

3225 Business Park Dr - Vista Palomar Park

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



Retail

Property Summary

Center Type	Neighborhood Center
GLA (% Leased)	5,964 SF (100%)
Built	1999
Tenancy	Multiple
Available	2,361 - 5,925 SF
Max Contiguous	3,564 SF
Asking Rent	\$2.25 - 3.00 SF/Month/NNN
Frontage	119' on Business Park Dr
Parking Spaces	4.20/1,000 SF; 25 Surface Spaces



Property Details

Land Area	1.51 AC (65,776 SF)	Zoning	A, Vista
Building FAR	0.09	Parcel	221-661-40

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 1	1	Retail	Direct	3,564	3,564	3,564	\$3.00 NNN	60 Days	Negotiable
Bing Udinsky: Bing Udinsky (510) 655-3253									
P 1	4	Retail	Direct	2,361	2,361	2,361	\$2.25 NNN	30 Days	Negotiable
Bing Udinsky: Bing Udinsky (510) 655-3253									

Amenities

- Corner Lot
- Dedicated Turn Lane
- Signage

Transportation

Parking Details	4.20/1,000 SF; 25 Surface Spaces
Traffic Volume	12,920 on Linda Vista Dr (2025); 9,545 on Keystone Way (2025); 1,576 on Scott St (2018); 9,987 on Corporate Vw (2025); 1,744 on Bus Park Dr (2018); 1,006 on Vantage Ct (2025); 1,738 on Bus Park Dr (2018); 31,438 on Melrose Ave (2025); 29,923 on Ave de Las Rosas (2025); 8,606 on Scott St (2025)
Frontage	119' on Business Park Dr
Commuter Rail	Carlsbad Poinsettia  13 min drive
	Carlsbad Village  17 min drive
Airport	San Diego International 46 min drive
Walk Score ®	Somewhat Walkable (51)
Transit Score ®	Some Transit (28)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Brunch Point	1	3,400	25	Jun 2023	Jun 2028

Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
L.E.A.F	1	2,564	2	Jun 2021	-

Showing 2 of 2 Tenants

3295 Business Park Dr - Vista Palomar Park

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



Retail

Property Summary

Center Type	Neighborhood Center
GLA (% Leased)	4,862 SF (83.4%)
Built	2005
Tenancy	Multiple
Available	806 SF
Max Contiguous	806 SF
Asking Rent	\$2.50 SF/Month/NNN
Frontage	103' on Business Park Dr
Parking Spaces	4.48/1,000 SF; 25 Surface Spaces



Property Details

Land Area	0.94 AC (40,946 SF)	Zoning	C
Building FAR	0.12	Parcel	221-661-34

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 1	C	Retail	Direct	806	806	806	\$2.50 NNN	Vacant	Negotiable

QualityFirst Commercial: Peter Wright (619) 318-2139

Amenities

- Dedicated Turn Lane
- Signage

Transportation

Parking Details	4.48/1,000 SF; 25 Surface Spaces
Traffic Volume	12,920 on Linda Vista Dr (2025); 9,545 on Keystone Way (2025); 1,576 on Scott St (2018); 9,987 on Corporate Vw (2025); 1,744 on Bus Park Dr (2018); 31,438 on Melrose Ave (2025); 1,006 on Vantage Ct (2025); 29,923 on Ave de Las Rosas (2025); 1,250 on Pso Valindo (2025); 1,738 on Bus Park Dr (2018)
Frontage	103' on Business Park Dr
Commuter Rail	Carlsbad Poinsettia  12 min drive
	Carlsbad Village  16 min drive
Airport	San Diego International 45 min drive
Walk Score ®	Car-Dependent (49)
Transit Score ®	Some Transit (28)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Starbucks	1	1,500	15	Feb 2016	-
Flame Broiler	1	1,104	-	Feb 2016	-
Acropolis Greek Grill	1	500	3	Feb 2025	-

Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Coastal Premier Properties-san Marcos	1	500	-	Sep 2022	-
Araggon Capital Corp	1	-	-	Nov 2018	-

Showing 5 of 6 Tenants

110 Civic Center Dr - Rio Vista Professional

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



Office

Property Summary

RBA (% Leased)	20,000 SF (92.5%)
Built	1981
Stories	2
Elevators	None
Typical Floor	10,000 SF
Tenancy	Multiple
Available	600 - 1,500 SF
Max Contiguous	900 SF
Asking Rent	\$2.11 - 2.35 SF/Month/MG
Parking Spaces	12.80/1,000 SF; 256 Surface Spaces



Property Details

Land Area	1.07 AC (46,609 SF)	Owner Occupied	No
Building FAR	0.43	Zoning	SPI
Core Factor	11%	Parcel	176-060-38-08 (+3 more)
Slab to Slab	9'		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 2	205	Office	Direct	900	900	900	\$2.11 MG	Vacant	Negotiable
Pacific Coast Commercial: Christina Cha (410) 303-5520									
P 2	209	Office	Direct	600	600	600	\$2.35 MG	Vacant	Negotiable
Pacific Coast Commercial: Christina Cha (410) 303-5520									

Amenities

• 24 Hour Access	• Air Conditioning	• Air Conditioning	• Air Conditioning
• Signage	• Wheelchair Accessible	• Wheelchair Accessible	

Transportation

Parking Details	12.80/1,000 SF; 256 Surface Spaces		
Traffic Volume	26,119 on Alta Vista Dr (2025); 43,953 on Franklin Ln (2025); 25,305 on E Vista Way (2025); 2,335 on Private Rd (2025); 3,236 on Escondido Ave (2025); 1,861 on Main St (2025); 3,299 on Washington St (2025); 2,732 on S Citrus Ave (2025); 27,183 on Morningside Dr (2025); 4,023 on Truly Ter (2025)		
Transit/Subway	Vista Transit Center 		13 min walk
Commuter Rail	Carlsbad Village 		14 min drive
Airport	San Diego International		52 min drive
Walk Score ®	Very Walkable (88)		
Transit Score ®	Some Transit (47)		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
John Coleman, DDS	1	3,000	5	Sep 2001	-
Edward Jones	Unkwn	1,500	10	Jan 2021	-
Amy Kalpin - American Integrity Finance	2	500	-	Sep 2022	-
Believing	1	500	7	Nov 2024	-
Commercial Building Associates Inc	1	500	-	Oct 2021	-

Showing 5 of 17 Tenants

138-140 Civic Center Dr - Vista Business Park

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



Office

Property Summary

RBA (% Leased)	20,169 SF (61.9%)
Built	1987
Stories	2
Elevators	Yes
Typical Floor	10,085 SF
Tenancy	Multiple
Available	2,341 - 7,678 SF
Max Contiguous	5,337 SF
Asking Rent	\$2.15 SF/Month/+ELEC
Parking Spaces	1.29/1,000 SF; 26 Surface Spaces; Covered Spaces Available



Property Details

Land Area	0.97 AC (42,253 SF)	Owner Occupied	No
Building FAR	0.48	Zoning	C1
Slab to Slab	9'	Parcel	176-060-25

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 1	140	Office/Medical	Direct	5,337	5,337	5,337	\$2.15 +ELEC	Vacant	Negotiable
CBRE: Chris Williams (858) 761-7376									
P 1	115	Medical	Direct	2,341	2,341	2,341	\$2.15 +ELEC	Vacant	Negotiable
CBRE: Chris Williams (858) 761-7376									

Amenities

• Balcony	• Balcony	• Balcony	• Courtyard
• Natural Light	• Outdoor Seating	• Signage	• Wheelchair Accessible
• Wheelchair Accessible			

Transportation

Parking Details	1.29/1,000 SF; 26 Surface Spaces; Covered Spaces Available		
Traffic Volume	26,119 on Alta Vista Dr (2025); 3,236 on Escondido Ave (2025); 2,335 on Private Rd (2025); 25,305 on E Vista Way (2025); 43,953 on Franklin Ln (2025); 1,861 on Main St (2025); 27,183 on Morningside Dr (2025); 2,732 on S Citrus Ave (2025); 3,299 on Washington St (2025); 5,472 on Vista Glen Ln (2025)		
Transit/Subway	Vista Transit Center		14 min walk
Commuter Rail	Carlsbad Village		15 min drive
Airport	San Diego International		53 min drive
Walk Score ®	Very Walkable (82)		
Transit Score ®	Some Transit (45)		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Raymond James Financial Services	1-2	4,100	27	Sep 2001	-
The Experienced Home Care Registry Inc	2	757	-	Nov 2011	-
Vista Dental Care	1	757	6	Nov 2011	-
California Bank & Trust	1	500	-	Feb 2026	-

Showing 4 of 4 Tenants

988 Civic Center Dr - Mama's & Papa's Center

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



Retail

Property Summary

GLA (% Leased)	12,940 SF (90.7%)
Built	1987
Tenancy	Multiple
Available	1,200 SF
Max Contiguous	1,200 SF
Asking Rent	\$1.85 SF/Month/NNN
Frontage	237' on Escondido Ave
Parking Spaces	4.87/1,000 SF; 63 Surface Spaces



Property Details

Land Area	1.11 AC (48,352 SF)	Zoning	C-6
Building FAR	0.27	Parcel	179-124-49

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 1	E	Retail	Direct	1,200	1,200	1,200	\$1.85 NNN	Vacant	Negotiable

Horizon Resources, Inc.: David Morris (619) 962-2200, Ken Rogers (858) 334-8550

Amenities

- 24 Hour Access
- Bus Line
- Tenant Controlled HVAC
- Air Conditioning
- Commuter Rail
- Air Conditioning
- Recessed Lighting
- Air Conditioning
- Signage

Transportation

Parking Details	4.87/1,000 SF; 63 Surface Spaces
Traffic Volume	3,643 on Sinkler Way (2025); 1,620 on Phillips Way (2018); 35,323 on Natal Way (2025); 1,331 on Phillips St (2025); 9,326 on Escondido Ave (2025); 3,652 on Rincon St (2025); 3,265 on Lado de Loma Dr (2018); 1,554 on Bell Rd (2025); 7,012 on Escondido Ave (2025); 2,835 on Escondido Ave (2025)
Frontage	237' on Escondido Ave
Transit/Subway	Escondido Avenue  2 min walk
Commuter Rail	Carlsbad Village  14 min drive
Airport	San Diego International 52 min drive
Walk Score ®	Somewhat Walkable (69)
Transit Score ®	Some Transit (39)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Mom's and Pop's Pizza	1	4,000	-	May 2025	-
MetroPCS	1	2,288	-	Jul 2014	-

Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Metro By T-mobile	1	1,500	-	Jan 2022	-
Fresh Boys Barbers	1	1,100	-	May 2025	May 2026
Double 9 Bargain	1	900	-	Feb 2012	-

Showing 5 of 10 Tenants

2020 Hacienda Dr - Vista Retail Center

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



Retail

Property Summary

Center Type	Strip Center
GLA (% Leased)	20,000 SF (83.5%)
Built	2002
Tenancy	Multiple
Available	3,304 SF
Max Contiguous	3,304 SF
Asking Rent	\$1.45 SF/Month/MG
Frontage	258' on Hacienda Dr
Parking Spaces	3.75/1,000 SF; 75 Surface Spaces



Property Details

Land Area	1.00 AC (43,560 SF)	Zoning	C-2
Building FAR	0.46	Parcel	166-054-36

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 1	E	Retail	Direct	3,304	3,304	3,304	\$1.45 MG	Vacant	3 - 5 Years

PE Management Group: Franco Macklis (619) 852-3131

Amenities

- Corner Lot
- Freeway Visibility
- Pylon Sign
- Signage

Transportation

Parking Details	3.75/1,000 SF; 75 Surface Spaces
Traffic Volume	12,023 on Thunder Dr (2025); 132,295 on College Blvd (2025); 13,807 on Via Centre (2025); 11,002 on Cedar Rd (2025); 10,383 on W Vista Way (2025); 5,289 on Tiberon Dr (2025); 15,576 on Tri City Hospital (2025); 149,028 on S Emerald Dr (2025); 901 on Alley (2025)
Frontage	258' on Hacienda Dr
Commuter Rail	Carlsbad Village  11 min drive
	Oceanside Transit Center  13 min drive
Airport	San Diego International 48 min drive
Walk Score ®	Somewhat Walkable (67)
Transit Score ®	Some Transit (35)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Ruby Slippers	1	1,375	-	Dec 2013	-
Little Caesars	1	1,281	12	Jul 2008	-
uBreakiFix	1	1,000	4	Dec 2018	-
Ruby Slipper Shoes & Repair	1	500	1	Feb 2009	-
Sunny Beauty Supply	1	500	3	Jul 2012	-

Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
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Showing 5 of 6 Tenants

2070 Hacienda Dr - Winston Vista Center

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



Retail

Property Summary

GLA (% Leased)	24,180 SF (95.9%)
Built	1987
Tenancy	Multiple
Available	987 SF
Max Contiguous	987 SF
Asking Rent	\$2.00 SF/Month/NNN
Frontage	671' on Hacienda Dr
Parking Spaces	5.00/1,000 SF; 95 Surface Spaces



Property Details

Land Area	1.70 AC (74,052 SF)	Zoning	C2
Building FAR	0.33	Parcel	166-054-08

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 1	C	Retail	Direct	987	987	987	\$2.00 NNN	Vacant	1 - 3 Years

Rockefeller Management: Mary Duran (949) 852-0900

Amenities

- Freeway Visibility
- Pylon Sign
- Signage

Transportation

Parking Details	5.00/1,000 SF; 95 Surface Spaces
Traffic Volume	12,023 on Thunder Dr (2025); 132,295 on College Blvd (2025); 10,383 on W Vista Way (2025); 15,576 on Tri City Hospital (2025); 5,289 on Tiberon Dr (2025); 11,002 on Cedar Rd (2025); 13,807 on Via Centre (2025); 901 on Alley (2025); 149,028 on S Emerald Dr (2025)
Frontage	671' on Hacienda Dr
Commuter Rail	Carlsbad Village  11 min drive Oceanside Transit Center  13 min drive
Airport	San Diego International 50 min drive
Walk Score ®	Somewhat Walkable (67)
Transit Score ®	Some Transit (35)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Evans Tire & Service Centers	1	9,260	10	Apr 2006	-
Sherwin-Williams	1	5,800	2	Dec 2015	-
Auto Smog Svc	1	3,260	1	May 1998	-

Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Socal Batteries, Inc	1	3,000	7	Mar 2004	-
Fastsigns	1	2,093	4	Jul 2016	-

Showing 5 of 9 Tenants

2820-2834 La Mirada Dr - Vista Progress Center

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



Manufacturing

Property Summary

RBA (% Leased)	81,167 SF (75.5%)
Built	1989
Tenancy	Multiple
Available	2,500 - 19,894 SF
Max Contiguous	17,394 SF
Asking Rent	\$1.25 SF/Month/MG
Clear Height	24'
Drive Ins	2 total
Docks	2 exterior
Levelers	1 exterior
Parking Spaces	1.95/1,000 SF; 158 Surface Spaces; Covered Spaces Available



Property Details

Land Area	4.40 AC (191,664 SF)	Power	400 - 800a/120 - 280v 3p 4w Heavy
Building FAR	0.42	Zoning	RLI, Vista
Cross Docks	Yes	Parcel	219-030-15

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Month	Occupancy	Term	Docks	Drive Ins
2834--A	Industrial	Direct	17,394	17,394	\$1.25 MG	Vacant	Negotiable	-	-
Kidder Mathews: John Witherall (760) 815-9004									
2834--H	Office	Direct	2,500	2,500	\$0.96 MG	Vacant	Negotiable	-	-
Kidder Mathews: John Witherall (760) 815-9004									

Amenities

- Fenced Lot
- Signage
- Skylights
- Skylights

Transportation

Parking Details	1.95/1,000 SF; 158 Surface Spaces; Covered Spaces Available
Traffic Volume	9,991 on La Mirada Dr (2025); 8,035 on Dogwood Way (2025); 891 on Virginia Pl (2025); 4,443 on Private Rd (2025); 9,943 on Birch St (2018); 340 on Poinsettia Ave (2025); 3,231 on Vallecitos Dr (2025); 808 on Fortune Way (2018); 2,318 on Cades Way (2025); 5,960 on Pvt Easement (2025)
Commuter Rail	Carlsbad Poinsettia  17 min drive
Airport	San Diego International 49 min drive
Walk Score ®	Car-Dependent (46)
Transit Score ®	Some Transit (28)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
The USA Bouquet Company	1	25,000	36	Jul 2014	-
Carenewable Engergies	1	8,116	-	Jul 2021	-
Columbia Stone Production	1	8,116	-	Sep 2022	-
Hameray Publishing Group	2	8,116	-	Jul 2021	-
Cal Americas	1	5,681	-	Jul 2021	-

Showing 5 of 16 Tenants

127 Main St

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



Retail

Property Summary

GLA (% Leased)	2,094 SF (0.0%)
Built/Renovated	1954/2021
Tenancy	Single
Available	2,094 SF
Max Contiguous	2,094 SF
Asking Rent	\$2.65 SF/Month/FS
Frontage	22' on Main St
Parking Spaces	1.91/1,000 SF; 4 Surface Spaces; Covered Spaces Available



Property Details

Land Area	0.08 AC (3,485 SF)	Zoning	CBD
Building FAR	0.60	Parcel	175-276-13

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 1	-	Office/Retail	Direct	2,094	2,094	2,094	\$2.65 FS	Vacant	Negotiable

Voit Real Estate Services: Mark Caston (619) 318-9108, Spencer Kerrigan (619) 952-2599

Amenities

- Signage

Transportation

Parking Details	1.91/1,000 SF; 4 Surface Spaces; Covered Spaces Available
Traffic Volume	19,332 on E Broadway (2025); 1,575 on Hanes PI (2025); 6,350 on S Indiana Ave (2025); 19,247 on Main St (2025); 24,160 on N Indiana Ave (2025); 19,255 on Eucalyptus Ave (2025); 37,876 on Olive Ave (2025); 1,861 on Main St (2025); 2,732 on S Citrus Ave (2025); 2,954 on Main St (2025)
Frontage	22' on Main St
Transit/Subway	Vista Transit Center  5 min walk
	Escondido Avenue  19 min walk
Commuter Rail	Carlsbad Village  14 min drive
Airport	San Diego International 51 min drive
Walk Score ®	Very Walkable (89)
Transit Score ®	Good Transit (50)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Babies in Bloom	1	2,125	-	Dec 2021	-

Showing 1 of 1 Tenants

2301-2305 Melrose Dr - Premier Crossing

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



Office

Property Summary

RBA (% Leased)	6,280 SF (77.4%)
Built	2008
Stories	1
Elevators	None
Typical Floor	6,280 SF
Tenancy	Multiple
Available	204 - 1,422 SF
Max Contiguous	332 SF
Asking Rent	\$3.81 - 4.08 SF/Month/MG
Parking Spaces	5.70/1,000 SF; 36 Surface Spaces; Covered Spaces Available



Property Details

Land Area	4.93 AC (214,751 SF)	Owner Occupied	No
Building FAR	0.03	Zoning	GC
Core Factor	20%	Parcel	219-010-40-01
Slab to Slab	9'		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 1	104	Office/Medical	Direct	332	332	332	\$4.08 MG	Vacant	Negotiable
Kidder Mathews: Bob Willingham, SIOR (619) 889-9872									
P 1	105	Office/Medical	Direct	308	308	308	\$3.90 MG	Vacant	Negotiable
Kidder Mathews: Bob Willingham, SIOR (619) 889-9872									
P 1	107	Office/Medical	Direct	289	289	289	\$3.81 MG	Vacant	Negotiable
Kidder Mathews: Bob Willingham, SIOR (619) 889-9872									
P 1	106	Office/Medical	Direct	289	289	289	\$3.81 MG	Vacant	Negotiable
Kidder Mathews: Bob Willingham, SIOR (619) 889-9872									
P 1	110	Office/Medical	Direct	204	204	204	\$3.89 MG	Vacant	Negotiable
Kidder Mathews: Bob Willingham, SIOR (619) 889-9872									

Amenities

- 24 Hour Access
- Bus Line
- Kitchen

Transportation

Parking Details	5.70/1,000 SF; 36 Surface Spaces; Covered Spaces Available								
Traffic Volume	32,272 on Oak Ridge Way (2025); 21,673 on Hotspring Way (2025); 4,346 on Ave Chelsea (2025); 934 on Park Center Dr (2018); 834 on S Melrose Dr (2018); 1,176 on Jewell Ridge (2018); 3,822 on S Melrose Dr (2025); 17,359 on Brookhaven Pass (2025); 1,295 on Pipeline Dr (2025); 771 on Park Center Dr (2018)								
Commuter Rail	Carlsbad Poinsettia								13 min drive
	Carlsbad Village								17 min drive

Transportation (Continued)

Airport	San Diego International	46 min drive
Walk Score ®	Somewhat Walkable (50)	
Transit Score ®	Some Transit (27)	

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Interventional Pain Medicine	1	3,140	-	Jan 2023	-
Rumors Salon	1	500	11	Oct 2024	-
As You Wish Wellness & Aesthetics	1	400	4	Apr 2015	-
Summer Schleig	1	390	-	Jun 2017	-
R & K Trucking	1	-	-	Nov 2019	-

Showing 5 of 5 Tenants

400 S Melrose Dr - The Atrium

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



Office

Property Summary

RBA (% Leased)	25,905 SF (81.9%)
Built	1987
Stories	2
Elevators	1 passenger
Typical Floor	12,952 SF
Tenancy	Multiple
Available	1,142 - 5,840 SF
Max Contiguous	4,698 SF
Asking Rent	\$2.20 - 2.35 SF/Month/+ELEC
Parking Spaces	4.00/1,000 SF; 290 Surface Spaces



Property Details

Land Area	4.95 AC (215,622 SF)	Owner Occupied	No
Building FAR	0.12	Zoning	O-P
Core Factor	17%	Parcel	166-250-26
Slab to Slab	10'		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 1	107	Office	Direct	2,612	4,698	4,698	\$2.35 +ELEC	Vacant	Negotiable
CBRE: Chris Williams (858) 761-7376, Victoria Soto (661) 342-9917									
P 1	104	Office	Direct	2,086	4,698	4,698	\$2.35 +ELEC	Vacant	Negotiable
CBRE: Chris Williams (858) 761-7376, Victoria Soto (661) 342-9917									
P 2	204	Office	Sublet	1,142	1,142	1,142	\$2.20 +ELEC	30 Days	Thru Jun 2029
Voit Real Estate Services: Garrett Fena (559) 917-7963									

Amenities

• Atrium	• Atrium	• Courtyard	• Property Manager on Site
• Signage			

Transportation

Parking Details	4.00/1,000 SF; 290 Surface Spaces		
Traffic Volume	30,542 on County Complex (2025); 3,298 on la Tortuga Dr (2025); 20,365 on Vista Village Dr (2025); 33,293 on Hacienda Dr (2025); 27,614 on Matagual Dr (2025); 2,949 on Breeze Hill Rd (2025); 9,014 on S Melrose Dr (2025); 133,677 on S Melrose Dr (2020); 133,873 on S Melrose Dr (2025); 23,631 on Hacienda Dr (2025)		
Commuter Rail	Carlsbad Village		13 min drive
	Oceanside Transit Center		15 min drive
Airport	San Diego International		51 min drive
Walk Score ®	Very Walkable (73)		
Transit Score ®	Some Transit (36)		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Select Physical Therapy	2	3,500	3	Aug 2022	-
Leone Huffman & Associate	2	2,795	5	Nov 2018	-
Gentiva Hospice	1	2,612	15	Sep 2021	-
Thompson & Belnap	1	2,465	4	Apr 2019	-
Jd Law	1	1,089	5	Nov 2016	-

Showing 5 of 17 Tenants

440 S Melrose Dr - Melrose Corporate Center

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



Office

Property Summary

RBA (% Leased)	24,722 SF (65.4%)
Built	2000
Stories	2
Elevators	1 passenger
Typical Floor	12,925 SF
Tenancy	Multiple
Available	561 - 10,554 SF
Max Contiguous	6,250 SF
Asking Rent	\$2.25 - 2.50 SF/Month/NNN
Parking Spaces	5.00/1,000 SF; 100 Surface Spaces; Covered Spaces Available



Property Details

Land Area	1.40 AC (60,984 SF)	Owner Occupied	No
Building FAR	0.41	Zoning	C-6
Slab to Slab	11'	Parcel	166-250-28

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 1	120	Office/Medical	Direct	6,250	6,250	6,250	\$2.25 NNN	Vacant	Negotiable
Lee Real Estate LLC: Samuel Lee (858) 229-9869									
P 2	270	Office	Direct	561 - 2,316	2,316	2,316	\$2.25 NNN	Vacant	2 - 5 Years
Lee Real Estate LLC: Samuel Lee (858) 229-9869									
P 2	200	Office	Sublet	1,234	1,234	1,234	\$2.50 MG	04/2026	Negotiable
Small Offices 4 Rent: Brent Rosenkranz (760) 715-7467, Andrew Rosenkranz (760) 688-8710									
P 2	270	Office	Sublet	754	754	754	\$2.50 MG	Vacant	Negotiable
Small Offices 4 Rent: Brent Rosenkranz (760) 715-7467, Andrew Rosenkranz (760) 688-8710									

Amenities

• Air Conditioning	• Air Conditioning	• Air Conditioning	• Atrium
• Atrium	• Bus Line	• Car Charging Station	• Direct Elevator Exposure
• Drop Ceiling	• High Ceilings	• Kitchen	• Signage
• Wi-Fi	• Wi-Fi	• Wi-Fi	

Transportation

Parking Details	5.00/1,000 SF; 100 Surface Spaces; Covered Spaces Available		
Traffic Volume	30,542 on County Complex (2025); 3,298 on la Tortuga Dr (2025); 27,614 on Matagual Dr (2025); 2,949 on Breeze Hill Rd (2025); 20,365 on Vista Village Dr (2025); 1,106 on Private Rd (2025); 33,293 on Hacienda Dr (2025); 9,014 on S Melrose Dr (2025); 23,631 on Hacienda Dr (2025); 133,677 on S Melrose Dr (2020)		
Commuter Rail	Carlsbad Village 	13 min drive	
	Oceanside Transit Center 	15 min drive	
Airport	San Diego International		52 min drive

Transportation (Continued)

Walk Score ® Very Walkable (73)

Transit Score ® Some Transit (36)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Law Offices Of Vicki Rothman	2	5,372	2	May 2017	Sep 2030
Andrew P Johnson Aps	2	2,316	3	Jul 2016	-
Healthcare Academy of CA	Unkwn	2,231	10	May 2020	-
Integrated Property Analysis Inc	2	1,000	3	Jun 2023	-
Mindbodyology	1	500	-	Apr 2023	-

Showing 5 of 9 Tenants

450 S Melrose Dr - Melrose Corporate Center II

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



Office

Property Summary

RBA (% Leased)	17,577 SF (98.1%)
Built	2000
Stories	2
Elevators	1 passenger
Typical Floor	8,788 SF
Tenancy	Multiple
Available	108 - 340 SF
Max Contiguous	232 SF
Asking Rent	\$5.80 - 7.40 SF/Month/FS
Parking Spaces	3.13/1,000 SF; 55 Surface Spaces



Property Details

Land Area	1.50 AC (65,508 SF)	Owner Occupied	No
Building FAR	0.27	Zoning	C
Slab to Slab	11'	Parcel	166-250-29

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 1	110	Office	Direct	232	232	232	\$5.80 FS	Vacant	Negotiable
SVN Vanguard: Daniel Bonin (619) 218-9873									
P 1	114	Office	Direct	108	108	108	\$7.40 FS	Vacant	Negotiable
SVN Vanguard: Daniel Bonin (619) 218-9873									

Amenities

- Bus Line
- Signage

Transportation

Parking Details	3.13/1,000 SF; 55 Surface Spaces
Traffic Volume	30,542 on County Complex (2025); 3,298 on la Tortuga Dr (2025); 27,614 on Matagual Dr (2025); 20,365 on Vista Village Dr (2025); 1,106 on Private Rd (2025); 33,293 on Hacienda Dr (2025); 2,949 on Breeze Hill Rd (2025); 23,631 on Hacienda Dr (2025); 9,014 on S Melrose Dr (2025); 8,349 on Vista Village Dr (2025)
Commuter Rail	Carlsbad Village  13 min drive
	Oceanside Transit Center  15 min drive
Airport	San Diego International 52 min drive
Walk Score ®	Somewhat Walkable (52)
Transit Score ®	Some Transit (37)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Thrivent Financial	Unkwn	2,000	13	Feb 2022	-

Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Lucidity Sleep & Psychiatry	1	1,274	3	Sep 2021	-
Supreme Lending	2	1,000	4	Jan 2018	-
Adu Gurus Llc	1	500	-	Dec 2024	-
Cool Air Solutions Heating And Air Conditioning	1	500	-	Sep 2022	-

Showing 5 of 21 Tenants

1580 S Melrose Dr - Rancho Buena Vista Plaza

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



Retail

Property Summary

Center Type	Strip Center
GLA (% Leased)	20,639 SF (91.8%)
Built	1989
Tenancy	Multiple
Available	1,000 - 2,700 SF
Max Contiguous	1,700 SF
Asking Rent	\$1.75 - 2.25 SF/Month/NNN
Frontage	406' on Buena Vista
Frontage	467' on Melrose
Parking Spaces	5.84/1,000 SF; 120 Surface Spaces



Property Details

Land Area	2.51 AC (109,336 SF)	Zoning	C
Building FAR	0.19	Parcel	183-220-23

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 1	100	Retail	Direct	1,700	1,700	1,700	\$2.25 NNN	Vacant	Negotiable
Horizon Resources, Inc.: David Morris (619) 962-2200, Ken Rogers (858) 334-8550									
P 1	115	Retail	Direct	1,000	1,000	1,000	\$1.75 NNN	07/2026	Negotiable
Horizon Resources, Inc.: David Morris (619) 962-2200, Ken Rogers (858) 334-8550									

Amenities

- Bus Line
- Signalized Intersection

Transportation

Parking Details	5.84/1,000 SF; 120 Surface Spaces
Traffic Volume	4,188 on S Melrose Dr (2025); 29,889 on Buena Vista Dr (2025); 3,608 on Bodega Way (2025); 5,067 on S Melrose Dr (2025); 5,398 on Fern Pl (2025); 28,045 on Cannon Rd (2025); 30,234 on Longhorn Dr (2025); 12,523 on Lake Blvd (2025); 7,397 on Lake Blvd (2025); 9,168 on S Melrose Dr (2025)
Frontage	406' on Buena Vista; 467' on Melrose
Commuter Rail	Carlsbad Poinsettia  16 min drive
	Carlsbad Village  16 min drive
Airport	San Diego International 49 min drive
Walk Score ®	Very Walkable (72)
Transit Score ®	Some Transit (27)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Buena Vista Dental Care	1	2,054	5	Jul 2016	-

Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Cut & Co	1	2,054	-	Jun 2021	-
Richard King HomeSmart Realty	1	2,054	-	Jan 2020	-
Snack House	1	2,054	1	Apr 2003	-
V Nail Salon	1	2,054	-	Jun 2021	-

Showing 5 of 12 Tenants

2575 Pioneer Ave - Vista Business Park

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



Warehouse

Property Summary

RBA (% Leased)	68,935 SF (84.6%)
Built/Renovated	1988/2006
Tenancy	Multiple
Available	4,957 - 24,085 SF
Max Contiguous	10,653 SF
Asking Rent	\$1.00 - 1.29 SF/Month
Clear Height	19'
Drive Ins	7 total/14' w x 14' h
Docks	4 exterior
Levelers	None
Parking Spaces	2.03/1,000 SF; Covered Spaces Available; 140 Surface Spaces



Property Details

Land Area	3.93 AC (171,191 SF)	Power	200 - 800a/277 - 480v 3p 4w Heavy
Building FAR	0.40	Zoning	M
Cross Docks	None	Parcel	219-030-49

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Month	Occupancy	Term	Docks	Drive Ins
101-A	Industrial	Direct	10,653/4,426 Office	10,653	\$1.29 MG	Vacant	Negotiable	1	3
Lee & Associates: Marko Dragovic (858) 531-4523, Isaac Little (760) 672-1041, Olivia Baffert (707) 223-8214									
106	Industrial	Sublet	8,475/847 Office	8,475	\$1.00 IG	30 Days	Thru Apr 2026	1	1
Lee & Associates: Marko Dragovic (858) 531-4523, Isaac Little (760) 672-1041, Olivia Baffert (707) 223-8214									
108	Office	Sublet	4,957	4,957	\$0.99 MG	Vacant	Thru Mar 2027	-	-
Lee & Associates: Marko Dragovic (858) 531-4523, Isaac Little (760) 672-1041, Olivia Baffert (707) 223-8214									

Amenities

- Fenced Lot

Transportation

Parking Details	2.03/1,000 SF; Covered Spaces Available; 140 Surface Spaces		
Traffic Volume	8,035 on Dogwood Way (2025); 9,943 on Birch St (2018); 808 on Fortune Way (2018); 9,991 on la Mirada Dr (2025); 29,255 on la Mirada Dr (2025); 2,318 on Cades Way (2025); 4,443 on Private Rd (2025); 891 on Virginia Pl (2025); 501 on Sycamore Ave (2025); 20,505 on Bus PkDr (2025)		
Commuter Rail	Carlsbad Poinsettia		17 min drive
Airport	San Diego International		50 min drive
Walk Score ®	Car-Dependent (39)		
Transit Score ®	Some Transit (27)		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Techniche International	1	13,612	20	Jun 2016	-
R.S. Hughes	1	13,417	16	Oct 2015	-
BioPharma Scientific	1	9,825	6	Mar 2019	-
NML, LLC	1	8,036	3	Jun 2006	-
Five Suits Brewing	1	4,764	-	Jul 2021	-

Showing 5 of 7 Tenants

1020 S Santa Fe Ave

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



Office

Property Summary

RBA (% Leased)	11,500 SF (63.4%)
Built	1981
Stories	2
Elevators	Yes
Typical Floor	5,750 SF
Tenancy	Multiple
Available	1,725 - 4,205 SF
Max Contiguous	2,480 SF
Asking Rent	\$1.65 SF/Month/FS
Parking Spaces	2.50/1,000 SF; 25 Surface Spaces



Property Details

Land Area	0.72 AC (31,363 SF)	Zoning	SP-DV
Building FAR	0.37	Parcel	180-310-16
Owner Occupied	No		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 2	K	Office	Direct	2,480	2,480	2,480	\$1.65 FS	Vacant	Negotiable
CDC Commercial, Inc.: Nick Zech (858) 232-2100, Matt Orth (858) 736-1337, Don Zech (858) 486-9999									
P 2	E	Office	Direct	1,725	1,725	1,725	\$1.65 FS	Vacant	Negotiable
CDC Commercial, Inc.: Nick Zech (858) 232-2100, Matt Orth (858) 736-1337, Don Zech (858) 486-9999									

Amenities

- Bus Line

Transportation

Parking Details	2.50/1,000 SF; 25 Surface Spaces
Traffic Volume	20,057 on Alta Calle (2025); 6,229 on Santa Fe Pl (2025); 1,503 on S Santa Fe Ave (2018); 478 on Private Rd (2025); 5,626 on Santa Fe Pl (2025); 3,540 on Orleavo Dr (2025); 2,835 on Escondido Ave (2025); 3,095 on Crescent Ln (2025); 35,323 on Natal Way (2025); 27,155 on Private Rd (2025)
Transit/Subway	Escondido Avenue  11 min walk
Commuter Rail	Carlsbad Village  15 min drive
Airport	San Diego International 53 min drive
Walk Score ®	Very Walkable (70)
Transit Score ®	Some Transit (36)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Alta Vista Insurance	1	2,480	10	Apr 2008	-

Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Legs Legal Support Inc	1	1,050	7	Jul 2016	-
Richris Maintenance Inc	2	1,000	2	Jun 2009	-
Kim M Patrick Ea Inc	1	800	1	Sep 2010	-
Blake Sales Associates	1	600	3	Jul 2010	-

Showing 5 of 8 Tenants

1990 S Santa Fe Ave

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



Retail

Property Summary

GLA (% Leased)	1,920 SF (63.5%)
Built	1955
Tenancy	Multiple
Available	700 SF
Max Contiguous	700 SF
Asking Rent	\$5.00 SF/Month/NNN
Parking Spaces	10.42/1,000 SF; Covered Spaces Available; 20 Surface Spaces



Property Details

Land Area	0.28 AC (12,197 SF)	Zoning	C-36
Building FAR	0.16	Parcel	184-111-25

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 1	1996	Retail	Direct	700	700	700	\$5.00 NNN	Vacant	Negotiable

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

Amenities

- Signage
- Signalized Intersection

Transportation

Parking Details	10.42/1,000 SF; Covered Spaces Available; 20 Surface Spaces		
Traffic Volume	15,628 on Robelini Dr (2025); 14,927 on el Valle Opulento (2025); 4,334 on Primrose Ave (2025); 16,328 on Robelini Dr (2025); 3,741 on Estrelita Dr (2025); 7,862 on Robelini Dr (2025); 18,333 on Pvt Rd Easement (2025); 19,936 on Azalea Dr (2025); 16,385 on Hwy 78 (2025)		
Transit/Subway	Buena Creek		4 min walk
Commuter Rail	Carlsbad Poinsettia		18 min drive
Airport	San Diego International		50 min drive
Walk Score ®	Somewhat Walkable (55)		

906 Sycamore Ave - Sycamore Business Park

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



Office

Property Summary

RBA (% Leased)	24,231 SF (88.7%)
Built	1992
Stories	2
Typical Floor	9,409 SF
Tenancy	Multiple
Available	2,740 SF
Max Contiguous	2,740 SF
Asking Rent	\$2.50 SF/Month/NNN
Parking Spaces	2.34/1,000 SF; 50 Surface Spaces; Covered Spaces Available



Property Details

Land Area	1.18 AC (51,401 SF)	Owner Occupied	No
Building FAR	0.47	Zoning	OP, Vista
Slab to Slab	9'	Parcel	217-172-08

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 2	210	Office/Medical	Direct	2,740	2,740	2,740	\$2.50 NNN	Vacant	Negotiable

CBRE: Bob Cowan (760) 840-7664

Amenities

- Open-Plan
- Signage

Transportation

Parking Details	2.34/1,000 SF; 50 Surface Spaces; Covered Spaces Available
Traffic Volume	6,400 on Private Rd (2025); 30,449 on Watson Way (2025); 1,816 on Juniper Ln (2025); 40,814 on Watson Way (2025); 1,112 on Woodcrest Ln (2018); 501 on Sycamore Ave (2025); 2,318 on Cades Way (2025); 15,491 on Watson Way (2025); 44,689 on Plumosa Ave (2025); 245 on Grand Ave (2018)
Commuter Rail	Carlsbad Poinsettia  16 min drive
Airport	San Diego International 50 min drive
Walk Score ®	Somewhat Walkable (53)
Transit Score ®	Some Transit (29)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Blue Coast Cardiology	1	1,523	10	Apr 2023	-
Oasis Medical Group	2	500	-	Oct 2025	-
Mission Home Loans	2	-	3	Mar 2011	-

Showing 3 of 3 Tenants

1120 Sycamore Ave - Vista Business Park

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



Light Manufacturing

Property Summary

RBA (% Leased)	27,893 SF (74.0%)
Built	1986
Tenancy	Multiple
Available	1,794 - 7,258 SF
Max Contiguous	3,529 SF
Asking Rent	\$0.99 - 1.15 SF/Month/MG
Clear Height	20'
Drive Ins	6 total/8' w x 12' h
Docks	None
Levelers	None
Parking Spaces	3.62/1,000 SF; Covered Tandem Spaces Available; Reserved Spaces Available; 101 Surface Spaces; Industrial Trailer Spaces Available; Covered Spaces Available; Surface Tandem Spaces Available



Property Details

Land Area	2.44 AC (106,286 SF)	Trailer Parking	Available
Building FAR	0.26	Zoning	IP
Crane	None	Parcel	217-210-59
Power	600a/		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 1	1D	Office	Direct	3,529	3,529	3,529	\$0.99 MG	Vacant	Negotiable
Lee & Associates: Marko Dragovic (858) 531-4523, Isaac Little (760) 672-1041, Olivia Baffert (707) 223-8214									
P 1	1A	Office	Direct	1,794	1,794	1,794	\$1.15 MG	Vacant	Negotiable
Lee & Associates: Marko Dragovic (858) 531-4523, Isaac Little (760) 672-1041, Olivia Baffert (707) 223-8214									
P 2	2B	Office	Direct	1,935	1,935	1,935	\$1.15 MG	Vacant	Negotiable
Lee & Associates: Marko Dragovic (858) 531-4523, Isaac Little (760) 672-1041, Olivia Baffert (707) 223-8214									

Amenities

- Signage

Transportation

Parking Details	3.62/1,000 SF; Covered Tandem Spaces Available; Reserved Spaces Available; 101 Surface Spaces; Industrial Trailer Spaces Available; Covered Spaces Available; Surface Tandem Spaces Available								
Traffic Volume	501 on Sycamore Ave (2025); 1,112 on Woodcrest Ln (2018); 2,318 on Cades Way (2025); 29,255 on la Mirada Dr (2025); 245 on Grand Ave (2018); 9,943 on Birch St (2018); 808 on Fortune Way (2018); 30,449 on Watson Way (2025); 6,400 on Private Rd (2025); 1,816 on Juniper Ln (2025)								
Commuter Rail	Carlsbad Poinsettia								15 min drive
Airport	San Diego International								49 min drive

Transportation (Continued)

Walk Score ®	Car-Dependent (45)
Transit Score ®	Some Transit (27)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Calls Direct	2	1,935	-	Apr 2017	-
Neza Financial Group, LLC	2	1,065	-	Oct 2020	-
Anne Feasn	1	500	-	Apr 2005	-
Eco Experts Construction Corp	1	500	-	Oct 2021	-
Pro Engineering Consulting	1	500	5	Nov 2019	-

Showing 5 of 7 Tenants

840-854 Townsite Dr

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



Office

Property Summary

RBA (% Leased)	8,517 SF (64.8%)
Built	2010
Stories	1
Typical Floor	8,517 SF
Tenancy	Multiple
Available	1,000 - 3,000 SF
Max Contiguous	2,000 SF
Asking Rent	\$1.50 SF/Month/+ELEC
Parking Spaces	2.11/1,000 SF; 18 Surface Spaces; Covered Spaces Available



Property Details

Land Area	0.60 AC (26,136 SF)	Owner Occupied	No
Building FAR	0.33	Zoning	6
Slab to Slab	9'	Parcel	176-330-03

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 1	840	Office/Medical	Direct	2,000	2,000	2,000	\$1.50 +ELEC	Vacant	Negotiable
Lee & Associates: Christian Thompson (760) 814-4696, Trent France (760) 845-0358									
P 1	846	Office/Medical	Direct	1,000	1,000	1,000	\$1.50 +ELEC	Vacant	Negotiable
Lee & Associates: Christian Thompson (760) 814-4696, Trent France (760) 845-0358									

Transportation

Parking Details	2.11/1,000 SF; 18 Surface Spaces; Covered Spaces Available
Traffic Volume	4,023 on Truly Ter (2025); 42,306 on Francis Dr (2025); 7,543 on Williamston St (2025); 43,953 on Franklin Ln (2025); 3,489 on Clearbrook Ln (2025); 2,335 on Private Rd (2025); 936 on Glenmere Rd (2018); 9,763 on Williamston St (2025); 1,824 on Duo Ct (2025); 4,346 on Rhea Pl (2025)
Transit/Subway	Vista Transit Center  20 min walk
Commuter Rail	Carlsbad Village  15 min drive
Airport	San Diego International 54 min drive
Walk Score ®	Very Walkable (79)
Transit Score ®	Some Transit (39)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Urgent Care Associatio	1	3,000	20	Jun 2008	-
Farmers Insurance	1	1,000	-	Nov 2021	-
Oceanside Home Health & Hospice Care Inc	1	900	6	Apr 2015	-

Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Vista Movers	1	500	-	Sep 2024	-
Graybiill Medical Group	1	-	150	Jul 2016	-

Showing 5 of 6 Tenants

830 E Vista Way - Del Mar Plaza

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



Retail

Property Summary

GLA (% Leased)	14,968 SF (85.9%)
Built	2004
Tenancy	Multiple
Available	302 - 2,107 SF
Max Contiguous	950 SF
Asking Rent	\$1.75 SF/Month
Frontage	255' on E Vista Way
Parking Spaces	4.38/1,000 SF; 65 Surface Spaces; Covered Spaces Available



Property Details

Land Area	1.03 AC (44,867 SF)	Zoning	C1
Building FAR	0.33	Parcel	176-012-26

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 1	122	Retail	Direct	482	482	482	\$1.75 FS	Vacant	Negotiable
Investors Property Management Group: Jonathan Peacher (760) 310-3919									
P 1	-	Retail	Direct	373	373	373	\$1.75 FS	Vacant	Negotiable
Investors Property Management Group: Jonathan Peacher (760) 310-3919									
P 1	102	Retail	Direct	302	302	302	\$1.75 MG	Vacant	Negotiable
Investors Property Management Group: Jonathan Peacher (760) 310-3919									
P 2	221/222	Office/Retail	Direct	950	950	950	\$1.50 FS	Vacant	Negotiable
Investors Property Management Group: Jonathan Peacher (760) 310-3919									

Amenities

- Air Conditioning
- Air Conditioning
- Air Conditioning
- Signage

Transportation

Parking Details	4.38/1,000 SF; 65 Surface Spaces; Covered Spaces Available		
Traffic Volume	4,023 on Truly Ter (2025); 42,306 on Francis Dr (2025); 7,543 on Williamston St (2025); 4,346 on Rhea Pl (2025); 43,953 on Franklin Ln (2025); 1,824 on Duo Ct (2025); 3,489 on Clearbrook Ln (2025); 5,113 on Cabrillo Cir (2025); 936 on Glenmere Rd (2018); 1,354 on E Indian Rock Rd (2025)		
Frontage	255' on E Vista Way		
Transit/Subway	Vista Transit Center		20 min walk
Commuter Rail	Carlsbad Village		15 min drive
Airport	San Diego International		52 min drive
Walk Score ®	Very Walkable (77)		
Transit Score ®	Some Transit (41)		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Farmers Insurance	Unkwn, 1	1,818	6	Jun 2008	-
3 Pacos Party Events	2	970	-	Oct 2018	-
ComForCare Home Care	1	856	60	Jul 2016	-
SamServe	1	740	-	Jun 2021	-
Erica's Fashion	1	652	-	Jun 2021	-

Showing 5 of 24 Tenants

986 E Vista Way

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



Retail

Property Summary

GLA (% Leased)	1,286 SF (0.0%)
Built	1971
Tenancy	Single
Available	1,286 SF
Max Contiguous	1,286 SF
Asking Rent	\$4.67 SF/Month/N
Frontage	24' on E Vista Way
Parking Spaces	10.00/1,000 SF; 15 Surface Spaces



Property Details

Land Area	0.25 AC (10,890 SF)	Zoning	C-1
Building FAR	0.12	Parcel	176-030-02

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
E 1	-	Retail	Direct	1,286	1,286	1,286	\$4.67 N	Vacant	Negotiable

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

Amenities

- Restaurant
- Signage

Transportation

Parking Details	10.00/1,000 SF; 15 Surface Spaces
Traffic Volume	936 on Glenmere Rd (2018); 1,315 on Sapote Ct (2018); 3,489 on Clearbrook Ln (2025); 7,543 on Williamston St (2025); 32,113 on Oak Dr (2025); 42,306 on Francis Dr (2025); 9,763 on Williamston St (2025); 5,113 on Cabrillo Cir (2025); 16,340 on Cll Jules (2025); 4,023 on Truly Ter (2025)
Frontage	24' on E Vista Way
Commuter Rail	Carlsbad Village  16 min drive
Airport	San Diego International 54 min drive
Walk Score ®	Very Walkable (80)
Transit Score ®	Some Transit (29)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Two Brothers From Italy	1	1,286	4	Sep 2010	-

Showing 1 of 1 Tenants

1211 E Vista Way - Foothill Chevron

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



Retail

Property Summary

GLA (% Leased)	2,784 SF (64.8%)
Built	1990
Tenancy	Multiple
Available	980 SF
Max Contiguous	980 SF
Asking Rent	\$4.08 SF/Month/MG
Frontage	103' on E Vista Way
Parking Spaces	4.74/1,000 SF; 15 Surface Spaces



Property Details

Land Area	0.93 AC (40,511 SF)	Zoning	C-1, Vista
Building FAR	0.07	Parcel	173-300-11

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 1	-	Retail	Direct	980	980	980	\$4.08 MG	Vacant	Negotiable

Voit Real Estate Services: Christopher Moussa (858) 449-0650, Andrew Ibrahim (858) 603-9333

Amenities

- Commuter Rail
- Pylon Sign
- Signage
- Signalized Intersection

Transportation

Parking Details	4.74/1,000 SF; 15 Surface Spaces		
Traffic Volume	27,189 on Monte Mar Rd (2025); 13,419 on Oak Dr (2025); 2,179 on E Vista Way (2018); 16,340 on Cll Jules (2025); 3,678 on Foothill Dr (2025); 32,113 on Oak Dr (2025); 1,489 on Via Felicidad (2025); 926 on Memory Ln (2025); 2,339 on Monte Mar Rd (2025); 1,315 on Sapote Ct (2018)		
Frontage	103' on E Vista Way		
Airport	San Diego International		54 min drive
Walk Score ®	Very Walkable (72)		
Transit Score ®	Some Transit (27)		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
ExtraMile Convenience Stores LLC	1	2,000	12	Feb 2008	-
Donina, Inc	1	-	-	Apr 2020	-

Showing 2 of 2 Tenants

1225-1381 E Vista Way - Foothill Center

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



Retail

Property Summary

Center Type	Community Center
GLA (% Leased)	99,999 SF (75.9%)
Built	1986
Tenancy	Multiple
Available	1,112 - 24,061 SF
Max Contiguous	18,160 SF
Asking Rent	\$1.75 SF/Month/NNN
Frontage	92' on E Vista Way
Parking Spaces	5.50/1,000 SF; 550 Surface Spaces



Property Details

Land Area	8.24 AC (358,934 SF)	Zoning	C-6
Building FAR	0.28	Parcel	173-300-16 (+1 more)

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 1	1363	Retail	Direct	18,160	18,160	18,160	Withheld	Vacant	Negotiable
Retail Insite: Ron Pepper (858) 523-2085 X101									
P 1	1225	Retail	Direct	3,654	3,654	3,654	\$1.75 NNN	Vacant	Negotiable
PE Management Group: Franco Macklis (619) 852-3131									
P 1	1364	Industrial	Direct	1,135	1,135	1,135	\$1.75 MG	Vacant	Negotiable
PE Management Group: Franco Macklis (619) 852-3131									
P 1	1241	Retail	Direct	1,112	1,112	1,112	\$1.75 NNN	Vacant	Negotiable
PE Management Group: Franco Macklis (619) 852-3131									

Transportation

Parking Details	5.50/1,000 SF; 550 Surface Spaces		
Traffic Volume	2,179 on E Vista Way (2018); 27,189 on Monte Mar Rd (2025); 13,419 on Oak Dr (2025); 3,678 on Foothill Dr (2025); 2,339 on Monte Mar Rd (2025); 16,340 on Cll Jules (2025); 2,882 on Madera Ln (2025); 1,489 on Via Felicidad (2025); 926 on Memory Ln (2025); 32,113 on Oak Dr (2025)		
Frontage	92' on E Vista Way		
Airport	San Diego International		56 min drive
Walk Score ®	Very Walkable (71)		
Transit Score ®	Some Transit (27)		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Albertsons	1	59,500	150	Apr 2007	-
U.S. Bank	1	3,000	7	May 2006	-

Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Starbucks	1	2,500	-	May 2024	-
World's Fare	1	2,000	4	Jul 2016	-
Jazzercise	Unkwn	1,500	-	Nov 2018	-

Showing 5 of 25 Tenants

550 W Vista Way - Melrose Plaza

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



Office

Property Summary

RBA (% Leased)	32,694 SF (91.1%)
Built	1978
Stories	4
Elevators	2 passenger
Typical Floor	8,173 SF
Tenancy	Multiple
Available	400 - 2,910 SF
Max Contiguous	1,440 SF
Asking Rent	\$1.80 SF/Month/+U&CH
Parking Spaces	1.98/1,000 SF; 65 Surface Spaces; Covered Spaces Available



Property Details

Land Area	4.65 AC (202,554 SF)	Owner Occupied	No
Building FAR	0.16	Zoning	C-2
Slab to Slab	10'	Parcel	164-320-10

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 1	102	Office	Direct	1,440	1,440	1,440	\$1.80 +U&CH	Vacant	Negotiable
Lee & Associates: Christian Thompson (760) 814-4696, Jeff Abramson (760) 505-5301									
P 1	106	Office	Direct	400	400	400	\$1.80 +U&CH	Vacant	Negotiable
Lee & Associates: Christian Thompson (760) 814-4696, Jeff Abramson (760) 505-5301									
P 2	208	Office	Direct	585	585	585	\$1.80 +U&CH	Vacant	Negotiable
Lee & Associates: Christian Thompson (760) 814-4696, Jeff Abramson (760) 505-5301									
P 3	306	Office	Direct	485	485	485	Withheld	Vacant	Negotiable
Lee & Associates: Christian Thompson (760) 814-4696, Jeff Abramson (760) 505-5301									

Amenities

- Restaurant

Transportation

Parking Details	1.98/1,000 SF; 65 Surface Spaces; Covered Spaces Available		
Traffic Volume	133,873 on S Melrose Dr (2025); 36,653 on W Vista Way (2025); 133,677 on S Melrose Dr (2020); 8,349 on Vista Village Dr (2025); 33,293 on Hacienda Dr (2025); 10,532 on N Melrose Dr (2025); 20,365 on Vista Village Dr (2025); 9,095 on Vista Village Dr (2025); 18,521 on Vista Village Dr (2025); 23,631 on Hacienda Dr (2025)		
Transit/Subway	Vista Transit Center		18 min walk
Commuter Rail	Carlsbad Village		13 min drive
	Oceanside Transit Center		15 min drive
Airport	San Diego International		51 min drive
Walk Score ®	Very Walkable (74)		

Transportation (Continued)

Transit Score ®	Some Transit (37)
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Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Apreva Hospice	4	1,425	10	Jun 2020	-
Embrasse Behavioral Health	1	1,425	10	Jun 2020	-
Exodus Recovery	1	1,425	10	Sep 2021	-
Fausto's Bail Bonds	2	1,425	10	Jun 2020	-
Law Office of Genaro Lara	1	1,425	9	Jan 2015	-

Showing 5 of 16 Tenants

1365 W Vista Way - Camino De Vista

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



Office

Property Summary

RBA (% Leased)	9,600 SF (84.4%)
Built	1987
Stories	2
Elevators	None
Typical Floor	4,800 SF
Tenancy	Multiple
Available	1,500 SF
Max Contiguous	1,500 SF
Asking Rent	\$1.93 SF/Month/+U&CH
Parking Spaces	4.17/1,000 SF; 40 Surface Spaces; Covered Spaces Available



Property Details

Land Area	0.62 AC (27,007 SF)	Owner Occupied	No
Building FAR	0.36	Zoning	C-1 Commercial
Slab to Slab	10'	Parcel	166-130-29

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 1	101	Office/Medical	Direct	1,500	1,500	1,500	\$1.93 +U&CH	Vacant	Negotiable

Lee & Associates: Jeff Abramson (760) 505-5301, Jackson Rodewald (760) 717-3421

Amenities

• Air Conditioning	• Air Conditioning	• Air Conditioning	• Bus Line
• Kitchen	• Natural Light	• Signage	

Transportation

Parking Details	4.17/1,000 SF; 40 Surface Spaces; Covered Spaces Available
Traffic Volume	2,186 on W Vista Way (2025); 12,138 on Hill Dr (2025); 10,623 on Providence Dr (2025); 9,867 on Santa Barbara Way (2025); 4,369 on Private Rd (2025); 1,677 on Grapevine Rd (2025); 847 on Via Angleica (2025); 4,630 on Ira Way (2025); 10,774 on Carriage Cir (2025); 2,010 on W Vista Way (2025)
Frontage	165' on Vista
Commuter Rail	Carlsbad Village  11 min drive Oceanside Transit Center  13 min drive
Airport	San Diego International 50 min drive
Walk Score ®	Car-Dependent (42)
Transit Score ®	Some Transit (31)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Tague Insurance Agency	2	3,630	11	Sep 2021	-
Abel's Bail Bonds Vista	1	500	-	May 2025	-

Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
American Worksite Insurance Marketing	1	-	3	Dec 2018	-
Spawn Aesthetics	1	-	2	Jan 2019	-
Superior Steel Detailing	2	-	2	Jul 2016	-

Showing 5 of 5 Tenants

435 Hacienda Dr - Sunroad Plaza

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



Retail

Property Summary

Center Type	Strip Center
GLA (% Leased)	4,450 SF (80.1%)
Built	2025
Tenancy	Multiple
Available	884 SF
Max Contiguous	884 SF
Asking Rent	Withheld



Property Details

Land Area	0.90 AC (39,204 SF)	Zoning	C-6
Building FAR	0.11	Parcel	164-231-42

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 1	1	Retail	Direct	884	884	884	Withheld	Vacant	Negotiable

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

Transportation

Traffic Volume	16,696 on Matagual Dr (2025); 15,184 on Vista Village Dr (2025); 23,631 on Hacienda Dr (2025); 129,479 on Vista Village Dr (2025); 8,349 on Vista Village Dr (2025); 9,095 on Vista Village Dr (2025); 20,365 on Vista Village Dr (2025); 36,308 on Lado de Loma Dr (2025); 1,295 on Hacienda Dr (2018); 1,110 on Hideaway Ter (2025)		
Commuter Rail	Carlsbad Village		14 min drive
	Oceanside Transit Center		15 min drive
Airport	San Diego International		52 min drive
Walk Score ®	Somewhat Walkable (68)		
Transit Score ®	Some Transit (40)		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
BODYBAR Pilates	1	2,003	4	Aug 2025	-
Little Caesars	1	1,563	-	Nov 2025	-

Showing 2 of 2 Tenants

500-530 Hacienda Dr - Vista Town Center

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



Retail

Property Summary

Center Type	Neighborhood Center
GLA (% Leased)	136,672 SF (98.6%)
Built	1994
Tenancy	Multiple
Available	1,920 SF
Max Contiguous	1,920 SF
Asking Rent	Withheld
Frontage	993' on Hacienda Dr
Frontage	538' on S Melrose Dr
Parking Spaces	3.35/1,000 SF; 458 Surface Spaces; Covered Spaces Available



Property Details

Land Area	5.46 AC (237,838 SF)	Zoning	C
Building FAR	0.57	Parcel	164-231-10

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 1	109/110	Retail	Direct	1,920	1,920	1,920	Withheld	Vacant	Negotiable

SRS Real Estate Partners: Andrew Peterson (760) 500-8174

Amenities

- Bus Line
- Signage
- Dedicated Turn Lane
- Signalized Intersection
- Freeway Visibility
- Pylon Sign

Transportation

Parking Details	3.35/1,000 SF; 458 Surface Spaces; Covered Spaces Available		
Traffic Volume	20,365 on Vista Village Dr (2025); 23,631 on Hacienda Dr (2025); 16,696 on Matagual Dr (2025); 8,349 on Vista Village Dr (2025); 9,095 on Vista Village Dr (2025); 15,184 on Vista Village Dr (2025); 33,293 on Hacienda Dr (2025); 133,873 on S Melrose Dr (2025); 30,542 on County Complex (2025); 133,677 on S Melrose Dr (2020)		
Frontage	993' on Hacienda Dr; 538' on S Melrose Dr		
Transit/Subway	Vista Transit Center		18 min walk
Commuter Rail	Carlsbad Village		11 min drive
	Oceanside Transit Center		12 min drive
Airport	San Diego International		38 min drive
Walk Score ®	Very Walkable (73)		
Transit Score ®	Some Transit (39)		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Food 4 Less	1	83,981	71	Apr 2003	-

Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Petco	1	11,940	12	Nov 2005	-
Affordable Dental	1	3,307	-	Aug 2024	Aug 2034
All-Pro Bail Bonds	1	2,778	3	May 2013	-
Super Taco	1	2,000	6	Jul 2009	-

Showing 5 of 26 Tenants

640 Hacienda Dr

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



Retail

Property Summary

GLA (% Leased)	5,300 SF (0.0%)
Built	2005
Tenancy	Single
Available	1,000 - 5,300 SF
Max Contiguous	5,300 SF
Asking Rent	Withheld
Frontage	120' on Hacienda Dr
Parking Spaces	10.19/1,000 SF; 54 Surface Spaces; Covered Spaces Available



Property Details

Land Area	0.99 AC (43,124 SF)	Zoning	CR-1
Building FAR	0.12	Parcel	166-150-80

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 1	-	Retail	Direct	3,000	5,300	5,300	Withheld	Vacant	Negotiable
Enduring Real Estate: Hayley Riegler (626) 392-9695, Joe Wojdowski (858) 229-6614									
P 1	-	Retail	Direct	1,000 - 2,300	5,300	5,300	Withheld	Vacant	Negotiable
Enduring Real Estate: Hayley Riegler (626) 392-9695, Joe Wojdowski (858) 229-6614									

Amenities

• Bus Line	• Drive Thru	• Drive Thru	• Pylon Sign
• Signage	• Signalized Intersection		

Transportation

Parking Details	10.19/1,000 SF; 54 Surface Spaces; Covered Spaces Available		
Traffic Volume	9,014 on S Melrose Dr (2025); 33,293 on Hacienda Dr (2025); 133,677 on S Melrose Dr (2020); 9,352 on S Melrose Dr (2025); 133,873 on S Melrose Dr (2025); 36,653 on W Vista Way (2025); 10,532 on N Melrose Dr (2025); 13,072 on la Tortuga Dr (2025); 20,365 on Vista Village Dr (2025)		
Frontage	120' on Hacienda Dr		
Commuter Rail	Carlsbad Village		13 min drive
	Oceanside Transit Center		14 min drive
Airport	San Diego International		51 min drive
Walk Score ®	Very Walkable (77)		
Transit Score ®	Some Transit (36)		

Property Summary

GLA (% Leased)	719 SF (100%)
Built	1992
Tenancy	Multiple
Available	719 SF
Max Contiguous	719 SF
Asking Rent	Withheld
Frontage	44' on Hacienda Dr
Parking Spaces	Covered Spaces Available; Surface Spaces Available



Property Details

Land Area	0.34 AC (14,810 SF)	Zoning	C-1
Building FAR	0.05	Parcel	166-053-20

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
E 1	-	Retail	Direct	719	719	719	Withheld	90 Days	Negotiable

SVN | Vanguard: Nadeem Haddad (858) 221-4968

Amenities

- Drive Thru
- Drive Thru

Transportation

Parking Details	Covered Spaces Available; Surface Spaces Available		
Traffic Volume	25,905 on Hacienda Dr (2025); 8,522 on S Emerald Dr (2025); 12,521 on S Emerald Dr (2025); 8,547 on S Emerald Dr (2025); 5,286 on Emerald Hollow Dr (2025); 12,516 on N Emerald Dr (2025); 27,368 on Hwy 78 (2025); 11,872 on S Emerald Dr (2025); 13,807 on Via Centre (2025)		
Frontage	44' on Hacienda Dr		
Commuter Rail	Carlsbad Village		11 min drive
	Oceanside Transit Center		13 min drive
Airport	San Diego International		48 min drive
Walk Score ®	Very Walkable (70)		
Transit Score ®	Some Transit (35)		

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 %	8.7
Asking Rent Per Unit	\$3,117
Commercial Available	3,687 SF
Commercial Asking Rent	Withheld
Parking Spaces	0.90/Unit; 268 Covered Spaces



Property Details

Land Area	1.23 AC (53,579 SF)	Average Unit Size	999 SF
Building FAR	1.87	Zoning	SP-DV
Number of Buildings	1	Parcel	175-137-30
Units Per Area	102/AC		

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

Urban Property Group Inc.(UPG): Andrew Shemirani (858) 412-9168, Ashley Tiefel (858) 585-5039, Pasquale Ioele (619) 985-7281

Amenities

Unit Amenities

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

Site Amenities

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

Transportation

Parking Details	0.90/Unit; 268 Covered Spaces
Traffic Volume	19,247 on Main St (2025); 24,160 on N Indiana Ave (2025); 6,350 on S Indiana Ave (2025); 19,332 on E Broadway (2025); 1,575 on Hanes Pl (2025); 37,876 on Olive Ave (2025); 1,861 on Main St (2025); 25,153 on W Orange St (2025); 19,255 on Eucalyptus Ave (2025); 3,299 on Washington St (2025)
Transit/Subway	Vista Transit Center  4 min walk

Transportation (Continued)

Commuter Rail	Carlsbad Village 	14 min drive
Airport	San Diego International	52 min drive
Walk Score ®	Very Walkable (89)	
Transit Score ®	Good Transit (50)	

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	-
Alloy Personal Fitness	1	2,273	-	Oct 2025	-
Archer's Arrow Coffee	1	974	-	Jan 2023	-

Showing 4 of 4 Tenants

1688 S Melrose Dr - Melrose Square

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



Retail

Property Summary

Center Type	Neighborhood Center
GLA (% Leased)	11,175 SF (86.4%)
Built	1989
Tenancy	Multiple
Available	1,525 SF
Max Contiguous	1,525 SF
Asking Rent	Withheld
Frontage	152' on Melrose Dr
Parking Spaces	4.92/1,000 SF; 55 Surface Spaces



Property Details

Land Area	1.28 AC (55,757 SF)	Zoning	C1
Building FAR	0.20	Parcel	183-220-26

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 1	205	Retail	Direct	1,525	1,525	1,525	Withheld	Vacant	1 - 5 Years

Cushman & Wakefield: Chad Iafate (760) 431-4234, Nash Johnson (760) 828-5566

Amenities

- Pylon Sign
- Signage

Transportation

Parking Details	4.92/1,000 SF; 55 Surface Spaces
Traffic Volume	3,608 on Bodega Way (2025); 30,234 on Longhorn Dr (2025); 4,188 on S Melrose Dr (2025); 5,067 on S Melrose Dr (2025); 29,889 on Buena Vista Dr (2025); 9,168 on S Melrose Dr (2025); 13,576 on S Melrose Dr (2025); 1,661 on Dawes Ct (2025); 842 on Genoa Dr (2018); 5,398 on Fern Pl (2025)
Frontage	152' on Melrose Dr
Commuter Rail	Carlsbad Poinsettia  15 min drive
	Carlsbad Village  17 min drive
Airport	San Diego International 49 min drive
Walk Score ®	Somewhat Walkable (68)
Transit Score ®	Some Transit (27)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Fashion Tailor Shop	1	1,334	2	Jul 2008	-
Island Paw	1	1,229	2	Aug 2013	-
Wasabi Japanese Cuisine	1	1,229	4	Aug 2013	-

Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
GunnVerse Collectibles	1	720	-	Mar 2026	-
Melrose Optical	1	687	2	Jul 2016	-

Showing 5 of 11 Tenants

1450 N Santa Fe Ave - Santa Fe Crossroads

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



Retail

Property Summary

Center Type	Strip Center
GLA (% Leased)	19,730 SF (90.9%)
Built	1987
Tenancy	Multiple
Available	645 - 1,795 SF
Max Contiguous	1,150 SF
Asking Rent	Withheld
Frontage	254' on N Santa Fe Ave
Parking Spaces	6.84/1,000 SF; 135 Surface Spaces; Covered Spaces Available



Property Details

Land Area	1.65 AC (71,874 SF)	Zoning	MU
Building FAR	0.27	Parcel	161-053-18

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 1	T	Retail	Direct	1,150	1,150	1,150	Withheld	Vacant	Negotiable
Summit Team Inc.: Michael Israelsky (714) 241-1550 X1-1									
P 1	O	Retail	Direct	645	645	645	Withheld	Vacant	Negotiable
Summit Team Inc.: Michael Israelsky (714) 241-1550 X1-1									

Amenities

- Bus Line
- Pylon Sign
- Signage

Transportation

Parking Details	6.84/1,000 SF; 135 Surface Spaces; Covered Spaces Available		
Traffic Volume	21,196 on E Bobier Dr (2025); 16,121 on Goodwin Dr (2025); 4,206 on Torano Dr (2018); 1,910 on Teelin Ave (2025); 3,590 on N Santa Fe Ave (2025); 19,544 on Dorsey Way (2025); 2,749 on Lagan Ave (2025); 18,366 on Angeles Vista Dr (2025); 23,585 on Cananea St (2025); 995 on N Santa Fe Ave (2025)		
Frontage	254' on N Santa Fe Ave		
Transit/Subway	Melrose		20 min walk
Commuter Rail	Oceanside Transit Center		17 min drive
	Carlsbad Village		16 min drive
Airport	San Diego International		54 min drive
Walk Score ®	Very Walkable (71)		
Transit Score ®	Some Transit (36)		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
La Favorita Market 3	1	2,950	3	Oct 2011	-
Don Roberto Jewelers	1	1,500	5	Dec 2022	-
664 T J Birrieria	1	500	-	Nov 2023	-
Botanica Oshun	1	500	-	Jun 2024	-
Danish & Donuts	1	500	1	Feb 2026	-

Showing 5 of 9 Tenants

1031 S Santa Fe Ave - Santa Fe Center

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



Retail

Property Summary

Center Type	Strip Center
GLA (% Leased)	18,886 SF (100%)
Built	1991
Tenancy	Multiple
Available	885 - 1,905 SF
Max Contiguous	1,020 SF
Asking Rent	Withheld
Frontage	204' on S Santa Fe Ave
Parking Spaces	2.71/1,000 SF; 45 Surface Spaces



Property Details

Land Area	1.22 AC (53,143 SF)	Zoning	C, Vista
Building FAR	0.36	Parcel	180-330-03

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 1	B	Retail	Direct	1,020	1,020	1,020	Withheld	30 Days	Negotiable
Lee & Associates: David Krohn (760) 405-1315									
P 1	G	Retail	Direct	885	885	885	Withheld	30 Days	Negotiable
Lee & Associates: David Krohn (760) 405-1315									

Amenities

• Air Conditioning	• Air Conditioning	• Air Conditioning	• Corner Lot
• Monument Signage	• Pylon Sign	• Signalized Intersection	

Transportation

Parking Details	2.71/1,000 SF; 45 Surface Spaces		
Traffic Volume	6,229 on Santa Fe Pl (2025); 20,057 on Alta Calle (2025); 1,503 on S Santa Fe Ave (2018); 5,626 on Santa Fe Pl (2025); 478 on Private Rd (2025); 1,851 on Camille Way (2018); 35,323 on Natal Way (2025); 2,835 on Escondido Ave (2025); 1,554 on Bell Rd (2025); 3,643 on Sinkler Way (2025)		
Frontage	204' on S Santa Fe Ave		
Transit/Subway	Escondido Avenue		11 min walk
Commuter Rail	Carlsbad Village		16 min drive
Airport	San Diego International		53 min drive
Walk Score ®	Somewhat Walkable (66)		
Transit Score ®	Some Transit (36)		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Dairy Queen	1	2,250	3	Jul 2023	-
A Bakery	1	1,920	-	Apr 2022	-
Drum Flip	1	1,622	-	Aug 2015	-
Banana Dang	1	1,200	-	May 2024	-
El Efectivo	1	1,000	-	Jun 2008	-

Showing 5 of 10 Tenants

320 Sycamore Ave - Sycamore Terrace

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



Retail

Property Summary

Center Type	Strip Center
GLA (% Leased)	10,578 SF (100%)
Built	2006
Tenancy	Multiple
Available	890 - 1,788 SF
Max Contiguous	898 SF
Asking Rent	Withheld
Frontage	550' on Sycamore Ave
Parking Spaces	4.65/1,000 SF; 49 Surface Spaces; Surface Tandem Spaces Available; Covered Spaces Available; Covered Tandem Spaces Available; Reserved Spaces Available



Property Details

Land Area	2.19 AC (95,395 SF)	Zoning	SP-NCS
Building FAR	0.11	Parcel	217-030-71 (+2 more)

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 1	-	Retail	Direct	898	898	898	Withheld	30 Days	Negotiable
CBRE: Reg Kobzi (619) 994-2817, Lane Robertson (619) 539-4767, Michael Peterson (858) 210-5235, Joel Wilson (619) 246-3107									
P 1	-	Retail	Direct	890	890	890	Withheld	30 Days	Negotiable
CBRE: Reg Kobzi (619) 994-2817, Lane Robertson (619) 539-4767, Michael Peterson (858) 210-5235, Joel Wilson (619) 246-3107									

Amenities

- Freeway Visibility
- Pylon Sign
- Signage
- Signalized Intersection

Transportation

Parking Details	4.65/1,000 SF; 49 Surface Spaces; Surface Tandem Spaces Available; Covered Spaces Available; Covered Tandem Spaces Available; Reserved Spaces Available
Traffic Volume	16,385 on Hwy 78 (2025); 12,921 on Primrose Ave (2025); 12,389 on Sycamore Ave (2025); 140,875 on Hwy 78 (2020); 7,862 on Robelini Dr (2025); 12,177 on Sycamore Ave (2025); 16,328 on Robelini Dr (2025); 14,079 on Sycamore Ave (2025)
Frontage	550' on Sycamore Ave
Commuter Rail	Carlsbad Poinsettia  19 min drive
Airport	San Diego International 51 min drive
Walk Score ®	Somewhat Walkable (63)
Transit Score ®	Some Transit (39)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Pacific Dental Services	1	3,023	10	Dec 2006	-

Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Sprint Store	1	2,000	4	Aug 2015	-
Submarina California Subs	1	1,251	7	Jan 2007	-
Chitos Taco Shop	1	1,250	6	Oct 2020	-
Fred Loya Insurance Agency, Inc.	1	500	3	Apr 2015	-

Showing 5 of 9 Tenants

730 Sycamore Ave - Shadowridge Plaza

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



Retail

Property Summary

Center Type	Neighborhood Center
GLA (% Leased)	5,177 SF (100%)
Built	1987
Tenancy	Multiple
Available	832 - 2,768 SF
Max Contiguous	986 SF
Asking Rent	Withheld
Parking Spaces	4.64/1,000 SF; 24 Surface Spaces



Property Details

Land Area	0.87 AC (37,897 SF)	Zoning	C-2
Building FAR	0.14	Parcel	217-023-45

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 1	103	Retail	Direct	986	986	986	Withheld	30 Days	Negotiable
Lee & Associates: Victor Aquilina (858) 663-6466									
P 1	104	Retail	Direct	950	950	950	Withheld	30 Days	Negotiable
Lee & Associates: Victor Aquilina (858) 663-6466									
P 1	102	Retail	Direct	832	832	832	Withheld	30 Days	Negotiable
Lee & Associates: Victor Aquilina (858) 663-6466									

Amenities

- Signage
- Signalized Intersection

Transportation

Parking Details	4.64/1,000 SF; 24 Surface Spaces		
Traffic Volume	15,491 on Watson Way (2025); 40,814 on Watson Way (2025); 44,689 on Plumosa Ave (2025); 5,227 on Thiboco Ct (2025); 12,177 on Sycamore Ave (2025); 14,079 on Sycamore Ave (2025); 140,875 on Hwy 78 (2020); 3,182 on Wellington Ln (2025)		
Transit/Subway	Buena Creek		20 min walk
Commuter Rail	Carlsbad Poinsettia		17 min drive
Airport	San Diego International		49 min drive
Walk Score ®	Very Walkable (73)		
Transit Score ®	Some Transit (33)		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Diamond Donuts	1	1,279	2	Apr 2008	-
Fast Test Lab	1	660	-	Aug 2023	-
Fresh Calet Cleaners	1	517	-	Apr 2020	-
Hairy's Pet Salon	1	517	-	Apr 2020	-
Modern Tech Computers	1	517	2	Apr 2020	-

Showing 5 of 6 Tenants

867 Sycamore Ave

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



Retail

Property Summary

GLA (% Leased)	3,326 SF (0.0%)
Built	2010
Tenancy	Multiple
Available	3,326 SF
Max Contiguous	3,326 SF
Asking Rent	Withheld
Frontage	85' on Sycamore Ave
Parking Spaces	4.81/1,000 SF; 16 Surface Spaces



Property Details

Land Area	1.77 AC (77,101 SF)	Zoning	C-1
Building FAR	0.04	Parcel	217-023-78

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
E 1	-	Office/Retail	Direct	3,326	3,326	3,326	Withheld	Vacant	Negotiable

Voit Real Estate Services: Tanner Ifrid (619) 871-0633

Voit Real Estate Services: Spencer Kerrigan (619) 952-2599

Amenities

- Signage

Transportation

Parking Details	4.81/1,000 SF; 16 Surface Spaces
Traffic Volume	30,449 on Watson Way (2025); 40,814 on Watson Way (2025); 6,400 on Private Rd (2025); 15,491 on Watson Way (2025); 44,689 on Plumosa Ave (2025); 1,816 on Juniper Ln (2025); 1,112 on Woodcrest Ln (2018); 5,227 on Thiboco Ct (2025); 14,926 on Lupine Hills Dr (2025); 501 on Sycamore Ave (2025)
Frontage	85' on Sycamore Ave
Commuter Rail	Carlsbad Poinsettia  16 min drive
Airport	San Diego International 49 min drive
Walk Score ®	Somewhat Walkable (65)
Transit Score ®	Some Transit (29)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Kid's Town Montessori School	1	500	12	Aug 2025	-
Mehrmah Hodaee	Unkwn	500	-	May 2018	-

Showing 2 of 2 Tenants

902 Sycamore Ave - Sycamore Medical Center

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



Office

Property Summary

RBA (% Leased)	13,727 SF (82.2%)
Built	2007
Stories	2
Typical Floor	6,864 SF
Tenancy	Multiple
Available	2,438 SF
Max Contiguous	2,438 SF
Asking Rent	Withheld
Parking Spaces	3.35/1,000 SF; 46 Surface Spaces; Covered Spaces Available



Property Details

Land Area	0.80 AC (34,848 SF)	Zoning	C-1
Building FAR	0.39	Parcel	217-172-06
Owner Occupied	No		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 2	202	Office/Medical	Direct	2,438	2,438	2,438	Withheld	Vacant	Negotiable

CBRE: Dan Henry (760) 696-0454, Lars Eisenhauer (760) 579-8454

Amenities

- Air Conditioning
- Signage
- Air Conditioning
- Air Conditioning
- Monument Signage

Transportation

Parking Details	3.35/1,000 SF; 46 Surface Spaces; Covered Spaces Available
Traffic Volume	30,449 on Watson Way (2025); 6,400 on Private Rd (2025); 40,814 on Watson Way (2025); 1,816 on Juniper Ln (2025); 15,491 on Watson Way (2025); 44,689 on Plumosa Ave (2025); 1,112 on Woodcrest Ln (2018); 501 on Sycamore Ave (2025); 2,318 on Cades Way (2025); 5,227 on Thiboco Ct (2025)
Commuter Rail	Carlsbad Poinsettia  16 min drive
Airport	San Diego International 49 min drive
Walk Score ®	Somewhat Walkable (62)
Transit Score ®	Some Transit (29)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Scripps Health	1	4,830	44	Jun 2020	-
Akumin	1	2,077	10	Feb 2022	-
Quest Diagnostics	2	1,730	12	Jan 2022	-

Showing 3 of 3 Tenants

145 Thunder Dr - Tri-City Medical Plaza

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



Office

Property Summary

RBA (% Leased)	16,486 SF (100%)
Built	1984
Stories	2
Typical Floor	8,243 SF
Tenancy	Single
Available	8,243 - 16,486 SF
Max Contiguous	16,486 SF
Asking Rent	Withheld
Parking Spaces	8.56/1,000 SF; 156 Surface Spaces



Property Details

Land Area	1.51 AC (65,776 SF)	Owner Occupied	No
Building FAR	0.25	Zoning	C1, Vista
Slab to Slab	9'	Parcel	166-051-37

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
E 1	-	Office/Medical	Direct	8,243	8,243	16,486	Withheld	08/2026	Negotiable
Cushman & Wakefield: Matthew Melendres (408) 510-9968, Nehal Wadhwa (858) 395-4008									
E 2	-	Office/Medical	Direct	8,243	8,243	16,486	Withheld	08/2026	Negotiable
Cushman & Wakefield: Matthew Melendres (408) 510-9968, Nehal Wadhwa (858) 395-4008									

Transportation

Parking Details	8.56/1,000 SF; 156 Surface Spaces		
Traffic Volume	10,383 on W Vista Way (2025); 12,023 on Thunder Dr (2025); 132,295 on College Blvd (2025); 15,576 on Tri City Hospital (2025); 901 on Alley (2025); 3,632 on Thunder Dr (2025); 7,523 on Celeste Dr (2025); 11,002 on Cedar Rd (2025)		
Frontage	240' on Thunder		
Commuter Rail	Carlsbad Village		10 min drive
	Oceanside Transit Center		12 min drive
Airport	San Diego International		49 min drive
Walk Score ®	Somewhat Walkable (63)		
Transit Score ®	Some Transit (35)		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Optum-vista Urgent Care	1	500	-	Oct 2025	-

Showing 1 of 1 Tenants

161 Thunder Dr - Tri-City Medical Arts Building

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



Office

Property Summary

RBA (% Leased)	33,914 SF (70.5%)
Built	1980
Stories	2
Elevators	1 passenger
Typical Floor	16,957 SF
Tenancy	Multiple
Available	764 - 10,004 SF
Max Contiguous	4,214 SF
Asking Rent	Withheld
Parking Spaces	6.30/1,000 SF; Covered Spaces Available; 220 Surface Spaces



Property Details

Land Area	2.99 AC (130,244 SF)	Owner Occupied	No
Building FAR	0.26	Zoning	CP
Core Factor	12%	Parcel	166-051-32
Slab to Slab	9'		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 1	106	Office/Medical	Direct	2,683 - 4,214	4,214	4,214	Withheld	Vacant	Negotiable
MedWest Realty: Kellie Hill (858) 437-7294, Andrea Firtel (858) 337-8262									
P 1	103	Office/Medical	Direct	1,531 - 4,214	4,214	4,214	Withheld	Vacant	Negotiable
MedWest Realty: Kellie Hill (858) 437-7294, Andrea Firtel (858) 337-8262									
P 2	203	Office/Medical	Direct	812	812	812	Withheld	Vacant	Negotiable
MedWest Realty: Kellie Hill (858) 437-7294, Andrea Firtel (858) 337-8262									
P 2	209	Office/Medical	Direct	764	764	764	Withheld	Vacant	Negotiable
MedWest Realty: Kellie Hill (858) 437-7294, Andrea Firtel (858) 337-8262									

Amenities

- Signage

Transportation

Parking Details	6.30/1,000 SF; Covered Spaces Available; 220 Surface Spaces		
Traffic Volume	10,383 on W Vista Way (2025); 901 on Alley (2025); 12,023 on Thunder Dr (2025); 7,523 on Celeste Dr (2025); 3,632 on Thunder Dr (2025); 132,295 on College Blvd (2025); 15,576 on Tri City Hospital (2025); 11,002 on Cedar Rd (2025)		
Commuter Rail	Carlsbad Village		11 min drive
	Oceanside Transit Center		13 min drive
Airport	San Diego International		49 min drive
Walk Score ®	Somewhat Walkable (63)		
Transit Score ®	Some Transit (35)		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Glenner Alzheimer's Family Centers	1	8,647	-	Jun 2022	-
David B. Jenkins, D.D.S.	2	2,000	8	Mar 2004	-
Physicians Data Trust	1	1,400	25	Oct 2011	-
Vista Community Clinic	2	1,200	8	Jul 2016	-
South Bay Health & Insurance	Unkwn	900	6	Sep 2016	-

Showing 5 of 18 Tenants

1960 University Dr - North County Square

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



Retail

Property Summary

Center Type	Power Center
GLA (% Leased)	7,000 SF (68.4%)
Built	2003
Tenancy	Multiple
Available	2,213 SF
Max Contiguous	2,213 SF
Asking Rent	Withheld
Frontage	120' on University Dr
Parking Spaces	6.43/1,000 SF; 45 Surface Spaces



Property Details

Land Area	0.97 AC (42,253 SF)	Zoning	C-6
Building FAR	0.17	Parcel	183-430-07

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 1	B	Retail	Direct	2,213	2,213	2,213	Withheld	Vacant	Negotiable

CBRE: Reg Kobzi (619) 994-2817, Michael Peterson (858) 210-5235, Joel Wilson (619) 246-3107, Lane Robertson (619) 539-4767

Amenities

• Bus Line	• Drive Thru	• Drive Thru	• Pylon Sign
• Signage	• Signalized Intersection		

Transportation

Parking Details	6.43/1,000 SF; 45 Surface Spaces
Traffic Volume	3,182 on Wellington Ln (2025); 5,227 on Thiboco Ct (2025); 12,389 on Sycamore Ave (2025); 12,177 on Sycamore Ave (2025); 140,875 on Hwy 78 (2020); 16,385 on Hwy 78 (2025); 14,926 on Lupine Hills Dr (2025); 15,491 on Watson Way (2025)
Frontage	120' on University Dr
Commuter Rail	Carlsbad Poinsettia  19 min drive
Airport	San Diego International 51 min drive
Walk Score ®	Somewhat Walkable (52)
Transit Score ®	Some Transit (36)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Mattress Firm	1	4,500	2	Feb 2016	-
Happiness Nails	1	2,500	4	Sep 2015	-

Showing 2 of 2 Tenants

1465 E Vista Way - Vista Commons

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



Retail

Property Summary

GLA (% Leased)	5,775 SF (72.7%)
Built	2025
Tenancy	Multiple
Available	1,578 SF
Max Contiguous	1,578 SF
Asking Rent	Withheld
Parking Spaces	10.39/1,000 SF; 60 Surface Spaces



Property Details

Land Area	1.01 AC (43,996 SF)	Zoning	Commercial
Building FAR	0.13	Parcel	173-065-30

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 1	-	Retail	Direct	1,578	1,578	1,578	Withheld	Vacant	Negotiable

Lee & Associates: Victor Aquilina (858) 663-6466

Lee & Associates Commercial Real Estate Services: Brian Bielatowicz (951) 284-9803

Transportation

Parking Details	10.39/1,000 SF; 60 Surface Spaces	
Traffic Volume	2,179 on E Vista Way (2018); 27,189 on Monte Mar Rd (2025); 2,882 on Madera Ln (2025); 2,339 on Monte Mar Rd (2025); 26,020 on Cascade Dr (2025); 1,489 on Via Felicidad (2025); 13,419 on Oak Dr (2025); 2,867 on Laguna Dr (2025); 3,678 on Foothill Dr (2025); 16,340 on Cll Jules (2025)	
Airport	San Diego International	56 min drive
Walk Score ®	Somewhat Walkable (68)	
Transit Score ®	Some Transit (27)	

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Valerie's Taco Shop	1	1,684	-	Nov 2025	-
Better Buzz	1	1,500	50	Jul 2025	-
Bank of America	1	1,000	-	Jul 2025	-

Showing 3 of 3 Tenants

1717 E Vista Way - Stacy Plaza

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



Retail

Property Summary

Center Type	Strip Center
GLA (% Leased)	27,770 SF (75.9%)
Built	1991
Tenancy	Multiple
Available	1,000 - 6,705 SF
Max Contiguous	3,000 SF
Asking Rent	Withheld
Frontage	171' on E Vista Way
Parking Spaces	4.00/1,000 SF; 111 Surface Spaces; Covered Spaces Available



Property Details

Zoning	C1, Vista	Parcel	173-070-85 (+1 more)
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Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 1	111/112	Retail	Direct	2,205	2,205	2,205	Withheld	Vacant	Negotiable
Pacific Coast Commercial: Martin Alfaro (619) 252-2452									
P 2	203	Retail	Direct	2,000	3,000	3,000	Withheld	Vacant	Negotiable
Pacific Coast Commercial: Martin Alfaro (619) 252-2452									
P 2	206/207	Retail	Direct	1,500	1,500	1,500	Withheld	Vacant	Negotiable
Pacific Coast Commercial: Martin Alfaro (619) 252-2452									
P 2	204	Retail	Direct	1,000	3,000	3,000	Withheld	Vacant	Negotiable
Pacific Coast Commercial: Martin Alfaro (619) 252-2452									

Amenities

- Pylon Sign
- Signage

Transportation

Parking Details	4.00/1,000 SF; 111 Surface Spaces; Covered Spaces Available		
Traffic Volume	2,867 on Laguna Dr (2025); 27,712 on E Taylor St (2025); 1,178 on E Vista Way (2025); 26,020 on Cascade Dr (2025); 2,882 on Madera Ln (2025); 3,032 on Taylor St (2025); 1,614 on Anza Ave (2025); 2,339 on Monte Mar Rd (2025); 2,179 on E Vista Way (2018); 1,489 on Via Felicidad (2025)		
Frontage	171' on E Vista Way		
Airport	San Diego International		56 min drive
Walk Score ®	Somewhat Walkable (64)		
Transit Score ®	Some Transit (27)		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Steps, Inc	1	4,672	-	Jun 2019	-
CFC Learning Center	2	4,266	2	May 2019	-
Belara Unisex Salon	1	2,500	2	May 2019	-
Thai Thai	1	2,476	6	Jan 2016	-
Holliday Liquor & Wine	1	2,243	2	May 2019	-

Showing 5 of 13 Tenants

Property Summary

RBA (% Leased)	54,703 SF (81.1%)
Built/Renovated	1986/2020
Stories	2
Elevators	None
Typical Floor	27,351 SF
Tenancy	Multiple
Available	1,250 - 17,122 SF
Max Contiguous	9,102 SF
Asking Rent	Withheld
Parking Spaces	5.00/1,000 SF; 100 Surface Spaces



Property Details

Land Area	3.49 AC (152,024 SF)	Owner Occupied	No
Building FAR	0.36	Zoning	C1, Vista
Slab to Slab	10'	Parcel	166-051-35

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 2	250	Office/Medical	Sublet	6,770	6,770	6,770	Withheld	30 Days	Negotiable
CBRE: Dan Henry (760) 696-0454									
P 2	225	Office/Medical	Direct	5,023	9,102	9,102	Withheld	Vacant	Negotiable
CBRE: Dan Henry (760) 696-0454, Lars Eisenhower (760) 579-8454									
P 2	280	Office/Medical	Direct	4,079	9,102	9,102	Withheld	Vacant	Negotiable
CBRE: Dan Henry (760) 696-0454, Lars Eisenhower (760) 579-8454									
P 2	265	Office/Medical	Direct	1,250	1,250	1,250	Withheld	Vacant	Negotiable
CBRE: Dan Henry (760) 696-0454, Lars Eisenhower (760) 579-8454									

Amenities

• Bus Line	• Courtyard	• Signage
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Transportation

Parking Details	5.00/1,000 SF; 100 Surface Spaces		
Traffic Volume	12,023 on Thunder Dr (2025); 10,383 on W Vista Way (2025); 132,295 on College Blvd (2025); 901 on Alley (2025); 7,523 on Celeste Dr (2025); 11,002 on Cedar Rd (2025); 15,576 on Tri City Hospital (2025); 3,632 on Thunder Dr (2025); 13,807 on Via Centre (2025); 5,687 on West Dr (2018)		
Commuter Rail	Carlsbad Village		10 min drive
	Oceanside Transit Center		12 min drive
Airport	San Diego International		49 min drive
Walk Score ®	Car-Dependent (43)		
Transit Score ®	Some Transit (35)		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Greider Eye Associates	1	4,050	11	Jul 2016	-
The Oncology Institute of Hope & Innovation	2	3,400	3	Apr 2022	-
Allergy & Immunology Med Group	1	2,307	10	Jul 2013	-
Childrens Primary Care Medical Group	1	2,307	10	Apr 2022	-
Greenfield Compounding Pharmacy	1	2,307	7	Jul 2016	-

Showing 5 of 9 Tenants

630 Alta Vista Dr - Alta Vista Professional

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



Office

Property Summary

RBA (% Leased)	16,000 SF (90.6%)
Built/Renovated	1995/2009
Stories	2
Elevators	None
Typical Floor	8,000 SF
Tenancy	Multiple
Available	504 - 1,512 SF
Max Contiguous	1,008 SF
Asking Rent	\$2.50 SF/Month/MG
Parking Spaces	13.33/1,000 SF; 24 Surface Spaces



Property Details

Land Area	0.90 AC (39,204 SF)	Owner Occupied	No
Building FAR	0.41	Zoning	SP-DV
Slab to Slab	9'	Parcel	176-060-24-13 (+1 more)

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 1	103	Office/Medical	Direct	1,008	1,008	1,008	\$2.50 MG	Vacant	Negotiable
Horizon Resources, Inc.: David Morris (619) 962-2200, Ken Rogers (858) 334-8550									
P 1	104	Office/Medical	Direct	504	504	504	\$2.50 MG	Vacant	Negotiable
Horizon Resources, Inc.: David Morris (619) 962-2200, Ken Rogers (858) 334-8550									

Amenities

• 24 Hour Access	• Air Conditioning	• Air Conditioning	• Air Conditioning
• Balcony	• Balcony	• Balcony	• Courtyard
• Demised WC facilities	• Drop Ceiling	• Kitchen	• Outdoor Seating
• Partitioned Offices	• Property Manager on Site	• Reception	• Reception

Transportation

Parking Details	13.33/1,000 SF; 24 Surface Spaces
Traffic Volume	26,119 on Alta Vista Dr (2025); 2,335 on Private Rd (2025); 3,236 on Escondido Ave (2025); 43,953 on Franklin Ln (2025); 25,305 on E Vista Way (2025); 27,183 on Morningside Dr (2025); 1,861 on Main St (2025); 5,472 on Vista Glen Ln (2025); 2,732 on S Citrus Ave (2025); 3,299 on Washington St (2025)
Transit/Subway	Vista Transit Center  15 min walk
Commuter Rail	Carlsbad Village  15 min drive
Airport	San Diego International 53 min drive
Walk Score ®	Very Walkable (81)
Transit Score ®	Some Transit (45)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Family Dental Office	1	750	5	Jul 2016	-
Western Users Of SAS Software	1	750	5	Sep 2016	-
Gavin & Dersch Law and Mediation	2	600	4	Jul 2016	-
Golden Valley Lending Group	Unkwn	600	4	Jul 2016	-
Hagar & Cotten	1	600	4	Jul 2016	-

Showing 5 of 9 Tenants

931 Anza Ave

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



Office

Property Summary

RBA (% Leased)	6,460 SF (58.6%)
Built	2015
Stories	2
Typical Floor	3,230 SF
Tenancy	Multiple
Available	2,675 SF
Max Contiguous	2,675 SF
Asking Rent	\$1.50 SF/Month/MG
Parking Spaces	4.02/1,000 SF; 26 Surface Spaces



Property Details

Land Area	0.34 AC (14,810 SF)	Owner Occupied	No
Building FAR	0.44	Zoning	C
Slab to Slab	9'	Parcel	176-013-11

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 1	A	Office/Retail	Direct	2,675	2,675	2,675	\$1.50 MG	Vacant	Negotiable

Horizon Resources, Inc.: David Morris (619) 962-2200, Ken Rogers (858) 334-8550

Amenities

- Air Conditioning
- Natural Light
- Air Conditioning
- Signage
- Air Conditioning
- Central Heating

Transportation

Parking Details	4.02/1,000 SF; 26 Surface Spaces
Traffic Volume	42,306 on Francis Dr (2025); 936 on Glenmere Rd (2018); 7,543 on Williamston St (2025); 3,489 on Clearbrook Ln (2025); 1,315 on Sapote Ct (2018); 5,113 on Cabrillo Cir (2025); 4,023 on Truly Ter (2025); 32,113 on Oak Dr (2025); 9,763 on Williamston St (2025); 16,340 on Cll Jules (2025)
Commuter Rail	Carlsbad Village  16 min drive
Airport	San Diego International 54 min drive
Walk Score ®	Very Walkable (80)
Transit Score ®	Some Transit (30)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Vista Vision Associates Of Optometry	Unkwn	600	4	Sep 2016	-
Mjb Vacations	Unkwn	-	3	Nov 2018	-

Showing 2 of 2 Tenants

3211 Business Park Dr - Vista Palomar Park

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



Retail

Property Summary

Center Type	Neighborhood Center
GLA (% Leased)	8,245 SF (50.9%)
Built	1999
Tenancy	Multiple
Available	800 - 4,050 SF
Max Contiguous	4,050 SF
Asking Rent	\$2.50 - 3.00 SF/Month/TBD
Frontage	102' on Business Park Dr
Parking Spaces	4.24/1,000 SF; Covered Spaces Available; 35 Surface Spaces



Property Details

Land Area	1.19 AC (51,836 SF)	Zoning	A, Vista
Building FAR	0.16	Parcel	221-661-39

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 1	3211-1	Retail	Direct	3,250	4,050	4,050	\$2.50 TBD	Vacant	Negotiable
Bing Udinsky: Bing Udinsky (510) 655-3253									
P 1	3211-2	Retail	Direct	800	4,050	4,050	\$3.00 TBD	Vacant	Negotiable
Bing Udinsky: Bing Udinsky (510) 655-3253									

Amenities

- Signage

Transportation

Parking Details	4.24/1,000 SF; Covered Spaces Available; 35 Surface Spaces		
Traffic Volume	12,920 on Linda Vista Dr (2025); 9,545 on Keystone Way (2025); 1,576 on Scott St (2018); 9,987 on Corporate Vw (2025); 1,744 on Bus Park Dr (2018); 1,006 on Vantage Ct (2025); 1,738 on Bus Park Dr (2018); 29,923 on Ave de Las Rosas (2025); 8,606 on Scott St (2025); 31,438 on Melrose Ave (2025)		
Frontage	102' on Business Park Dr		
Commuter Rail	Carlsbad Poinsettia		13 min drive
	Carlsbad Village		17 min drive
Airport	San Diego International		46 min drive
Walk Score ®	Somewhat Walkable (51)		
Transit Score ®	Some Transit (28)		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Bleach & Brawn	1	3,238	15	Dec 2017	-

Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Cat & Craft Cafe	1	873	7	Sep 2018	-

Showing 2 of 2 Tenants

707 Civic Center Dr

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



Office

Property Summary

RBA (% Leased)	13,228 SF (88.9%)
Built/Renovated	1986/2010
Stories	2
Typical Floor	1,668 SF
Tenancy	Multiple
Available	1,469 SF
Max Contiguous	1,469 SF
Asking Rent	\$1.60 SF/Month/MG
Parking Spaces	Covered Spaces Available; Surface Spaces Available



Property Details

Land Area	0.74 AC (32,234 SF)	Zoning	M-U
Building FAR	0.41	Parcel	175-323-01 (+2 more)
Owner Occupied	No		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 2	204	Office	Direct	1,469	1,469	1,469	\$1.60 MG	Vacant	Negotiable

The Olson Group: Jake Olson (760) 681-6402

Amenities

- Air Conditioning
- Air Conditioning
- Air Conditioning
- Central Heating
- Signage

Transportation

Parking Details	Covered Spaces Available; Surface Spaces Available
Traffic Volume	27,155 on Private Rd (2025); 151 on Morningside Dr (2025); 2,835 on Escondido Ave (2025); 3,540 on Orleavo Dr (2025); 1,503 on S Santa Fe Ave (2018); 27,183 on Morningside Dr (2025); 3,652 on Rincon St (2025); 18,050 on TerDr (2025); 5,626 on Santa Fe Pl (2025); 35,323 on Natal Way (2025)
Transit/Subway	Escondido Avenue 10 min walk
	Vista Transit Center 20 min walk
Commuter Rail	Carlsbad Village 15 min drive
Airport	San Diego International 53 min drive
Walk Score ®	Very Walkable (75)
Transit Score ®	Some Transit (42)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Medclaims Billing Service Inc	2	1,050	7	Jul 2016	-
Ambassador Property Management	1	900	6	Nov 2016	-

Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Full Potential Speech Therapy	1	900	-	Aug 2024	Jul 2027
Pier View Counseling	1	750	5	Jul 2016	-
Simple Office Solutions Inc	2	600	4	Jul 2016	-

Showing 5 of 18 Tenants

Property Summary

RBA (% Leased)	53,421 SF (100%)
Built	1999
Tenancy	Multiple
Available	4,350 SF
Max Contiguous	4,350 SF
Asking Rent	\$1.25 SF/Month/MG
Clear Height	26'
Drive Ins	2 total/12' w x 12' h
Docks	2 exterior
Levelers	None
Parking Spaces	2.67/1,000 SF; 136 Surface Spaces



Property Details

Land Area	2.96 AC (128,938 SF)	Zoning	I-7
Building FAR	0.41	Parcel	219-010-74
Power	2,000a/277 - 480v Heavy		

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Month	Occupancy	Term	Docks	Drive Ins
-	Office	Sublet	4,350	4,350	\$1.25 MG	30 Days	Thru Dec 2029	-	-

CBRE: Dennis Visser (760) 518-4216, Don Trapani (858) 322-7900

Amenities

- Fenced Lot
- Signage

Transportation

Parking Details	2.67/1,000 SF; 136 Surface Spaces
Traffic Volume	32,272 on Oak Ridge Way (2025); 934 on Park Center Dr (2018); 4,346 on Ave Chelsea (2025); 3,822 on S Melrose Dr (2025); 21,673 on Hotspring Way (2025); 771 on Park Center Dr (2018); 17,359 on Brookhaven Pass (2025); 834 on S Melrose Dr (2018); 1,295 on Pipeline Dr (2025); 1,176 on Jewell Ridge (2018)
Frontage	246' on Cousteau; 309' on Melrose
Commuter Rail	Carlsbad Poinsettia  13 min drive Carlsbad Village  17 min drive
Airport	San Diego International 47 min drive
Walk Score ®	Car-Dependent (47)
Transit Score ®	Some Transit (27)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Pario	1-2	50,980	340	Jan 2019	-

Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Solar Tube	1	8,437	-	Sep 2020	-

Showing 2 of 2 Tenants

3220 Executive Ridge - Paseo Palomar

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



Office

Property Summary

RBA (% Leased)	63,158 SF (100%)
Built/Renovated	1999/2014
Stories	2
Elevators	None
Typical Floor	30,000 SF
Tenancy	Multiple
Available	6,335 - 36,744 SF
Max Contiguous	19,804 SF
Asking Rent	\$1.25 - 1.60 SF/Month/+ELEC
Parking Spaces	4.20/1,000 SF; 227 Surface Spaces



Property Details

Land Area	3.67 AC (159,865 SF)	Zoning	SP-VBP
Building FAR	0.40	Parcel	221-660-31
Owner Occupied	No		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 1	-	Office	Sublet	6,335 - 19,804	19,804	19,804	\$1.25 +ELEC	Vacant	Thru Jan 2027

Savills: Shane Poppen (858) 354-9435

P 2	200	Office	Direct	16,940	16,940	16,940	\$1.60 +ELEC	06/2026	Negotiable
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CBRE: Justin Halenza (760) 604-4222, Michael Mahoney (760) 685-2915

Amenities

- Signage

Transportation

Parking Details	4.20/1,000 SF; 227 Surface Spaces
Traffic Volume	1,006 on Vantage Ct (2025); 9,987 on Corporate Vw (2025); 29,923 on Ave de Las Rosas (2025); 29,386 on Cascade (2025); 12,920 on Linda Vista Dr (2025); 9,545 on Keystone Way (2025); 1,576 on Scott St (2018); 1,744 on Bus Park Dr (2018); 1,738 on Bus Park Dr (2018); 3,231 on Vallecitos Dr (2025)
Commuter Rail	Carlsbad Poinsettia  14 min drive Carlsbad Village  18 min drive
Airport	San Diego International 48 min drive
Walk Score ®	Car-Dependent (40)
Transit Score ®	Some Transit (30)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Easypay	2	16,940	40	Apr 2019	-

Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
101 Domain	1	8,668	66	Mar 2015	-
Salas O'Brien	2	6,701	20	Sep 2023	-

Showing 3 of 3 Tenants

326 S Melrose Dr - Tri-City Dental Medical Plaza

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



Office

Property Summary

RBA (% Leased)	14,276 SF (78.7%)
Built	2008
Stories	2
Typical Floor	7,138 SF
Tenancy	Multiple
Available	1,392 - 6,305 SF
Max Contiguous	6,305 SF
Asking Rent	\$2.65 SF/Month/NNN
Parking Spaces	3.85/1,000 SF; 55 Surface Spaces



Property Details

Land Area	1.20 AC (52,272 SF)	Owner Occupied	No
Building FAR	0.27	Zoning	C
Slab to Slab	10'	Parcel	164-231-20

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 1	A	Office/Medical	Direct	3,257	6,305	6,305	\$2.65 NNN	30 Days	Negotiable
Cushman & Wakefield: Matthew Melendres (408) 510-9968, Nehal Wadhwa (858) 395-4008									
P 1	B	Office/Medical	Direct	1,656	6,305	6,305	\$2.65 NNN	Vacant	Negotiable
Cushman & Wakefield: Matthew Melendres (408) 510-9968, Nehal Wadhwa (858) 395-4008									
P 1	C	Office/Medical	Direct	1,392	6,305	6,305	\$2.65 NNN	Vacant	Negotiable
Cushman & Wakefield: Matthew Melendres (408) 510-9968, Nehal Wadhwa (858) 395-4008									

Amenities

- Signage

Transportation

Parking Details	3.85/1,000 SF; 55 Surface Spaces		
Traffic Volume	30,542 on County Complex (2025); 20,365 on Vista Village Dr (2025); 33,293 on Hacienda Dr (2025); 9,014 on S Melrose Dr (2025); 23,631 on Hacienda Dr (2025); 133,873 on S Melrose Dr (2025); 133,677 on S Melrose Dr (2020); 8,349 on Vista Village Dr (2025); 36,653 on W Vista Way (2025); 9,352 on S Melrose Dr (2025)		
Commuter Rail	Carlsbad Village		13 min drive
	Oceanside Transit Center		15 min drive
Airport	San Diego International		51 min drive
Walk Score ®	Very Walkable (76)		
Transit Score ®	Some Transit (37)		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Tri City Dental Excellence	1	2,171	-	Aug 2014	-
Arash Panah DDS	1	100	-	Feb 2018	-
Dr Mary Cueva	2	100	-	Feb 2018	-
Dr. Dan Luu, MD	2	100	-	Feb 2018	-
Dr. James Chabala, MD	2	100	-	Feb 2018	-

Showing 5 of 6 Tenants

380 S Melrose Dr - The Atrium

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



Office

Property Summary

RBA (% Leased)	58,620 SF (88.5%)
Built	2000
Stories	4
Typical Floor	12,748 SF
Tenancy	Multiple
Available	226 - 8,895 SF
Max Contiguous	3,878 SF
Asking Rent	\$2.34 - 2.56 SF/Month/MG
Parking Spaces	4.00/1,000 SF; Covered Spaces Available; 100 Surface Spaces



Property Details

Land Area	1.45 AC (63,162 SF)	Owner Occupied	No
Building FAR	0.93	Zoning	OP, Vista
Core Factor	17%	Parcel	166-250-27
Slab to Slab	12'		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 1	100	Office	Direct	3,878	3,878	3,878	\$2.50 +ELEC	Vacant	Negotiable
CBRE: Chris Williams (858) 761-7376, Victoria Soto (661) 342-9917									
P 1	102	Office	Direct	1,517	1,517	1,517	\$2.35 +ELEC	Vacant	Negotiable
CBRE: Chris Williams (858) 761-7376, Victoria Soto (661) 342-9917									
P 1	121	Office	Sublet	226	226	226	\$2.39 MG	Vacant	Negotiable
Small Offices 4 Rent: Brent Rosenkranz (760) 715-7467, Andrew Rosenkranz (760) 688-8710									
P 2	201	Office/Medical	Sublet	849	849	849	\$2.34 MG	Vacant	Negotiable
Small Offices 4 Rent: Brent Rosenkranz (760) 715-7467, Andrew Rosenkranz (760) 688-8710									
P 3	345	Office/Medical	Sublet	430	430	430	\$2.56 MG	Vacant	Negotiable
Small Offices 4 Rent: Brent Rosenkranz (760) 715-7467, Andrew Rosenkranz (760) 688-8710									
P 3	319	Office	Sublet	412	412	412	\$2.44 MG	Vacant	Negotiable
Small Offices 4 Rent: Brent Rosenkranz (760) 715-7467, Andrew Rosenkranz (760) 688-8710									
P 3	357	Office/Medical	Sublet	241	241	241	\$2.43 MG	Vacant	Negotiable
Small Offices 4 Rent: Brent Rosenkranz (760) 715-7467, Andrew Rosenkranz (760) 688-8710									
P 4	405	Office	Direct	829	829	829	\$2.35 +ELEC	Vacant	Negotiable
CBRE: Chris Williams (858) 761-7376, Victoria Soto (661) 342-9917									
P 4	403	Office	Direct	513	513	513	\$2.35 +ELEC	Vacant	Negotiable
CBRE: Chris Williams (858) 761-7376, Victoria Soto (661) 342-9917									

Amenities

- Atrium
- Atrium
- Bus Line
- Signage

Transportation

Parking Details	4.00/1,000 SF; Covered Spaces Available; 100 Surface Spaces		
Traffic Volume	30,542 on County Complex (2025); 20,365 on Vista Village Dr (2025); 33,293 on Hacienda Dr (2025); 9,014 on S Melrose Dr (2025); 3,298 on la Tortuga Dr (2025); 23,631 on Hacienda Dr (2025); 133,873 on S Melrose Dr (2025); 133,677 on S Melrose Dr (2020); 8,349 on Vista Village Dr (2025); 2,949 on Breeze Hill Rd (2025)		
Commuter Rail	Carlsbad Village 	13 min drive	
	Oceanside Transit Center 	15 min drive	
Airport	San Diego International	51 min drive	
Walk Score ®	Very Walkable (73)		
Transit Score ®	Some Transit (36)		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
ROWI	2	4,076	27	May 2024	Aug 2028
Balboa Bail Bonds	1	3,878	-	Nov 2022	Jan 2028
ProActive Physical Therapy	2	3,320	10	Aug 2024	Jul 2027
Law Offices of Aaron C. Smith	2	2,279	3	Jun 2021	-
HOPE Program	4	1,667	11	Feb 2018	-

Showing 5 of 25 Tenants

410 S Melrose Dr - The Atrium

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



Office

Property Summary

RBA (% Leased)	25,996 SF (79.5%)
Built	1987
Stories	2
Elevators	1 passenger
Typical Floor	12,615 SF
Tenancy	Multiple
Available	848 - 6,172 SF
Max Contiguous	2,236 SF
Asking Rent	\$2.35 SF/Month/+ELEC
Parking Spaces	4.00/1,000 SF; 100 Surface Spaces



Property Details

Land Area	3.43 AC (149,411 SF)	Owner Occupied	No
Building FAR	0.17	Zoning	OP, Vista
Core Factor	17%	Parcel	166-250-26

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 1	106	Office	Direct	848	848	848	\$2.35 +ELEC	30 Days	Negotiable
CBRE: Chris Williams (858) 761-7376, Victoria Soto (661) 342-9917									
P 2	200	Office	Direct	2,236	2,236	2,236	\$2.35 +ELEC	Vacant	Negotiable
CBRE: Chris Williams (858) 761-7376, Victoria Soto (661) 342-9917									
P 2	216	Office	Direct	1,754	1,754	1,754	\$2.35 +ELEC	Vacant	Negotiable
CBRE: Chris Williams (858) 761-7376, Victoria Soto (661) 342-9917									
P 2	203	Office	Direct	1,334	1,334	1,334	\$2.35 +ELEC	Vacant	Negotiable
CBRE: Chris Williams (858) 761-7376, Victoria Soto (661) 342-9917									

Transportation

Parking Details	4.00/1,000 SF; 100 Surface Spaces								
Traffic Volume	30,542 on County Complex (2025); 20,365 on Vista Village Dr (2025); 3,298 on La Tortuga Dr (2025); 33,293 on Hacienda Dr (2025); 27,614 on Matagual Dr (2025); 23,631 on Hacienda Dr (2025); 9,014 on S Melrose Dr (2025); 2,949 on Breeze Hill Rd (2025); 8,349 on Vista Village Dr (2025); 133,873 on S Melrose Dr (2025)								
Commuter Rail	Carlsbad Village 								13 min drive
	Oceanside Transit Center 								15 min drive
Airport	San Diego International								52 min drive
Walk Score ®	Very Walkable (73)								
Transit Score ®	Some Transit (36)								

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
BP Logix Inc	1	3,722	49	Mar 2010	-
Green Leaf Payroll	2	3,388	-	Aug 2019	-
Masters Equity	2	3,299	-	Apr 2019	-
Deaf Community Services of San Diego, Inc.	2	1,754	-	Jan 2019	-
Chl Mortgage Planing	2	1,261	-	Jun 2020	-

Showing 5 of 22 Tenants

1920 Shadowridge Dr - Shadowridge Center

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



Retail

Property Summary

Center Type	Strip Center
GLA (% Leased)	11,875 SF (91.1%)
Built	1991
Tenancy	Multiple
Available	1,060 SF
Max Contiguous	1,060 SF
Asking Rent	\$1.30 SF/Month/NNN
Frontage	350' on Longhorn Dr
Frontage	500' on Shadowridge Dr
Parking Spaces	5.50/1,000 SF; Surface Spaces Available



Property Details

Land Area	1.19 AC (51,836 SF)	Zoning	C-1
Building FAR	0.23	Parcel	217-593-03

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 1	101	Retail	Direct	1,060	1,060	1,060	\$1.30 NNN	Vacant	Negotiable

Coldwell Banker Commercial SC: Rick Marcus (760) 747-8899

Coldwell Banker Commercial SC: Cyndi Light (951) 452-3000

Amenities

- Pylon Sign
- Signage

Transportation

Parking Details	5.50/1,000 SF; Surface Spaces Available
Traffic Volume	4,463 on Willow Ridge Dr (2025); 9,136 on Antigua Dr (2025); 6,536 on Rosewood St (2025); 1,430 on Club Heights Ln (2018); 9,168 on S Melrose Dr (2025); 5,067 on S Melrose Dr (2025); 30,234 on Longhorn Dr (2025); 30,637 on Green Oak Rd (2025); 13,576 on S Melrose Dr (2025); 3,608 on Bodega Way (2025)
Frontage	350' on Longhorn Dr; 500' on Shadowridge Dr
Commuter Rail	Carlsbad Poinsettia  16 min drive
Airport	San Diego International 50 min drive
Walk Score ®	Somewhat Walkable (55)
Transit Score ®	Some Transit (25)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Anglican Church Of The Resurrection	1	3,000	2	May 2018	-
Michael McNutt	1	1,000	-	Aug 2015	-
Stoneridge Realty	1	1,000	6	Jun 2019	-
Surf Web Design Inc	1	1,000	-	Mar 2023	-

Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
VR Mobil Action Inc.	1	1,000	-	Apr 2018	-

Showing 5 of 10 Tenants

1800 Thibodo Rd - Vista Corporate Center

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



Office

Property Summary

RBA (% Leased)	23,690 SF (89.1%)
Built	1990
Stories	3
Elevators	1 passenger
Typical Floor	1,974 SF
Tenancy	Multiple
Available	335 - 3,449 SF
Max Contiguous	1,845 SF
Asking Rent	\$1.68 - 2.37 SF/Month
Parking Spaces	Surface Spaces Available; Covered Spaces Available



Property Details

Land Area	1.12 AC (48,787 SF)	Zoning	O-P
Building FAR	0.49	Parcel	183-190-39
Owner Occupied	No		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 2	210	Office	Direct	1,845	1,845	1,845	\$1.95 +UTIL	Vacant	Negotiable
CBRE: Matty Sundberg (760) 845-5410, Bob Cowan (760) 840-7664									
P 2	235	Office	Direct	734	734	734	\$1.95 +UTIL	Vacant	Negotiable
CBRE: Matty Sundberg (760) 845-5410, Bob Cowan (760) 840-7664									
P 3	331	Office	Sublet	535	535	535	\$1.68 MG	Vacant	Negotiable
Small Offices 4 Rent: Brent Rosenkranz (760) 715-7467, Andrew Rosenkranz (760) 688-8710									
P 3	341	Office	Sublet	335	335	335	\$2.37 MG	Vacant	Negotiable
Small Offices 4 Rent: Brent Rosenkranz (760) 715-7467, Andrew Rosenkranz (760) 688-8710									

Amenities

- Signage

Transportation

Parking Details	Surface Spaces Available; Covered Spaces Available
Traffic Volume	136,841 on Mar Vista Dr (2025); 4,953 on Lupine Hills Dr (2025); 7,533 on Hilo Way (2025); 3,688 on Turnberry Dr (2025); 12,573 on Spyglass Cir (2025); 3,182 on Wellington Ln (2025); 14,926 on Lupine Hills Dr (2025); 1,193 on Vineyard Ave (2018); 10,295 on Stoneridge Ter (2025); 2,826 on Mar Vista Dr (2025)
Airport	San Diego International 51 min drive
Walk Score ®	Car-Dependent (29)
Transit Score ®	Some Transit (28)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Greene Properties, Inc	3	3,699	6	Aug 2019	-
Arrowhead	3	2,527	19	Jan 2025	-
Testa And Associates	2	1,833	8	Nov 2020	-
Edward Jones	2	1,628	11	Mar 2017	-
App Studio 35	2	736	7	Jun 2019	-

Showing 5 of 8 Tenants

933-937 Vale Terrace Dr - Vale Terrace Medical Office

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



Office

Property Summary

RBA (% Leased)	4,000 SF (75.0%)
Built	1978
Stories	1
Typical Floor	4,000 SF
Tenancy	Multiple
Available	1,000 SF
Max Contiguous	1,000 SF
Asking Rent	\$1.59 SF/Month/NNN
Parking Spaces	5.75/1,000 SF; 23 Surface Spaces



Property Details

Land Area	0.38 AC (16,553 SF)	Zoning	C-1
Building FAR	0.24	Parcel	176-300-19
Owner Occupied	No		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 1	C	Office/Medical	Direct	1,000	1,000	1,000	\$1.59 NNN	Vacant	1 - 5 Years

Lee & Associates Commercial Real Estate Services: Mike Hanna (858) 353-6223

Transportation

Parking Details	5.75/1,000 SF; 23 Surface Spaces
Traffic Volume	7,543 on Williamston St (2025); 42,306 on Francis Dr (2025); 3,489 on Clearbrook Ln (2025); 4,023 on Truly Ter (2025); 936 on Glenmere Rd (2018); 9,763 on Williamston St (2025); 719 on Bonnie Brae Pl (2025); 43,953 on Franklin Ln (2025); 1,315 on Sapote Ct (2018); 2,335 on Private Rd (2025)
Commuter Rail	Carlsbad Village  15 min drive
Airport	San Diego International 54 min drive
Walk Score ®	Somewhat Walkable (62)
Transit Score ®	Some Transit (36)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Inner Wellness Massage and Homeopathy	1	817	1	Mar 2018	-
Nutritional Science and Solutions	1	817	1	Sep 2017	-
Vale Terrace Dental	1	817	-	Mar 2018	-
The Vitalist Collective	1	500	-	Oct 2025	-

Showing 4 of 4 Tenants

950 E Vista Way

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



Retail

Property Summary

GLA (% Leased)	11,720 SF (100%)
Built	1986
Tenancy	Multiple
Available	800 SF
Max Contiguous	800 SF
Asking Rent	\$3.00 SF/Month/NNN
Frontage	128' on 950 E Vista Way
Parking Spaces	4.69/1,000 SF; 55 Surface Spaces



Property Details

Land Area	0.93 AC (40,511 SF)	Zoning	C
Building FAR	0.29	Parcel	176-013-08

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 1	F	Retail	Direct	800	800	800	\$3.00 NNN	90 Days	Negotiable

Success Triangle Real Estate: Mary Ahadian (858) 345-0609

Amenities

- Bus Line
- Signage
- Signalized Intersection

Transportation

Parking Details	4.69/1,000 SF; 55 Surface Spaces
Traffic Volume	936 on Glenmere Rd (2018); 42,306 on Francis Dr (2025); 7,543 on Williamston St (2025); 3,489 on Clearbrook Ln (2025); 1,315 on Sapote Ct (2018); 32,113 on Oak Dr (2025); 9,763 on Williamston St (2025); 5,113 on Cabrillo Cir (2025); 4,023 on Truly Ter (2025); 16,340 on Cll Jules (2025)
Frontage	128' on 950 E Vista Way
Commuter Rail	Carlsbad Village  15 min drive
Airport	San Diego International 54 min drive
Walk Score ®	Very Walkable (80)
Transit Score ®	Some Transit (30)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
El Family Fit	1	4,300	-	Sep 2017	-
Subway	1	1,200	6	Mar 2007	-
Vista Haircuts	1	1,190	1	Apr 2005	-
Ace Cash Express	1	800	3	Sep 2007	-

Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Bella Vitamins	1	500	2	Aug 2013	-

Showing 5 of 8 Tenants

1310 E Vista Way - Vista Terrace

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



Retail

Property Summary

Center Type	Neighborhood Center
GLA (% Leased)	4,000 SF (50.0%)
Built	2019
Tenancy	Multiple
Available	2,000 SF
Max Contiguous	2,000 SF
Asking Rent	\$4.10 SF/Month/TBD
Frontage	40' on E. Vista Way
Parking Spaces	8.75/1,000 SF; 35 Surface Spaces



Property Details

Land Area	0.77 AC (33,541 SF)	Zoning	C
Building FAR	0.12	Parcel	173-050-42

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 1	-	Retail	Direct	2,000	2,000	2,000	\$4.10 TBD	Vacant	Negotiable

Lee & Associates - Newport Beach: David Kluver (949) 463-5954

Amenities

- Bus Line
- Signage

Transportation

Parking Details	8.75/1,000 SF; 35 Surface Spaces		
Traffic Volume	27,189 on Monte Mar Rd (2025); 2,179 on E Vista Way (2018); 16,340 on Cll Jules (2025); 1,489 on Via Felicidad (2025); 13,419 on Oak Dr (2025); 3,678 on Foothill Dr (2025); 32,113 on Oak Dr (2025); 2,339 on Monte Mar Rd (2025); 2,882 on Madera Ln (2025); 26,020 on Cascade Dr (2025)		
Frontage	40' on E. Vista Way		
Airport	San Diego International		55 min drive
Walk Score ®	Very Walkable (72)		
Transit Score ®	Some Transit (27)		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
AT&T Wireless	1	2,000	-	Nov 2019	-
Dunkin'	1	2,000	23	Nov 2019	Mar 2040

Showing 2 of 2 Tenants

2210 E Vista Way

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



Retail

Property Summary

Center Type	Strip Center
GLA (% Leased)	11,500 SF (100%)
Built	1981
Tenancy	Multiple
Available	955 - 1,985 SF
Max Contiguous	1,030 SF
Asking Rent	\$1.41 - 1.52 SF/Month/MG
Frontage	Barsby
Frontage	E Vista
Parking Spaces	5.00/1,000 SF; 62 Surface Spaces



Property Details

Land Area	1.39 AC (60,548 SF)	Zoning	C1, Vista
Building FAR	0.19	Parcel	171-192-30

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 1	9	Retail	Direct	1,030	1,030	1,030	\$1.41 MG	04/2026	1 Year
Coldwell Banker Commercial SC: Rick Marcus (760) 747-8899									
P 1	10	Retail	Direct	955	955	955	\$1.52 MG	04/2026	Negotiable
Coldwell Banker Commercial SC: Rick Marcus (760) 747-8899									

Transportation

Parking Details	5.00/1,000 SF; 62 Surface Spaces		
Traffic Volume	908 on Colucci Dr (2018); 25,599 on Corvalla Dr (2025); 2,786 on Vista Grande Dr (2025); 3,032 on Taylor St (2025); 1,178 on E Vista Way (2025); 27,712 on E Taylor St (2025); 6,031 on Private Rd (2025); 2,867 on Laguna Dr (2025); 1,614 on Anza Ave (2025); 26,020 on Cascade Dr (2025)		
Airport	San Diego International		57 min drive
Walk Score ®	Car-Dependent (44)		
Transit Score ®	Some Transit (25)		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Farmers Insurance	1	1,175	2	Feb 2011	-
Apollo Acupuncture & Herbal Medicine	1	1,145	-	May 2025	May 2026
Paladian Marketing	1	960	-	Apr 2018	-
Dog Grooming	1	825	-	Apr 2018	-
Airmerica	1	705	-	Mar 2025	Mar 2026

Showing 5 of 14 Tenants

1900-1998 Hacienda Dr - The Pavilion Shopping Center

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



Retail

Property Summary

Center Type	Neighborhood Center
GLA (% Leased)	126,375 SF (94.9%)
Built/Renovated	1990/2003
Tenancy	Multiple
Available	1,504 - 6,425 SF
Max Contiguous	2,488 SF
Asking Rent	Withheld
Frontage	1,080' on Hacienda Dr
Parking Spaces	4.53/1,000 SF; 619 Surface Spaces



Property Details

Land Area	9.57 AC (416,801 SF)	Zoning	C2
Building FAR	0.30	Parcel	166-054-58 (+2 more)

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 1	1988	Retail	Direct	2,488	2,488	2,488	Withheld	Vacant	Negotiable
CBRE: Bradley Jones (619) 517-6226, David Hagglund (619) 988-7089									
P 1	1918	Retail	Direct	2,433	2,433	2,433	Withheld	Vacant	Negotiable
CBRE: Bradley Jones (619) 517-6226, David Hagglund (619) 988-7089									
P 1	1914	Retail	Direct	1,504	1,504	1,504	Withheld	Vacant	Negotiable
CBRE: Bradley Jones (619) 517-6226, David Hagglund (619) 988-7089									

Amenities

• Air Conditioning	• Air Conditioning	• Air Conditioning	• Bus Line
• Freeway Visibility	• Monument Signage	• Pylon Sign	• Signage

Transportation

Parking Details	4.53/1,000 SF; 619 Surface Spaces		
Traffic Volume	13,807 on Via Centre (2025); 11,002 on Cedar Rd (2025); 149,028 on S Emerald Dr (2025); 5,286 on Emerald Hollow Dr (2025); 12,023 on Thunder Dr (2025); 25,905 on Hacienda Dr (2025); 2,419 on Sunset Dr (2025); 8,547 on S Emerald Dr (2025); 5,687 on West Dr (2018); 132,295 on College Blvd (2025)		
Frontage	1,080' on Hacienda Dr		
Commuter Rail	Carlsbad Village 	11 min drive	
	Oceanside Transit Center 	13 min drive	
Walk Score ®	Somewhat Walkable (66)		
Transit Score ®	Some Transit (35)		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Altitude Trampoline Park	1	24,049	25	Feb 2018	Jan 2028
North Park Produce	1	17,848	18	Jan 2014	Aug 2030
BioLife Plasma Services	1	14,751	45	Jan 2023	Sep 2031
Californian Dreams	1	9,166	4	Jan 2009	-
Daisou	1	8,832	20	Dec 2024	-

Showing 5 of 20 Tenants

20 Main St - Vista Village

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



Retail

Property Summary

Center Type	Community Center
GLA (% Leased)	15,959 SF (78.0%)
Built	2004
Tenancy	Multiple
Available	1,704 - 3,504 SF
Max Contiguous	1,800 SF
Asking Rent	Withheld
Frontage	347' on Main St
Parking Spaces	2.82/1,000 SF; 45 Surface Spaces



Property Details

Land Area	10.57 AC (460,429 SF)	Zoning	SP-DV
Building FAR	0.03	Parcel	164-205-25

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 1	119	Retail	Direct	1,800	1,800	1,800	Withheld	Vacant	Negotiable
JLL: Bryan Cunningham (858) 229-0233, Brian Quinn (619) 987-3397									
P 1	120	Retail	Direct	1,704	1,704	1,704	Withheld	Vacant	Negotiable
JLL: Bryan Cunningham (858) 229-0233, Brian Quinn (619) 987-3397									

Transportation

Parking Details	2.82/1,000 SF; 45 Surface Spaces		
Traffic Volume	2,954 on Main St (2025); 10,731 on Wave Dr (2025); 39,404 on Cam Patricia (2025); 37,876 on Olive Ave (2025); 19,332 on E Broadway (2025); 19,247 on Main St (2025); 19,255 on Eucalyptus Ave (2025); 1,575 on Hanes Pl (2025); 4,604 on Unity Way (2025); 6,350 on S Indiana Ave (2025)		
Frontage	347' on Main St		
Transit/Subway	Vista Transit Center		8 min walk
Commuter Rail	Carlsbad Village		13 min drive
Airport	San Diego International		52 min drive
Walk Score ®	Very Walkable (85)		
Transit Score ®	Good Transit (50)		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Swami's Cafe	1	4,845	6	Jul 2017	-
Serenity Retreat and Spa	1	2,971	-	Jun 2025	-
Panda Express	1	2,000	14	Dec 2007	-
Mathnasium	1	1,800	-	Jun 2019	-

Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Clay N Latte	1	1,465	9	Aug 2025	-

Showing 5 of 7 Tenants

30 Main St - Vista Village

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



Retail

Property Summary

Center Type	Community Center
GLA (% Leased)	13,055 SF (93.9%)
Built	2005
Tenancy	Multiple
Available	801 SF
Max Contiguous	801 SF
Asking Rent	Withheld
Frontage	216' on Main St
Parking Spaces	3.45/1,000 SF; 45 Surface Spaces



Property Details

Land Area	10.57 AC (460,429 SF)	Zoning	SP-DV
Building FAR	0.03	Parcel	164-205-25

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 1	108	Retail	Direct	801	801	801	Withheld	Vacant	Negotiable

JLL: Bryan Cunningham (858) 229-0233, Brian Quinn (619) 987-3397

Amenities

- Signage

Transportation

Parking Details	3.45/1,000 SF; 45 Surface Spaces
Traffic Volume	37,876 on Olive Ave (2025); 2,954 on Main St (2025); 19,332 on E Broadway (2025); 19,247 on Main St (2025); 39,404 on Cam Patricia (2025); 10,731 on Wave Dr (2025); 1,575 on Hanes Pl (2025); 19,255 on Eucalyptus Ave (2025); 6,350 on S Indiana Ave (2025); 24,160 on N Indiana Ave (2025)
Frontage	216' on Main St
Transit/Subway	Vista Transit Center  7 min walk
Commuter Rail	Carlsbad Village  14 min drive
Airport	San Diego International 52 min drive
Walk Score ®	Very Walkable (88)
Transit Score ®	Good Transit (50)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Dr. Albaugh, DMD	1	2,608	-	Nov 2019	Nov 2029
Chipotle Mexican Grill	1	2,569	17	Dec 2007	-
Starbucks	1	1,450	15	Dec 2007	-

Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Great Clips	1	1,065	1	Dec 2007	-
Coldwell Banker Residential Brokerage	1	600	-	Aug 2021	-

Showing 5 of 6 Tenants

1601-1649 S Melrose Dr - Melrose Village Plaza

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



Retail

Property Summary

Center Type	Community Center
GLA (% Leased)	122,953 SF (82.2%)
Built	1965
Tenancy	Multiple
Available	1,020 - 21,948 SF
Max Contiguous	7,285 SF
Asking Rent	Withheld
Frontage	1,095' on S Melrose Dr
Parking Spaces	3.97/1,000 SF; 577 Surface Spaces



Property Details

Land Area	10.81 AC (470,927 SF)	Zoning	SPI
Building FAR	0.26	Parcel	183-220-22

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 1	B 21	Office	Direct	7,285	7,285	7,285	Withheld	Vacant	Negotiable
Merlone Geier Management, Inc.: Taylor Pham (949) 305-4199 X702									
P 1	D 32	Office	Direct	6,824	6,824	6,824	Withheld	Vacant	Negotiable
Merlone Geier Management, Inc.: Taylor Pham (949) 305-4199 X702									
P 1	M 18	Retail	Direct	2,800	2,800	2,800	Withheld	Vacant	Negotiable
Merlone Geier Management, Inc.: Taylor Pham (949) 305-4199 X702									
P 1	P 20	Retail	Direct	1,401	1,401	1,401	Withheld	Vacant	Negotiable
Merlone Geier Management, Inc.: Taylor Pham (949) 305-4199 X702									
P 1	B-10	Retail	Direct	1,400	1,400	1,400	Withheld	Vacant	Negotiable
Merlone Geier Management, Inc.: Taylor Pham (949) 305-4199 X702									
P 1	F 25	Retail	Direct	1,218	1,218	1,218	Withheld	Vacant	Negotiable
Merlone Geier Management, Inc.: Taylor Pham (949) 305-4199 X702									
P 1	G 26	Retail	Direct	1,020	1,020	1,020	Withheld	Vacant	Negotiable
Merlone Geier Management, Inc.: Taylor Pham (949) 305-4199 X702									

Amenities

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

Transportation

Parking Details	3.97/1,000 SF; 577 Surface Spaces		
Traffic Volume	5,067 on S Melrose Dr (2025); 4,188 on S Melrose Dr (2025); 29,889 on Buena Vista Dr (2025); 3,608 on Bodega Way (2025); 30,234 on Longhorn Dr (2025); 28,045 on Cannon Rd (2025); 9,168 on S Melrose Dr (2025); 5,398 on Fern Pl (2025); 4,463 on Willow Ridge Dr (2025); 12,523 on Lake Blvd (2025)		
Frontage	1,095' on S Melrose Dr		
Commuter Rail	Carlsbad Poinsettia		16 min drive
	Carlsbad Village		17 min drive
Airport	San Diego International		49 min drive
Walk Score ®	Somewhat Walkable (67)		
Transit Score ®	Some Transit (27)		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Albertsons	1	46,819	80	Jun 2018	-
CVS Pharmacy	1	22,154	30	May 2007	-
Dollar Tree	1	8,641	10	Jul 2011	-
Phenix Salon Suites	1	5,002	24	Feb 2016	-
Starbucks	1	2,500	8	May 2012	-

Showing 5 of 30 Tenants

1651 S Melrose Dr - Melrose Village Plaza

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



Retail

Property Summary

Center Type	Community Center
GLA (% Leased)	4,774 SF (79.2%)
Built	1965
Tenancy	Multiple
Available	995 SF
Max Contiguous	995 SF
Asking Rent	Withheld
Frontage	129' on S Melrose Dr
Parking Spaces	6.09/1,000 SF; Surface Spaces Available



Property Details

Land Area	0.42 AC (18,286 SF)	Zoning	SPI
Building FAR	0.26	Parcel	624-180-20

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 1	B - 39	Retail	Direct	995	995	995	Withheld	Vacant	Negotiable

Merlone Geier Management, Inc.: Taylor Pham (949) 305-4199 X702

Amenities

- Signage

Transportation

Parking Details	6.09/1,000 SF; Surface Spaces Available
Traffic Volume	5,067 on S Melrose Dr (2025); 3,608 on Bodega Way (2025); 30,234 on Longhorn Dr (2025); 4,188 on S Melrose Dr (2025); 29,889 on Buena Vista Dr (2025); 9,168 on S Melrose Dr (2025); 13,576 on S Melrose Dr (2025); 9,136 on Antigua Dr (2025); 4,463 on Willow Ridge Dr (2025); 1,661 on Dawes Ct (2025)
Frontage	129' on S Melrose Dr
Commuter Rail	Carlsbad Poinsettia  15 min drive
	Carlsbad Village  17 min drive
Airport	San Diego International 48 min drive
Walk Score ®	Very Walkable (74)
Transit Score ®	Some Transit (27)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
bb.q chicken	1	1,545	-	Jul 2023	-
Two Brothers From Italy Pizza	1	1,057	6	Sep 2008	-
Pokitomik	1	995	-	Sep 2022	Mar 2028

Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
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Showing 3 of 3 Tenants

1661 S Melrose Dr - Melrose Village Plaza

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



Retail

Property Summary

Center Type	Community Center
GLA (% Leased)	4,248 SF (35.9%)
Built	1990
Tenancy	Multiple
Available	1,282 - 2,722 SF
Max Contiguous	1,440 SF
Asking Rent	Withheld
Frontage	91' on S Melrose Dr
Parking Spaces	8.72/1,000 SF; 40 Surface Spaces



Property Details

Land Area	0.37 AC (16,270 SF)	Zoning	SPI
Building FAR	0.26	Parcel	183-220-22

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 1	C 42	Retail	Direct	1,440	1,440	1,440	Withheld	Vacant	Negotiable
Merlone Geier Management, Inc.: Taylor Pham (949) 305-4199 X702									
P 1	B 43	Retail	Direct	1,282	1,282	1,282	Withheld	Vacant	Negotiable
Merlone Geier Management, Inc.: Taylor Pham (949) 305-4199 X702									

Amenities

- Bus Line
- Signage
- Signalized Intersection

Transportation

Parking Details	8.72/1,000 SF; 40 Surface Spaces
Traffic Volume	5,067 on S Melrose Dr (2025); 3,608 on Bodega Way (2025); 30,234 on Longhorn Dr (2025); 4,188 on S Melrose Dr (2025); 29,889 on Buena Vista Dr (2025); 9,168 on S Melrose Dr (2025); 13,576 on S Melrose Dr (2025); 9,136 on Antigua Dr (2025); 4,463 on Willow Ridge Dr (2025); 1,661 on Dawes Ct (2025)
Frontage	91' on S Melrose Dr
Commuter Rail	Carlsbad Poinsettia  16 min drive
	Carlsbad Village  17 min drive
Airport	San Diego International 49 min drive
Walk Score ®	Very Walkable (74)
Transit Score ®	Some Transit (27)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Skybound Coffee & Desserts Lounge	1	1,526	4	Dec 2013	-

Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
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Showing 1 of 1 Tenants

1025 Service PI

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



Office

Property Summary

RBA (% Leased)	11,784 SF (61.8%)
Built	1989
Stories	2
Typical Floor	5,892 SF
Tenancy	Multiple
Available	4,500 SF
Max Contiguous	4,500 SF
Asking Rent	Withheld
Parking Spaces	3.05/1,000 SF; Covered Spaces Available; 36 Surface Spaces



Property Details

Land Area	1.00 AC (43,560 SF)	Owner Occupied	No
Building FAR	0.27	Zoning	C
Slab to Slab	10'	Parcel	180-164-29

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 2	200	Office	Direct	4,500	4,500	4,500	Withheld	Vacant	Negotiable

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

Amenities

- Signage

Transportation

Parking Details	3.05/1,000 SF; Covered Spaces Available; 36 Surface Spaces		
Traffic Volume	20,051 on Cypress Dr (2025); 752 on Loni Ln (2025); 9,869 on Chelsea Ct (2025); 1,527 on Kilby Ln (2025); 10,930 on Phillips St (2025); 6,229 on Santa Fe Pl (2025); 20,057 on Alta Calle (2025); 3,160 on Alta Vista Ter (2025); 1,851 on Camille Way (2018); 6,332 on Lita Ln (2025)		
Transit/Subway	Escondido Avenue		20 min walk
Commuter Rail	Carlsbad Village		16 min drive
Airport	San Diego International		53 min drive
Walk Score ®	Somewhat Walkable (58)		
Transit Score ®	Some Transit (33)		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Montesori school	1	5,600	-	Oct 2024	Sep 2030
Supported And Independent Living Services (Sails)	1	800	4	Apr 2015	-
Devereux-Vista School	1	500	0	Apr 2015	-

Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Metric Motorz	1	450	3	Apr 2015	-
Pro Active Physical Therapy	1	200	1	Apr 2015	-

Showing 5 of 5 Tenants

735-785 Shadowridge Dr - Village Plaza

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



Retail

Property Summary

Center Type	Strip Center
GLA (% Leased)	25,286 SF (100%)
Built	1987
Tenancy	Multiple
Available	2,371 SF
Max Contiguous	2,371 SF
Asking Rent	Withheld
Frontage	535' on Shadowridge Dr
Parking Spaces	5.00/1,000 SF; 100 Surface Spaces



Property Details

Land Area	2.69 AC (117,176 SF)	Zoning	C-2
Building FAR	0.22	Parcel	217-023-66

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 1	777-779	Retail	Direct	2,371	2,371	2,371	Withheld	60 Days	Negotiable

DUHS Commercial: Rob Bloom (858) 405-5342, Anthony Acosta, CCIM (619) 321-9656

Amenities

- Bus Line
- Property Manager on Site
- Signage

Transportation

Parking Details	5.00/1,000 SF; 100 Surface Spaces
Traffic Volume	15,491 on Watson Way (2025); 3,182 on Wellington Ln (2025); 14,926 on Lupine Hills Dr (2025); 5,227 on Thiboco Ct (2025); 40,814 on Watson Way (2025); 44,689 on Plumosa Ave (2025); 3,688 on Turnberry Dr (2025); 12,177 on Sycamore Ave (2025); 30,449 on Watson Way (2025)
Frontage	535' on Shadowridge Dr
Commuter Rail	Carlsbad Poinsettia  18 min drive
Airport	San Diego International 50 min drive
Walk Score ®	Very Walkable (72)
Transit Score ®	Some Transit (29)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Sea Level Fitness	1	2,600	10	Aug 2017	-
Shadowridge Family Vision Center	1	1,711	5	Dec 2007	-
Ridge Hair Design	1	1,360	5	Jul 2013	-
Rocco's Pizza & Deli	1	1,298	4	Sep 2013	-

Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Barbershop	1	734	-	Jan 2021	-

Showing 5 of 9 Tenants

770 Sycamore Ave - Shadowridge Plaza

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



Retail

Property Summary

Center Type	Neighborhood Center
GLA (% Leased)	14,941 SF (81.9%)
Built	1987
Tenancy	Multiple
Available	1,200 - 2,700 SF
Max Contiguous	1,500 SF
Asking Rent	Withheld
Frontage	454' on Shadowridge
Frontage	169' on Sycamore
Parking Spaces	1.67/1,000 SF; 25 Surface Spaces



Property Details

Land Area	0.86 AC (37,462 SF)	Zoning	C-2
Building FAR	0.40	Parcel	217-023-52

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 1	123	Retail	Direct	1,500	1,500	1,500	Withheld	Vacant	Negotiable
Lee & Associates: Victor Aquilina (858) 663-6466									
P 1	120	Retail	Direct	1,200	1,200	1,200	Withheld	Vacant	Negotiable
Lee & Associates: Victor Aquilina (858) 663-6466									

Amenities

- Signage

Transportation

Parking Details	1.67/1,000 SF; 25 Surface Spaces
Traffic Volume	40,814 on Watson Way (2025); 15,491 on Watson Way (2025); 44,689 on Plumosa Ave (2025); 30,449 on Watson Way (2025); 6,400 on Private Rd (2025); 5,227 on Thiboco Ct (2025); 3,182 on Wellington Ln (2025); 14,926 on Lupine Hills Dr (2025); 12,177 on Sycamore Ave (2025); 14,079 on Sycamore Ave (2025)
Frontage	454' on Shadowridge; 169' on Sycamore; 147' on Sycamore Ave
Commuter Rail	Carlsbad Poinsettia  16 min drive
Airport	San Diego International 50 min drive
Walk Score ®	Somewhat Walkable (65)
Transit Score ®	Some Transit (30)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Three Little Owl Academy Preschool	1	6,000	-	Sep 2023	-
Armando's Mexican Food	1	1,494	3	Sep 2007	-

Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
PostalAnnex	1	1,494	-	Apr 2020	-
Advance America	1	1,200	2	Apr 2006	-
Fresh Water Pool Service	1	500	-	Apr 2024	-

Showing 5 of 8 Tenants

790 Sycamore Ave - Shadowridge Plaza

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



Retail

Property Summary

Center Type	Neighborhood Center
GLA (% Leased)	3,040 SF (45.7%)
Built	1989
Tenancy	Multiple
Available	1,650 SF
Max Contiguous	1,650 SF
Asking Rent	Withheld
Frontage	87' on Sycamore Ave
Parking Spaces	8.22/1,000 SF; 25 Surface Spaces



Property Details

Land Area	0.31 AC (13,504 SF)	Zoning	C-2
Building FAR	0.23	Parcel	217-023-69

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 1	125	Retail	Direct	1,650	1,650	1,650	Withheld	Vacant	Negotiable

Lee & Associates: Victor Aquilina (858) 663-6466

Amenities

- Signage

Transportation

Parking Details	8.22/1,000 SF; 25 Surface Spaces
Traffic Volume	40,814 on Watson Way (2025); 15,491 on Watson Way (2025); 44,689 on Plumosa Ave (2025); 30,449 on Watson Way (2025); 6,400 on Private Rd (2025); 5,227 on Thiboco Ct (2025); 14,079 on Sycamore Ave (2025); 12,177 on Sycamore Ave (2025)
Frontage	87' on Sycamore Ave
Commuter Rail	Carlsbad Poinsettia  16 min drive
Airport	San Diego International 50 min drive
Walk Score ®	Somewhat Walkable (65)
Transit Score ®	Some Transit (30)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Subway	1	1,250	8	Jul 2008	-

Showing 1 of 1 Tenants

161 Thunder Dr

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



Office

Property Summary

RBA (% Leased)	7,000 SF (0.0%)
Status	Proposed
Built	October 2027
Stories	1
Elevators	None
Typical Floor	7,000 SF
Tenancy	Single
Available	7,000 SF
Max Contiguous	7,000 SF
Asking Rent	Withheld



Property Details

Land Area	3.02 AC (131,551 SF)	Zoning	CP
Building FAR	0.05	Parcel	166-051-32
Owner Occupied	No		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
E 1	-	Office/Medical	Direct	7,000	7,000	7,000	Withheld	10/2026	Negotiable

MedWest Realty: Kellie Hill (858) 437-7294, Andrea Firtel (858) 337-8262

Transportation

Traffic Volume	10,383 on W Vista Way (2025); 12,023 on Thunder Dr (2025); 132,295 on College Blvd (2025); 901 on Alley (2025); 15,576 on Tri City Hospital (2025); 3,632 on Thunder Dr (2025); 7,523 on Celeste Dr (2025); 11,002 on Cedar Rd (2025)		
Commuter Rail	Carlsbad Village		11 min drive
	Oceanside Transit Center		12 min drive
Airport	San Diego International		49 min drive
Walk Score ®	Somewhat Walkable (63)		
Transit Score ®	Some Transit (35)		

1841 University Dr - North County Square

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



Retail

Property Summary

Center Type	Power Center
GLA (% Leased)	7,432 SF (73.1%)
Built	1998
Tenancy	Multiple
Available	2,000 SF
Max Contiguous	2,000 SF
Asking Rent	Withheld
Frontage	107' on University
Parking Spaces	150 Surface Spaces



Property Details

Land Area	0.82 AC (35,719 SF)	Zoning	C-6
Building FAR	0.21	Parcel	183-431-32

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 1	140	Retail	Direct	2,000	2,000	2,000	Withheld	Vacant	Negotiable

CBRE: Reg Kobzi (619) 994-2817, Michael Peterson (858) 210-5235, Joel Wilson (619) 246-3107, Lane Robertson (619) 539-4767

Amenities

- Signage

Transportation

Parking Details	150 Surface Spaces
Traffic Volume	12,389 on Sycamore Ave (2025); 5,227 on Thiboco Ct (2025); 12,177 on Sycamore Ave (2025); 16,385 on Hwy 78 (2025); 140,875 on Hwy 78 (2020); 12,921 on Primrose Ave (2025); 14,079 on Sycamore Ave (2025); 16,328 on Robelini Dr (2025)
Frontage	107' on University
Transit/Subway	Buena Creek  18 min walk
Commuter Rail	Carlsbad Poinsettia  19 min drive
Airport	San Diego International 51 min drive
Walk Score ®	Car-Dependent (47)
Transit Score ®	Some Transit (37)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Sephora	1	5,500	-	Oct 2025	-
Sally Beauty	1	1,700	6	Dec 2008	-

Showing 2 of 2 Tenants

1980 University Dr - North County Square

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



Retail

Property Summary

GLA (% Leased)	21,300 SF (84.2%)
Built	2006
Tenancy	Multiple
Available	3,375 SF
Max Contiguous	3,375 SF
Asking Rent	Withheld
Frontage	213' on University Dr
Parking Spaces	7.28/1,000 SF; 155 Surface Spaces



Property Details

Land Area	2.28 AC (99,317 SF)	Zoning	C-6
Building FAR	0.21	Parcel	183-430-48

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 1	300	Retail	Direct	3,375	3,375	3,375	Withheld	Vacant	Negotiable

CBRE: Reg Kobzi (619) 994-2817, Michael Peterson (858) 210-5235, Joel Wilson (619) 246-3107

Amenities

- Pylon Sign
- Signage

Transportation

Parking Details	7.28/1,000 SF; 155 Surface Spaces
Traffic Volume	3,182 on Wellington Ln (2025); 5,227 on Thiboco Ct (2025); 4,953 on Lupine Hills Dr (2025); 136,841 on Mar Vista Dr (2025); 12,389 on Sycamore Ave (2025); 3,688 on Turnberry Dr (2025); 12,177 on Sycamore Ave (2025); 14,926 on Lupine Hills Dr (2025)
Frontage	213' on University Dr
Transit/Subway	Buena Creek  19 min walk
Airport	San Diego International 50 min drive
Walk Score ®	Somewhat Walkable (51)
Transit Score ®	Some Transit (35)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Planet Fitness	1	17,900	10	Apr 2016	Apr 2031

Showing 1 of 1 Tenants

1280-1350 E Vista Way - Vista Terrace

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



Retail

Property Summary

Center Type	Neighborhood Center
GLA (% Leased)	28,440 SF (100%)
Built/Renovated	1981/2019
Tenancy	Multiple
Available	4,831 SF
Max Contiguous	4,831 SF
Asking Rent	Withheld
Frontage	524' on Vista Way
Parking Spaces	10.00/1,000 SF; 300 Surface Spaces



Property Details

Land Area	1.97 AC (85,813 SF)	Zoning	C-6
Building FAR	0.33	Parcel	173-050-45

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 1	1280-5	Retail	Direct	4,831	4,831	4,831	Withheld	30 Days	Negotiable

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

Amenities

- Bus Line
- Restaurant
- Signage

Transportation

Parking Details	10.00/1,000 SF; 300 Surface Spaces
Traffic Volume	27,189 on Monte Mar Rd (2025); 16,340 on Cll Jules (2025); 1,489 on Via Felicidad (2025); 2,179 on E Vista Way (2018); 13,419 on Oak Dr (2025); 32,113 on Oak Dr (2025); 3,678 on Foothill Dr (2025); 2,339 on Monte Mar Rd (2025); 26,020 on Cascade Dr (2025); 2,882 on Madera Ln (2025)
Frontage	524' on Vista Way
Walk Score ®	Very Walkable (72)
Transit Score ®	Some Transit (27)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Discovery Daycare	1	4,360	-	Feb 2021	-
Upper Crust Pizza	1	3,602	20	Jan 2020	-
Concina Del Carmen	1	3,551	-	Nov 2019	-
Vista Modern Dentistry	1	3,451	3	Aug 2019	-
Sport Clips, Inc	1	1,990	8	Oct 2021	-

Showing 5 of 16 Tenants

1825-1851 W Vista Way - Tri-City Square

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



Retail

Property Summary

Center Type	Neighborhood Center
GLA (% Leased)	40,302 SF (97.0%)
Built	1970
Tenancy	Multiple
Available	1,200 SF
Max Contiguous	1,200 SF
Asking Rent	Withheld
Frontage	319' on W Vista Way
Parking Spaces	3.44/1,000 SF; 156 Surface Spaces



Property Details

Land Area	4.00 AC (174,240 SF)	Zoning	6
Building FAR	0.23	Parcel	166-620-18

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 1	1839-D	Retail	Direct	1,200	1,200	1,200	Withheld	Vacant	Negotiable

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

Amenities

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

Transportation

Parking Details	3.44/1,000 SF; 156 Surface Spaces
Traffic Volume	12,516 on N Emerald Dr (2025); 8,547 on S Emerald Dr (2025); 27,368 on Hwy 78 (2025); 31,230 on West Dr (2025); 11,872 on S Emerald Dr (2025); 8,522 on S Emerald Dr (2025); 12,521 on S Emerald Dr (2025); 5,687 on West Dr (2018); 25,905 on Hacienda Dr (2025)
Frontage	319' on W Vista Way
Commuter Rail	Carlsbad Village  11 min drive Oceanside Transit Center  13 min drive
Airport	San Diego International 48 min drive
Walk Score ®	Very Walkable (72)
Transit Score ®	Some Transit (35)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Smart & Final	1	23,172	15	Mar 2014	-
Metro By T-mobile Authorized Retailer	1	1,500	-	Jan 2022	-
MetroPCS	1	1,500	-	Dec 2018	-



Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Camping World	1	1,200	5	Mar 2007	-
CPA Firm	1	1,200	-	Nov 2021	-

Showing 5 of 13 Tenants

235 Vista Village Dr - Vista Village

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



Retail

Property Summary

Center Type	Community Center
GLA (% Leased)	20,387 SF (82.1%)
Built	2003
Tenancy	Multiple
Available	1,652 - 3,652 SF
Max Contiguous	2,000 SF
Asking Rent	Withheld
Frontage	169' on Vista Village Dr



Property Details

Land Area	1.81 AC (78,844 SF)	Zoning	SP-DV
Building FAR	0.26	Parcel	164-205-29

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 1	102	Retail	Direct	2,000	2,000	2,000	Withheld	Vacant	Negotiable
JLL: Bryan Cunningham (858) 229-0233, Brian Quinn (619) 987-3397									
P 1	103	Retail	Direct	1,652	1,652	1,652	Withheld	Vacant	Negotiable
JLL: Bryan Cunningham (858) 229-0233, Brian Quinn (619) 987-3397									

Amenities

- 24 Hour Access
- Air Conditioning
- Air Conditioning
- Air Conditioning

Transportation

Traffic Volume	36,308 on Lado de Loma Dr (2025); 4,604 on Unity Way (2025); 15,184 on Vista Village Dr (2025); 3,509 on Walker Way (2018); 10,731 on Wave Dr (2025); 18,521 on Vista Village Dr (2025); 9,095 on Vista Village Dr (2025); 16,696 on Matagual Dr (2025); 2,954 on Main St (2025); 39,404 on Cam Patricia (2025)		
Frontage	169' on Vista Village Dr		
Transit/Subway	Vista Transit Center		14 min walk
	Escondido Avenue		20 min walk
Commuter Rail	Carlsbad Village		13 min drive
	Oceanside Transit Center		15 min drive
Airport	San Diego International		51 min drive
Walk Score ®	Very Walkable (75)		
Transit Score ®	Some Transit (47)		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Staples	1	20,387	25	Dec 2007	-
Matured Seoul BBQ	1	5,042	-	Sep 2024	-
Orthodontist	1	2,608	-	Jan 2020	-
Mathnasium	1	1,800	-	Aug 2019	-

Showing 4 of 4 Tenants

307 Vista Village Dr - Vista Village

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



Retail

Property Summary

Center Type	Community Center
GLA (% Leased)	6,000 SF (0.0%)
Built	2006
Tenancy	Single
Available	6,000 SF
Max Contiguous	6,000 SF
Asking Rent	Withheld
Frontage	92' on Vista Village Dr
Parking Spaces	750/1,000 SF; 45 Surface Spaces



Property Details

Land Area	1.19 AC (51,836 SF)	Zoning	SP-DV
Building FAR	0.12	Parcel	164-205-32

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
E 1	203	Retail	Direct	6,000	6,000	6,000	Withheld	Vacant	Negotiable

JLL: Bryan Cunningham (858) 229-0233, Brian Quinn (619) 987-3397

Transportation

Parking Details	750/1,000 SF; 45 Surface Spaces		
Traffic Volume	3,509 on Walker Way (2018); 10,731 on Wave Dr (2025); 39,404 on Cam Patricia (2025); 2,404 on Plymouth Hts (2025); 2,954 on Main St (2025); 4,604 on Unity Way (2025); 36,308 on Lado de Loma Dr (2025); 18,521 on Vista Village Dr (2025); 37,876 on Olive Ave (2025); 15,184 on Vista Village Dr (2025)		
Frontage	92' on Vista Village Dr		
Transit/Subway	Vista Transit Center		10 min walk
Commuter Rail	Carlsbad Village		13 min drive
	Oceanside Transit Center		15 min drive
Airport	San Diego International		52 min drive
Walk Score ®	Very Walkable (79)		
Transit Score ®	Some Transit (49)		

401 Vista Village Dr - Vista Village

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



Retail

Property Summary

Center Type	Community Center
GLA (% Leased)	7,208 SF (47.1%)
Built	2004
Tenancy	Multiple
Available	1,856 - 3,813 SF
Max Contiguous	1,957 SF
Asking Rent	Withheld
Frontage	96' on Vista Village Dr
Parking Spaces	6.24/1,000 SF; 45 Surface Spaces



Property Details

Land Area	0.81 AC (35,284 SF)	Zoning	SP-DV
Building FAR	0.20	Parcel	164-205-15

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 1	123	Retail	Direct	1,957	1,957	1,957	Withheld	Vacant	Negotiable
JLL: Bryan Cunningham (858) 229-0233, Brian Quinn (619) 987-3397									
P 1	111	Retail	Direct	1,856	1,856	1,856	Withheld	Vacant	Negotiable
JLL: Bryan Cunningham (858) 229-0233, Brian Quinn (619) 987-3397									

Amenities

• Bus Line	• Dedicated Turn Lane	• Signage	• Signalized Intersection
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Transportation

Parking Details	6.24/1,000 SF; 45 Surface Spaces
Traffic Volume	2,954 on Main St (2025); 39,404 on Cam Patricia (2025); 37,876 on Olive Ave (2025); 10,731 on Wave Dr (2025); 19,247 on Main St (2025); 19,332 on E Broadway (2025); 3,509 on Walker Way (2018); 2,404 on Plymouth Hts (2025); 1,575 on Hanes Pl (2025); 19,255 on Eucalyptus Ave (2025)
Frontage	96' on Vista Village Dr
Transit/Subway	Vista Transit Center  8 min walk
Commuter Rail	Carlsbad Village  13 min drive
	Oceanside Transit Center  15 min drive
Airport	San Diego International 52 min drive
Walk Score ®	Very Walkable (87)
Transit Score ®	Good Transit (50)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Panera Bread	1	5,000	40	Jan 2007	-
H&R Block	1	1,957	8	Jan 2007	-

Showing 2 of 2 Tenants