

110 S Citrus Ave

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



Retail

Property Summary

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



Property Details

Land Area	0.28 AC (12,197 SF)	Building FAR	0.33
Zoning	C2, Vista	Parcel	175-271-08

Available Spaces

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

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

Amenities

- Signage

Transportation

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

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Embroidery Image	1	500	2	Sep 2010	-
Alternative Healthcare	1	-	3	Jul 2016	-
Cousins Signs	1	-	2	Jun 2017	-
Epic The Salon	1	-	5	Apr 2016	-

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Retail

Tenants (Continued)

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

Showing 5 of 8 Tenants

100 Main St - The Rylan

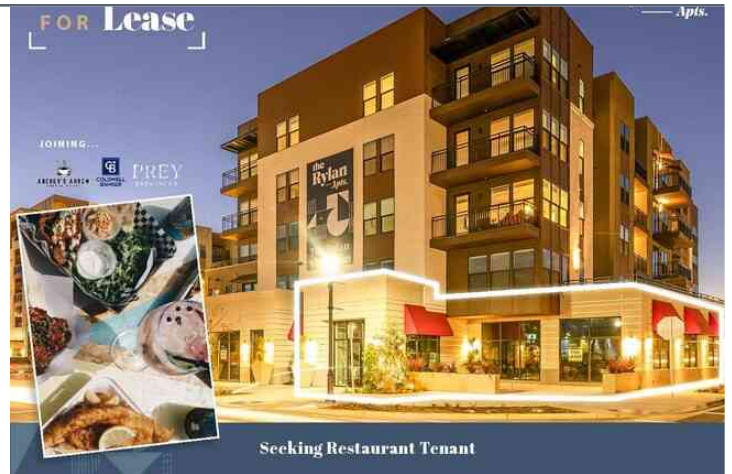
Vista, California 92084 (San Diego County) - Vista Submarket



Apartments

Property Summary

Units	126
Built	2023
Stories	5
Elevators	Yes
Market Segment	All
Vacancy %	4.6
Asking Rent Per Unit	\$3,058
Parking Spaces	268 (2.13/Unit)
Commercial Available	974 - 6,934 SF
Commercial Asking Rent	Withheld



Property Details

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

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/month	Occupancy	Term
P 1	5	Retail	Direct	3,687	3,687	3,687	Withheld	Vacant	Negotiable
Flocke & Avoyer Commercial Real Estate: Andrew Shemirani (858) 412-9168, Michael Burton (858) 752-9000									
P 1	2	Retail	Direct	2,273	2,273	2,273	Withheld	Vacant	Negotiable
Flocke & Avoyer Commercial Real Estate: Andrew Shemirani (858) 412-9168, Michael Burton (858) 752-9000									
E 1	170 Main St	Retail	Sublet	974	974	974	Withheld	Vacant	Negotiable
Pacific Coast Commercial: Ethan Park (760) 978-8053									

Amenities

Unit Amenities

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

Site Amenities

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




100 Main St - The Rylan

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



Apartments

Transportation

Parking Details	268 Covered Spaces; Ratio of 0.90/Unit		
Traffic Volume	19,174 on Main St (2022); 24,199 on N Indiana Ave (2022); 6,354 on S Indiana Ave (2022); 19,255 on E Broadway (2022); 1,560 on Hanes Pl (2022); 37,933 on Olive Ave (2022); 1,871 on Main St (2022); 25,137 on W Orange St (2022); 19,182 on Eucalyptus Ave (2022); 3,315 on Washington St (2022)		
Transit/Subway	Vista Transit Center 		4 min walk
	Escondido Avenue 		20 min walk
Commuter Rail	Carlsbad Village 		14 min drive
Walk Score ®	Very Walkable (89)		
Transit Score ®	Good Transit (51)		

Commercial Tenants

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

Showing 3 of 3 Tenants

226 Main St

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



Retail

Property Summary

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



Property Details

Land Area	0.05 AC (2,178 SF)	Building FAR	0.83
Zoning	6	Parcel	175-138-10

Available Spaces

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

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

Amenities

- Signage

Transportation

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

Tenants

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

Showing 1 of 1 Tenants

170 Eucalyptus Ave - Historic Downtown Vista

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



Office

Property Summary

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



Property Details

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

Available Spaces

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

Amenities

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

Transportation

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

170 Eucalyptus Ave - Historic Downtown Vista

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



Office

Tenants

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

Showing 5 of 7 Tenants