

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	1,861 on Main St (2025); 2,732 on S Citrus Ave (2025); 6,350 on S Indiana Ave (2025); 24,160 on N Indiana Ave (2025); 1,575 on Hanes Pl (2025); 25,305 on E Vista Way (2025); 3,299 on Washington St (2025); 19,332 on E Broadway (2025); 19,247 on Main St (2025); 3,236 on Escondido Ave (2025)
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 Heathcare	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

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	• 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 Details	35 Surface Spaces; Ratio of 2.83/1,000 SF
Traffic Volume	19,255 on Eucalyptus Ave (2025); 1,575 on Hanes Pl (2025); 2,732 on S Citrus Ave (2025); 19,332 on E Broadway (2025); 6,350 on S Indiana Ave (2025); 1,861 on Main St (2025); 19,247 on Main St (2025); 24,160 on N Indiana Ave (2025); 37,876 on Olive Ave (2025); 18,050 on TerDr (2025)
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