

650 Sycamore Ave

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



Retail

Property Summary

GLA (% Leased)	95,194 SF (0.0%)
Built/Renovated	1979/1992
Tenancy	Multiple
Available	95,194 SF
Max Contiguous	95,194 SF
Asking Rent	\$1.67 SF/month/MG
Parking Spaces	448 (4.70/1,000 SF)
Frontage	430' on Sycamore Ave



Property Details

Land Area	8.27 AC (360,241 SF)	Building FAR	0.26
Zoning	C-2 (Q), Vista	Parcel	217-023-36

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/month	Occupancy	Term
E 1	-	Retail	Direct	95,194	95,194	95,194	\$1.67 MG	Vacant	Negotiable

Excel Property Management Services, Inc.: Gene Detchemendy (213) 309-8186, Henry Nunez (818) 644-5282

Amenities

- Freeway Visibility
- Signage

Transportation

Parking Details	448 Surface Spaces; Ratio of 4.70/1,000 SF
Traffic Volume	5,227 on Thiboco Ct (2025); 15,491 on Watson Way (2025); 44,689 on Plumosa Ave (2025); 12,177 on Sycamore Ave (2025); 14,079 on Sycamore Ave (2025); 140,875 on Hwy 78 (2020); 12,389 on Sycamore Ave (2025); 40,814 on Watson Way (2025)
Frontage	430' on Sycamore Ave
Transit/Subway	Buena Creek  19 min walk
Commuter Rail	Carlsbad Poinsettia  17 min drive
Airport	San Diego International 50 min drive
Walk Score ®	Somewhat Walkable (63)
Transit Score ®	Some Transit (34)

1430 Decision St

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



Distribution

Property Summary

RBA (% Leased)	123,705 SF (0.0%)
Status	Under Construction
Built	May 2026
Tenancy	Multiple
Available	10,800 - 123,705 SF
Max Contiguous	123,705 SF
Asking Rent	Withheld
Clear Height	36'
Drive Ins	2 total
Docks	22 exterior
Levelers	None



Property Details

Land Area	7.88 AC (343,253 SF)	Building FAR	0.36
Sprinklers	ESFR	Zoning	SPI
Parcel	219-011-88		

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/month	Occupancy	Term	Docks	Drive Ins
-	Industrial	Direct	112,905	123,705	Withheld	05/2026	Negotiable	22	-
JLL: Greg Lewis (858) 699-1629, Steven Field (949) 310-4422, Chris Baumgart (858) 736-1710, Andy Irwin (858) 232-1709									
-	Office	Direct	10,800	123,705	Withheld	05/2026	Negotiable	-	-
JLL: Greg Lewis (858) 699-1629, Steven Field (949) 310-4422, Chris Baumgart (858) 736-1710, Andy Irwin (858) 232-1709									

Transportation

Traffic Volume	1,738 on Bus Park Dr (2018); 8,606 on Scott St (2025); 1,744 on Bus Park Dr (2018); 1,576 on Scott St (2018); 9,545 on Keystone Way (2025); 1,006 on Vantage Ct (2025); 9,987 on Corporate Vw (2025); 12,920 on Linda Vista Dr (2025); 10,302 on Joshua Way (2025); 4,346 on Ave Chelsea (2025)		
Commuter Rail	Carlsbad Poinsettia		15 min drive
	Carlsbad Village		18 min drive
Airport	San Diego International		47 min drive
Walk Score ®	Car-Dependent (44)		
Transit Score ®	Some Transit (28)		