050	4,050	Withheld	Vacant	Negotiable
<i>Voit Real Estate Services - Tanner Ifrid, Max Stone (858) 458-3348</i>									

SALE

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

AMENITIES

Signage

KEY TENANTS

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

Made with TrafficMetrix® Products



Lease Availability Report

3211 Business Park Dr - Vista Palomar Park



Vista, CA 92081 - Carlsbad Submarket

TRANSPORTATION

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

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

Airport: 46 minute drive to San Diego International

Walk Score ®: Car-Dependent (48)

Transit Score ®: Some Transit (26)



Lease Availability Report

3295 Business Park Dr - Vista Palomar Park

Vista, CA 92081 - Carlsbad Submarket



BUILDING

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

AVAILABILITY

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

SPACES

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

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

LEASING AGENTS

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

SALE

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

Dedicated Turn Lane, Signage

KEY TENANTS

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

TRAFFIC & FRONTAGE

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

Made with TrafficMetrix® Products



Lease Availability Report

3295 Business Park Dr - Vista Palomar Park



Vista, CA 92081 - Carlsbad Submarket

TRANSPORTATION

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

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

Airport: 45 minute drive to San Diego International

Walk Score ®: Car-Dependent (48)

Transit Score ®: Some Transit (26)



Lease Availability Report

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



BUILDING

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

AVAILABILITY

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

SPACES

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

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

LEASING AGENTS

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

AMENITIES

Drive Thru

TRAFFIC & FRONTAGE

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

Made with TrafficMetrix® Products

TRANSPORTATION

Parking:	Ratio of 0.00/1,000 SF
Commuter Rail:	12 minute drive to Carlsbad Poinsettia (Coaster - San Diego North County Transit District (Coaster/Sprinter/Breeze))
Airport:	42 minute drive to San Diego International
Walk Score ®:	Somewhat Walkable (50)
Transit Score ®:	Some Transit (26)



Lease Availability Report

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



BUILDING

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

AVAILABILITY

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

SPACES

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

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

LEASING AGENTS

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

SALE

Last Sale: Condo Unit 203 Sold on Dec 15, 2023 for \$350,000 (\$154.80/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 (89)
Transit Score ®:	Some Transit (47)



Lease Availability Report

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



KEY TENANTS

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



Lease Availability Report

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



BUILDING

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

AVAILABILITY

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

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 2nd	206	Office	Direct	888	888	888	\$1.15/MG	Vacant	Negotiable
<i>CDC Commercial, Inc. - Nick Zech (760) 743-8500, Matt Orth (760) 743-8500, Don Zech (760) 743-8500</i>									
P 2nd	209	Office	Direct	1,312	1,312	1,312	\$1.15/MG	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 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 (85)
Transit Score ®:	Some Transit (46)



Lease Availability Report

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



KEY TENANTS

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



Lease Availability Report

707 Civic Center Dr

Vista, CA 92084 - Vista Submarket



BUILDING

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

AVAILABILITY

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

SPACES

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

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

LEASING AGENTS

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

SALE

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

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

1430 Decision St

Vista, CA 92081 - Vista Submarket



BUILDING

Type:	Class A Industrial
Year Built:	Proposed
RBA:	123,705 SF
Floors:	2
Typical Floor:	61,853 SF

AVAILABILITY

Min Divisible:	10,800 SF
Max Contig:	123,705 SF
Total Available:	123,705 SF
Asking Rent:	Withheld

SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
E MEZZ	Office	Direct	10,800	10,800	123,705	Withheld	Oct 2025	Negotiable

JLL - Greg Lewis (858) 410-1251, Steven Field (858) 410-6337, Chris Baumgart (858) 410-6336, Andy Irwin (858) 410-6376

LAND

Land Area: **7.88 AC**

TRANSPORTATION

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

Airport: 48 minute drive to San Diego International



Lease Availability Report

170 Eucalyptus Ave

Vista, CA 92084 - Vista Submarket



BUILDING

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

AVAILABILITY

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

SPACES

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

170 Eucalyptus Ave

Vista, CA 92084 - Vista Submarket



KEY TENANTS

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



Lease Availability Report

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



BUILDING

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

AVAILABILITY

Min Divisible:	6,335 SF
Max Contig:	19,804 SF
Total Available:	26,812 SF
Asking Rent:	\$1.25/+ELEC

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st		Office	Sublet	6,335 - 19,804	19,804	19,804	\$1.25/+ELEC	Vacant	Thru Jan 2027
<i>Savills - Shane Poppen (858) 354-9435</i>									
P 2nd	250	Office	Direct	7,008	7,008	7,008	\$1.25/+ELEC	Vacant	Negotiable
<i>CBRE - Justin Halenza (760) 438-8514, Michael Mahoney, LEED GA (760) 438-8516</i>									

LEASING AGENTS

Company:	CBRE
Contacts:	Justin Halenza (760) 438-8514, Michael Mahoney, LEED GA (760) 438-8516

SALE

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

Signage	
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TRANSPORTATION

Parking:	227 Surface Spaces are available; Ratio of 4.20/1,000 SF
Commuter Rail:	14 minute drive to Carlsbad Poinsettia (Coaster - San Diego North County Transit District (Coaster/Sprinter/Breeze))
Airport:	47 minute drive to San Diego International
Walk Score ®:	Car-Dependent (35)
Transit Score ®:	Some Transit (28)



Lease Availability Report

3220 Executive Ridge - Paseo Palomar

Vista, CA 92081 - Vista Submarket



KEY TENANTS

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



Lease Availability Report

2598 Fortune Way - Fortune Business Park
Vista, CA 92081 - Vista Submarket



BUILDING

Type:	Class B Flex Condo
Subtype:	Light Distribution
Tenancy:	Multiple
Year Built:	1991
RBA:	19,482 SF
Floors:	1
Typical Floor:	19,482 SF
Ceiling Ht:	16'

AVAILABILITY

Min Divisible:	420 SF
Max Contig:	420 SF
Total Available:	420 SF
Asking Rent:	\$3.30/FS

SPACES

Floor	Suite	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	D	Office	Sublet	420	420	420	\$3.30/FS	Vacant	Thru Sep 2024

James Jaeger Photography - James Jaeger (760) 612-1703

LEASING AGENTS

Company: Lee & Associates

Contacts: Stephen Crockett (760) 448-2439

SALE

Last Sale: Condo Unit I Sold on Jul 28, 2022 for \$537,000 (\$308.44/SF)

LOADING

Docks: **None**

Drive Ins: **11 tot./10'w x 10'h**

Cross Docks: **None**

Rail Spots: **None**

POWER & UTILITIES

Power: 200a

FEATURES

Fenced Lot, Security System, Storage Space

LAND

Land Area: **1.70 AC**

Zoning: **M, Vista**



Lease Availability Report

2598 Fortune Way - Fortune Business Park
Vista, CA 92081 - Vista Submarket



PARCEL

219-031-32-01, 219-031-32-02, 219-031-32-03, 219-031-32-04, 219-031-32-05, 219-031-32-06, 219-031-32-07, 219-031-32-08, 219-031-32-09, 219-031-32-10, 219-031-32-11, 219-031-32-12, 219-031-32-13

TRANSPORTATION

Parking: 55 Surface Spaces are available; Ratio of 2.90/1,000 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 ®: Car-Dependent (25)

Transit Score ®: Some Transit (25)

KEY TENANTS

McDonald's Corporation	3,000 SF	James Jaeger Photography	500 SF
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Lease Availability Report

500-530 Hacienda Dr - Vista Town Center

Vista, CA 92081 - Vista Submarket



BUILDING

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

AVAILABILITY

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

SPACES

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

LEASING AGENTS

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

SALE

Last Sale:	Sold on Jun 25, 1998
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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
All-Pro Bail Bonds	2,778 SF	Super Taco	2,000 SF
Repair Lounge	1,943 SF	Pam's Donuts	1,920 SF

• Anchor



Lease Availability Report

500-530 Hacienda Dr - Vista Town Center

Vista, CA 92081 - Vista Submarket



TRAFFIC & FRONTAGE

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

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

Frontage: 993' on Hacienda Dr

538' on S Melrose Dr

Made with TrafficMetrix® Products

TRANSPORTATION

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

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

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

Airport: 38 minute drive to San Diego International

Walk Score ®: Very Walkable (74)

Transit Score ®: Some Transit (39)



Lease Availability Report

640 Hacienda Dr

Vista, CA 92081 - Vista Submarket



BUILDING

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

AVAILABILITY

Min Divisible:	5,332 SF
Max Contig:	5,332 SF
Total Available:	5,332 SF
Asking Rent:	\$2.92/TBD

SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
E 1st	Retail	Direct	5,332	5,332	5,332	\$2.92/TBD	Vacant	Negotiable

Flocke & Avoyer Commercial Real Estate - Gael Courtney (858) 875-4666, Julia McCullah (214) 215-7530, Lauren Whetzel (858) 875-4670

LEASING AGENTS

Company:	Flocke & Avoyer Commercial Real Estate
Contacts:	Gael Courtney (858) 875-4666, Julia McCullah (214) 215-7530, Lauren Whetzel (858) 875-4670

SALE

Last Sale:	Portfolio of 2 Retail Properties in Vista, CA Sold on Jul 26, 2007 for \$3,000,000 (\$357.91/SF)
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AMENITIES

Bus Line, Drive Thru, Pylon Sign, Signage, Signalized Intersection
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TRAFFIC & FRONTAGE

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

Made with TrafficMetrix® Products



Lease Availability Report

640 Hacienda Dr

Vista, CA 92081 - Vista Submarket



TRANSPORTATION

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

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

Walk Score ®: Very Walkable (77)

Transit Score ®: Some Transit (35)



Lease Availability Report

1715 Hacienda Dr - Creekside Center
 Vista, CA 92081 - Vista Submarket



BUILDING

Type:	Retail
Subtype:	Auto Dealership
Center Type:	Community Center
Tenancy:	Single
Year Built:	1993
GLA:	32,045 SF
Floors:	1
Typical Floor:	32,045 SF
Docks:	1 ext

AVAILABILITY

Min Divisible:	32,045 SF
Max Contig:	32,045 SF
Total Available:	32,045 SF
Asking Rent:	Withheld

SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
E 1st	Retail	Sublet	32,045	32,045	32,045	Withheld	Vacant	Thru Sep 2030

Colliers - Mike Erwin, SIOR (760) 930-7971, Tucker Hohenstein, SIOR (760) 930-7966, Hank Jenkins (760) 930-7904

LEASING AGENTS

Company:	CBRE
Contacts:	Scott Riddles (949) 725-8432

SALE

Last Sale:	Sold on May 13, 2010 for \$5,650,000 (\$176.31/SF)
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AMENITIES

Enclosed Mall, Signage

KEY TENANTS

BMW Of Vista	32,045 SF	Fisker, Inc.	32,045 SF
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TRAFFIC & FRONTAGE

Traffic Volume:	10,766 on Hacienda Dr & Carriage Cir (2022)
	139,564 on 78 (2022)
Frontage:	247' on Hacienda Dr

Made with TrafficMetrix® Products



Lease Availability Report

1715 Hacienda Dr - Creekside Center

Vista, CA 92081 - Vista Submarket



TRANSPORTATION

Parking: 100 Surface Spaces are available; Ratio of 3.12/1,000 SF

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

Walk Score ®: Somewhat Walkable (58)

Transit Score ®: Some Transit (32)



Lease Availability Report

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



BUILDING

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

AVAILABILITY

Min Divisible:	1,520 SF
Max Contig:	8,832 SF
Total Available:	15,766 SF
Asking Rent:	Withheld

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	1914	Retail	Direct	1,520	1,520	1,520	Withheld	30 Days	Negotiable
<i>CBRE - Bradley K. Jones (858) 646-4725, David F. Hagglund (858) 546-4614</i>									
P 1st	1918	Retail	Direct	2,433	2,433	2,433	Withheld	Vacant	Negotiable
<i>CBRE - Bradley K. Jones (858) 646-4725, David F. Hagglund (858) 546-4614</i>									
P 1st	1980	Retail	Direct	8,832	8,832	8,832	Withheld	30 Days	Negotiable
<i>CBRE - Bradley K. Jones (858) 646-4725, David F. Hagglund (858) 546-4614</i>									
P 1st	1974	Retail	Direct	2,981	2,981	2,981	Withheld	30 Days	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, Pylon Sign, Signage



Lease Availability Report

1900-1998 Hacienda Dr - The Pavilion Shopping Center



Vista, CA 92081 - Vista Submarket

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

TRAFFIC & FRONTAGE

Traffic Volume:	13,848 on Hacienda Dr & Via Centre (2022)
	154,929 on Hwy 78 & S Emerald Dr (2022)
Frontage:	1,080' on Hacienda Dr (with 2 curb cuts)

Made with TrafficMetrix® Products

TRANSPORTATION

Parking:	619 free Surface Spaces are available; Ratio of 4.53/1,000 SF
Transit/Subway:	18 minute walk to College Boulevard (Sprinter - San Diego North County Transit District (Coaster/Sprinter/Breeze))
Commuter Rail:	10 minute drive to Carlsbad Village (Coaster - San Diego North County Transit District (Coaster/Sprinter/Breeze))
Walk Score ®:	Somewhat Walkable (67)
Transit Score ®:	Some Transit (36)



Lease Availability Report

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



BUILDING

Type:	Retail
Center Type:	Strip Center
Year Built:	Proposed
GLA:	4,667 SF
Floors:	1
Typical Floor:	4,667 SF

AVAILABILITY

Min Divisible:	967 SF
Max Contig:	4,667 SF
Total Available:	4,667 SF
Asking Rent:	Withheld

SPACES

Floor	Suite	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Pad 5	Retail	Direct	967 - 4,667	4,667	4,667	Withheld	Vacant	Negotiable

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

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 (69)
Transit Score ®: Some Transit (40)



Lease Availability Report

249 S Indiana Ave

Vista, CA 92084 - Vista Submarket



BUILDING

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

AVAILABILITY

Min Divisible:	1,100 SF
Max Contig:	1,100 SF
Total Available:	1,100 SF
Asking Rent:	\$1.80/MG

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	201	Office	Direct	1,100	1,100	1,100	\$1.80/MG	Vacant	Negotiable

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

LEASING AGENTS

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

SALE

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

Made with TrafficMetrix® Products

TRANSPORTATION

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



Lease Availability Report

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



BUILDING

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

AVAILABILITY

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

SPACES

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

Kidder Mathews - John Witherall (442) 287-8220

LEASING AGENTS

Company: Kidder Mathews

Contacts: John Witherall (442) 287-8220

SALE

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

LOADING

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

POWER & UTILITIES

Power: 400-800a/120-280v 3p 4w Heavy

Utilities: Sewer - City, Water - City

FEATURES

Fenced Lot, Signage, Skylights



Lease Availability Report

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



LAND

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

TRANSPORTATION

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

KEY TENANTS

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



Lease Availability Report

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



BUILDING

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

AVAILABILITY

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

SPACES

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

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

LEASING AGENTS

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

SALE

Last Sale:	Portfolio of 38 Retail Properties Sold on Aug 13, 2013 for \$332,000,000 (\$151.29/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

Made with TrafficMetrix® Products



Lease Availability Report

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



TRANSPORTATION

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



Lease Availability Report

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



BUILDING

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

AVAILABILITY

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

SPACES

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

LEASING AGENTS

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

SALE

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

The Rylan - 100 Main St

Vista, CA 92083 - Vista Submarket



COMMERCIAL TENANTS

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



Lease Availability Report

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:	Withheld

SPACES

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

Bus Line



Lease Availability Report

2301-2305 Melrose Dr

Vista, CA 92081 - Vista Submarket



TRANSPORTATION

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

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

Airport: 45 minute drive to San Diego International

Walk Score ®: Car-Dependent (49)

Transit Score ®: Some Transit (25)

KEY TENANTS

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



Lease Availability Report

251 S Melrose Dr - Breeze Hill Center
 Vista, CA 92081 - Vista Submarket



BUILDING

Type:	Retail
Subtype:	Freestanding
Center Type:	Strip Center
Tenancy:	Multiple
GLA:	3,700 SF
Floors:	1
Typical Floor:	3,700 SF
Docks:	None

AVAILABILITY

Min Divisible:	1,700 SF
Max Contig:	1,700 SF
Total Available:	1,700 SF
Asking Rent:	Withheld

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	301	Retail	Direct	1,700	1,700	1,700	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:	Portfolio of 2 Retail Properties in Vista, CA Sold on Oct 31, 2014 for \$10,234,000 (\$573.17/SF)
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AMENITIES

Pylon Sign, Signage

KEY TENANTS

Starbucks	1,700 SF
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TRAFFIC & FRONTAGE

Traffic Volume:	30,470 on S Melrose Dr & County Complex (2022)
	134,623 on Hwy 78 & S Melrose Dr (2022)
Frontage:	66' on S Melrose Dr (with 1 curb cut)

Made with TrafficMetrix® Products



Lease Availability Report

251 S Melrose Dr - Breeze Hill Center

Vista, CA 92081 - Vista Submarket



TRANSPORTATION

Parking: 35 free Surface Spaces are available; Ratio of 9.45/1,000 SF

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

Walk Score ®: Very Walkable (76)

Transit Score ®: Some Transit (36)



Lease Availability Report

314 S Melrose Dr

Vista, CA 92081 - Vista Submarket



BUILDING

Type:	Class B Office
Tenancy:	Multiple
Year Built:	1988
RBA:	6,000 SF
Floors:	2
Typical Floor:	3,000 SF

AVAILABILITY

Min Divisible:	3,000 SF
Max Contig:	6,000 SF
Total Available:	6,000 SF
Asking Rent:	\$1.00/NNN

SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
E 1st	Office	Direct	3,000	3,000	6,000	\$1.00/NNN	Vacant	Negotiable
<i>Lee & Associates Commercial Real Estate Service - Rick Chatham (858) 713-9333</i>								
E 2nd	Office	Direct	3,000	3,000	6,000	\$1.00/NNN	Vacant	Negotiable
<i>Lee & Associates Commercial Real Estate Service - Rick Chatham (858) 713-9333</i>								

LEASING AGENTS

Company: Lee & Associates Commercial Real Estate Service
 Contacts: Rick Chatham (858) 713-9333

SALE

Last Sale: Sold on Sep 9, 2014 for \$1,312,500 (\$218.75/SF) at 4.50% Cap

AMENITIES

Air Conditioning, Balcony, Central Heating, Conferencing Facility, Hardwood Floors, Kitchen, Partitioned Offices, Security System, Signage

TRANSPORTATION

Parking:	26 Surface Spaces are available; Ratio of 4.33/1,000 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 (37)



Lease Availability Report

316 S Melrose Dr

Vista, CA 92081 - Vista Submarket



BUILDING

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

AVAILABILITY

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

SPACES

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

LEASING AGENTS

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

AMENITIES

Property Manager on Site

TRANSPORTATION

Parking:	Ratio of 4.50/1,000 SF
Commuter Rail:	13 minute drive to Carlsbad Village (Coaster - San Diego North County Transit District (Coaster/Sprinter/Breeze))
Walk Score ®:	Very Walkable (71)
Transit Score ®:	Some Transit (37)

KEY TENANTS

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



Lease Availability Report

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



BUILDING

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

AVAILABILITY

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

SPACES

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

LEASING AGENTS

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

AMENITIES

Signage

TRANSPORTATION

Parking:	55 Surface Spaces are available; Ratio of 3.85/1,000 SF
Commuter Rail:	13 minute drive to Carlsbad Village (Coaster - San Diego North County Transit District (Coaster/Sprinter/Breeze))
Walk Score ®:	Very Walkable (76)
Transit Score ®:	Some Transit (36)



Lease Availability Report

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



KEY TENANTS

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



Lease Availability Report

380 S Melrose Dr

Vista, CA 92081 - Vista Submarket



BUILDING

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

AVAILABILITY

Min Divisible:	169 SF
Max Contig:	2,059 SF
Total Available:	6,820 SF
Asking Rent:	\$\$2.28 - \$2.70

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	101	Office	Direct	1,858	1,858	1,858	\$2.30/+ELEC	Vacant	Negotiable
<i>CBRE - Chris Williams (858) 646-4743</i>									
P 1st	124	Office	Sublet	170	170	170	\$2.34/MG	Vacant	Negotiable
<i>Small Offices 4 Rent - Brent Rosenkranz (760) 944-7131, Andrew Rosenkranz (760) 944-7131</i>									
P 1st	126	Office	Sublet	170	170	170	\$2.32/MG	Vacant	Negotiable
<i>Small Offices 4 Rent - Brent Rosenkranz (760) 944-7131, Andrew Rosenkranz (760) 944-7131</i>									
P 1st	120	Office	Sublet	169	169	169	\$2.40/MG	Vacant	Negotiable
<i>Small Offices 4 Rent - Brent Rosenkranz (760) 944-7131, Andrew Rosenkranz (760) 944-7131</i>									
P 3rd	317	Office	Sublet	395	395	395	\$2.43/MG	Vacant	Negotiable
<i>Small Offices 4 Rent - Brent Rosenkranz (760) 944-7131, Andrew Rosenkranz (760) 944-7131</i>									
P 3rd	349	Off/Med	Sublet	304	304	304	\$2.43/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	363	Office	Sublet	263	263	263	\$2.28/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>									



Lease Availability Report

380 S Melrose Dr

Vista, CA 92081 - Vista Submarket



SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 3rd	360	Office	Sublet	197	197	197	\$2.33/MG	Vacant	Negotiable
<i>Small Offices 4 Rent - Brent Rosenkranz (760) 944-7131, Andrew Rosenkranz (760) 944-7131</i>									
P 4th	412	Office	Direct	830	2,059	2,059	\$2.30/+ELEC	Vacant	3 Yrs
<i>CBRE - Chris Williams (858) 646-4743</i>									
P 4th	408	Office	Direct	1,229	2,059	2,059	\$2.30/+ELEC	Vacant	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, Bus Line, Signage

TRANSPORTATION

Parking:	100 Surface Spaces are available; Ratio of 4.00/1,000 SF
Commuter Rail:	12 minute drive to Carlsbad Village (Coaster - San Diego North County Transit District (Coaster/Sprinter/Breeze))
Walk Score ®:	Very Walkable (71)
Transit Score ®:	Some Transit (35)

KEY TENANTS

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



Lease Availability Report

400 S Melrose Dr

Vista, CA 92081 - Vista Submarket



BUILDING

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

AVAILABILITY

Min Divisible:	2,086 SF
Max Contig:	2,086 SF
Total Available:	2,086 SF
Asking Rent:	\$2.30/+ELEC

SPACES

Floor	Suite	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	104	Office	Direct	2,086	2,086	2,086	\$2.30/+ELEC	Vacant	Negotiable

CBRE - Chris Williams (858) 646-4743

LEASING AGENTS

Company: CBRE

Contacts: Chris Williams (858) 646-4743

SALE

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

AMENITIES

Atrium, Courtyard, Property Manager on Site, Signage

TRANSPORTATION

Parking: 290 Surface Spaces are available; Ratio of 4.00/1,000 SF

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

Walk Score ®: Very Walkable (74)

Transit Score ®: Some Transit (35)

KEY TENANTS

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



Lease Availability Report

410 S Melrose Dr

Vista, CA 92081 - Vista Submarket



BUILDING

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

AVAILABILITY

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

SPACES

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

LEASING AGENTS

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

SALE

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

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 (74)
Transit Score @:	Some Transit (35)

KEY TENANTS

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



Lease Availability Report

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



BUILDING

Type:	Retail
Center Type:	Community Center
Tenancy:	Multiple
Year Built:	1965
GLA:	122,953 SF
Floors:	1
Typical Floor:	122,953 SF
Docks:	2 ext

AVAILABILITY

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

SPACES

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

SALE

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

AMENITIES

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



Lease Availability Report

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



KEY TENANTS

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

• Anchor

TRAFFIC & FRONTAGE

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

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

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

Made with TrafficMetrix® Products

TRANSPORTATION

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

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

Walk Score ®: Somewhat Walkable (67)

Transit Score ®: Some Transit (25)



Lease Availability Report

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



BUILDING

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

AVAILABILITY

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

SPACES

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

LEASING AGENTS

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

SALE

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

Bus Line, Signage, Signalized Intersection
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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

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



TRANSPORTATION

Parking:	40 free Surface Spaces are available; Ratio of 8.72/1,000 SF
Commuter Rail:	15 minute drive to Carlsbad Poinsettia (Coaster - San Diego North County Transit District (Coaster/Sprinter/Breeze))
Airport:	48 minute drive to San Diego International
Walk Score ®:	Very Walkable (74)
Transit Score ®:	Some Transit (25)



Lease Availability Report

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



BUILDING

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

AVAILABILITY

Min Divisible:	1,525 SF
Max Contig:	1,525 SF
Total Available:	1,525 SF
Asking Rent:	\$1.79/NNN

SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Retail	Direct	1,525	1,525	1,525	\$1.79/NNN	Vacant	1 - 5 Yrs

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

LEASING AGENTS

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

AMENITIES

Pylon Sign, Signage

KEY TENANTS

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

TRAFFIC & FRONTAGE

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

Made with TrafficMetrix® Products



Lease Availability Report

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



TRANSPORTATION

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



Lease Availability Report

876 Osborne St

Vista, CA 92084 - Outlying SD County N Submarket



BUILDING

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

AVAILABILITY

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

SPACES

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

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

LEASING AGENTS

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

TRANSPORTATION

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

KEY TENANTS

Iglesias De Restauracion	1,000 SF
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Lease Availability Report

1185 Park Center Dr - Business Park Pointe
 Vista, CA 92081 - Vista Submarket



BUILDING

Type:	Class C Industrial
Subtype:	Manufacturing
Tenancy:	Multiple
Year Built:	1989
RBA:	29,477 SF
Floors:	1
Typical Floor:	28,003 SF
Ceiling Ht:	14'

AVAILABILITY

Min Divisible:	1,329 SF
Max Contig:	1,489 SF
Total Available:	2,818 SF
Asking Rent:	\$1.60/NNN

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	1185H	Office	Direct	1,489	1,489	1,489	\$1.60/NNN	Vacant	Negotiable

Lee & Associates - Daniel Knoke (760) 929-7836, Peter Merz (760) 448-1362

LEASING AGENTS

Company:	Lee & Associates
Contacts:	Peter Merz (760) 448-1362, Daniel Knoke (760) 929-7836

LOADING

Docks:	None	Drive Ins:	20 tot./10'w x 10'h
Cross Docks:	None	Cranes:	None
Rail Spots:	None		

POWER & UTILITIES

Power:	100a/120-208v 3p
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FEATURES

Signage, Skylights

LAND

Land Area:	2.90 AC
Zoning:	M
Parcel	219-011-21



Lease Availability Report

1185 Park Center Dr - Business Park Pointe

Vista, CA 92081 - Vista Submarket



TRANSPORTATION

Parking: 45 Surface Spaces are available; Ratio of 1.61/1,000 SF

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

Airport: 47 minute drive to San Diego International

KEY TENANTS

Ameritrol Inc	3,000 SF	Source Worldwide Inc	2,132 SF
Chemmer Consulting	500 SF	Neuro-emotional Technique Seminars	500 SF
Opcon Usa, Lp	500 SF		



Lease Availability Report

989 Postal Way

Vista, CA 92083 - Vista Submarket



BUILDING

Type:	Class C Office
Tenancy:	Multiple
Year Built:	1952
RBA:	742 SF
Floors:	1
Typical Floor:	742 SF

AVAILABILITY

Min Divisible:	320 SF
Max Contig:	320 SF
Total Available:	320 SF
Asking Rent:	Withheld

SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Office	Direct	320	320	320	Withheld	Vacant	Negotiable

San Diego Commercial Realty Services - Shaun Espino (760) 599-4200

LEASING AGENTS

Company: San Diego Commercial Realty Services

Contacts: Shaun Espino (760) 599-4200

AMENITIES

Air Conditioning, Fenced Lot, Hardwood Floors, Kitchen, Natural Light, Property Manager on Site

TRANSPORTATION

Parking: 10 Surface Spaces are available; Ratio of 13.48/1,000 SF

Transit/Subway: 16 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 (68)

Transit Score ®: Some Transit (36)

KEY TENANTS

Apache Asphalt & Seal Corp

1,050 SF



Lease Availability Report

101 Santa Clara Dr

Vista, CA 92083 - Vista Submarket



BUILDING

Type:	Specialty
Year Built:	1923; Renov 2024
GBA:	1,200 SF
Floors:	1

AVAILABILITY

Min Divisible:	1,200 SF
Max Contig:	1,200 SF
Total Available:	1,200 SF
Asking Rent:	\$4.48/+ELEC

SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
E 1st	Office	Direct	1,200	1,200	1,200	\$4.48/+ELEC	Vacant	Negotiable

Marcus & Millichap - Ali Valiahdhi (858) 373-3288, Ben Tashakorian (858) 373-3176

TRANSPORTATION

Commuter Rail:	12 minute drive to Carlsbad Village (Coaster - San Diego North County Transit District (Coaster/Sprinter/Breeze))
Walk Score ®:	Car-Dependent (36)
Transit Score ®:	Some Transit (33)



Lease Availability Report

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



BUILDING

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

AVAILABILITY

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

SPACES

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

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

LEASING AGENTS

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

AMENITIES

Pylon Sign, Signage

KEY TENANTS

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

TRAFFIC & FRONTAGE

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

Made with TrafficMetrix® Products



Lease Availability Report

828 N Santa Fe Ave - Townsite Plaza

Vista, CA 92083 - Vista Submarket



TRANSPORTATION

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



Lease Availability Report

1450 N Santa Fe Ave - Santa Fe Crossroads

Vista, CA 92083 - Vista Submarket



BUILDING

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

AVAILABILITY

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

SPACES

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

LEASING AGENTS

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

SALE

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

1450 N Santa Fe Ave - Santa Fe Crossroads



Vista, CA 92083 - Vista Submarket

TRAFFIC & FRONTAGE

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

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

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

Made with TrafficMetrix® Products

TRANSPORTATION

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

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

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

Walk Score ®: Very Walkable (72)

Transit Score ®: Some Transit (36)



Lease Availability Report

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



BUILDING

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

AVAILABILITY

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

SPACES

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

LEASING AGENTS

Company:	Lee & Associates
Contacts:	Victor Aquilina (760) 448-1370
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 (86)
Transit Score ®:	Some Transit (49)



Lease Availability Report

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



COMMERCIAL TENANTS

Pacific Premier Bank

1,900 SF



Lease Availability Report

721-723 S Santa Fe Ave

Vista, CA 92083 - Vista Submarket



BUILDING

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

AVAILABILITY

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

SPACES

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

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

LEASING AGENTS

Company: Prime Investors Corp.

Contacts: Richard Alvarez (760) 224-9283

AMENITIES

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

TRAFFIC & FRONTAGE

Traffic Volume: 2,809 on Natal Way & Escondido Ave (2022)
35,306 on Escondido Ave & Natal Way (2022)

Frontage: 54' on S Santa Fe Ave

Made with TrafficMetrix® Products

TRANSPORTATION

Parking: 6 Surface Spaces are available; Ratio of 2.00/1,000 SF

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

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

Walk Score ®: Very Walkable (74)

Transit Score ®: Some Transit (41)



Lease Availability Report

879 S Santa Fe Ave

Vista, CA 92083 - Vista Submarket



BUILDING

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

AVAILABILITY

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

SPACES

Floor	Use	Type	SF Avail	Flr 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

879 S Santa Fe Ave

Vista, CA 92083 - Vista Submarket



TRANSPORTATION

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

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

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

Walk Score ®: Very Walkable (71)

Transit Score ®: Some Transit (40)



Lease Availability Report

905 S Santa Fe Ave

Vista, CA 92083 - Vista Submarket



BUILDING

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

AVAILABILITY

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

SPACES

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

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

LEASING AGENTS

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

SALE

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

Bus Line, Signage

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

Made with TrafficMetrix® Products



Lease Availability Report

905 S Santa Fe Ave

Vista, CA 92083 - Vista Submarket



TRANSPORTATION

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

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

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

Walk Score ®: Very Walkable (76)

Transit Score ®: Some Transit (38)



Lease Availability Report

1020 S Santa Fe Ave
Vista, CA 92084 - Vista Submarket



BUILDING

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

AVAILABILITY

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

SPACES

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

LEASING AGENTS

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

SALE

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

Bus Line



Lease Availability Report

1020 S Santa Fe Ave

Vista, CA 92084 - Vista Submarket



TRANSPORTATION

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

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

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

Walk Score ®: Very Walkable (71)

Transit Score ®: Some Transit (37)

KEY TENANTS

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



Lease Availability Report

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



BUILDING

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

AVAILABILITY

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

SPACES

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

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

AMENITIES

Bus Line, Pylon Sign, Signage, Signalized Intersection

TRAFFIC & FRONTAGE

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

Made with TrafficMetrix® Products

TRANSPORTATION

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



Lease Availability Report

1025 Service PI

Vista, CA 92084 - Vista Submarket



BUILDING

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

AVAILABILITY

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

SPACES

Floor	Suite	Use	Type	SF Avail	Fir 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

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

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



BUILDING

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

AVAILABILITY

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

SPACES

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

LEASING AGENTS

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

AMENITIES

Pylon Sign, Signage

KEY TENANTS

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

TRAFFIC & FRONTAGE

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

Made with TrafficMetrix® Products



Lease Availability Report

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



TRAFFIC & FRONTAGE

350' on Longhorn Dr (with 1 curb cut)

Made with TrafficMetrix® Products

TRANSPORTATION

Parking:	Ratio of 5.50/1,000 SF
Commuter Rail:	16 minute drive to Carlsbad Poinsettia (Coaster - San Diego North County Transit District (Coaster/Sprinter/Breeze))
Airport:	49 minute drive to San Diego International
Walk Score ®:	Somewhat Walkable (56)
Transit Score ®:	Minimal Transit (23)



Lease Availability Report

310 Sycamore Ave - Walgreens

Vista, CA 92083 - Vista Submarket



BUILDING

Type:	Retail
Subtype:	Drug Store
Tenancy:	Single
Year Built:	2006
GLA:	14,820 SF
Floors:	1
Typical Floor:	14,820 SF
Docks:	None

AVAILABILITY

Min Divisible:	14,820 SF
Max Contig:	14,820 SF
Total Available:	14,820 SF
Asking Rent:	\$1.35/MG

SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
E 1st	Retail	Sublet	14,820	14,820	14,820	\$1.35/MG	Vacant	Thru Oct 2031

Retail Net Real Estate, LLC - Mark Hollenbeck, CCIM (844) 767-3111

SALE

Last Sale: Sold on Aug 20, 2019 for \$7,550,000 (\$509.45/SF) at 5.22% Cap

AMENITIES

24 Hour Access, Air Conditioning, Drive Thru, Freeway Visibility, Monument Signage, Security System, Signage, Signalized Intersection, Tenant Controlled HVAC

TRAFFIC & FRONTAGE

Traffic Volume: 7,866 on Lobelia Dr & Robelini Dr (2022)
 140,875 on Ronald Packard Parkway & Hwy 78 (2020)

Frontage: 97' on Sycamore Ave
 Lobelia Dr

Made with TrafficMetrix® Products

TRANSPORTATION

Parking: 66 Surface Spaces are available; Ratio of 4.45/1,000 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 (65)

Transit Score ®: Some Transit (39)



Lease Availability Report

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



BUILDING

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

AVAILABILITY

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

SPACES

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

LEASING AGENTS

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

SALE

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

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



TRAFFIC & FRONTAGE

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

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

Made with TrafficMetrix® Products

TRANSPORTATION

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

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

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

Walk Score ®: Somewhat Walkable (63)

Transit Score ®: Some Transit (38)



Lease Availability Report

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



BUILDING

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

AVAILABILITY

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

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	D	Retail	Direct	986	1,918	1,918	\$2.00/NNN	Vacant	Negotiable
<i>Voit Real Estate Services - Ryan King (858) 458-3322, Josh Simms (858) 458-3336</i>									
P 1st	E	Office	Direct	932	1,918	1,918	\$2.00/NNN	Vacant	Negotiable
<i>Voit Real Estate Services - Ryan King (858) 458-3322, Josh Simms (858) 458-3336</i>									

LEASING AGENTS

Company:	Voit Real Estate Services
Contacts:	Ryan King (858) 458-3322, Josh Simms (858) 458-3336

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)

Made with TrafficMetrix® Products



Lease Availability Report

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



TRAFFIC & FRONTAGE

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

Made with TrafficMetrix® Products

TRANSPORTATION

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



Lease Availability Report

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



BUILDING

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

AVAILABILITY

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

SPACES

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

Voit Real Estate Services - Ryan King (858) 458-3322, Josh Simms (858) 458-3336

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)

Made with TrafficMetrix® Products



Lease Availability Report

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



TRANSPORTATION

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



Lease Availability Report

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



BUILDING

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

AVAILABILITY

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

SPACES

Floor	Suite	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	G	Retail	Direct	1,320	1,320	1,320	\$2.00/NNN	Vacant	Negotiable
<i>Voit Real Estate Services - Ryan King (858) 458-3322, Josh Simms (858) 458-3336</i>									
P 1st	I	Office	Direct	1,200	2,400	2,400	\$2.00/NNN	Vacant	Negotiable
<i>Voit Real Estate Services - Ryan King (858) 458-3322, Josh Simms (858) 458-3336</i>									
P 1st	J	Office	Direct	1,200	2,400	2,400	\$2.00/NNN	Vacant	Negotiable
<i>Voit Real Estate Services - Ryan King (858) 458-3322, Josh Simms (858) 458-3336</i>									

LEASING AGENTS

Company:	Voit Real Estate Services
Contacts:	Ryan King (858) 458-3322, Josh Simms (858) 458-3336

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

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



TRAFFIC & FRONTAGE

Traffic Volume: 40,824 on Sycamore Ave & Watson Way (2022)
44,737 on Sycamore Ave & Plumosa Ave (2022)

Frontage: 169' on Sycamore
147' on Sycamore Ave (with 2 curb cuts)
454' on Shadowridge

Made with TrafficMetrix® Products

TRANSPORTATION

Parking: 25 Surface Spaces are available; Ratio of 1.67/1,000 SF

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

Airport: 49 minute drive to San Diego International

Walk Score ®: Somewhat Walkable (64)

Transit Score ®: Some Transit (29)



Lease Availability Report

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



BUILDING

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

AVAILABILITY

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

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	A	Retail	Direct	1,750	1,750	1,750	\$2.50/NNN	Vacant	Negotiable
<i>Voit Real Estate Services - Ryan King (858) 458-3322, Josh Simms (858) 458-3336</i>									
P 1st	B	Retail	Direct	1,250	1,250	1,250	\$2.50/NNN	30 Days	Negotiable
<i>Voit Real Estate Services - Ryan King (858) 458-3322, Josh Simms (858) 458-3336</i>									

LEASING AGENTS

Company:	Voit Real Estate Services
Contacts:	Ryan King (858) 458-3322, Josh Simms (858) 458-3336

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)

Made with TrafficMetrix® Products



Lease Availability Report

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



TRANSPORTATION

Parking:	25 free Surface Spaces are available; Ratio of 8.22/1,000 SF
Commuter Rail:	16 minute drive to Carlsbad Poinsettia (Coaster - San Diego North County Transit District (Coaster/Sprinter/Breeze))
Airport:	49 minute drive to San Diego International
Walk Score ®:	Somewhat Walkable (65)
Transit Score ®:	Some Transit (29)



Lease Availability Report

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



BUILDING

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

AVAILABILITY

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

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 2nd	200	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	202	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 (63)
Transit Score ®:	Some Transit (27)



Lease Availability Report

902 Sycamore Ave - Sycamore Medical Center

Vista, CA 92081 - Vista Submarket



KEY TENANTS

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



Lease Availability Report

906 Sycamore Ave

Vista, CA 92081 - Vista Submarket



BUILDING

Type:	Class B Office
Tenancy:	Multiple
Year Built:	1992
RBA:	18,878 SF
Floors:	2
Typical Floor:	9,409 SF

AVAILABILITY

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

SPACES

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

LEASING AGENTS

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

SALE

Last Sale:	Sold on May 17, 2021 for \$3,179,000 (\$168.40/SF)
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AMENITIES

Open-Plan, Signage

TRANSPORTATION

Parking:	50 Surface Spaces are available; Ratio of 2.34/1,000 SF
Commuter Rail:	17 minute drive to Carlsbad Poinsettia (Coaster - San Diego North County Transit District (Coaster/Sprinter/Breeze))
Airport:	49 minute drive to San Diego International
Walk Score ®:	Somewhat Walkable (53)
Transit Score ®:	Some Transit (27)



Lease Availability Report

906 Sycamore Ave

Vista, CA 92081 - Vista Submarket



KEY TENANTS

Blue Coast Cardiology

1,523 SF



Lease Availability Report

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



BUILDING

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

AVAILABILITY

Min Divisible:	91 SF
Max Contig:	2,550 SF
Total Available:	4,932 SF
Asking Rent:	\$\$1.68 - \$2.47

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 2nd	210	Office	Direct	1,845	2,550	2,550	\$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 2nd	230	Office	Direct	705	2,550	2,550	\$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	332	Office	Sublet	306	306	306	\$2.47/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	340	Office	Sublet	91	91	91	\$2.47/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



Lease Availability Report

1800 Thibodo Rd - Vista Corporate Center

Vista, CA 92081 - Vista Submarket



SALE

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

AMENITIES

Signage

TRANSPORTATION

Parking: Ratio of 0.00/1,000 SF

Walk Score @: Car-Dependent (31)

Transit Score @: Some Transit (27)

KEY TENANTS

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



Lease Availability Report

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



BUILDING

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

AVAILABILITY

Min Divisible:	812 SF
Max Contig:	8,647 SF
Total Available:	24,319 SF
Asking Rent:	\$2.35/NNN

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	108	Off/Med	Direct	8,647	8,647	8,647	\$2.35/NNN	Vacant	Negotiable
<i>MedWest Realty - Kellie Hill (858) 461-8776</i>									
P 2nd	203	Office	Direct	812 - 3,486	3,486	3,486	\$2.35/NNN	Vacant	Negotiable
<i>MedWest Realty - Kellie Hill (858) 461-8776</i>									
P 2nd	208	Office	Direct	2,599 - 4,350	4,350	4,350	\$2.35/NNN	Vacant	Negotiable
<i>MedWest Realty - Kellie Hill (858) 461-8776</i>									
P 2nd	210	Office	Direct	1,751 - 4,350	4,350	4,350	\$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



Lease Availability Report

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



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 (64)
Transit Score ®:	Some Transit (36)

KEY TENANTS

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



Lease Availability Report

161 Thunder Dr

Vista, CA 92083 - Vista Submarket



BUILDING

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

AVAILABILITY

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

SPACES

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

MedWest Realty - Kellie Hill (858) 461-8776

TRANSPORTATION

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



Lease Availability Report

840-854 Townsite Dr

Vista, CA 92084 - Vista Submarket



BUILDING

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

AVAILABILITY

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

SPACES

Floor	Suite	Use	Type	SF Avail	Flr 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		



Lease Availability Report

1750-1762 University Dr - North County Square
 Vista, CA 92083 - Vista Submarket



BUILDING

Type:	Retail
Subtype:	Freestanding
Center Type:	Power Center
Tenancy:	Multiple
Year Built:	1995
GLA:	36,605 SF
Floors:	1
Typical Floor:	36,605 SF
Docks:	2 ext

AVAILABILITY

Min Divisible:	3,000 SF
Max Contig:	7,926 SF
Total Available:	7,926 SF
Asking Rent:	\$1.75/NNN

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	1750	Retail	Sublet	3,000 - 7,926	7,926	7,926	\$1.75/NNN	30 Days	Negotiable

Enduring Real Estate - Joe Wojdowski (858) 536-8383 X102, Kevan McDougal (619) 884-8391

LEASING AGENTS

Company:	CBRE
Contacts:	Reg Kobzi (858) 546-4604

SALE

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

Dedicated Turn Lane, Pylon Sign, Signage, Signalized Intersection

KEY TENANTS

● ALDI	27,605 SF	Firestone Complete Auto Care	9,000 SF
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● Anchor

TRAFFIC & FRONTAGE

Traffic Volume:	3,453 on University Dr (2022)
	140,875 on Ronald Packard Parkway & Hwy 78 (2020)
Frontage:	339' on University Dr (with 2 curb cuts)

Made with TrafficMetrix® Products



Lease Availability Report

1750-1762 University Dr - North County Square
Vista, CA 92083 - Vista Submarket



TRANSPORTATION

Parking:	260 Surface Spaces are available; Ratio of 7.10/1,000 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 ®:	Car-Dependent (42)
Transit Score ®:	Some Transit (39)



Lease Availability Report

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



BUILDING

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

AVAILABILITY

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

SPACES

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

LEASING AGENTS

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

SALE

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

AMENITIES

Signage

KEY TENANTS

Sally Beauty	1,700 SF	Claire's	1,000 SF
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TRAFFIC & FRONTAGE

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

Made with TrafficMetrix® Products



Lease Availability Report

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



TRANSPORTATION

Parking:	150 free Surface Spaces are available
Transit/Subway:	15 minute walk to Buena Creek (Sprinter - San Diego North County Transit District (Coaster/Sprinter/Breeze))
Commuter Rail:	19 minute drive to Carlsbad Poinsettia (Coaster - San Diego North County Transit District (Coaster/Sprinter/Breeze))
Walk Score ®:	Somewhat Walkable (56)
Transit Score ®:	Some Transit (36)



Lease Availability Report

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



BUILDING

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

AVAILABILITY

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

SPACES

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

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

LEASING AGENTS

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

SALE

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

AMENITIES

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

KEY TENANTS

Tony Pepperoni 7,400 SF

TRAFFIC & FRONTAGE

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

Made with TrafficMetrix® Products



Lease Availability Report

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



TRANSPORTATION

Parking:	25 free Surface Spaces are available; Ratio of 3.02/1,000 SF
Transit/Subway:	15 minute walk to Buena Creek (Sprinter - San Diego North County Transit District (Coaster/Sprinter/Breeze))
Commuter Rail:	18 minute drive to Carlsbad Poinsettia (Coaster - San Diego North County Transit District (Coaster/Sprinter/Breeze))
Walk Score ®:	Somewhat Walkable (58)
Transit Score ®:	Some Transit (37)



Lease Availability Report

1980 University Dr

Vista, CA 92083 - Vista Submarket



BUILDING

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

AVAILABILITY

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

SPACES

Floor	Suite	Use	Type	SF Avail	Fir 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

KEY TENANTS

Planet Fitness	17,900 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

1980 University Dr

Vista, CA 92083 - Vista Submarket



TRANSPORTATION

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

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

Walk Score ®: Somewhat Walkable (62)

Transit Score ®: Some Transit (34)



Lease Availability Report

969 Vale Terrace Dr

Vista, CA 92084 - Vista Submarket



BUILDING

Type:	Class B Office
Tenancy:	Multiple
Year Built:	1989
RBA:	3,520 SF
Floors:	2
Typical Floor:	1,760 SF

AVAILABILITY

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

SPACES

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

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

LEASING AGENTS

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

SALE

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

Outdoor Seating	
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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

Stafford Environmental Services, Inc	1,760 SF	Mohnacky Animal Hospitals Of Escondido	1,460 SF
Simon Mikhael Law Office	300 SF		



Lease Availability Report

640 E Vista Way - Vista Professional Building
 Vista, CA 92084 - Vista Submarket



BUILDING

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

AVAILABILITY

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

SPACES

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

LEASING AGENTS

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

SALE

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

640 E Vista Way - Vista Professional Building

Vista, CA 92084 - Vista Submarket



KEY TENANTS

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



Lease Availability Report

759-761 E Vista Way

Vista, CA 92084 - Vista Submarket



BUILDING

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

AVAILABILITY

Min Divisible:	750 SF
Max Contig:	750 SF
Total Available:	750 SF
Asking Rent:	\$2.73/+UTIL

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
E 1st	759	Retail	Direct	750	750	750	\$2.73/+UTIL	Vacant	3 - 5 Yrs

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

LEASING AGENTS

Company: Coldwell Banker Residential Brokerage

Contacts: Stacie Hatfield (949) 702-0267

SALE

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

AMENITIES

Signage

TRAFFIC & FRONTAGE

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

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

Frontage: 28' on E Vista Way

Made with TrafficMetrix® Products



Lease Availability Report

759-761 E Vista Way

Vista, CA 92084 - Vista Submarket



TRANSPORTATION

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

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

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

Walk Score ®: Very Walkable (81)

Transit Score ®: Some Transit (43)



Lease Availability Report

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



BUILDING

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

AVAILABILITY

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

SPACES

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

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

LEASING AGENTS

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

SALE

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

AMENITIES

Air Conditioning, Signage

KEY TENANTS

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

TRAFFIC & FRONTAGE

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

Made with TrafficMetrix® Products



Lease Availability Report

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



TRANSPORTATION

Parking:	65 Surface Spaces are available; Ratio of 4.38/1,000 SF
Transit/Subway:	20 minute walk to Vista Transit Center (Sprinter - San Diego North County Transit District (Coaster/Sprinter/Breeze))
Commuter Rail:	15 minute drive to Carlsbad Village (Coaster - San Diego North County Transit District (Coaster/Sprinter/Breeze))
Walk Score ®:	Very Walkable (79)
Transit Score ®:	Some Transit (42)



Lease Availability Report

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



BUILDING

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

AVAILABILITY

Min Divisible:	2,200 SF
Max Contig:	14,863 SF
Total Available:	26,074 SF
Asking Rent:	\$1.50 - \$1.75/NNN

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	923	Retail	Direct	3,612	3,612	3,612	\$1.75/NNN	30 Days	Negotiable
<i>Lee & Associates - James Pieri, Jr. (760) 448-2457, Marc Dudzik (760) 448-2456</i>									
P 1st	943-A	Retail	Direct	3,199	3,199	3,199	\$1.75/NNN	30 Days	Negotiable
<i>Lee & Associates - James Pieri, Jr. (760) 448-2457, Marc Dudzik (760) 448-2456</i>									
P 1st	945	Retail	Direct	14,863	14,863	14,863	\$1.50/NNN	30 Days	Negotiable
<i>Lee & Associates - James Pieri, Jr. (760) 448-2457, Marc Dudzik (760) 448-2456</i>									
P 1st	955	Retail	Direct	2,200	2,200	2,200	\$1.75/NNN	30 Days	Negotiable
<i>Lee & Associates - James Pieri, Jr. (760) 448-2457, Marc Dudzik (760) 448-2456</i>									
P 1st	959	Retail	Direct	2,200	2,200	2,200	\$1.75/NNN	30 Days	Negotiable
<i>Lee & Associates - James Pieri, Jr. (760) 448-2457, Marc Dudzik (760) 448-2456</i>									

SALE

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

AMENITIES

Bus Line, Pylon Sign, Signage

KEY TENANTS

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



Lease Availability Report

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



TRAFFIC & FRONTAGE

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

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

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

Made with TrafficMetrix® Products

TRANSPORTATION

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

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

Walk Score ®: Very Walkable (76)

Transit Score ®: Some Transit (31)



Lease Availability Report

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



BUILDING

Type:	Retail
Center Type:	Community Center
Tenancy:	Multiple
Year Built:	1986
GLA:	93,979 SF
Floors:	1
Typical Floor:	93,979 SF
Docks:	3 ext

AVAILABILITY

Min Divisible:	1,135 SF
Max Contig:	3,855 SF
Total Available:	10,785 SF
Asking Rent:	\$\$1.75 - \$2.00/NNN

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	1225	Retail	Direct	3,654	3,654	3,654	\$1.75/NNN	Vacant	Negotiable
<i>PE Management Group - Nicolas Biancamano (858) 779-9095, Joshua Coons (858) 779-9097</i>									
P 1st	1241	Retail	Direct	1,317 - 3,855	3,855	3,855	\$1.75/NNN	Vacant	Negotiable
<i>PE Management Group - Nicolas Biancamano (858) 779-9095, Joshua Coons (858) 779-9097</i>									
P 2nd	1385E	Retail	Direct	2,141	2,141	2,141	\$2.00/NNN	Vacant	Negotiable
<i>PE Management Group - Nicolas Biancamano (858) 779-9095, Joshua Coons (858) 779-9097</i>									

LEASING AGENTS

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

KEY TENANTS

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

● Anchor

TRAFFIC & FRONTAGE

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

Made with TrafficMetrix® Products



Lease Availability Report

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



TRANSPORTATION

Parking: 550 Surface Spaces are available; Ratio of 5.85/1,000 SF

Walk Score ®: Very Walkable (71)

Transit Score ®: Some Transit (27)



Lease Availability Report

1279-1295 E Vista Way - Foothill Center
 Vista, CA 92084 - Vista Submarket



BUILDING

Type:	Retail
Subtype:	Freestanding
Center Type:	Community Center
Tenancy:	Multiple
Year Built:	1986
GLA:	7,666 SF
Floors:	1
Typical Floor:	7,666 SF
Docks:	None

AVAILABILITY

Min Divisible:	3,971 SF
Max Contig:	3,971 SF
Total Available:	3,971 SF
Asking Rent:	\$1.75/NNN

SPACES

Floor	Suite	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	1381	Retail	Direct	3,971	3,971	3,971	\$1.75/NNN	Vacant	Negotiable

PE Management Group - Nicolas Biancamano (858) 779-9095, Joshua Coons (858) 779-9097

LEASING AGENTS

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

AMENITIES

Bus Line, Signage

KEY TENANTS

Vista Foothill Dentistry	10,196 SF	Pizza Hut	2,550 SF
State Farm Insurance	1,012 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:	79' on E Vista Way (with 1 curb cut)

Made with TrafficMetrix® Products



Lease Availability Report

1279-1295 E Vista Way - Foothill Center

Vista, CA 92084 - Vista Submarket



TRANSPORTATION

Parking: 25 Surface Spaces are available; Ratio of 3.26/1,000 SF

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

Walk Score ®: Very Walkable (73)

Transit Score ®: Some Transit (27)



Lease Availability Report

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



BUILDING

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

AVAILABILITY

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

SPACES

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

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

LEASING AGENTS

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

SALE

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

1280-1350 E Vista Way - Vista Terrace

Vista, CA 92084 - Vista Submarket



TRANSPORTATION

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

Walk Score ®: Very Walkable (72)

Transit Score ®: Some Transit (27)



Lease Availability Report

550 W Vista Way - Melrose Plaza

Vista, CA 92083 - Vista Submarket



BUILDING

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

AVAILABILITY

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

SPACES

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

LEASING AGENTS

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

SALE

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

Restaurant



Lease Availability Report

550 W Vista Way - Melrose Plaza

Vista, CA 92083 - Vista Submarket



TRANSPORTATION

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

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

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

Walk Score ®: Very Walkable (75)

Transit Score ®: Some Transit (37)

KEY TENANTS

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



Lease Availability Report

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



BUILDING

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

AVAILABILITY

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

SPACES

Floor	Suite	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	A	Office	Direct	1,818	1,818	1,818	\$1.45/NNN	Nov 2024	5 Yrs

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

LEASING AGENTS

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

SALE

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

AMENITIES

Signage

TRANSPORTATION

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

KEY TENANTS

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



Lease Availability Report

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



BUILDING

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

AVAILABILITY

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

SPACES

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

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

LEASING AGENTS

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

SALE

Last Sale:	Sold on Sep 5, 2019 for \$2,200,000 (\$229.17/SF)
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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 (45)
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:	Retail
Subtype:	Storefront Retail/O...
Center Type:	Neighborhood Ce...
Tenancy:	Multiple
Year Built:	1970
GLA:	40,302 SF
Floors:	1
Typical Floor:	40,302 SF
Docks:	3 ext

AVAILABILITY

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

SPACES

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

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

LEASING AGENTS

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

AMENITIES

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

KEY TENANTS

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

TRAFFIC & FRONTAGE

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

Made with TrafficMetrix® Products



Lease Availability Report

1825-1851 W Vista Way - Tri-City Square

Vista, CA 92083 - Vista Submarket



TRANSPORTATION

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

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

Walk Score ®: Very Walkable (72)

Transit Score ®: Some Transit (35)



Lease Availability Report

1929 W Vista Way

Vista, CA 92083 - Vista Submarket



BUILDING

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

AVAILABILITY

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

SPACES

Floor	Suite	Use	Type	SF Avail	Fir 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

Lyff	500 SF	Palomar Chiropractic Clinic	500 SF
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TRAFFIC & FRONTAGE

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

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

Frontage: 292' on Vista

Made with TrafficMetrix® Products



Lease Availability Report

1929 W Vista Way

Vista, CA 92083 - Vista Submarket



TRANSPORTATION

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

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

Walk Score ®: Somewhat Walkable (69)

Transit Score ®: Some Transit (36)



Lease Availability Report

2095 W Vista Way

Vista, CA 92083 - Vista Submarket



BUILDING

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

AVAILABILITY

Min Divisible:	1,000 SF
Max Contig:	6,005 SF
Total Available:	13,012 SF
Asking Rent:	Withheld

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	101-105	Off/Med	Direct	1,000 - 6,005	6,005	6,005	Withheld	Vacant	Negotiable
<i>Colliers - Matthew Melendres (858) 677-5390, Ryan Foley (760) 930-7924</i>									
P 1st	108-111	Off/Med	Direct	1,111 - 5,357	5,357	5,357	Withheld	Vacant	Negotiable
<i>Colliers - Matthew Melendres (858) 677-5390, Ryan Foley (760) 930-7924</i>									

LEASING AGENTS

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

SALE

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

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

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 (66)
Transit Score @:	Some Transit (36)



Lease Availability Report

2095 W Vista Way

Vista, CA 92083 - Vista Submarket



KEY TENANTS

Sherev Heart and Vascular Clinic

1,326 SF



Lease Availability Report

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



BUILDING

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

AVAILABILITY

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

SPACES

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

LEASING AGENTS

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

SALE

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

Made with TrafficMetrix® Products



Lease Availability Report

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



TRAFFIC & FRONTAGE

Frontage: 169' on Vista Village Dr

Made with TrafficMetrix® Products

TRANSPORTATION

Parking: Ratio of 0.00/1,000 SF

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

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

Walk Score ®: Very Walkable (75)

Transit Score ®: Some Transit (48)



Lease Availability Report

307 Vista Village Dr - Vista Village

Vista, CA 92083 - Vista Submarket



BUILDING

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

AVAILABILITY

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

SPACES

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

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

SALE

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

KEY TENANTS

CulichiTown 6,000 SF

TRAFFIC & FRONTAGE

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

Frontage: 92' on Vista Village Dr

Made with TrafficMetrix® Products

TRANSPORTATION

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

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

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

Walk Score ®: Very Walkable (79)

Transit Score ®: Some Transit (49)



Lease Availability Report

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



BUILDING

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

AVAILABILITY

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

SPACES

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

LEASING AGENTS

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

SALE

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

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



TRAFFIC & FRONTAGE

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

Frontage: 96' on Vista Village Dr

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

AVAILABILITY

Min Divisible:	3,000 SF
Max Contig:	3,000 SF
Total Available:	3,000 SF
Asking Rent:	\$1.80/NNN

SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Retail	Direct	3,000	3,000	3,000	\$1.80/NNN	Vacant	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

AMENITIES

Bus Line, Signage

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

Made with TrafficMetrix® Products



Lease Availability Report

410 Vista Village Dr

Vista, CA 92083 - Vista Submarket



TRANSPORTATION

Parking:	2 Surface Spaces are available; Ratio of 0.60/1,000 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)



Lease Availability Report

Vista Way & Monte Mar Rd - NEC Monte Mar Rd & E Vista Way
 Vista, CA 92084 - Vista Submarket



BUILDING

Type:	Retail
Subtype:	Freestanding
GLA:	22,280 SF
Floors:	1
Typical Floor:	22,280 SF

AVAILABILITY

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

SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Retail	Direct	1,000	4,275	4,275	Withheld	Nov 2024	Negotiable
<i>Lee & Associates - Victor Aquilina (760) 448-1370</i> <i>Lee & Associates Commercial Real Estate Services - Brian Bielatowicz (951) 445-4515</i>								
P 1st	Retail	Direct	1,775	4,275	4,275	Withheld	Nov 2024	Negotiable
<i>Lee & Associates - Victor Aquilina (760) 448-1370</i> <i>Lee & Associates Commercial Real Estate Services - Brian Bielatowicz (951) 445-4515</i>								
P 1st	Retail	Direct	1,500	4,275	4,275	Withheld	Nov 2024	Negotiable
<i>Lee & Associates - Victor Aquilina (760) 448-1370</i> <i>Lee & Associates Commercial Real Estate Services - Brian Bielatowicz (951) 445-4515</i>								

LEASING AGENTS

Company:	Lee & Associates Commercial Real Estate Services
Contacts:	Brian Bielatowicz (951) 445-4515
Company:	Lee & Associates
Contacts:	Victor Aquilina (760) 448-1370

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

TRANSPORTATION

Parking:	60 Surface Spaces are available; Ratio of 6.00/1,000 SF
Walk Score ®:	Somewhat Walkable (69)
Transit Score ®:	Some Transit (27)

