

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
Parking Spaces	35 (4.24/1,000 SF)
Frontage	102' on Business Park Dr



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	35 Surface Spaces; Ratio of 4.24/1,000 SF
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
Airport	San Diego International 46 min drive
Walk Score ®	Car-Dependent (43)
Transit Score ®	Some Transit (28)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Bleach & Brawn	1	2,629	15	Dec 2017	-

Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Cat & Craft Cafe	1	1,500	7	Sep 2018	-

Showing 2 of 2 Tenants

110 Civic Center Dr - Rio Vista Professional

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



Office

Property Summary

RBA (% Leased)	20,000 SF (55.7%)
Built	1981
Stories	2
Elevators	None
Typical Floor	10,000 SF
Tenancy	Multiple
Available	1,000 - 8,858 SF
Max Contiguous	6,224 SF
Asking Rent	\$1.85 SF/Month/MG
Parking Spaces	45 (10.00/1,000 SF)



Property Details

Land Area	1.07 AC (46,609 SF)	Owner Occupied	No
Building FAR	0.43	Zoning	C
Core Factor	11%	Parcel	176-060-38-02 (+2 more)
Slab to Slab	9'		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 1	116	Office	Direct	6,224	6,224	6,224	Withheld	30 Days	Negotiable

Location Matters: Marc Karren (760) 803-5363

P 2	203	Office/Retail	Direct	1,000 - 2,634	2,634	2,634	\$1.85 MG	Vacant	Negotiable
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KW United: Christina Cha (410) 303-5520

KW The Lakes: Kim Conway (951) 642-8056

Transportation

Parking Details	45 Surface Spaces; Ratio of 10.00/1,000 SF
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
Walk Score ®	Very Walkable (86)
Transit Score ®	Some Transit (47)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
John Coleman, DDS	1	3,000	5	Sep 2001	-
Preferred Properties	2	3,000	20	Apr 2016	-
Edward Jones	Unk	1,500	10	Jan 2021	-

110 Civic Center Dr - Rio Vista Professional

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



Office

Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
S&S SEEDS	2	682	-	Jul 2018	-
Amy Kalpin - American Integrity Finance	2	500	-	Sep 2022	-

Showing 5 of 19 Tenants

Property Summary

RBA (% Leased)	2,219 SF (0.0%)
Built	1950
Stories	1
Typical Floor	2,219 SF
Tenancy	Single
Available	2,219 SF
Max Contiguous	2,219 SF
Asking Rent	\$1.85 SF/Month/NNN



Property Details

Land Area	0.21 AC (9,148 SF)	Owner Occupied	No
Building FAR	0.24	Zoning	6
Slab to Slab	8'	Parcel	176-171-17

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
E 1	-	Office	Direct	2,219	2,219	2,219	\$1.85 NNN	Vacant	Negotiable

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

Amenities

- Signage

Transportation

Traffic Volume	27,183 on Morningside Dr (2025); 27,155 on Private Rd (2025); 151 on Morningside Dr (2025); 5,472 on Vista Glen Ln (2025); 3,540 on Orleavo Dr (2025); 3,236 on Escondido Ave (2025); 26,119 on Alta Vista Dr (2025); 3,095 on Crescent Ln (2025); 18,050 on TerDr (2025); 2,732 on S Citrus Ave (2025)									
Transit/Subway	Escondido Avenue									13 min walk
	Vista Transit Center									20 min walk
Commuter Rail	Carlsbad Village									14 min drive
Walk Score ®	Somewhat Walkable (69)									
Transit Score ®	Some Transit (42)									

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 (68.0%)
Built	1987
Tenancy	Multiple
Available	1,200 - 4,140 SF
Max Contiguous	2,940 SF
Asking Rent	\$1.50 - 1.75 SF/Month/NNN
Parking Spaces	63 (4.87/1,000 SF)
Frontage	237' on Escondido Ave



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	G/H	Retail	Direct	2,940	2,940	2,940	\$1.75 NNN	Vacant	Negotiable
Horizon Resources, Inc.: Dave Morris (619) 962-2200, Ken Rogers (858) 334-8550									
P 1	E	Retail	Direct	1,200	1,200	1,200	\$1.50 NNN	Vacant	Negotiable
Horizon Resources, Inc.: Dave Morris (619) 962-2200, Ken Rogers (858) 334-8550									

Amenities

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

Transportation

Parking Details	63 Surface Spaces; Ratio of 4.87/1,000 SF
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  walk
Commuter Rail	Carlsbad Village  13 min drive
Walk Score ®	Somewhat Walkable (65)
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	-

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

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



Retail

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

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
Parking Spaces	95 (5.00/1,000 SF)
Frontage	671' on Hacienda Dr



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	95 Surface Spaces; Ratio of 5.00/1,000 SF
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
Walk Score ®	Somewhat Walkable (66)
Transit Score ®	Some Transit (36)

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	-
Prestige Insurance	1	3,260	3	Apr 2003	-

2070 Hacienda Dr - Winston Vista Center

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



Retail

Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Socal Batteries, Inc	1	3,000	7	Mar 2004	-

Showing 5 of 10 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 (96.5%)
Built	1989
Tenancy	Multiple
Available	1,100 - 2,822 SF
Max Contiguous	1,722 SF
Asking Rent	\$0.96 SF/Month/+ELEC
Clear Height	24'
Drive Ins	18 total/ 12' w x 12' h
Docks	4 exterior
Levelers	1 exterior
Parking Spaces	158 (1.95/1,000 SF)



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
2820-K	Office	Direct	1,722	1,722	\$0.96 +ELEC	Vacant	Negotiable	-	-
Kidder Mathews: John Witherall (760) 815-9004									
2820-J	Office	Direct	1,100	1,100	\$0.96 +ELEC	Vacant	Negotiable	-	-
Kidder Mathews: John Witherall (760) 815-9004									

Amenities

- Fenced Lot
- Signage
- Skylights

Transportation

Parking Details	158 Surface Spaces; Ratio of 1.95/1,000 SF
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 (38)
Transit Score ®	Some Transit (28)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Carenewable Engergies	1	8,116	-	Jul 2021	-
Columbia Stone Production	1	8,116	-	Sep 2022	-

2820-2834 La Mirada Dr - Vista Progress Center

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



Manufacturing

Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Hameray Publishing Group	2	8,116	-	Jul 2021	-
Cal Americas	1	5,681	-	Jul 2021	-
JQ Green America	1	4,080	-	Aug 2019	-

Showing 5 of 15 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	36 (5.70/1,000 SF)



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
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Transportation

Parking Details	36 Surface Spaces; Ratio of 5.70/1,000 SF
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  12 min drive
	Carlsbad Village  16 min drive

Transportation (Continued)

Airport	San Diego International	45 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	-
As You Wish Wellness & Aesthetics	1	400	4	Apr 2015	-
Summer Schleig	1	390	-	Jun 2017	-
Healthy Directions For You	1	-	-	Jan 2020	-
R & K Trucking	1	-	-	Nov 2019	-

Showing 5 of 5 Tenants

Property Summary

RBA (% Leased)	4,073 SF (60.7%)
Built	1987
Stories	2
Elevators	None
Typical Floor	2,036 SF
Tenancy	Multiple
Available	375 - 1,600 SF
Max Contiguous	800 SF
Asking Rent	\$2.00 - 3.50 SF/Month/FS



Property Details

Land Area	0.53 AC (23,087 SF)	Zoning	C, Vista
Building FAR	0.18	Parcel	164-231-22
Owner Occupied	No		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 1	102/103	Office	Direct	400	800	800	\$3.50 FS	Vacant	Negotiable
Lee & Associates: Jeff Abramson (760) 505-5301, Jackson Rodewald (760) 717-3421									
P 1	101	Office	Direct	400	800	800	\$2.00 FS	Vacant	Negotiable
Lee & Associates: Jeff Abramson (760) 505-5301, Jackson Rodewald (760) 717-3421									
P 1	108	Office	Direct	375	375	375	\$2.00 FS	Vacant	Negotiable
Lee & Associates: Jeff Abramson (760) 505-5301, Jackson Rodewald (760) 717-3421									
P 2	207	Office	Direct	425	425	425	\$2.00 FS	Vacant	Negotiable
Lee & Associates: Jeff Abramson (760) 505-5301, Jackson Rodewald (760) 717-3421									

Amenities

- Property Manager on Site

Transportation

Parking Details	Ratio of 4.50/1,000 SF
Traffic Volume	30,542 on County Complex (2025); 20,365 on Vista Village Dr (2025); 33,293 on Hacienda Dr (2025); 23,631 on Hacienda Dr (2025); 8,349 on Vista Village Dr (2025); 133,873 on S Melrose Dr (2025); 16,696 on Matagual Dr (2025); 9,014 on S Melrose Dr (2025); 133,677 on S Melrose Dr (2020); 36,653 on W Vista Way (2025)
Commuter Rail	Carlsbad Village  13 min drive
Walk Score ®	Somewhat Walkable (69)
Transit Score ®	Some Transit (38)

316 S Melrose Dr

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



Office

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
James A. Hennenhoefer APC	2	4,300	10	Jan 1988	-
Paul V. L. Campo Attorney At Law	1	1,000	3	Jul 2020	-
Law Offices Of Daniel S Rose	1	450	3	Nov 2016	-
The Ruscigno Law Firm	1	150	1	Jul 2020	-
Bill Parks	1	-	1	Mar 2007	-

Showing 5 of 6 Tenants

440 S Melrose Dr - Melrose Corporate Center

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



Office

Property Summary

RBA (% Leased)	24,722 SF (56.0%)
Built	2000
Stories	2
Elevators	1 passenger
Typical Floor	12,925 SF
Tenancy	Multiple
Available	615 - 13,257 SF
Max Contiguous	6,181 SF
Asking Rent	\$2.10 - 2.39 SF/Month/NNN
Parking Spaces	100 (5.00/1,000 SF)



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	6,181	6,181	6,181	\$2.25 NNN	Vacant	Negotiable
Lee Real Estate LLC: Samuel Lee (858) 229-9869									
P 2	260	Office/Medical	Direct	2,316	2,316	2,316	\$2.25 NNN	Vacant	5 Years
Lee Real Estate LLC: Samuel Lee (858) 229-9869									
P 2	250	Office	Sublet	1,754	1,754	1,754	\$2.39 FS	Vacant	Negotiable
Small Offices 4 Rent: Brent Rosenkranz (760) 715-7467, Andrew Rosenkranz (760) 688-8710									
P 2	250	Office/Medical	Direct	1,719	1,719	1,719	\$2.25 NNN	Vacant	5 Years
Lee Real Estate LLC: Samuel Lee (858) 229-9869									
P 2	202	Office/Medical	Direct	672	672	672	\$2.25 NNN	Vacant	5 Years
Lee Real Estate LLC: Samuel Lee (858) 229-9869									
P 2	208	Office	Sublet	615	615	615	\$2.10 MG	Vacant	Negotiable
Small Offices 4 Rent: Brent Rosenkranz (760) 715-7467, Andrew Rosenkranz (760) 688-8710									

Amenities

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

440 S Melrose Dr - Melrose Corporate Center

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



Office

Transportation

Parking Details	100 Surface Spaces; Ratio of 5.00/1,000 SF
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
Walk Score ®	Very Walkable (71)
Transit Score ®	Some Transit (36)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Law Offices Of Vicki Rothman	2	3,653	2	May 2017	-
Andrew P Johnson Aps	2	2,316	3	Jul 2016	Nov 2025
Healthcare Academy of CA	Unk	2,231	10	May 2020	-
Integrated Property Analysis Inc	2	1,000	3	Jun 2023	-
Kevin Johnson APLC	2	500	3	Feb 2018	-

Showing 5 of 10 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)	20,544 SF (95.1%)
Built	1981
Tenancy	Multiple
Available	1,000 SF
Max Contiguous	1,000 SF
Asking Rent	\$2.00 SF/Month/NNN
Parking Spaces	120 (5.84/1,000 SF)
Frontage	406' on Buena Vista
Frontage	467' on Melrose



Property Details

Land Area	2.51 AC (109,336 SF)	Zoning	C, Vista
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	114	Retail	Direct	1,000	1,000	1,000	\$2.00 NNN	Vacant	Negotiable

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

Amenities

- Bus Line
- Signalized Intersection

Transportation

Parking Details	120 Surface Spaces; Ratio of 5.84/1,000 SF
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 PI (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
Walk Score ®	Very Walkable (71)
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	-
Cut & Co	1	2,054	-	Jun 2021	-
Nucci's Italian Cafe & Pizza	1	2,054	15	Jul 2016	-
Richard King HomeSmart Realty	1	2,054	-	Jan 2020	-

1580 S Melrose Dr - Rancho Buena Vista Plaza

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



Retail

Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Rumors Salon	1	2,054	11	Aug 2019	-

Showing 5 of 13 Tenants

1212 N Santa Fe Ave

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



Retail

Property Summary

GLA (% Leased)	3,700 SF (78.4%)
Built	1982
Tenancy	Multiple
Available	800 SF
Max Contiguous	800 SF
Asking Rent	\$1.88 SF/Month/MG
Parking Spaces	12 (3.24/1,000 SF)
Frontage	94' on N Santa Fe Ave



Property Details

Land Area	0.28 AC (12,197 SF)	Zoning	M-U Mixed Use
Building FAR	0.30	Parcel	161-252-05

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 1	C	Retail	Direct	800	800	800	\$1.88 MG	Vacant	Negotiable

Property Brokerage Inc.: Erik Acheff (760) 224-6017

Amenities

• 24 Hour Access	• Monument Signage	• Signage	• Storage Space
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Transportation

Parking Details	12 Surface Spaces; Ratio of 3.24/1,000 SF
Traffic Volume	23,585 on Cananea St (2025); 2,497 on Regina Ln (2025); 2,310 on N Santa Fe Ave (2025); 23,168 on East Dr (2025); 1,910 on Teelin Ave (2025); 3,590 on N Santa Fe Ave (2025); 1,270 on N Citrus Ave (2018); 8,408 on Lomita del Sol (2025); 21,196 on E Bobier Dr (2025); 2,749 on Lagan Ave (2025)
Frontage	94' on N Santa Fe Ave
Transit/Subway	Vista Transit Center  18 min walk
Commuter Rail	Carlsbad Village  15 min drive
Walk Score ®	Somewhat Walkable (65)
Transit Score ®	Some Transit (38)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Angel's Beauty & Barber	1	-	3	Dec 2018	-

Showing 1 of 1 Tenants

325 S Santa Fe Ave - Paseo Pointe

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



Apartments

Property Summary

Units	69
Built	2015
Stories	4
Market Segment	All
Asking Rent Per Unit	\$644
Commercial Available	1,000 - 3,939 SF
Commercial Asking Rent	\$1.85 - 2.00 SF/Month/NNN



Property Details

Land Area	2.23 AC (97,139 SF)	Average Unit Size	867 SF
Building FAR	0.94	Construction Type	Wood Frame
Number of Buildings	3	Zoning	C
Units Per Area	31/AC	Parcel	175-302-27

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 1	100 (- unit B)	Retail	Direct	1,000 - 2,039	2,039	2,039	\$2.00 NNN	Vacant	Negotiable

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

Lee & Associates Commercial Real Estate Service: Randall Dalby (949) 887-9900

P 1	200	Retail	Direct	1,900	1,900	1,900	\$1.85 NNN	Vacant	Negotiable
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Lee & Associates: Victor Aquilina (858) 663-6466, Jake Hartbarger (419) 787-6970

Lee & Associates Commercial Real Estate Service: Randall Dalby (949) 887-9900

Amenities

Unit Amenities

- Air Conditioning
- Wheelchair Accessible (Rooms)

Site Amenities

- Courtyard
- Grill
- Laundry Facilities
- On-Site Retail
- Property Manager on Site

Transportation

Traffic Volume	19,255 on Eucalyptus Ave (2025); 1,575 on Hanes Pl (2025); 19,332 on E Broadway (2025); 2,732 on S Citrus Ave (2025); 3,840 on Rhoda Ln (2025); 6,350 on S Indiana Ave (2025); 19,247 on Main St (2025); 2,954 on Main St (2025); 10,731 on Wave Dr (2025); 18,050 on TerDr (2025)		
Transit/Subway	Vista Transit Center		8 min walk
	Escondido Avenue		15 min walk
Commuter Rail	Carlsbad Village		14 min drive

325 S Santa Fe Ave - Paseo Pointe

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



Apartments

Transportation (Continued)

Walk Score ®	Very Walkable (87)
Transit Score ®	Some Transit (49)

Commercial Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Pacific Premier Bank	1	1,900	8	Dec 2018	-

Showing 1 of 1 Tenants

1020 S Santa Fe Ave

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



Office

Property Summary

RBA (% Leased)	11,500 SF (38.9%)
Built	1981
Stories	2
Elevators	Yes
Typical Floor	5,750 SF
Tenancy	Multiple
Available	522 - 7,022 SF
Max Contiguous	2,480 SF
Asking Rent	\$1.65 SF/Month/+UTIL
Parking Spaces	25 (2.50/1,000 SF)



Property Details

Land Area	0.72 AC (31,363 SF)	Zoning	C2
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 1	A	Office	Direct	1,525	1,525	1,525	\$1.65 +UTIL	Vacant	Negotiable
CDC Commercial, Inc.: Nick Zech (858) 232-2100, Matt Orth (858) 736-1337, Don Zech (858) 486-9999									
P 2	K	Office	Direct	2,480	2,480	2,480	\$1.65 +UTIL	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 +UTIL	Vacant	Negotiable
CDC Commercial, Inc.: Nick Zech (858) 232-2100, Matt Orth (858) 736-1337, Don Zech (858) 486-9999									
P 2	H	Office	Direct	770	770	770	\$1.65 +UTIL	Vacant	Negotiable
CDC Commercial, Inc.: Nick Zech (858) 232-2100, Matt Orth (858) 736-1337, Don Zech (858) 486-9999									
P 2	J	Office	Direct	522	522	522	\$1.65 +UTIL	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	25 Surface Spaces; Ratio of 2.50/1,000 SF
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 14 min drive
Walk Score ®	Somewhat Walkable (67)

1020 S Santa Fe Ave

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



Office

Transportation (Continued)

Transit Score ®	Some Transit (36)
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Tenants

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

1990 S Santa Fe Ave

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



Retail

Property Summary

GLA (% Leased)	1,920 SF (0.0%)
Built	1955
Tenancy	Single
Available	1,920 SF
Max Contiguous	1,920 SF
Asking Rent	\$4.69 SF/Month/NNN
Parking Spaces	20 (10.42/1,000 SF)



Property Details

Land Area	0.28 AC (12,197 SF)	Zoning	C36
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
E 1	1	Retail	Direct	1,920	1,920	1,920	\$4.69 NNN	Vacant	Negotiable

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

Amenities

- Signage
- Signalized Intersection

Transportation

Parking Details	20 Surface Spaces; Ratio of 10.42/1,000 SF
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  3 min walk
Commuter Rail	Carlsbad Poinsettia  18 min drive
Walk Score ®	Somewhat Walkable (57)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
SD Auto House	1	1,920	-	Jul 2025	-
Colinas Contractors Inc	1	-	4	Oct 2016	-

Showing 2 of 2 Tenants

902 Sycamore Ave - Sycamore Medical Center

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



Office

Property Summary

RBA (% Leased)	18,193 SF (70.6%)
Built	2007
Stories	2
Typical Floor	6,864 SF
Tenancy	Multiple
Available	2,438 - 5,350 SF
Max Contiguous	5,350 SF
Asking Rent	\$2.50 SF/Month/NNN
Parking Spaces	69 (5.03/1,000 SF)



Property Details

Land Area	0.80 AC (34,848 SF)	Zoning	C-1
Building FAR	0.52	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	203	Office/Medical	Direct	2,912	5,350	5,350	\$2.50 NNN	Vacant	Negotiable
CBRE: Dan Henry (760) 696-0454, Lars Eisenhauer (760) 579-8454									
P 2	202	Office/Medical	Direct	2,438	5,350	5,350	\$2.50 NNN	Vacant	Negotiable
CBRE: Dan Henry (760) 696-0454, Lars Eisenhauer (760) 579-8454									

Amenities

- Air Conditioning
- Monument Signage
- Signage

Transportation

Parking Details	69 Surface Spaces; Ratio of 5.03/1,000 SF
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 (61)
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	-

902 Sycamore Ave - Sycamore Medical Center

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



Office

Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Quest Diagnostics	2	1,730	12	Jan 2022	-

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 (82.4%)
Built	1986
Tenancy	Multiple
Available	1,194 - 4,923 SF
Max Contiguous	1,935 SF
Asking Rent	\$1.25 SF/Month/MG
Clear Height	20'
Drive Ins	6 total/ 8' w x 12' h
Docks	None
Levelers	None
Parking Spaces	101 (3.62/1,000 SF)



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	1A	Office	Direct	1,794	1,794	1,794	\$1.25 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	\$1.25 MG	Vacant	Negotiable
Lee & Associates: Marko Dragovic (858) 531-4523, Isaac Little (760) 672-1041, Olivia Baffert (707) 223-8214									
P 2	2F	Office	Direct	1,194	1,194	1,194	\$1.25 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	101 Surface Spaces; Ratio of 3.62/1,000 SF		
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		16 min drive
Airport	San Diego International		49 min drive
Walk Score ®	Car-Dependent (40)		
Transit Score ®	Some Transit (27)		

1120 Sycamore Ave - Vista Business Park

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



Light Manufacturing

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	-
Dbr General Engineering	1	500	-	Feb 2024	-
Pro Engineering Consulting	1	500	5	Nov 2019	-

Showing 5 of 8 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 (72.1%)
Built	1980
Stories	2
Elevators	1 passenger
Typical Floor	16,957 SF
Tenancy	Multiple
Available	812 - 9,459 SF
Max Contiguous	8,647 SF
Asking Rent	\$2.35 - 2.40 SF/Month/NNN
Parking Spaces	220 (6.30/1,000 SF)



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	108	Office/Medical	Direct	8,647	8,647	8,647	\$2.40 NNN	Vacant	Negotiable
MedWest Realty: Kellie Hill (858) 437-7294									
P 2	203	Office/Medical	Direct	812	812	812	\$2.35 NNN	Vacant	Negotiable
MedWest Realty: Kellie Hill (858) 437-7294									

Amenities

- Signage

Transportation

Parking Details	220 Surface Spaces; Ratio of 6.30/1,000 SF
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  10 min drive
	Oceanside Transit Center  12 min drive
Walk Score ®	Somewhat Walkable (62)
Transit Score ®	Some Transit (36)

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	-

161 Thunder Dr - Tri-City Medical Arts Building

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



Office

Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
C Care	1	1,950	13	Jul 2016	-
Physicians Data Trust	1	1,400	25	Oct 2011	-
Vista Community Clinic	2	1,200	8	Jul 2016	-

Showing 5 of 22 Tenants

840-854 Townsite Dr

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



Office

Property Summary

RBA (% Leased)	8,517 SF (76.5%)
Built	2010
Stories	1
Typical Floor	8,517 SF
Tenancy	Multiple
Available	2,000 SF
Max Contiguous	2,000 SF
Asking Rent	\$1.50 SF/Month/+ELEC
Parking Spaces	18 (2.11/1,000 SF)



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

Tideline Partners: Greg Gershman (858) 449-5417

Transportation

Parking Details	18 Surface Spaces; Ratio of 2.11/1,000 SF
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 PI (2025)
Transit/Subway	Vista Transit Center  19 min walk
Commuter Rail	Carlsbad Village  15 min drive
Walk Score ®	Very Walkable (74)
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	-
Vista Movers	1	500	-	Sep 2024	-

840-854 Townsite Dr

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



Office

Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Graybiill Medical Group	1	-	150	Jul 2016	-

Showing 5 of 6 Tenants

640 E Vista Way - Vista Professional Building

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



Office

Property Summary

RBA (% Leased)	3,150 SF (49.2%)
Built	2004
Stories	2
Typical Floor	1,575 SF
Tenancy	Multiple
Available	400 - 1,600 SF
Max Contiguous	800 SF
Asking Rent	\$2.00 - 2.12 SF/Month/MG
Parking Spaces	25 (7.94/1,000 SF)



Property Details

Land Area	0.36 AC (15,682 SF)	Owner Occupied	No
Building FAR	0.20	Zoning	C-1
Slab to Slab	9'	Parcel	175-173-53

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 1	B & C	Office	Direct	800	800	800	\$2.00 MG	Vacant	Negotiable
Pacific Coast Commercial: Valley Coleman (619) 944-1979, Ethan Park (760) 978-8053									
P 1	B	Office	Direct	400	400	400	\$2.12 MG	Vacant	Negotiable
Pacific Coast Commercial: Valley Coleman (619) 944-1979, Ethan Park (760) 978-8053									
P 1	C	Office	Direct	400	400	400	\$2.12 MG	Vacant	Negotiable
Pacific Coast Commercial: Valley Coleman (619) 944-1979, Ethan Park (760) 978-8053									

Amenities

- Bus Line

Transportation

Parking Details	25 Surface Spaces; Ratio of 7.94/1,000 SF
Traffic Volume	43,953 on Franklin Ln (2025); 25,305 on E Vista Way (2025); 2,335 on Private Rd (2025); 26,119 on Alta Vista Dr (2025); 4,023 on Truly Ter (2025); 3,236 on Escondido Ave (2025); 3,299 on Washington St (2025); 1,861 on Main St (2025); 2,994 on Nevada Ave (2025); 42,306 on Francis Dr (2025)
Transit/Subway	Vista Transit Center  14 min walk
Commuter Rail	Carlsbad Village  14 min drive
Walk Score ®	Very Walkable (79)
Transit Score ®	Some Transit (46)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
American Response Team	1	500	10	Jan 2022	-
Botanica Triangulo Esoterico	1	500	-	Jan 2024	-

640 E Vista Way - Vista Professional Building

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



Office

Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
iTAN Franchising, Inc.	1	500	7	Jun 2025	-
Farmers Insurance	1	300	2	Jul 2016	-

Showing 4 of 4 Tenants

Property Summary

GLA (% Leased)	14,968 SF (92.4%)
Built	2004
Tenancy	Multiple
Available	324 - 1,138 SF
Max Contiguous	464 SF
Asking Rent	\$1.75 SF/Month/MG
Parking Spaces	65 (4.38/1,000 SF)
Frontage	255' on E Vista Way



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	121	Retail	Direct	464	464	464	\$1.75 MG	Vacant	Negotiable
Investors Property Management Group: Jonathan Peacher (760) 310-3919									
P 1	110	Office/Retail	Direct	350	350	350	\$1.75 MG	Vacant	Negotiable
Investors Property Management Group: Jonathan Peacher (760) 310-3919									
P 1	117	Retail	Direct	324	324	324	\$1.75 MG	Vacant	Negotiable
Investors Property Management Group: Jonathan Peacher (760) 310-3919									

Amenities

- Air Conditioning
- Signage

Transportation

Parking Details	65 Surface Spaces; Ratio of 4.38/1,000 SF		
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
Walk Score ®	Very Walkable (72)		
Transit Score ®	Some Transit (41)		

830 E Vista Way - Del Mar Plaza

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



Retail

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Farmers Insurance	Unk, 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 25 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 (94.1%)
Built	1986
Tenancy	Multiple
Available	1,112 - 5,901 SF
Max Contiguous	3,654 SF
Asking Rent	\$1.75 SF/Month/NNN
Parking Spaces	550 (5.50/1,000 SF)
Frontage	92' on E Vista Way



Property Details

Land Area	8.24 AC (359,096 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	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	550 Surface Spaces; Ratio of 5.50/1,000 SF
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
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	-
Rite Aid	1	13,000	15	Apr 2005	-
U.S. Bank	1	3,000	7	May 2006	-
Starbucks	1	2,500	-	May 2024	-

1225-1381 E Vista Way - Foothill Center

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



Retail

Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
World's Fare	1	2,000	4	Jul 2016	-

Showing 5 of 25 Tenants

Property Summary

RBA (% Leased)	32,694 SF (88.1%)
Built	1978
Stories	4
Elevators	2 passenger
Typical Floor	8,173 SF
Tenancy	Multiple
Available	400 - 3,882 SF
Max Contiguous	1,472 SF
Asking Rent	\$1.80 SF/Month/+U&CH
Parking Spaces	65 (1.98/1,000 SF)



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: Jackson Rodewald (760) 717-3421, Jeff Abramson (760) 505-5301									
P 1	106	Office	Direct	400	400	400	\$1.80 +U&CH	Vacant	Negotiable
Lee & Associates: Jackson Rodewald (760) 717-3421, Jeff Abramson (760) 505-5301									
P 2	210	Office	Direct	570	570	570	\$1.80 +U&CH	Vacant	Negotiable
Lee & Associates: Jackson Rodewald (760) 717-3421, Jeff Abramson (760) 505-5301									
P 3	308	Office	Direct	1,472	1,472	1,472	\$1.80 +U&CH	Vacant	Negotiable
Lee & Associates: Jackson Rodewald (760) 717-3421, Jeff Abramson (760) 505-5301									

Amenities

- Restaurant

Transportation

Parking Details	65 Surface Spaces; Ratio of 1.98/1,000 SF
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  17 min walk
Commuter Rail	Carlsbad Village  12 min drive
Walk Score ®	Very Walkable (75)
Transit Score ®	Some Transit (38)

550 W Vista Way - Melrose Plaza

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



Office

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 15 Tenants

1235 W Vista Way - Vista Medical & Dental

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



Office

Property Summary

RBA (% Leased)	13,390 SF (86.4%)
Built	1973
Stories	2
Elevators	1 passenger
Typical Floor	6,727 SF
Tenancy	Multiple
Available	1,818 SF
Max Contiguous	1,818 SF
Asking Rent	\$1.45 SF/Month/NNN
Parking Spaces	85 (5.40/1,000 SF)



Property Details

Land Area	1.17 AC (50,965 SF)	Owner Occupied	No
Building FAR	0.26	Zoning	OP, Vista
Slab to Slab	10'	Parcel	166-130-39

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 1	A	Office/Medical	Direct	1,818	1,818	1,818	\$1.45 NNN	Vacant	5 Years

Investors Property Management Group: Jonathan Peacher (760) 310-3919

Amenities

- Signage

Transportation

Parking Details	85 Surface Spaces; Ratio of 5.40/1,000 SF
Traffic Volume	9,867 on Santa Barbara Way (2025); 10,623 on Providence Dr (2025); 2,186 on W Vista Way (2025); 4,630 on Ira Way (2025); 12,138 on Hill Dr (2025); 12,358 on Pomelo Dr (2025); 139,237 on S Melrose Dr (2025); 847 on Via Angleica (2025); 1,727 on Private Rd (2025); 748 on la Tortuga Dr (2018)
Commuter Rail	Carlsbad Village  11 min drive
	Oceanside Transit Center  13 min drive
Walk Score ®	Car-Dependent (39)
Transit Score ®	Some Transit (32)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Dr. Farmoulad, DDS	1	1,818	-	Nov 2023	Nov 2028
Dr. Gorman	2	1,655	-	Nov 2023	-
Motor Mouth	1	900	6	Jul 2016	-
Jose M Sosa Inc	1	750	5	Jul 2016	-

1235 W Vista Way - Vista Medical & Dental

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



Office

Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Medical Dental Arts Building	1	400	3	Jul 2012	-

Showing 5 of 6 Tenants

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	40 (4.17/1,000 SF)



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	• Bus Line	• Kitchen	• Natural Light
• Signage			

Transportation

Parking Details	40 Surface Spaces; Ratio of 4.17/1,000 SF
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
Walk Score ®	Car-Dependent (40)
Transit Score ®	Some Transit (32)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Tague Insurance Agency	2	3,630	11	Sep 2021	-
Troy Martin-American Quality Homecare	1	1,500	-	Nov 2021	-

1365 W Vista Way - Camino De Vista

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



Office

Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Abel's Bail Bonds Vista	1	500	-	May 2025	-
American Worksite Insurance Marketing	1	-	3	Dec 2018	-
Spawn Aesthetics	1	-	2	Jan 2019	-

Showing 5 of 6 Tenants

1037 E Bobier Dr - Vista Shopping Center

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



Retail

Property Summary

Center Type	Neighborhood Center
GLA (% Leased)	1,959 SF (100%)
Built	1988
Tenancy	Single
Available	1,959 SF
Max Contiguous	1,959 SF
Asking Rent	Withheld
Parking Spaces	30 (10.00/1,000 SF)
Frontage	80' on E Bobier Dr



Property Details

Land Area	0.72 AC (31,363 SF)	Zoning	C1
Building FAR	0.06	Parcel	173-250-40

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
E 1	-	Retail	Direct	1,959	1,959	1,959	Withheld	12/2025	Negotiable

CIRE Partners: Renato Lorja (858) 222-3333, Arbi Goce (858) 900-3112, Brian Kwon (858) 200-6094, Senka Lorja (619) 576-6331

Amenities

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

Transportation

Parking Details	30 Surface Spaces; Ratio of 10.00/1,000 SF
Traffic Volume	16,340 on Cll Jules (2025); 27,189 on Monte Mar Rd (2025); 32,113 on Oak Dr (2025); 13,419 on Oak Dr (2025); 2,179 on E Vista Way (2018); 1,315 on Sapote Ct (2018); 1,489 on Via Felicidad (2025); 3,678 on Foothill Dr (2025); 926 on Memory Ln (2025); 5,113 on Cabrillo Cir (2025)
Frontage	80' on E Bobier Dr
Commuter Rail	Carlsbad Village  16 min drive
Walk Score ®	Very Walkable (75)
Transit Score ®	Some Transit (27)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Del Taco	1	1,959	18	Dec 2008	Dec 2030

Showing 1 of 1 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
Parking Spaces	458 (3.35/1,000 SF)
Frontage	993' on Hacienda Dr
Frontage	538' on S Melrose Dr



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	• Dedicated Turn Lane	• Freeway Visibility	• Pylon Sign
• Signage	• Signalized Intersection		

Transportation

Parking Details	458 Surface Spaces; Ratio of 3.35/1,000 SF		
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 (40)		

Tenants

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

500-530 Hacienda Dr - Vista Town Center

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



Retail

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 27 Tenants

640 Hacienda Dr

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



Retail

Property Summary

GLA (% Leased)	5,300 SF (0.0%)
Built	2001
Tenancy	Single
Available	2,300 - 5,300 SF
Max Contiguous	5,300 SF
Asking Rent	Withheld
Parking Spaces	54 (10.19/1,000 SF)
Frontage	240' on Hacienda Dr



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	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	• Pylon Sign	• Signage
• Signalized Intersection			

Transportation

Parking Details	54 Surface Spaces; Ratio of 10.19/1,000 SF
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	240' on Hacienda Dr
Commuter Rail	Carlsbad Village  13 min drive
Walk Score ®	Very Walkable (76)
Transit Score ®	Some Transit (36)

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
Parking Spaces	619 (4.53/1,000 SF)
Frontage	1,080' on Hacienda Dr



Property Details

Land Area	10.23 AC (445,619 SF)	Zoning	C2
Building FAR	0.28	Parcel	166-054-44

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

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

Transportation

Parking Details	619 Surface Spaces; Ratio of 4.53/1,000 SF		
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); 2,419 on Sunset Dr (2025); 25,905 on Hacienda Dr (2025); 132,295 on College Blvd (2025); 8,547 on S Emerald Dr (2025); 5,687 on West Dr (2018)		
Frontage	1,080' on Hacienda Dr		
Transit/Subway	College Boulevard		18 min walk
Commuter Rail	Carlsbad Village		10 min drive
	Oceanside Transit Center		12 min drive
Walk Score ®	Somewhat Walkable (65)		
Transit Score ®	Some Transit (36)		

1900-1998 Hacienda Dr - The Pavilion Shopping Center

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



Retail

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Altitude Trampoline Park	1	24,048	25	Feb 2018	Jan 2028
North Park Produce	1	17,851	18	Jan 2014	-
Californian Dreams	1	9,166	4	Jan 2009	-
BioLife Plasma Services	1	9,162	45	Jan 2023	-
Daisou	1	8,832	20	Dec 2024	-

Showing 5 of 24 Tenants

100 Main St - The Rylan

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



Apartments

Property Summary

Units	126
Built	2023
Stories	5
Elevators	Yes
Market Segment	All
Vacancy %	4.8
Asking Rent Per Unit	\$3,253
Parking Spaces	268 (0.90/Unit)
Commercial Available	974 - 6,934 SF
Commercial Asking Rent	Withheld



Property Details

Land Area	1.23 AC (53,579 SF)	Average Unit Size	1,000 SF
Building FAR	1.87	Zoning	60
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
Flocke & Avoyer Commercial Real Estate: Andrew Shemirani (858) 412-9168, Michael Burton (858) 752-9000									
P 1	2	Retail	Direct	2,273	2,273	2,273	Withheld	Vacant	Negotiable
Flocke & Avoyer Commercial Real Estate: Andrew Shemirani (858) 412-9168, Michael Burton (858) 752-9000									
E 1	170 Main St	Retail	Sublet	974	974	974	Withheld	Vacant	Negotiable
Pacific Coast Commercial: Ethan Park (760) 978-8053									

Amenities

Unit Amenities

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

Site Amenities

• 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	

100 Main St - The Rylan

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



Apartments

Transportation

Parking Details	268 Covered Spaces; Ratio of 0.90/Unit		
Traffic Volume	19,247 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
	Escondido Avenue		20 min walk
Commuter Rail	Carlsbad Village		14 min drive
Walk Score ®	Very Walkable (89)		
Transit Score ®	Good Transit (51)		

Commercial Tenants

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

Showing 3 of 3 Tenants

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)	11,955 SF (85.0%)
Built	1987
Tenancy	Multiple
Available	645 - 1,795 SF
Max Contiguous	1,150 SF
Asking Rent	Withheld
Parking Spaces	135 (6.84/1,000 SF)
Frontage	254' on N Santa Fe Ave



Property Details

Land Area	1.65 AC (71,874 SF)	Zoning	MU
Building FAR	0.17	Parcel	161-053-18 (+1 more)

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) 724-1552									
P 1	O	Retail	Direct	645	645	645	Withheld	Vacant	Negotiable
Summit Team Inc.: Michael Israelsky (714) 724-1552									

Amenities

- Bus Line
- Pylon Sign
- Signage

Transportation

Parking Details	135 Surface Spaces; Ratio of 6.84/1,000 SF
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  19 min walk
Commuter Rail	Carlsbad Village  16 min drive
Walk Score ®	Somewhat Walkable (69)
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	-

1450 N Santa Fe Ave - Santa Fe Crossroads

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



Retail

Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
664 T J Birrieria	1	500	-	Nov 2023	-
Botanica Oshun	1	500	-	Jun 2024	-
La Gordy's Taco Shop	1	500	-	May 2025	-

Showing 5 of 7 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	1,920 SF
Max Contiguous	1,920 SF
Asking Rent	Withheld
Parking Spaces	45 (2.71/1,000 SF)
Frontage	204' on S Santa Fe Ave



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	Suite A	Retail	Sublet	1,920	1,920	1,920	Withheld	Vacant	Negotiable

Pacific Coast Commercial: Ethan Park (760) 978-8053

Amenities

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

Transportation

Parking Details	45 Surface Spaces; Ratio of 2.71/1,000 SF
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  15 min drive
Walk Score ®	Somewhat Walkable (64)
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	-

1031 S Santa Fe Ave - Santa Fe Center

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



Retail

Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Banana Dang	1	1,200	-	May 2024	-
El Efectivo	1	1,000	-	Jun 2008	-

Showing 5 of 10 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
Parking Spaces	45 (6.43/1,000 SF)
Frontage	120' on University Dr



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	• Pylon Sign	• Signage
• Signalized Intersection			

Transportation

Parking Details	45 Surface Spaces; Ratio of 6.43/1,000 SF
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
Transit/Subway	Buena Creek  17 min walk
Commuter Rail	Carlsbad Poinsettia  19 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

1260 E Vista Way - Vista Terrace

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



Retail

Property Summary

Center Type	Neighborhood Center
GLA (% Leased)	3,520 SF (100%)
Built/Renovated	1972/2019
Tenancy	Multiple
Available	1,670 SF
Max Contiguous	1,670 SF
Asking Rent	Withheld
Parking Spaces	25 (5.00/1,000 SF)
Frontage	64' on E Vista Way



Property Details

Land Area	0.55 AC (23,958 SF)	Zoning	C
Building FAR	0.15	Parcel	173-050-43

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 1	-	Retail	Direct	1,670	1,670	1,670	Withheld	30 Days	Negotiable

Retail Insite: Brian Pyke (619) 504-6503

Amenities

- Bus Line
- Pylon Sign
- Signage

Transportation

Parking Details	25 Surface Spaces; Ratio of 5.00/1,000 SF
Traffic Volume	27,189 on Monte Mar Rd (2025); 16,340 on Cll Jules (2025); 2,179 on E Vista Way (2018); 13,419 on Oak Dr (2025); 1,489 on Via Felicidad (2025); 32,113 on Oak Dr (2025); 3,678 on Foothill Dr (2025); 2,339 on Monte Mar Rd (2025); 1,315 on Sapote Ct (2018); 926 on Memory Ln (2025)
Frontage	64' on E Vista Way
Commuter Rail	Carlsbad Village  16 min drive
Walk Score ®	Very Walkable (75)
Transit Score ®	Some Transit (27)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Victra	1	2,500	-	Jun 2025	-
La Michacana Plus	1	1,670	-	Feb 2021	-

Showing 2 of 2 Tenants

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	Withheld
Parking Spaces	35 (8.75/1,000 SF)



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	Withheld	Vacant	Negotiable
Retail Insite: Brian Pyke (619) 504-6503									

Amenities

- Bus Line
- Signage

Transportation

Parking Details	35 Surface Spaces; Ratio of 8.75/1,000 SF
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)
Commuter Rail	Carlsbad Village  16 min drive
Walk Score ®	Very Walkable (73)
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	-	Nov 2019	Mar 2040

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 (43.3%)
Status	Under Construction
Built	July 2025
Tenancy	Multiple
Available	1,500 - 3,275 SF
Max Contiguous	3,275 SF
Asking Rent	Withheld
Parking Spaces	60 (10.39/1,000 SF)



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	1,775	3,275	3,275	Withheld	07/2025	Negotiable
Lee & Associates: Victor Aquilina (858) 663-6466, Jake Hartbarger (419) 787-6970 Lee & Associates Commercial Real Estate Services: Brian Bielatowicz (951) 284-9803									
P 1	-	Retail	Direct	1,500	3,275	3,275	Withheld	07/2025	Negotiable
Lee & Associates: Victor Aquilina (858) 663-6466, Jake Hartbarger (419) 787-6970 Lee & Associates Commercial Real Estate Services: Brian Bielatowicz (951) 284-9803									

Transportation

Parking Details	60 Surface Spaces; Ratio of 10.39/1,000 SF
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)
Walk Score ®	Somewhat Walkable (69)
Transit Score ®	Some Transit (27)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Better Buzz	1	1,500	-	Jul 2025	-
Bank of America	1	1,000	-	Jul 2025	-

Showing 2 of 2 Tenants

Property Summary

RBA (% Leased)	26,535 SF (57.2%)
Built	1982
Stories	2
Typical Floor	13,268 SF
Tenancy	Multiple
Available	1,110 - 11,362 SF
Max Contiguous	6,005 SF
Asking Rent	Withheld
Parking Spaces	85 (3.20/1,000 SF)



Property Details

Land Area	2.13 AC (92,783 SF)	Zoning	R3, Vista
Building FAR	0.29	Parcel	166-051-39-06
Owner Occupied	No		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 1	101-105	Office/Medical	Direct	1,110 - 6,005	6,005	6,005	Withheld	Vacant	Negotiable
Colliers: Ryan Foley (619) 493-5657									
P 1	108-111	Office/Medical	Direct	1,111 - 5,357	5,357	5,357	Withheld	Vacant	Negotiable
Colliers: Ryan Foley (619) 493-5657									

Amenities

• 24 Hour Access	• Air Conditioning	• Atrium	• Bus Line
• Hardwood Floors	• Signage		

Transportation

Parking Details	85 Surface Spaces; Ratio of 3.20/1,000 SF
Traffic Volume	132,295 on College Blvd (2025); 10,383 on W Vista Way (2025); 12,023 on Thunder Dr (2025); 15,576 on Tri City Hospital (2025); 901 on Alley (2025); 3,632 on Thunder Dr (2025); 5,289 on Tiberon Dr (2025); 7,523 on Celeste Dr (2025)
Commuter Rail	Carlsbad Village  10 min drive
	Oceanside Transit Center  12 min drive
Walk Score ®	Somewhat Walkable (65)
Transit Score ®	Some Transit (36)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Sherev Heart and Vascular Clinic	1	1,326	9	Jun 2020	-

Showing 1 of 1 Tenants

707 Civic Center Dr

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



Office

Property Summary

RBA (% Leased)	13,228 SF (82.4%)
Built/Renovated	1986/2010
Stories	2
Typical Floor	1,668 SF
Tenancy	Multiple
Available	864 - 2,333 SF
Max Contiguous	1,469 SF
Asking Rent	\$1.60 SF/Month/MG



Property Details

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

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									
P 2	206	Office	Direct	864	864	864	\$1.60 MG	Vacant	Negotiable
The Olson Group: Jake Olson (760) 681-6402									

Amenities

- Air Conditioning
- Central Heating
- Signage

Transportation

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		9 min walk
	Vista Transit Center		20 min walk
Commuter Rail	Carlsbad Village		14 min drive
Walk Score ®	Very Walkable (74)		
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	-
Full Potential Speech Therapy	1	900	-	Aug 2024	Jul 2027

707 Civic Center Dr

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



Office

Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Pier View Counseling	1	750	5	Jul 2016	-
Simple Office Solutions Inc	2	600	4	Jul 2016	-

Showing 5 of 17 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	\$2.50 SF/Month/NNN
Parking Spaces	55 (3.85/1,000 SF)



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	\$2.50 NNN	30 Days	Negotiable
Cushman & Wakefield: Joe Zurek (619) 866-2027, Nehal Wadhwa (858) 395-4008, Matthew Melendres (408) 510-9968									
P 1	B	Office/Medical	Direct	1,656	6,305	6,305	\$2.50 NNN	Vacant	Negotiable
Cushman & Wakefield: Joe Zurek (619) 866-2027, Nehal Wadhwa (858) 395-4008, Matthew Melendres (408) 510-9968									
P 1	C	Office/Medical	Direct	1,392	6,305	6,305	\$2.50 NNN	Vacant	Negotiable
Cushman & Wakefield: Joe Zurek (619) 866-2027, Nehal Wadhwa (858) 395-4008, Matthew Melendres (408) 510-9968									

Amenities

- Signage

Transportation

Parking Details	55 Surface Spaces; Ratio of 3.85/1,000 SF
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
Walk Score ®	Very Walkable (75)
Transit Score ®	Some Transit (37)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Tri City Dental Excellence	1	2,171	-	Aug 2014	-

326 S Melrose Dr - Tri-City Dental Medical Plaza

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



Office

Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
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

Property Summary

RBA (% Leased)	58,620 SF (93.4%)
Built	2000
Stories	4
Typical Floor	12,748 SF
Tenancy	Multiple
Available	226 - 6,036 SF
Max Contiguous	3,878 SF
Asking Rent	\$2.34 - 2.56 SF/Month/MG
Parking Spaces	100 (4.00/1,000 SF)



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									
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									

Amenities

• Atrium	• Bus Line	• Signage
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Transportation

Parking Details	100 Surface Spaces; Ratio of 4.00/1,000 SF
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)

Transportation (Continued)

Commuter Rail	Carlsbad Village 	12 min drive
Walk Score ®	Very Walkable (71)	
Transit Score ®	Some Transit (36)	

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Balboa Bail Bonds	1	3,878	-	Nov 2022	Jan 2028
Law Offices of Aaron C. Smith	2	2,279	3	Jun 2021	-
HOPE Program	4	1,667	11	Feb 2018	-
The Law Offices of Sergio J. Sideman, Esq.	2	1,482	10	Mar 2021	-
PaperFree	1	1,437	10	Dec 2020	-

Showing 5 of 18 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	2,086 - 4,698 SF
Max Contiguous	2,612 SF
Asking Rent	\$2.30 SF/Month/+ELEC
Parking Spaces	290 (4.00/1,000 SF)



Property Details

Land Area	4.95 AC (215,622 SF)	Owner Occupied	No
Building FAR	0.12	Zoning	OP, Vista
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	2,612	2,612	\$2.30 +ELEC	Vacant	Negotiable
CBRE: Chris Williams (858) 761-7376									
P 1	104	Office	Direct	2,086	2,086	2,086	\$2.30 +ELEC	Vacant	Negotiable
CBRE: Chris Williams (858) 761-7376									

Amenities

- Atrium
- Courtyard
- Property Manager on Site
- Signage

Transportation

Parking Details	290 Surface Spaces; Ratio of 4.00/1,000 SF
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
Walk Score ®	Very Walkable (71)
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	-

400 S Melrose Dr - The Atrium

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



Office

Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Thompson & Belnap	1	2,465	4	Apr 2019	-
Jd Law	1	1,089	5	Nov 2016	-

Showing 5 of 17 Tenants

410 S Melrose Dr - The Atrium

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



Office

Property Summary

RBA (% Leased)	25,996 SF (84.9%)
Built	1987
Stories	2
Elevators	1 passenger
Typical Floor	12,615 SF
Tenancy	Multiple
Available	1,334 - 5,273 SF
Max Contiguous	2,236 SF
Asking Rent	\$2.30 SF/Month/+ELEC
Parking Spaces	100 (4.00/1,000 SF)



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	104	Office	Direct	1,703	1,703	1,703	\$2.30 +ELEC	Vacant	Negotiable
CBRE: Chris Williams (858) 761-7376									
P 2	200	Office	Direct	2,236	2,236	2,236	\$2.30 +ELEC	Vacant	Negotiable
CBRE: Chris Williams (858) 761-7376									
P 2	203	Office	Direct	1,334	1,334	1,334	\$2.30 +ELEC	90 Days	Negotiable
CBRE: Chris Williams (858) 761-7376									

Transportation

Parking Details	100 Surface Spaces; Ratio of 4.00/1,000 SF
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
Walk Score ®	Very Walkable (71)
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	-

410 S Melrose Dr - The Atrium

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



Office

Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
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

1384 Poinsettia Ave - Waterview Business Park

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



Office

Property Summary

RBA (% Leased)	15,505 SF (100%)
Built	1990
Stories	2
Elevators	None
Typical Floor	7,753 SF
Tenancy	Multiple
Available	2,400 - 6,026 SF
Max Contiguous	6,026 SF
Asking Rent	\$1.25 SF/Month/FS
Parking Spaces	55 (3.55/1,000 SF)



Property Details

Land Area	1.22 AC (53,143 SF)	Owner Occupied	No
Building FAR	0.29	Zoning	M
Core Factor	14%	Parcel	221-660-16

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 1	E	Industrial	Direct	3,626	6,026	6,026	\$1.55 FS	09/2025	Negotiable
Kidder Mathews: John Witherall (760) 815-9004									
P 1	C	Office	Direct	2,400	6,026	6,026	\$1.25 FS	09/2025	Negotiable
Kidder Mathews: John Witherall (760) 815-9004									

Amenities

- Smoke Detector
- Storage Space

Transportation

Parking Details	55 Surface Spaces; Ratio of 3.55/1,000 SF
Traffic Volume	1,006 on Vantage Ct (2025); 9,987 on Corporate Vw (2025); 29,923 on Ave de Las Rosas (2025); 9,545 on Keystone Way (2025); 29,386 on Cascade (2025); 12,920 on Linda Vista Dr (2025); 1,744 on Bus Park Dr (2018); 3,231 on Vallecitos Dr (2025); 1,738 on Bus Park Dr (2018); 1,576 on Scott St (2018)
Frontage	182' on Poinsettia
Commuter Rail	Carlsbad Poinsettia  14 min drive
Airport	San Diego International 47 min drive
Walk Score ®	Car-Dependent (46)
Transit Score ®	Some Transit (29)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Dataczar Corp	1	-	-	Dec 2018	-

1384 Poinsettia Ave - Waterview Business Park

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



Office

Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Geo Tek Inc	1	-	10	Apr 2003	-
Klemme Technolgy	1	-	3	Dec 2019	-

Showing 3 of 3 Tenants

721-723 S Santa Fe Ave

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



Retail

Property Summary

GLA (% Leased)	3,000 SF (0.0%)
Built	1980
Tenancy	Multiple
Available	800 - 3,000 SF
Max Contiguous	3,000 SF
Asking Rent	\$2.25 SF/Month/NNN
Parking Spaces	6 (2.00/1,000 SF)
Frontage	54' on S Santa Fe Ave



Property Details

Land Area	0.16 AC (6,970 SF)	Parcel	179-051-13
Building FAR	0.43		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
E 1	-	Retail	Direct	800 - 3,000	3,000	3,000	\$2.25 NNN	Vacant	Negotiable

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

Amenities

• Accent Lighting	• Air Conditioning	• Courtyard	• Recessed Lighting
• Restaurant	• Signage	• Storage Space	• Tenant Controlled HVAC

Transportation

Parking Details	6 Surface Spaces; Ratio of 2.00/1,000 SF
Traffic Volume	2,835 on Escondido Ave (2025); 3,652 on Rincon St (2025); 362 on el Miraso (2025); 35,323 on Natal Way (2025); 18,050 on TerDr (2025); 27,155 on Private Rd (2025); 3,643 on Sinkler Way (2025); 3,265 on Lado de Loma Dr (2018); 151 on Morningside Dr (2025); 3,840 on Rhoda Ln (2025)
Frontage	54' on S Santa Fe Ave
Transit/Subway	Escondido Avenue  7 min walk
	Vista Transit Center  16 min walk
Commuter Rail	Carlsbad Village  14 min drive
Walk Score ®	Very Walkable (74)
Transit Score ®	Some Transit (41)

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	400 - 4,500 SF
Max Contiguous	4,500 SF
Asking Rent	\$1.50 SF/Month/FS
Parking Spaces	36 (3.05/1,000 SF)



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	400 - 4,500	4,500	4,500	\$1.50 FS	Vacant	Negotiable

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

Amenities

- Signage

Transportation

Parking Details	36 Surface Spaces; Ratio of 3.05/1,000 SF
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  19 min walk
Commuter Rail	Carlsbad Village  15 min drive
Walk Score ®	Somewhat Walkable (56)
Transit Score ®	Some Transit (32)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
montesori school	1	5,600	-	Oct 2024	Sep 2030
The Sails Group of Companies	1	2,999	-	Nov 2011	-
Supported And Independent Living Ser- vices (Sails)	1	800	4	Apr 2015	-
Devereux-Vista School	1	500	0	Apr 2015	-

1025 Service Pl

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



Office

Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Metric Motorz	1	450	3	Apr 2015	-

Showing 5 of 6 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 (63.0%)
Built	1987
Tenancy	Multiple
Available	932 - 1,918 SF
Max Contiguous	1,918 SF
Asking Rent	\$2.00 SF/Month/NNN
Parking Spaces	24 (4.64/1,000 SF)



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	D	Retail	Direct	986	1,918	1,918	\$2.00 NNN	Vacant	Negotiable
CAST Capital Partners: Ryan King (858) 395-7208, Josh Simms (916) 947-5357, Carrie Duda (562) 665-7457									
P 1	E	Office	Direct	932	1,918	1,918	\$2.00 NNN	Vacant	Negotiable
CAST Capital Partners: Ryan King (858) 395-7208, Josh Simms (916) 947-5357, Carrie Duda (562) 665-7457									

Amenities

- Signage
- Signalized Intersection

Transportation

Parking Details	24 Surface Spaces; Ratio of 4.64/1,000 SF		
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 (72)		
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	-

730 Sycamore Ave - Shadowridge Plaza

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



Retail

Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Fresh Calet Cleaners	1	517	-	Apr 2020	-
Hairy's Pet Salon	1	517	-	Apr 2020	-
Modern Tech Computers	1	517	2	Jul 2016	-

Showing 5 of 6 Tenants

750 Sycamore Ave - Shadowridge Plaza

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



Retail

Property Summary

Center Type	Neighborhood Center
GLA (% Leased)	5,700 SF (73.7%)
Built	1987
Tenancy	Multiple
Available	1,500 SF
Max Contiguous	1,500 SF
Asking Rent	\$2.00 SF/Month/NNN
Parking Spaces	25 (4.39/1,000 SF)
Frontage	114' on Sycamore Ave



Property Details

Land Area	1.69 AC (73,616 SF)	Zoning	C-2
Building FAR	0.08	Parcel	217-023-44

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 1	B	Office	Direct	1,500	1,500	1,500	\$2.00 NNN	Vacant	Negotiable

CAST Capital Partners: Ryan King (858) 395-7208, Josh Simms (916) 947-5357, Carrie Duda (562) 665-7457

Amenities

- Signage

Transportation

Parking Details	25 Surface Spaces; Ratio of 4.39/1,000 SF
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); 3,182 on Wellington Ln (2025); 140,875 on Hwy 78 (2020); 30,449 on Watson Way (2025)
Frontage	114' on Sycamore Ave
Commuter Rail	Carlsbad Poinsettia  17 min drive
Airport	San Diego International 49 min drive
Walk Score ®	Very Walkable (74)
Transit Score ®	Some Transit (31)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Oriental Natural Treatment	1	1,200	8	Mar 2010	-
Top Of The Line Cuts	1	1,140	-	Apr 2020	-
Elie Nails	1	1,000	2	May 2017	-

Showing 3 of 3 Tenants

Property Summary

Center Type	Neighborhood Center
GLA (% Leased)	14,941 SF (75.1%)
Built	1987
Tenancy	Multiple
Available	1,200 - 3,720 SF
Max Contiguous	2,400 SF
Asking Rent	\$2.00 SF/Month/NNN
Parking Spaces	25 (1.67/1,000 SF)
Frontage	454' on Shadowridge
Frontage	169' on Sycamore



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	G	Retail	Direct	1,320	1,320	1,320	\$2.00 NNN	Vacant	Negotiable
CAST Capital Partners: Ryan King (858) 395-7208, Josh Simms (916) 947-5357, Carrie Duda (562) 665-7457									
P 1	I	Office	Direct	1,200	2,400	2,400	\$2.00 NNN	Vacant	Negotiable
CAST Capital Partners: Ryan King (858) 395-7208, Josh Simms (916) 947-5357, Carrie Duda (562) 665-7457									
P 1	J	Office	Direct	1,200	2,400	2,400	\$2.00 NNN	Vacant	Negotiable
CAST Capital Partners: Ryan King (858) 395-7208, Josh Simms (916) 947-5357, Carrie Duda (562) 665-7457									

Amenities

- Signage

Transportation

Parking Details	25 Surface Spaces; Ratio of 1.67/1,000 SF
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  17 min drive
Airport	San Diego International 49 min drive
Walk Score ®	Somewhat Walkable (64)
Transit Score ®	Some Transit (30)

770 Sycamore Ave - Shadowridge Plaza

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



Retail

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	-
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 7 Tenants

790 Sycamore Ave - Shadowridge Plaza
Vista, California 92083 (San Diego County) - Vista Submarket



Retail

Property Summary

Center Type	Neighborhood Center
GLA (% Leased)	3,000 SF (41.7%)
Built	1989
Tenancy	Multiple
Available	1,250 - 3,000 SF
Max Contiguous	1,750 SF
Asking Rent	\$2.50 SF/Month/NNN
Parking Spaces	25 (8.22/1,000 SF)
Frontage	87' on Sycamore Ave



Property Details

Land Area	0.31 AC (13,504 SF)	Zoning	C-2
Building FAR	0.22	Parcel	217-023-69

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 1	A	Retail	Direct	1,750	1,750	1,750	\$2.50 NNN	Vacant	Negotiable
CAST Capital Partners: Ryan King (858) 395-7208, Josh Simms (916) 947-5357, Carrie Duda (562) 665-7457									
P 1	B	Retail	Direct	1,250	1,250	1,250	\$2.50 NNN	30 Days	Negotiable
CAST Capital Partners: Ryan King (858) 395-7208, Josh Simms (916) 947-5357, Carrie Duda (562) 665-7457									

Amenities

- Signage

Transportation

Parking Details	25 Surface Spaces; Ratio of 8.22/1,000 SF
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 49 min drive
Walk Score ®	Somewhat Walkable (64)
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

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



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

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)
Walk Score ®	Car-Dependent (27)
Transit Score ®	Some Transit (28)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Greene Properties, Inc	3	3,699	6	Aug 2019	-

1800 Thibodo Rd - Vista Corporate Center

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



Office

Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
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

Property Summary

Center Type	Strip Center
GLA (% Leased)	11,500 SF (90.0%)
Built	1981
Tenancy	Multiple
Available	1,145 SF
Max Contiguous	1,145 SF
Asking Rent	\$1.50 SF/Month/MG
Parking Spaces	62 (5.00/1,000 SF)
Frontage	Barsby
Frontage	E Vista



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	2	Office/Retail	Direct	1,145	1,145	1,145	\$1.50 MG	Vacant	1 Year

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

Transportation

Parking Details	62 Surface Spaces; Ratio of 5.00/1,000 SF
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)
Walk Score ®	Car-Dependent (36)
Transit Score ®	Some Transit (25)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Farmers Insurance	1	1,175	2	Feb 2011	-
Paladian Marketing	1	960	-	Apr 2018	-
Dog Grooming	1	825	-	Apr 2018	-
Airmerica	1	705	-	Mar 2025	Mar 2026
Jesus Christ International Sovereign Council	1	500	-	Oct 2021	-

Showing 5 of 13 Tenants

170 Eucalyptus Ave - Historic Downtown Vista

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



Office

Property Summary

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



Property Details

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

Available Spaces

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

Amenities

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

Transportation

Parking Details	35 Surface Spaces; Ratio of 2.83/1,000 SF
Traffic Volume	19,255 on Eucalyptus Ave (2025); 1,575 on Hanes Pl (2025); 2,732 on S Citrus Ave (2025); 19,332 on E Broadway (2025); 6,350 on S Indiana Ave (2025); 1,861 on Main St (2025); 19,247 on Main St (2025); 24,160 on N Indiana Ave (2025); 37,876 on Olive Ave (2025); 18,050 on TerDr (2025)
Transit/Subway	Vista Transit Center  9 min walk
	Escondido Avenue  18 min walk
Commuter Rail	Carlsbad Village  14 min drive
Walk Score ®	Very Walkable (89)
Transit Score ®	Good Transit (50)

170 Eucalyptus Ave - Historic Downtown Vista

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



Office

Tenants

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

Showing 5 of 7 Tenants

435 Hacienda Dr - Sunroad Plaza

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



Retail

Property Summary

Center Type	Strip Center
GLA (% Leased)	4,667 SF (0.0%)
Built	2025
Tenancy	Multiple
Available	967 - 4,670 SF
Max Contiguous	4,670 SF
Asking Rent	Withheld



Property Details

Land Area	0.90 AC (39,204 SF)	Zoning	C-6
Building FAR	0.12	Parcel	164-231-42

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 1	3	Retail	Direct	2,000	4,670	4,670	Withheld	09/2025	Negotiable
Newmark: Justin Wessel (858) 875-3600, John Jennings (619) 200-5193									
P 1	2	Retail	Direct	1,703	4,670	4,670	Withheld	09/2025	Negotiable
Newmark: Justin Wessel (858) 875-3600, John Jennings (619) 200-5193									
P 1	1	Retail	Direct	967	4,670	4,670	Withheld	09/2025	Negotiable
Newmark: Justin Wessel (858) 875-3600, John Jennings (619) 200-5193									

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		13 min drive
Walk Score ®	Somewhat Walkable (67)		
Transit Score ®	Some Transit (40)		

Property Summary

Center Type	Community Center
GLA (% Leased)	15,959 SF (90.8%)
Built	2004
Tenancy	Multiple
Available	1,465 SF
Max Contiguous	1,465 SF
Asking Rent	Withheld
Parking Spaces	45 (2.82/1,000 SF)
Frontage	347' on Main St



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	121	Retail	Direct	1,465	1,465	1,465	Withheld	Vacant	Negotiable

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

Transportation

Parking Details	45 Surface Spaces; Ratio of 2.82/1,000 SF
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  7 min walk
Commuter Rail	Carlsbad Village  13 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	-
Mathnazium	1	1,800	-	Jun 2019	-
Clay N Latte	1	1,465	9	Dec 2007	-

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
Parking Spaces	45 (3.45/1,000 SF)
Frontage	216' on Main St



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	45 Surface Spaces; Ratio of 3.45/1,000 SF
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 PI (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  6 min walk
	Escondido Avenue  20 min walk
Commuter Rail	Carlsbad Village  13 min drive
Walk Score ®	Very Walkable (88)
Transit Score ®	Good Transit (51)

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	-

30 Main St - Vista Village

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



Retail

Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Great Clips	1	1,065	1	Dec 2007	-
Cold Stone Creamery	1	1,029	10	Dec 2007	-

Showing 5 of 8 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 (83.3%)
Built	1965
Tenancy	Multiple
Available	1,020 - 20,547 SF
Max Contiguous	7,285 SF
Asking Rent	Withheld
Parking Spaces	577 (3.97/1,000 SF)
Frontage	1,095' on S Melrose Dr



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	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	577 Surface Spaces; Ratio of 3.97/1,000 SF
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

1601-1649 S Melrose Dr - Melrose Village Plaza

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



Retail

Transportation (Continued)

Commuter Rail	Carlsbad Poinsettia		16 min drive
	Carlsbad Village		17 min drive
Walk Score ®	Somewhat Walkable (66)		
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	-
Kimco Realty Corporation	1	7,088	47	Mar 2006	-
Phenix Salon Suites	1	5,002	24	Feb 2016	Feb 2026

Showing 5 of 32 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



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	Ratio of 6.09/1,000 SF
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  16 min drive
	Carlsbad Village  16 min drive
Airport	San Diego International 48 min drive
Walk Score ®	Very Walkable (73)
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	-

1651 S Melrose Dr - Melrose Village Plaza

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



Retail

Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Pokitomik	1	995	-	Sep 2022	Mar 2028

Showing 3 of 3 Tenants

Property Summary

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



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	40 Surface Spaces; Ratio of 8.72/1,000 SF
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  15 min drive
	Carlsbad Village  16 min drive
Airport	San Diego International 48 min drive
Walk Score ®	Very Walkable (73)
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	-

1661 S Melrose Dr - Melrose Village Plaza

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



Retail

Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
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Showing 1 of 1 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 (79.9%)
Built	1989
Tenancy	Multiple
Available	720 - 2,245 SF
Max Contiguous	1,525 SF
Asking Rent	Withheld
Parking Spaces	55 (4.92/1,000 SF)
Frontage	152' on Melrose Dr



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) 431-3831									
P 1	207	Retail	Direct	720	720	720	Withheld	Vacant	Negotiable
Cushman & Wakefield: Chad Iafate (760) 431-4234, Nash Johnson (760) 431-3831									

Amenities

- Pylon Sign
- Signage

Transportation

Parking Details	55 Surface Spaces; Ratio of 4.92/1,000 SF
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 PI (2025)
Frontage	152' on Melrose Dr
Commuter Rail	Carlsbad Poinsettia  15 min drive
Airport	San Diego International 44 min drive
Walk Score ®	Somewhat Walkable (67)
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	-

1688 S Melrose Dr - Melrose Square

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



Retail

Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Wasabi Japanese Cuisine	1	1,229	4	Aug 2013	-
Melrose Optical	1	687	2	Jul 2016	-
E Z Cut Barbershop	1	600	2	Nov 2018	-

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)	8,084 SF (100%)
Built	2006
Tenancy	Multiple
Available	890 - 1,788 SF
Max Contiguous	898 SF
Asking Rent	Withheld
Parking Spaces	49 (5.50/1,000 SF)
Frontage	550' on Sycamore Ave



Property Details

Land Area	1.21 AC (52,494 SF)	Zoning	60
Building FAR	0.15	Parcel	217-030-71 (+1 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	49 Surface Spaces; Ratio of 5.50/1,000 SF
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
Transit/Subway	Buena Creek  11 min walk
Commuter Rail	Carlsbad Poinsettia  18 min drive
Walk Score ®	Somewhat Walkable (64)
Transit Score ®	Some Transit (39)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Pacific Dental Services	1	3,023	10	Dec 2006	-
Sprint Store	1	2,000	4	Aug 2015	-
Chitos Taco Shop	1	1,250	6	Oct 2020	-
Submarina California Subs	1	932	9	Jan 2007	-

320 Sycamore Ave - Sycamore Terrace

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



Retail

Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Fred Loya Insurance Agency, Inc.	1	500	3	Apr 2015	-

Showing 5 of 9 Tenants

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
Parking Spaces	150
Frontage	107' on University



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 15 min walk
Commuter Rail	Carlsbad Poinsettia 19 min drive
Walk Score ®	Car-Dependent (48)
Transit Score ®	Some Transit (37)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Sally Beauty	1	1,700	6	Dec 2008	-

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 (95.9%)
Built/Renovated	1981/2019
Tenancy	Multiple
Available	1,173 - 6,004 SF
Max Contiguous	4,831 SF
Asking Rent	Withheld
Parking Spaces	300 (10.00/1,000 SF)
Frontage	524' on Vista Way



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 (619) 200-5193, Justin Wessel (858) 875-3600									
P 1	3150-2	Retail	Direct	1,173	1,173	1,173	Withheld	Vacant	Negotiable
Newmark: John Jennings (619) 200-5193, Justin Wessel (858) 875-3600									

Amenities

- Bus Line
- Restaurant
- Signage

Transportation

Parking Details	300 Surface Spaces; Ratio of 10.00/1,000 SF
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 (73)
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	-

1280-1350 E Vista Way - Vista Terrace

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



Retail

Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Sport Clips, Inc	1	1,990	8	Oct 2021	-

Showing 5 of 15 Tenants

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
Parking Spaces	156 (3.44/1,000 SF)
Frontage	319' on W Vista Way



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 (619) 200-5193

Amenities

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

Transportation

Parking Details	156 Surface Spaces; Ratio of 3.44/1,000 SF
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  12 min drive
Walk Score ®	Very Walkable (71)
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	-

1825-1851 W Vista Way - Tri-City Square

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



Retail

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 15 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 (73.7%)
Built	2003
Tenancy	Multiple
Available	1,652 - 5,356 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	120	Retail	Direct	1,704	1,704	1,704	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									

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		13 min walk
	Escondido Avenue		20 min walk
Commuter Rail	Carlsbad Village		13 min drive
Walk Score ®	Very Walkable (75)		
Transit Score ®	Some Transit (48)		

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	-

235 Vista Village Dr - Vista Village

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



Retail

Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Mathnasium	1	1,800	-	Aug 2019	-

Showing 4 of 4 Tenants

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
Parking Spaces	45 (6.24/1,000 SF)
Frontage	96' on Vista Village Dr



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	45 Surface Spaces; Ratio of 6.24/1,000 SF
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
Walk Score ®	Very Walkable (87)
Transit Score ®	Good Transit (51)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Panera Bread	1	5,000	40	Jan 2007	-

401 Vista Village Dr - Vista Village

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



Retail

Tenants (Continued)

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

Showing 2 of 2 Tenants