

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 - Lauren Fehlhaber (760) 643-0850</i>									
P 2nd	200-225	Office	Coworki	84 - 549	549	1,755	Withheld	TBD	
<i>The Film Hub - Lauren Fehlhaber (760) 643-0850</i>									

LEASING AGENTS

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

SALE

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

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

TRANSPORTATION

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

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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

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:	410 SF
Max Contig:	410 SF
Total Available:	410 SF
Asking Rent:	\$1.90/MG

SPACES

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

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TRANSPORTATION

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

Lease Availability Report

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

226 Main St

Vista, CA 92084 - Vista Submarket



BUILDING

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

AVAILABILITY

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

SPACES

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

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

AMENITIES

Signage

KEY TENANTS

El Rancho	1,277 SF
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TRAFFIC & FRONTAGE

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

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TRANSPORTATION

Parking:	4 Surface Spaces are available; Ratio of 2.22/1,000 SF
Transit/Subway:	6 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))
Airport:	39 minute drive to San Diego International
Walk Score ®:	Walker's Paradise (90)
Transit Score ®:	Good Transit (50)