



3211-3295 Business Park Dr • Vista Palomar Park

806 SF • For Lease • Retail • Carlsbad Submarket • Vista, CA 92081



Listing Details

Available Size	806 SF
Asking Rent	\$2.00/SF/month
Total Asking Rent	\$1,612/month
Service Type	Triple Net
Occupancy	Immediately
Lease Type	Direct
Term	Negotiable
Time On Market	10 Months 19 Days



Leasing Highlights

No Data Available

Available Spaces

Floor	Suite	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
P 1st	C	Retail	Direct	806	806	806	\$2.00 NNN	Immediately	Negotiable

QualityFirst Commercial: Peter Wright (619) 318-2139

Former real estate office, open layout, great storefront glass, high ceilings, excellent exposure.

Property Overview

No Data Available

Shopping Center Details

Center	Vista Palomar Park	Available Spaces	7
Type	Neighborhood Center	Percent Leased	65.5%
GLA	40,793 SF	Frontage	600' on Palomar Airport Road
Number of Properties	9	Parking	275 Surface Spaces
Floors	1	Land Area	8.73 AC / 380,280 SF
Retail Available	14,071 SF	Year Built	1999

Contacts

Leasing Company



3211-3295 Business Park Dr • Vista Palomar Park

806 SF • For Lease • Retail • Carlsbad Submarket • Vista, CA 92081



Contacts (Continued)



REAL ESTATE

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410 Vista Village Dr

3,000 SF • For Lease • Retail • Vista Submarket • Vista, CA 92083



Listing Details

Available Size	3,000 SF
Asking Rent	\$1.50/SF/month
Total Asking Rent	\$4,500/month
Service Type	Modified Gross
Occupancy	Immediately
Lease Type	Direct
Term	Negotiable
Time On Market	1 Month 2 Days



Leasing Highlights

- Owner Finance. Great Signage and location.

Available Spaces

Floor	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
P 1st	Retail	Direct	3,000	3,000	3,000	\$1.50 MG	Immediately	Negotiable

Vista Linda Realty: Omar Gonzalez (760) 470-9901

Property Overview

Great building at a great price. Awesome signage. Open floorpan in the front, previously used for Retail and 6 rooms in back area that could be easily removed if more open space is needed. Space includes One full bathroom, with a shower, and another half bath. Washer and Dryer Hookups and a Kitchen area. Roll up door for easy access in back area. Possibly another entrance can be added. Limited tandem parking in driveway for 3 cars. Please check with City of Vista on allowed uses. This is an area that allows Mixed Use. Roof and A/C are only a few years old.

Owner is willing to do a Purchase Option with Tenant if there is an interest in purchasing the property.

Building Details

Primary Property Type	Retail	Typical Floor	3,000 SF
Secondary Type	Freestanding	Frontage	24' on Vista Village Dr (with 1 curb cut)
CoStar Rating	★ ★ ☆ ☆ ☆	Elevators	None
Building Class	B	Parking	3 Spaces
Year Built	1966	Tenancy	Single
Building Size	3,000 SF	Ceiling Height	12'
Stories	1		



410 Vista Village Dr

3,000 SF • For Lease • Retail • Vista Submarket • Vista, CA 92083



Contacts

Leasing Company



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Broker

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911 Hacienda Dr • Hacienda Professional Center

1,040 SF • For Lease • Office • Vista Submarket • Vista, CA 92081



Listing Details

Available Size	1,040 SF
Asking Rent	\$1.75/SF/month
Total Asking Rent	\$1,820/month
Service Type	Modified Gross
Occupancy	Immediately
Lease Type	Direct
Term	Negotiable
Time On Market	1 Month 7 Days



Leasing Highlights

- Attractive, professionally maintained landscaping
- Centrally located in North San Diego County
- Exterior building signage opportunities available

Available Spaces

Floor	Suite	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
E 2nd	A	Office	Direct	1,040	1,040	1,040	\$1.75 MG	Immediately	Negotiable

CDC Commercial, Inc.: Nick Zech (858) 232-2100, Matt Orth (858) 736-1337

1,040 SF available in Suite A at an attractive rate of \$1.75 psf/month (Modified Gross)

Exterior signage opportunity for added brand visibility

Beautifully landscaped and well-maintained grounds

Ideally suited for professional and executive office users

Spanish-style architecture with red tile roof — a distinctive, professional appearance

Property Overview

Hacienda Professional Center offers high-visibility office space in the heart of North County, combining strong signage exposure, a professional setting, and access to an affluent and growing Vista market.

Position your business for success at Hacienda Professional Center, a well-maintained office property offering a professional image and exceptional visibility in the heart of North San Diego County. Ideally suited for professional and executive users, the property is conveniently located with easy access to regional freeways, connecting you to key business hubs throughout North County and coastal communities. Situated in the thriving Vista market—known for its strong demographics, business-friendly environment, and high quality of life—Hacienda Professional Center offers the perfect balance of visibility, convenience, and long-term value for today's office users.

Building Details

Primary Property Type	Office	Stories	2
CoStar Rating	★ ★ ★ ☆ ☆	Typical Floor	3,850 SF
Building Class	B	Elevators	None
Year Built	1987	Parking	48 Spaces
Renovated	Nov 2016	Tenancy	Multi
Building Size	13,800 SF	Slab to Slab	8'



911 Hacienda Dr • Hacienda Professional Center

1,040 SF • For Lease • Office • Vista Submarket • Vista, CA 92081



Contacts

Leasing Company



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410 S Melrose Dr • The Atrium

2,000 - 6,300 SF • For Lease • Office • Vista Submarket • Vista, CA 92081



Listing Details

Available Size	2,000 - 6,300 SF
Asking Rent	\$1.75/SF/month
Total Asking Rent	\$3,500 - 11,025/month
Service Type	Plus Electric
Occupancy	30 Days
Lease Type	Sublet
Term	Negotiable
Time On Market	2 Months 14 Days



Leasing Highlights

No Data Available

Available Spaces

Floor	Suite	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
P 1st	100,103,108	Office	Sublet	2,000 - 6,300	6,300	6,300	\$1.75 +ELEC	30 Days	Negotiable

Voit Real Estate Services: Garrett Fena (559) 917-7963

Property Overview

No Data Available

Building Details

Primary Property Type	Office	Stories	2
CoStar Rating	★★★★☆	Typical Floor	12,615 SF
Building Class	B	Elevators	1
Year Built	1987	Parking	100 Spaces
Building Size	25,996 SF	Tenancy	Multi

Contacts

Leasing Company



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Voit Real Estate Services

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www.voitco.com





Listing Details

Available Size	1,392 - 6,305 SF
Asking Rent	\$2.65/SF/month
Total Asking Rent	\$3,689 - 8,631/month
Service Type	Triple Net
Occupancy	Immediately
Lease Type	Direct
Term	Negotiable
Time On Market	2 Months 22 Days



Leasing Highlights

- Building features a modern stone-and-glass exterior with steel-frame construction for a professional medical presence
- A highly visible, signalized corner location
- Generous surface parking provides convenient access
- Immediate access to Highway 78 supports efficient regional connectivity

Available Spaces

Floor	Suite	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
P 1st	A	Office/Medical	Direct	3,257	6,305	6,305	\$2.65 NNN	Immediately	Negotiable

The Oppenheim Group: Christian Emerson (916) 517-0235, Harry Su (949) 946-2394

The Oppenheim Group: Teresa Cordova (424) 239-8997

Former urgent care/dental buildout. Highly versatile medical space with the option to combine for a full-floor opportunity.

P 1st	B	Office/Medical	Direct	1,656	6,305	6,305	\$2.65 NNN	Immediately	Negotiable
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The Oppenheim Group: Christian Emerson (916) 517-0235, Harry Su (949) 946-2394

The Oppenheim Group: Teresa Cordova (424) 239-8997

Bright, customizable cold shell with floor-to-ceiling natural light. Generous TI available. Combine with other suites for a full first-floor opportunity.

P 1st	C	Office/Medical	Direct	1,392	6,305	6,305	\$2.65 NNN	Immediately	Negotiable
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The Oppenheim Group: Christian Emerson (916) 517-0235, Harry Su (949) 946-2394

The Oppenheim Group: Teresa Cordova (424) 239-8997

Bright, customizable cold shell with floor-to-ceiling natural light. Generous TI available. Combine with other suites for a full first-floor opportunity.

Property Overview

326 S. Melrose Dr. is a premier two-story medical office building positioned at a highly visible, signalized intersection in Vista's established medical corridor. Constructed in 2008, the property features striking steel-frame construction complemented by a modern stone and glass exterior that creates a professional and welcoming environment for patients and staff. The building is fully sprinklered, served by elevator access, and designed with efficient floor plates and 10-foot slab-to-slab clear heights. Generous surface parking with a 3.85 per 1,000 square foot ratio ensures convenient access for visitors and employees. Separately metered utilities provide individual control, while monument and building signage enhance visibility. The site benefits from immediate proximity to Highway 78 and is within walking distance of retail, dining, and fitness amenities, including Vista Village and LA Fitness, making it an ideal setting for medical and professional practices.



326 S Melrose Dr • Tri-City Dental Medical Plaza



1,392 - 6,305 SF • For Lease • Office/Medical • Vista Submarket • Vista, CA 92081

Building Details

Primary Property Type	Office	Stories	2
Secondary Type	Medical	Typical Floor	7,138 SF
CoStar Rating	★ ★ ★ ☆ ☆	Parking	55 Spaces
Building Class	B	Tenancy	Multi
Year Built	2008	Slab to Slab	10'
Building Size	14,276 SF		

Contacts

Leasing Company



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400 S Melrose Dr • The Atrium

1,142 SF • For Lease • Office • Vista Submarket • Vista, CA 92081



Listing Details

Available Size	1,142 SF
Asking Rent	\$2.20/SF/month
Total Asking Rent	\$2,512/month
Service Type	Plus Electric
Occupancy	30 Days
Lease Type	Sublet
Term	Thru Jun 2029
Time On Market	8 Months 18 Days



Leasing Highlights

- Prime Vista location with easy Highway 78 access
- Close to retail, dining, and civic amenities
- Newly renovated common areas and professional setting

Available Spaces

Floor	Suite	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
P 2nd	204	Office	Sublet	1,142	1,142	1,142	\$2.20 +ELEC	30 Days	Thru Jun 2029

Voit Real Estate Services: Garrett Fena (559) 917-7963

Positioned in one of North County's premier business corridors, 400 S Melrose Drive offers a rare sublease opportunity in the highly desirable Vista submarket. Suite 204 is a second-floor end unit featuring an efficient layout with a dedicated conference room and break area, ideal for small teams seeking a professional environment. The property boasts newly renovated common areas, creating a polished and welcoming atmosphere for clients and employees alike.

Property Overview

No Data Available

Building Details

Primary Property Type	Office	Typical Floor	12,952 SF
CoStar Rating	★ ★ ☆ ☆ ☆	Elevators	1
Building Class	B	Parking	290 Spaces
Year Built	1987	Tenancy	Multi
Building Size	25,905 SF	Slab to Slab	10'
Stories	2		



400 S Melrose Dr • The Atrium

1,142 SF • For Lease • Office • Vista Submarket • Vista, CA 92081



Contacts

Leasing Company



REAL ESTATE SERVICES

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1211 E Vista Way • Foothill Chevron

980 SF • For Lease • Retail • Vista Submarket • Vista, CA 92084



Listing Details

Available Size	980 SF
Asking Rent	\$4.08/SF/month
Total Asking Rent	\$3,998/month
Service Type	Modified Gross
Occupancy	Immediately
Lease Type	Direct
Term	Negotiable
Time On Market	11 Months 29 Days



Leasing Highlights

No Data Available

Available Spaces

Floor	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
P 1st	Retail	Direct	980	980	980	\$4.08 MG	Immediately	Negotiable

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

Voit Real Estate Services is pleased to present the opportunity to lease this former restaurant space within the ExtraMile convenience store located at 1211 E Vista Way in Vista, CA. The ±980 SF former restaurant space is ready for a new operator to take advantage of this excellent location. Equipment in photos are not part of the space.

LEASE RATE: \$4,000/MONTH (GROSS)

Property Overview

No Data Available

Building Details

Primary Property Type	Retail	Stories	1
Secondary Type	Service Station	Typical Floor	2,784 SF
CoStar Rating	★★★★☆	Frontage	103' on E Vista Way (with 1 curb cut)
Building Class	B	Parking	15 Spaces
Year Built	1990	Tenancy	Multi
Building Size	2,784 SF		



1211 E Vista Way • Foothill Chevron

980 SF • For Lease • Retail • Vista Submarket • Vista, CA 92084



Contacts

Leasing Company



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Listing Details

Available Size	750 SF
Asking Rent	\$2.80/SF/month
Total Asking Rent	\$2,100/month
Service Type	Triple Net
Occupancy	Sep 2026
Lease Type	Direct
Term	Negotiable
Time On Market	7 Days



Leasing Highlights

- Restaurant Space
- Nail Salon/Spa

Available Spaces

Floor	Suite	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
P 1st	964	Retail	Direct	750	750	750	\$2.80 NNN	Sep 2026	Negotiable

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

Available September 1, this approximately 750-square-foot inline retail space is located at 964 S. Santa Fe Avenue, Vista, CA, within an established shopping center anchored by national tenants including Harbor Freight, Dunkin', and Wells Fargo. The space is currently configured as a nail salon and includes an open service area, four spa pedicure chairs, nail stations, a separate massage or treatment room with a massage table, a private restroom, and an office/break room. The existing salon furniture and equipment are available for purchase at a negotiable price, providing an excellent turnkey opportunity for a nail salon, beauty, spa, or similar personal-service business. Prominent storefront visibility, convenient customer access, and strong neighboring tenants make this an attractive opportunity in a busy Vista shopping center. Potential uses may include a nail salon, hair salon, barber shop, day spa, massage or skincare studio, animal clinic, professional office, specialty retail shop, or similar neighborhood-serving business.

Property Overview

Inline retail and restuarant space.

Building Details

Primary Property Type	Retail	Building Size	3,500 SF
CoStar Rating	★ ★ ☆ ☆ ☆	Stories	1
Building Class	C	Typical Floor	3,500 SF
Year Built	1977	Tenancy	Multi



962-966 S Santa Fe Ave

750 SF • For Lease • Retail • Vista Submarket • Vista, CA 92084



Contacts

Leasing Company



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Broker

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Property Brokerage Inc.
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988 Civic Center Dr • Mama's & Papa's Center

1,200 SF • For Lease • Retail • Vista Submarket • Vista, CA 92083



Listing Details

Available Size	1,200 SF
Asking Rent	\$1.85/SF/month
Total Asking Rent	\$2,220/month
Service Type	Triple Net
Occupancy	Immediately
Lease Type	Direct
Term	Negotiable
Time On Market	1 Year 4 Months



Leasing Highlights

- Busy center with ample parking and freeway close. Leasing Special Offer Available Now!

Available Spaces

Floor	Suite	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
P 1st	E	Retail	Direct	1,200	1,200	1,200	\$1.85 NNN	Immediately	Negotiable

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

Neighborhood Friendly Center with Ample Parking

Close to Freeway Access

Next to Coaster Station

Major Renovations Planned

Property Overview

Ask About our Leasing Special!

Convenient Access to the 78 Freeway

Next to the Coaster Station

Family Friendly Neighborhood Plaza

Major Renovation is almost completed.

Building Details

Primary Property Type	Retail	Typical Floor	12,940 SF
Secondary Type	Freestanding	Frontage	237' on Escondido Ave (with 2 curb cuts)
CoStar Rating	★ ★ ☆ ☆ ☆	Elevators	None
Building Class	C	Parking	63 Spaces
Year Built	1987	Tenancy	Multi
Building Size	12,940 SF	Ceiling Height	10'
Stories	1		



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

1,200 SF • For Lease • Retail • Vista Submarket • Vista, CA 92083



Contacts

Leasing Company



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Associate

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(619) 962-2200

Ken Rogers

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(858) 334-8550



Listing Details

Available Size	600 SF
Asking Rent	\$1.70/SF/month
Total Asking Rent	\$1,020/month
Service Type	Modified Gross
Occupancy	Immediately
Lease Type	Direct
Term	Negotiable
Time On Market	8 Months



Leasing Highlights

- Access: 2nd-floor walk-up with direct entry.
- Retail / Office
- Features a private, in-suite bathroom

Available Spaces

Floor	Suite	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
P 2nd	209	Office	Direct	600	600	600	\$1.70 MG	Immediately	Negotiable

Pacific Coast Commercial: Christina Cha (410) 303-5520

FOR LEASE OR SALE:

- ± 600 SF
- 2nd Floor Walk-Up
- Vacant
- Direct Entry
- Private Bathroom
- Reception Area
- 2 (Two) Offices
- 2 (Two) Entrances
- Lease Rate: \$1,200/Month
- Sale Price: Contact Agents

Property Overview

Located in the heart of Downtown Vista within the Rio Vista Professional Center, this versatile 600 SF office suite offers a premium professional environment directly across from City Hall and the Vista Civic Center. Suite 209 features a bright, functional layout with abundant natural light from operable interior windows and a private balcony with peaceful views overlooking Wildwood Park. Designed for independence and convenience, the suite includes its own private in-suite restroom, a dedicated reception area, and direct entry access. With over 250 parking spaces on-site and immediate proximity to Highway 78 and the vibrant Vista Village dining district, this space provides exceptional accessibility and visibility for any owner-user or tenant looking to establish a presence in a high-traffic, professional hub.



110 Civic Center Dr • Rio Vista Professional

600 SF • For Lease • Office • Vista Submarket • Vista, CA 92084



Building Details

Primary Property Type	Office	Typical Floor	10,000 SF
CoStar Rating	★ ★ ★ ☆ ☆	Elevators	None
Building Class	B	Parking	256 Spaces
Year Built	1981	Tenancy	Multi
Building Size	20,000 SF	Slab to Slab	9'
Stories	2		

Contacts

Leasing Company



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1580 S Melrose Dr • Rancho Buena Vista Plaza

1,000 SF • For Lease • Retail • Vista Submarket • Vista, CA 92081



Listing Details

Available Size	1,000 SF
Asking Rent	\$1.75/SF/month
Total Asking Rent	\$1,750/month
Service Type	Triple Net
Occupancy	Immediately
Lease Type	Direct
Term	Negotiable
Time On Market	6 Months 21 Days



Leasing Highlights

- Located on Melrose Avenue in the heart of the commercial area
- Ample customer parking
- Busy 20,639 sq. ft. shopping center located in a high density residential community
- Several restaurants, school and shopping nearby

Available Spaces

Floor	Suite	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
P 1st	115	Retail	Direct	1,000	1,000	1,000	\$1.75 NNN	Immediately	Negotiable

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

Property Overview

This center has a perfect mix of appealing vendors and restaurants. Across the street from Albertsons and CVS. Open floor plan with restroom and storage closet. Endless Possibilities.

Shopping Center Details

Center	Rancho Buena Vista Plaza	Available Spaces	1
Type	Strip Center	Percent Leased	95.2%
GLA	20,639 SF	Frontage	467' on Melrose (with 1 curb cut), 406' on Buena Vista (with 2 curb cuts)
Number of Properties	1	Parking	120 Surface Spaces
Floors	1	Land Area	2.51 AC / 109,336 SF
Retail Available	1,000 SF	Year Built	1989



1580 S Melrose Dr • Rancho Buena Vista Plaza



1,000 SF • For Lease • Retail • Vista Submarket • Vista, CA 92081

Contacts

Leasing Company



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2820-2834 La Mirada Dr • Vista Progress Center

2,500 - 19,894 SF • For Lease • Multiple Space Uses • Vista Submarket • Vista, CA 92081



Listing Details

Available Size	2,500 - 19,894 SF
Asking Rent	\$0.96 - 1.00/SF/month
Total Asking Rent	\$2,400 - 17,394/month
Service Type	Modified Gross
Occupancy	Immediately
Lease Type	Direct
Term	Negotiable
Time On Market	1 Year



Leasing Highlights

No Data Available

Available Spaces

Floor	Suite	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
P 1st	2834-H	Office	Direct	2,500	2,500	2,500	\$0.96 MG	Immediately	Negotiable

Kidder Mathews: John Witherall (760) 815-9004

Reception, four private offices, open office bullpen, conference room, kitchen and one restroom.

Property Overview

\$1.00/SQFT Gross Year One lease rate.

Building Details

Primary Property Type	Industrial	Ceiling Height	24'
Secondary Type	Manufacturing	Docks	2 ext
CoStar Rating	★ ★ ★ ☆ ☆	Drive Ins	2 tot.
Building Class	B	Parking	158 Spaces
Year Built	1989	Levelators	1 ext
Building Size	81,167 SF	Sprinklers	Wet

Contacts

Leasing Company



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1211-1381 E Vista Way • Foothill Center

1,112 - 5,901 SF • For Lease • Multiple Space Uses • Vista Submarket • Vista, CA 92084



Listing Details

Available Size	1,112 - 5,901 SF
Asking Rent	\$1.75/SF/month
Total Asking Rent	\$1,946 - 6,395/month
Service Type	Modified Gross, Triple Net
Occupancy	Immediately
Lease Type	Direct
Term	Negotiable
Time On Market	2 Years 5 Months



Leasing Highlights

No Data Available

Available Spaces

Floor	Suite	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
P 1st	1225	Retail	Direct	3,654	3,654	3,654	\$1.75 NNN	Immediately	Negotiable
PE Management Group: Franco Macklis (619) 852-3131									
P 1st	1241	Retail	Direct	1,112	1,112	1,112	\$1.75 NNN	Immediately	Negotiable
PE Management Group: Franco Macklis (619) 852-3131									
The smaller suite is 1317 and the larger one is 2538									

Property Overview

No Data Available

Shopping Center Details

Center	Foothill Center	Available Spaces	3
Type	Community Center	Percent Leased	81.3%
GLA	122,871 SF	Frontage	Bobier, Vista
Number of Properties	5	Parking	655 Surface Spaces
Floors	1 - 2	Land Area	10.25 AC / 446,324 SF
Retail Available	22,926 SF	Year Built	1986



1211-1381 E Vista Way • Foothill Center

1,112 - 5,901 SF • For Lease • Multiple Space Uses • Vista Submarket • Vista, CA 92084



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2575 Pioneer Ave • Vista Business Park

4,957 SF • For Lease • Office • Vista Submarket • Vista, CA 92081



Listing Details

Available Size	4,957 SF
Asking Rent	\$0.95/SF/month
Total Asking Rent	\$4,709/month
Service Type	Full Service
Occupancy	Immediately
Lease Type	Direct
Term	Negotiable
Time On Market	4 Months 26 Days



Leasing Highlights

No Data Available

Available Spaces

Floor	Suite	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
E 2nd	108	Office	Direct	4,957	4,957	4,957	\$0.95 FS	Immediately	Negotiable

Lee & Associates: Marko Dragovic (858) 531-4523, Isaac Little (760) 672-1041, Olivia Baffert (707) 223-8214

Property Overview

No Data Available

Building Details

Primary Property Type	Industrial	Ceiling Height	19'
Secondary Type	Warehouse	Docks	4 ext
CoStar Rating	★ ★ ★ ☆ ☆	Drive Ins	7 tot./14' w x 14' h
Building Class	B	Parking	140 Spaces
Year Built	1988	Levelators	None
Renovated	2006	Sprinklers	Yes
Building Size	68,935 SF		

Contacts

Leasing Company



Lee & Associates
1902 Wright Pl, Suite 180
Carlsbad, CA 92008 USA
(760) 929-9700
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(760) 672-1041

Olivia Baffert
Associate

obaffert@lee-associates.com

(707) 223-8214





2070 Hacienda Dr • Winston Vista Center

987 - 3,201 SF • For Lease • Retail • Vista Submarket • Vista, CA 92081



Listing Details

Available Size	987 - 3,201 SF
Asking Rent	\$2.00/SF/month
Total Asking Rent	\$1,974 - 4,428/month
Service Type	Triple Net
Occupancy	Multiple
Lease Type	Direct
Term	Multiple
Time On Market	1 Year 6 Months



Leasing Highlights

No Data Available

Available Spaces

Floor	Suite	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
P 1st	C	Retail	Direct	987	987	987	\$2.00 NNN	Immediately	1 - 3 Years
Rockefeller Management: Mary Duran (949) 852-0900									
P 1st	D	Retail	Direct	2,214	2,214	2,214	\$2.00 NNN	Oct 2026	Negotiable
Rockefeller Management: Mary Duran (949) 852-0900									

Property Overview

No Data Available

Building Details

Primary Property Type	Retail	Typical Floor	24,180 SF
CoStar Rating	★ ★ ★ ☆ ☆	Frontage	671' on Hacienda Dr (with 2 curb cuts)
Building Class	B	Elevators	None
Year Built	1987	Parking	95 Spaces
Building Size	24,180 SF	Tenancy	Multi
Stories	1		



2070 Hacienda Dr • Winston Vista Center

987 - 3,201 SF • For Lease • Retail • Vista Submarket • Vista, CA 92081



Contacts

Leasing Company



Mary Duran
VP of Leasing

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(949) 852-0900

Rockefeller Management

4040 MacArthur Blvd, Suite 230
Newport Beach, CA 92660 USA
(949) 852-0900



380 S Melrose Dr • The Atrium

169 - 1,879 SF • For Lease • Multiple Space Uses • Vista Submarket • Vista, CA 92081



Listing Details

Available Size	169 - 1,879 SF
Asking Rent	\$2.42 - 2.98/SF/month
Total Asking Rent	\$409 - 1,205/month
Service Type	Modified Gross
Occupancy	Immediately
Lease Type	Sublet
Term	Negotiable
Time On Market	2 Years 10 Months



Leasing Highlights

- Close proximity to 78 freeway and Vista Courthouse
- Elevator Serviced
- Well maintained and managed property
- Ample Parking
- Beautiful views
- 24/7 Access

Available Spaces

Floor	Suite	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
P 1st	112	Office	Sublet	169	169	169	\$2.42 MG	Immediately	Negotiable
Small Offices 4 Rent: Brent Rosenkranz (760) 715-7467, Andrew Rosenkranz (760) 688-8710									
P 3rd	312	Office/Med-ical	Sublet	374	374	374	\$2.98 MG	Immediately	Negotiable
Small Offices 4 Rent: Brent Rosenkranz (760) 715-7467, Andrew Rosenkranz (760) 688-8710									
P 3rd	318	Office/Med-ical	Sublet	253	253	253	\$2.50 MG	Immediately	Negotiable
Small Offices 4 Rent: Brent Rosenkranz (760) 715-7467, Andrew Rosenkranz (760) 688-8710									
P 3rd	343	Office	Sublet	453	453	453	\$2.66 MG	Immediately	Negotiable
Small Offices 4 Rent: Brent Rosenkranz (760) 715-7467, Andrew Rosenkranz (760) 688-8710									
P 3rd	345	Office/Med-ical	Sublet	430	430	430	\$2.56 MG	Immediately	Negotiable
Small Offices 4 Rent: Brent Rosenkranz (760) 715-7467, Andrew Rosenkranz (760) 688-8710									
P 3rd	360	Office/Med-ical	Sublet	200	200	200	\$2.52 MG	Immediately	Negotiable
Small Offices 4 Rent: Brent Rosenkranz (760) 715-7467, Andrew Rosenkranz (760) 688-8710									

Property Overview

380 S Melrose Drive Vista is a recently renovated commercial office building that offers a wide variety of office configurations. SmallOffices4Rent.com offers single and two-room private office Suites on the 3rd floor and 1st floor. Ample parking, high speed fiber internet, continually serviced HVAC systems, A+ management, and daily custodial services provide for the ideal place to get work done efficiently while enjoying being at "the office". Close



380 S Melrose Dr • The Atrium



169 - 1,879 SF • For Lease • Multiple Space Uses • Vista Submarket • Vista, CA 92081

Building Details

Primary Property Type	Office	Stories	4
CoStar Rating	★ ★ ★ ☆ ☆	Typical Floor	12,748 SF
Building Class	B	Parking	100 Spaces
Year Built	2000	Tenancy	Multi
Building Size	58,620 SF	Slab to Slab	12'

Contacts

Leasing Company



Small Offices 4 Rent
101-107 N Acacia Ave, Suite 119
Solana Beach, CA 92075 USA
(760) 715-7467
www.smalloffices4rent.com

Brent Rosenkranz Owner	brent@SmallOffices4Rent.com	(760) 715-7467
Andrew Rosenkranz CFO	andrew@smalloffices4rent.com	(760) 688-8710



440 S Melrose Dr • Melrose Corporate Center

561 - 8,566 SF • For Lease • Multiple Space Uses • Vista Submarket • Vista, CA 92081



Listing Details

Available Size	561 - 8,566 SF
Asking Rent	\$2.25/SF/month
Total Asking Rent	\$1,262 - 14,063/month
Service Type	Triple Net
Occupancy	Immediately
Lease Type	Direct
Term	Multiple
Time On Market	10 Months 25 Days



Leasing Highlights

- medical office off from 78 freeway

Available Spaces

Floor	Suite	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
P 2nd	270	Office	Direct	561 - 2,316	2,316	2,316	\$2.25 NNN	Immediately	2 - 5 Years

Lee Real Estate LLC: Samuel Lee (858) 229-9869

Office space for lease, build-out can be changed if needed.

Property Overview

- Located just off Highway 78 across the street from the Vista Courthouse
- Beautiful stone and glass exterior
- Over 150,000 SF of retail development across the street
- Located across the freeway from Vista Village which is the downtown redevelopment area totaling 270,000 SF of commercial uses including a 70,000 SF theatre, restaurants, and services
- for detail photos and videos, click below:
https://drive.google.com/drive/folders/1-58IZmJkbk71tkMyeK9Glr6kVMnXNUY?usp=drive_link

Building Details

Primary Property Type	Office	Typical Floor	12,925 SF
CoStar Rating	★★★★☆	Elevators	1
Building Class	B	Parking	100 Spaces
Year Built	2000	Tenancy	Multi
Building Size	24,722 SF	Slab to Slab	11'
Stories	2		



440 S Melrose Dr • Melrose Corporate Center



561 - 8,566 SF • For Lease • Multiple Space Uses • Vista Submarket • Vista, CA 92081

Contacts

Leasing Company

Lee Real Estate LLC

444 S Melrose Dr, Suite 100
Vista, CA 92081 USA
(714) 718-3446

Samuel Lee
Asset Manager

receipt4lre@gmail.com

(858) 229-9869



933-937 Vale Terrace Dr • Vale Terrace Medical Office



1,000 SF • For Lease • Office/Medical • Vista Submarket • Vista, CA 92084

Listing Details

Available Size	1,000 SF
Asking Rent	\$1.59/SF/month
Total Asking Rent	\$1,590/month
Service Type	Triple Net
Occupancy	Immediately
Lease Type	Direct
Term	1 - 5 Years
Time On Market	11 Months 28 Days



Leasing Highlights

- Call to show.
- Easy Freeway Access.

Available Spaces

Floor	Suite	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
P 1st	C	Office/Medical	Direct	1,000	1,000	1,000	\$1.59 NNN	Immediately	1 - 5 Years

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

Available Immediate occupancy. Medical or Professional Office Suite – Reception/ Reception Desk, 5 exam or private offices, in suite restroom

Property Overview

This neighborhood multi-tenant medical office building offers a functional and convenient setting for medical or professional office use. Featuring a well-designed floorplan and interior restrooms, the space is move-in ready with immediate occupancy available. The property is ideally located with easy access to the 78 Freeway, 76 Freeway, and I-15, making it highly accessible for both staff and patients. Additionally, a variety of dining and retail amenities are located nearby, enhancing the convenience and appeal of the location.

Building Details

Primary Property Type	Office	Building Size	4,000 SF
Secondary Type	Medical	Stories	1
CoStar Rating	★ ★ ★ ☆ ☆	Typical Floor	4,000 SF
Building Class	B	Parking	23 Spaces
Year Built	1978	Tenancy	Multi



933-937 Vale Terrace Dr • Vale Terrace Medical Office



1,000 SF • For Lease • Office/Medical • Vista Submarket • Vista, CA 92084

Contacts

Leasing Company



Mike Hanna
Senior Vice President, Shareholder

mhanna@leetemecula.com

(858) 353-6223

**Lee & Associates Commercial
Real Estate Services**
25240 Hancock Ave, Suite 100
Murrieta, CA 92562 USA
(951) 445-4500
www.lee-associates.com/



1365 W Vista Way • Camino De Vista

1,500 SF • For Lease • Office/Medical • Vista Submarket • Vista, CA 92083



Listing Details

Available Size	1,500 SF
Asking Rent	\$1.93/SF/month
Total Asking Rent	\$2,895/month
Service Type	Plus Utilities and Cleaning
Occupancy	Immediately
Lease Type	Direct
Term	Negotiable
Time On Market	4 Years 5 Months



Leasing Highlights

No Data Available

Available Spaces

Floor	Suite	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
P 1st	101	Office/Medical	Direct	1,500	1,500	1,500	\$1.93 +U&CH	Immediately	Negotiable

Lee & Associates: Jeff Abramson (760) 505-5301, Christian Thompson (760) 814-4696

Property Overview

No Data Available

Building Details

Primary Property Type	Office	Typical Floor	4,800 SF
CoStar Rating	★ ★ ☆ ☆ ☆	Elevators	None
Building Class	C	Parking	40 Spaces
Year Built	1987	Tenancy	Multi
Building Size	9,600 SF	Slab to Slab	10'
Stories	2		

Contacts

Leasing Company



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Christian Thompson
Associate

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(760) 814-4696





931 Anza Ave

2,675 SF • For Lease • Office/Retail • Vista Submarket • Vista, CA 92084



Listing Details

Available Size	2,675 SF
Asking Rent	\$1.50/SF/month
Total Asking Rent	\$4,013/month
Service Type	Modified Gross
Occupancy	Immediately
Lease Type	Direct
Term	Negotiable
Time On Market	4 Years 9 Months



Leasing Highlights

- Good parking with access from central Vista

Available Spaces

Floor	Suite	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
P 1st	A	Office/Retail	Direct	2,675	2,675	2,675	\$1.50 MG	Immediately	Negotiable

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

Newer Building with ample parking

24/7/365 access

Close to restaurants and shopping

Property Overview

Newer building with ample parking.

Building Details

Primary Property Type	Office	Stories	2
Secondary Type	Medical	Typical Floor	3,230 SF
CoStar Rating	★ ★ ☆ ☆ ☆	Parking	26 Spaces
Building Class	B	Tenancy	Multi
Year Built	2015	Slab to Slab	9'
Building Size	6,460 SF		



931 Anza Ave



2,675 SF • For Lease • Office/Retail • Vista Submarket • Vista, CA 92084

Contacts

Leasing Company



Horizon Resources, Inc.
2011 palomar airport Rd, Suite
308
Carlsbad, CA 92011 USA
(760) 692-5205
www.horizonresourcesinc.com/

David Morris

Director of Sales & Leasing and Broker
Associate

dave@horizonresourcesinc.com

(619) 962-2200

Ken Rogers

President & Managing Principal

Ken@HorizonResourcesInc.com

(858) 334-8550



985 S Santa Fe Ave • Di Verde Bldg

770 SF • For Lease • Retail • Vista Submarket • Vista, CA 92083



Listing Details

Available Size	770 SF
Asking Rent	\$0.93/SF/month
Total Asking Rent	\$716/month
Service Type	Modified Gross
Occupancy	Immediately
Lease Type	Direct
Term	Negotiable
Time On Market	4 Months 10 Days



Leasing Highlights

No Data Available

Available Spaces

Floor	Suite	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
P 2nd	10	Retail	Direct	770	770	770	\$0.93 MG	Immediately	Negotiable

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

A great space with street visibility. Come take a look, you will not be disappointed. All pricing is negotiable.

Property Overview

Vacant suite 3 is currently vacant. A great open layout with an atrium at the entry. The space is newly improved and the project has a gated entry.

Building Details

Primary Property Type	Retail	Stories	2
Secondary Type	Storefront Retail/Office	Typical Floor	6,489 SF
CoStar Rating	★ ★ ☆ ☆ ☆	Frontage	92' on Santa Fe
Building Class	C	Elevators	None
Year Built	1987	Parking	21 Spaces
Building Size	6,489 SF	Tenancy	Multi

Contacts

Leasing Company

Prime Investors Corp.
Vista, CA 92085 USA
(760) 224-9283

Richard Alvarez
CEO/Broker

ralvarez2@verizon.net

(760) 224-9283



410 S Melrose Dr • The Atrium

513 - 23,292 SF • For Lease • Office • Vista Submarket • Vista, CA 92081

Listing Details

Available Size	513 - 23,292 SF
Asking Rent	\$2.35 - 2.50/SF/month
Total Asking Rent	\$1,206 - 9,695/month
Service Type	Plus Electric
Occupancy	Multiple
Lease Type	Direct
Term	Negotiable
Time On Market	5 Years 1 Month



Leasing Highlights

- Complete renovations including exteriors, landscaping, common areas, restrooms and new spec suites make the Atrium Vista's Best Value Office Complex
- Located in one of North San Diego County's premiere business locations directly across the street from the North County Superior Court Complex.
- Unparalleled signage opportunities with exposure to South Melrose Drive (average traffic counts of approximately 32,875 cars per day).
- Extensive renovations are nearing completion to make The Atrium one of Vista's most desirable office projects
- Approximately 300,000 square feet of walkable retail amenities around the Property
- Located in one of North San Diego County's premiere business locations directly across the street from the North County Superior Court Complex.
- High speed internet access through Cox Communications
- Flexible lease terms & TI packages available
- Offers visibility and easy access to the freeway being less than 1/4 mile from the Melrose Drive exit off Hwy 78.
- 345 surface parking spaces, reflecting an overall parking ratio of 4.05 spaces per 1,000 square feet of usable area.
- It offers visibility and easy access to the freeway being less than 1/4 mile from the Melrose Drive exit off Hwy 78
- Available suites ranging from 150 to 14,000 SF
- Approx 300,000 square feet of walkable retail amenities.

Available Spaces

Address	Floor	Suite	Use	Type	SF Avail	SF Flo- or Con- tig	SF Bldg Contig	Rent	Occupancy	Term
380 S Melrose Dr • The Atrium	P 1st	100	Office	Direct	3,878	3,878	3,878	\$2.50 +- ELEC	Immediately	Nego- tiable
CBRE: Chris Williams (858) 761-7376, Victoria Soto (661) 342-9917 Ground floor space, currently 100% open office with a private double door entry.										
380 S Melrose Dr • The Atrium	P 1st	102	Office	Direct	1,517	1,517	1,517	\$2.35 +- ELEC	Immediately	Nego- tiable
CBRE: Chris Williams (858) 761-7376, Victoria Soto (661) 342-9917 Suite features open office area, open break area and 2 private offices on the ground floor.										
380 S Melrose Dr • The Atrium	P 2nd	209	Office	Direct	2,297	2,297	2,297	\$2.35 +- ELEC	Oct 2026	Nego- tiable
CBRE: Chris Williams (858) 761-7376, Victoria Soto (661) 342-9917 Suite features 4 private offices, reception area, open break area, a conference room, and open office area.										
380 S Melrose Dr • The Atrium	P 4th	403	Office	Direct	513	513	513	\$2.35 +- ELEC	Immediately	Nego- tiable



410 S Melrose Dr • The Atrium

513 - 23,292 SF • For Lease • Office • Vista Submarket • Vista, CA 92081

Available Spaces (Continued)

Address	Floor	Suite	Use	Type	SF Avail	SF Flo- or Con- tig	SF Bldg Contig	Rent	Occupancy	Term
CBRE: Chris Williams (858) 761-7376, Victoria Soto (661) 342-9917										
Suite features reception area, coffee bar area, and a private office.										
380 S Melrose Dr • The Atrium	P 4th	405	Office	Direct	829	829	829	\$2.35 +- ELEC	Immediately	Nego- tiable
CBRE: Chris Williams (858) 761-7376, Victoria Soto (661) 342-9917										
Suite features a reception area, 2 private offices, a conference room and a break area.										
400 S Melrose Dr	P 1st	104	Office	Direct	2,086	4,698	4,698	\$2.35 +- ELEC	Immediately	Nego- tiable
CBRE: Chris Williams (858) 761-7376, Victoria Soto (661) 342-9917										
In white box condition										
400 S Melrose Dr	P 1st	107	Office	Direct	2,612	4,698	4,698	\$2.35 +- ELEC	Immediately	Nego- tiable
CBRE: Chris Williams (858) 761-7376, Victoria Soto (661) 342-9917										
Space features 5 private offices, a conference room, 2 storage closets, break room, and open office area.										
410 S Melrose Dr	P 1st	106	Office	Direct	848	848	848	\$2.35 +- ELEC	30 Days	Nego- tiable
CBRE: Chris Williams (858) 761-7376, Victoria Soto (661) 342-9917										
Suite features two private offices and a storage room.										
410 S Melrose Dr	P 2nd	200	Office	Direct	2,236	2,236	2,236	\$2.35 +- ELEC	Immediately	Nego- tiable
CBRE: Chris Williams (858) 761-7376, Victoria Soto (661) 342-9917										
Suite features a reception area, 5 exam rooms, open office areas, storage room, and a break area.										
410 S Melrose Dr	P 2nd	203	Office	Direct	1,334	1,334	1,334	\$2.35 +- ELEC	Immediately	Nego- tiable
CBRE: Chris Williams (858) 761-7376, Victoria Soto (661) 342-9917										
Suite features a reception area, 3 private offices, and a break area.										
410 S Melrose Dr	P 2nd	207	Office	Direct	3,388	3,388	3,388	\$2.35 +- ELEC	Immediately	Nego- tiable
CBRE: Chris Williams (858) 761-7376, Victoria Soto (661) 342-9917										
Suite features a reception area, 3 private offices, and a break area.										
410 S Melrose Dr	P 2nd	216	Office	Direct	1,754	1,754	1,754	\$2.35 +- ELEC	Immediately	Nego- tiable
CBRE: Chris Williams (858) 761-7376, Victoria Soto (661) 342-9917										
Suite features 3 private offices, storage room, open break area, and a storage room.										

Property Overview

Extensive renovations are nearing completion to make The Atrium one of Vista's most desirable office projects (Scheduled for May 2018)

Flexible lease terms & TI packages available

102,147 SF, 3-bldg multi-tenant office project

Located in one of North San Diego County's premiere business locations directly across the street from the North County Superior Court Complex.

Approx 300,000 square feet of walkable retail amenities.

Offers visibility and easy access to the freeway being less than 1/4 mile from the Melrose Drive exit off Hwy 78.

Unparalleled signage opportunities with exposure to South Melrose Drive (average traffic counts of approximately 32,875 cars per day).



410 S Melrose Dr • The Atrium

513 - 23,292 SF • For Lease • Office • Vista Submarket • Vista, CA 92081

Property Overview (Continued)

City of Vista – Zoned Office Professional (OP)

345 surface parking spaces, reflecting an overall parking ratio of 4.05 spaces per 1,000 square feet of usable area.

High speed internet access through Cox Communications

Extensive renovations are nearing completion to make The Atrium one of Vista's most desirable office projects.

Flexible lease terms & TI packages available

102,147 SF, 3-bldg multi-tenant office project

Located in one of North San Diego County's premiere business locations directly across the street from the North County Superior Court Complex.

Approx 300,000 square feet of walkable retail amenities.

Offers visibility and easy access to the freeway being less than 1/4 mile from the Melrose Drive exit off Hwy 78.

Unparalleled signage opportunities with exposure to South Melrose Drive (average traffic counts of approximately 32,875 cars per day).

City of Vista – Zoned Office Professional (OP)

345 surface parking spaces, reflecting an overall parking ratio of 4.05 spaces per 1,000 square feet of usable area.

High speed internet access through Cox Communications

Building Details

Primary Property Type	Office	Typical Floor	12,615 SF
Building Class	B	Elevators	1
Year Built	1987	Parking	490 Spaces
Building Size	110,521 SF	Tenancy	Multi
Stories	2		

Contacts

Leasing Company



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www.cbre.com/

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Senior Vice President

Chris.Williams1@cbre.com

(858) 761-7376

Victoria Soto
Associate

victoria.soto@cbre.com

(661) 342-9917



1120 Sycamore Ave • Vista Business Park

1,794 - 7,258 SF • For Lease • Office • Vista Submarket • Vista, CA 92081



Listing Details

Available Size	1,794 - 7,258 SF
Asking Rent	\$0.99 - 1.15/SF/month
Total Asking Rent	\$2,063 - 3,494/month
Service Type	Modified Gross
Occupancy	Immediately
Lease Type	Direct
Term	Negotiable
Time On Market	1 Year 6 Months



Leasing Highlights

- Located within 1 mile of Highway 78
- Located on a signalized intersection
- Located among high-end uses
- Surrounded by lush landscaping & matured trees
- Strong Corporate Image
- Extensive glass-line and natural light throughout

Available Spaces

Floor	Suite	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
P 1st	1A	Office	Direct	1,794	1,794	1,794	\$1.15 MG	Immediately	Negotiable
Lee & Associates: Marko Dragovic (858) 531-4523, Isaac Little (760) 672-1041, Olivia Baffert (707) 223-8214									
Ground floor space immediately adjacent to parking area. Space consists of a reception, two private offices, breakroom, and open office area.									
P 1st	1D	Office	Direct	3,529	3,529	3,529	\$0.99 MG	Immediately	Negotiable
Lee & Associates: Marko Dragovic (858) 531-4523, Isaac Little (760) 672-1041, Olivia Baffert (707) 223-8214									
Ground floor office suite with extensive glass-line, mixture of private offices, bullpen area, meeting room and kitchen.									
P 2nd	2B	Office	Direct	1,935	1,935	1,935	\$1.15 MG	Immediately	Negotiable
Lee & Associates: Marko Dragovic (858) 531-4523, Isaac Little (760) 672-1041, Olivia Baffert (707) 223-8214									
Creative office space, exposed ceilings, two private offices, large open bullpen area and abundant natural light with extensive glassline									

Property Overview

1120 Sycamore Ave is located within the prestigious Vista Business Park which lies in the center of the North San Diego County Industrial hub. Vista is approximately 10 miles inland, 30 miles North of San Diego, and strategically located with close proximity to Carlsbad, Oceanside, San Marcos & Escondido. The Vista Industrial market consists of nearly 14,000,000 square feet of industrial & flex space, accounting for approximately 25% of the total North County industrial market. With a vacancy rate dropping below 4%, Vista continues to thrive as San Diego Counties' tightest submarket. Major companies like Watkins Manufacturing, McCain Traffic, Killion Industries, Datron, Polaris Pools & over a dozen local breweries are headquartered in the Vista submarket. Vista's central North county location and lack of developable land will continue to strengthen the demand for industrial space in the area.



1120 Sycamore Ave • Vista Business Park

1,794 - 7,258 SF • For Lease • Office • Vista Submarket • Vista, CA 92081



Building Details

Primary Property Type	Flex	Cranes	None
Secondary Type	Light Manufacturing	Docks	None
CoStar Rating	★ ★ ☆ ☆ ☆	Drive Ins	6 tot./8' w x 12' h
Building Class	B	Parking	101 Spaces
Year Built	1986	Levelators	None
Building Size	27,893 SF	Sprinklers	Yes
Ceiling Height	20'		

Contacts

Leasing Company



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(760) 672-1041

Olivia Baffert
Associate

obaffert@lee-associates.com

(707) 223-8214



1020 S Santa Fe Ave

1,725 - 4,205 SF • For Lease • Office • Vista Submarket • Vista, CA 92084



Listing Details

Available Size	1,725 - 4,205 SF
Asking Rent	\$1.65/SF/month
Total Asking Rent	\$2,846 - 4,092/month
Service Type	Full Service
Occupancy	Immediately
Lease Type	Direct
Term	Negotiable
Time On Market	5 Years 2 Months



Leasing Highlights

No Data Available

Available Spaces

Floor	Suite	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
P 2nd	E	Office	Direct	1,725	1,725	1,725	\$1.65 FS	Immediately	Negotiable
CDC Commercial, Inc.: Nick Zech (858) 232-2100, Matt Orth (858) 736-1337, Don Zech (858) 486-9999									
Enclosed gated entrance.									
P 2nd	K	Office	Direct	2,480	2,480	2,480	\$1.65 FS	Immediately	Negotiable
CDC Commercial, Inc.: Nick Zech (858) 232-2100, Matt Orth (858) 736-1337, Don Zech (858) 486-9999									
Enclosed gated entrance.									

Property Overview

Attractive two-story office building. Easy freeway accessibility. Close to many amenities, eateries, and downtown Vista. Can assemble 1,965 sf. Located bear busy intersection of S Santa Fe and Escondido Ave. Easy access to Hwy 78.

Building Details

Primary Property Type	Office	Stories	2
CoStar Rating	★ ★ ☆ ☆ ☆	Typical Floor	5,750 SF
Building Class	C	Elevators	Yes
Year Built	1981	Parking	25 Spaces
Building Size	11,500 SF	Tenancy	Multi



1020 S Santa Fe Ave

1,725 - 4,205 SF • For Lease • Office • Vista Submarket • Vista, CA 92084



Contacts

Leasing Company



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(858) 736-1337

Don Zech
Founder

dzech@cdccommercial.com

(858) 486-9999



Listing Details

Available Size	400 - 1,840 SF
Asking Rent	\$1.80/SF/month
Total Asking Rent	\$720 - 2,592/month
Service Type	Plus Utilities and Cleaning
Occupancy	Immediately
Lease Type	Direct
Term	Negotiable
Time On Market	3 Years 11 Months



Leasing Highlights

- Central Location in North County
- Flexible Floorplans
- Restaurant within Plaza Area
- Visible to Hwy 78
- Revitalized Common Areas
- Signalized Main Entrance to Plaza

Available Spaces

Floor	Suite	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
P 1st	102/103	Office	Direct	1,440	1,440	1,440	\$1.80 +U&CH	Immediately	Negotiable
Lee & Associates: Christian Thompson (760) 814-4696, Trent France (760) 845-0358									
P 1st	106	Office	Direct	400	400	400	\$1.80 +U&CH	Immediately	Negotiable
Lee & Associates: Christian Thompson (760) 814-4696, Trent France (760) 845-0358									

Property Overview

No Data Available

Building Details

Primary Property Type	Office	Typical Floor	8,173 SF
CoStar Rating	★★★★☆	Elevators	2
Building Class	C	Parking	65 Spaces
Year Built	1978	Tenancy	Multi
Building Size	32,694 SF	Slab to Slab	10'
Stories	4		



550 W Vista Way • Melrose Plaza Office Park

400 - 1,840 SF • For Lease • Office • Vista Submarket • Vista, CA 92083



Contacts

Leasing Company



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Principal

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S Melrose Dr • Melrose Square

2,700 SF • For Lease • Retail • Vista Submarket • Vista, CA 92081



Listing Details

Available Size	2,700 SF
Asking Rent	Not Disclosed
Service Type	TBD
Occupancy	Immediately
Lease Type	Direct
Term	Negotiable
Time On Market	1 Month 11 Days



Leasing Highlights

No Data Available

Available Spaces

Floor	Suite	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
P 1st	106/107	Retail	Direct	2,700	2,700	2,700	Not Disclosed	Immediately	Negotiable

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

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

Lee & Associates Commercial Real Estate Service: Joanna Zirbes, CCIM (909) 322-4314

Property Overview

No Data Available

Shopping Center Details

Center	Melrose Square	Available Spaces	1
Type	Strip Center	Percent Leased	81.5%
GLA	14,605 SF	Parking	40 Surface Spaces
Number of Properties	2	Land Area	1.76 AC / 76,666 SF
Floors	1	Year Built	2010
Retail Available	2,700 SF		

Contacts

Leasing Company



COMMERCIAL REAL ESTATE SERVICES

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S Melrose Dr • Melrose Square

2,700 SF • For Lease • Retail • Vista Submarket • Vista, CA 92081



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895-897 E Vista Way • Vale Terrace 7-Eleven Center

700 SF • For Lease • Retail • Vista Submarket • Vista, CA 92084



Listing Details

Available Size	700 SF
Asking Rent	Not Disclosed
Service Type	Negotiable
Occupancy	Immediately
Lease Type	Direct
Term	Negotiable
Time On Market	1 Month 18 Days



Leasing Highlights

- Anchored by 7-Eleven at a busy signalized intersection.
- Strong national co-tenancy nearby including Family Dollar and CVS.
- Ample parking in a highly active trade area.
- Located along E Vista Way retail corridor with ±40,000 daily vehicles.
- Pylon signage available with convenient ingress and egress.

Available Spaces

Floor	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
P 1st	Retail	Direct	700	700	700	Not Disclosed	Immediately	Negotiable

Retail Insite: Brian Pyke (619) 504-6503

This 700 SF space offers excellent visibility within a 7-Eleven anchored shopping center on E Vista Way. Positioned at a signalized intersection with pylon signage options, the suite provides easy ingress and egress for customers. Its location benefits from heavy traffic counts and proximity to recognized national retailers, supporting strong customer flow and retail synergy for tenants.

Property Overview

895 E Vista Way is a retail property strategically positioned along one of North County San Diego's most prominent retail corridors. The center enjoys high visibility at a signalized intersection, drawing strong traffic from ±40,000 cars per day along E Vista Way. Anchored by 7-Eleven, the property benefits from consistent foot traffic and a robust national co-tenancy, including brands such as Family Dollar, Albertsons, and CVS in the surrounding area. The building offers convenient access with easy ingress and egress, supported by pylon signage options to enhance exposure. Its placement within a dynamic retail trade area ensures proximity to major consumer destinations and strong household demographics, making it a highly active hub for local shoppers. The property design and layout support a range of retail uses, with ample parking and visibility that enhances long-term tenancy potential for businesses looking to capitalize on this thriving Vista location.

Shopping Center Details

Center	Vale Terrace 7-Eleven Center	Available Spaces	1
Type	Strip Center	Percent Leased	86.7%
GLA	5,260 SF	Frontage	177' on E Vista Way (with 1 curb cut), 153' on E. Vista Way
Number of Properties	1	Parking	20 Surface Spaces
Floors	1	Land Area	0.45 AC / 19,602 SF
Retail Available	700 SF	Year Built	1982



895-897 E Vista Way • Vale Terrace 7-Eleven Center

700 SF • For Lease • Retail • Vista Submarket • Vista, CA 92084



Contacts

Leasing Company



**RETAIL
INSITE**
COMMERCIAL REAL ESTATE

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Retail Partner

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Retail Insite

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Solana Beach, CA 92075 USA
(858) 523-2090
riretail.com/



867 Sycamore Ave

3,326 SF • For Lease • Retail • Vista Submarket • Vista, CA 92081



Listing Details

Available Size	3,326 SF
Asking Rent	Not Disclosed
Service Type	Plus Utilities and Cleaning
Occupancy	Immediately
Lease Type	Direct
Term	Negotiable
Time On Market	2 Months 17 Days



Leasing Highlights

No Data Available

Available Spaces

Floor	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
E 1st	Retail	Direct	3,326	3,326	3,326	Not Disclosed	Immediately	Negotiable

Kidder Mathews: Mary Kay Bier (858) 232-0293

Preschool/Day Care.

Property Overview

No Data Available

Building Details

Primary Property Type	Retail	Stories	1
Secondary Type	Day Care Center	Typical Floor	3,326 SF
CoStar Rating	★ ★ ☆ ☆ ☆	Frontage	85' on Sycamore Ave (with 1 curb cut)
Building Class	C	Parking	16 Spaces
Year Built	2010	Tenancy	Multi
Building Size	3,326 SF		

Contacts

Leasing Company



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kidder.com/about/

Mary Kay Bier
First Vice President

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(858) 232-0293



124 Hanes Pl

1,450 SF • For Lease • Retail • Vista Submarket • Vista, CA 92084



Listing Details

Available Size	1,450 SF
Asking Rent	Not Disclosed
Service Type	Triple Net
Occupancy	Immediately
Lease Type	Direct
Term	Negotiable
Time On Market	2 Months 22 Days



Leasing Highlights

No Data Available

Available Spaces

Floor	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
P 1st	Retail	Direct	1,450	1,450	1,450	Not Disclosed	Immediately	Negotiable

Next Wave Commercial: Paul Ahern (415) 939-6860

KEY MONEY TRANSACTION - \$175,000

Opportunity to purchase legacy restaurant location downtown Vista – available for the first time in over 40 years!

Fully equipped premises featuring indoor/outdoor seating, two hood systems, and beer & wine license.

Classic diner charm: Step inside and you'll feel like you've gone back in time to a place where service matters.

Located in the heart of downtown Vista – a vibrant community hub with dining, live music, shopping, and plenty of events.

Easy access and RARE dedicated parking make this establishment a convenient stop for locals, tourists, and visitors alike.

Size: Approx 1,450 SF + Patio & Storage

Rent: \$3,600/month plus NNN

Lease: New Lease

ABC License: Type 41 (Beer & Wine)

Asking Price: \$175,000

Contact Broker for more information

Property Overview

No Data Available



124 Hanes Pl

1,450 SF • For Lease • Retail • Vista Submarket • Vista, CA 92084



Building Details

Primary Property Type	Retail	Stories	1
Secondary Type	Freestanding	Typical Floor	2,915 SF
CoStar Rating	★ ★ ☆ ☆ ☆	Frontage	32' on Hanes Pl
Building Class	C	Parking	6 Spaces
Year Built	2000	Tenancy	Multi
Building Size	2,915 SF		

Contacts

Leasing Company



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2095 W Vista Way

1,346 - 27,309 SF • For Lease • Office/Medical • Vista Submarket • Vista, CA 92083



Listing Details

Available Size	1,346 - 27,309 SF
Asking Rent	Not Disclosed
Service Type	TBD
Occupancy	Immediately
Lease Type	Direct
Term	Negotiable
Time On Market	2 Months 23 Days



Leasing Highlights

No Data Available

Available Spaces

Floor	Suite	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
P 1st	107	Office/Med-ical	Direct	2,287	2,287	2,287	Not Disclosed	Immediately	Negotiable
Colliers: Ryan Foley (619) 493-5657, Myles Martinez (858) 352-8952									
P 2nd	212	Office/Med-ical	Direct	1,346	1,346	1,346	Not Disclosed	Immediately	Negotiable
Colliers: Ryan Foley (619) 493-5657, Myles Martinez (858) 352-8952									
P 2nd	213	Office/Med-ical	Direct	1,475	1,475	1,475	Not Disclosed	Immediately	Negotiable
Colliers: Ryan Foley (619) 493-5657, Myles Martinez (858) 352-8952									
P 2nd	214	Office/Med-ical	Direct	1,475	1,475	1,475	Not Disclosed	Immediately	Negotiable
Colliers: Ryan Foley (619) 493-5657, Myles Martinez (858) 352-8952									
P 2nd	215	Office/Med-ical	Direct	1,504	1,504	1,504	Not Disclosed	Immediately	Negotiable
Colliers: Ryan Foley (619) 493-5657, Myles Martinez (858) 352-8952									
P 2nd	217	Office/Med-ical	Direct	2,501	2,501	2,501	Not Disclosed	Immediately	Negotiable
Colliers: Ryan Foley (619) 493-5657, Myles Martinez (858) 352-8952									
P 2nd	219	Office/Med-ical	Direct	1,347	1,347	1,347	Not Disclosed	Immediately	Negotiable
Colliers: Ryan Foley (619) 493-5657, Myles Martinez (858) 352-8952									
P 2nd	220	Office/Med-ical	Direct	1,490	1,490	1,490	Not Disclosed	Immediately	Negotiable
Colliers: Ryan Foley (619) 493-5657, Myles Martinez (858) 352-8952									
P 2nd	221	Office/Med-ical	Direct	2,002	2,002	2,002	Not Disclosed	Immediately	Negotiable
Colliers: Ryan Foley (619) 493-5657, Myles Martinez (858) 352-8952									



2095 W Vista Way

1,346 - 27,309 SF • For Lease • Office/Medical • Vista Submarket • Vista, CA 92083



Property Overview

No Data Available

Building Details

Primary Property Type	Office	Building Size	28,037 SF
Secondary Type	Medical	Stories	2
CoStar Rating	★ ★ ★ ☆ ☆	Typical Floor	14,019 SF
Building Class	B	Parking	141 Spaces
Year Built	1982	Tenancy	Multi

Contacts

Leasing Company



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(858) 352-8952



3211-3295 Business Park Dr • Vista Palomar Park

800 - 12,459 SF • For Lease • Retail • Carlsbad Submarket • Vista, CA 92081

Listing Details

Available Size	800 - 12,459 SF
Asking Rent	Not Disclosed
Service Type	TBD
Occupancy	Immediately
Lease Type	Direct
Term	Negotiable
Time On Market	3 Months 28 Days



Leasing Highlights

- Centrally located between Carlsbad, San Marcos, and Vista.
- Local, regional and national brands such as Starbucks, 7-11, Jack in the Box, Ichiban Japanese, My Gym, Star Nail Salon, Poke Jaws.
- Affluent residential neighborhoods driving evening and weekend traffic.
- Strategically next to a dense business park corridor with immediate access to 100,000+ daytime employees.
- Prominent street frontage with 32,200 avg daily traffic.

Available Spaces

Address	Floor	Suite	Use	Type	SF Avail	SF Flo- or Con- tig	SF Bldg Contig	Rent	Occupancy	Term
3211 Business Park Dr	P 1st	3211-1	Retail	Direct	3,250	3,250	3,250	Not Dis- closed	Immediately	Nego- tiable

Pacific Coast Commercial: Marc Karren (760) 803-5363, Ethan Park (760) 978-8053, Christina Cha (410) 303-5520

Prominent end-cap space, formerly occupied by Wells Fargo, features extensive window lining that provides natural light and high visibility to passing traffic. The versatile footprint and glass-lined exterior offer significant potential for medical or dental office conversion. Potential to combine with Suite 3211-2.

Lease Rate: Contact Agents for Lease Details

3211 Business Park Dr	P 1st	3211-2	Retail	Direct	800	800	800	Not Dis- closed	Immediately	Nego- tiable
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Pacific Coast Commercial: Marc Karren (760) 803-5363, Ethan Park (760) 978-8053, Christina Cha (410) 303-5520

Currently configured with an open-concept layout, this efficient space is well-suited for a variety of boutique retail, service-oriented, or fitness uses. Potential to combine with Suite 3211-1.

Lease Rate: Contact Agents for Lease Details

3211 Business Park Dr	P 1st	3211-- B3	Retail	Direct	2,484	2,484	2,484	Not Dis- closed	Immediately	Nego- tiable
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Pacific Coast Commercial: Marc Karren (760) 803-5363, Ethan Park (760) 978-8053, Christina Cha (410) 303-5520

Turnkey 2,484 SF 2nd-generation coffee shop featuring existing cafe infrastructure for a fast launch. This highly versatile layout includes approximately 800 SF of separate, walled-off open area, perfect for a private event room. The space can be demised to fit smaller footprints. Ideal for a cafe, coffee shop, specialty retailer, or food use looking for a highly adaptable layout.

3225 Business Park Dr	P 1st	3225-1	Retail	Direct	3,564	3,564	3,564	Not Dis- closed	Immediately	Nego- tiable
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Pacific Coast Commercial: Marc Karren (760) 803-5363, Ethan Park (760) 978-8053, Christina Cha (410) 303-5520



3211-3295 Business Park Dr • Vista Palomar Park

800 - 12,459 SF • For Lease • Retail • Carlsbad Submarket • Vista, CA 92081

Available Spaces (Continued)

Address	Floor	Suite	Use	Type	SF Avail	SF Flo- or Con- tig	SF Bldg Contig	Rent	Occupancy	Term
Fully equipped 3,564 SF 2nd-generation restaurant featuring an existing hood and grease trap for a seamless transition. Currently occupied by the Brunch Point, the space features an open front and a dedicated outdoor patio area for dining.										
3225 Business Park Dr	P 1st	3225-2	Retail	Direct	2,361	2,361	2,361	Not Dis- closed	Immediately	Nego- tiable

Pacific Coast Commercial: Marc Karren (760) 803-5363, Ethan Park (760) 978-8053, Christina Cha (410) 303-5520

Glass-lined suite offering an open floor plan with strong potential for restaurant conversion or fitness use. The location includes existing plumbing, a nearby grease interceptor, and access to significant patio space and an outdoor grass area.

Lease Rate: Contact Agents for Lease Details

Property Overview

The HUB at Vista Palomar Park
± 27,650 SF Neighborhood Retail Center

Property Overview

Vista Palomar Park is a neighborhood retail center located along the busy Palomar Airport Road corridor in Vista, serving nearby residential communities and business parks. The property offers strong visibility and convenient access, attracting steady local and commuter traffic. Its mix of retail, dining, and service tenants makes it a convenient everyday shopping destination for the surrounding area.

Property Highlights

- Centrally located between Carlsbad, San Marcos, and Vista.
- Strategically next to a dense business park corridor with immediate access to 100,000+ daytime employees.
- Positioned adjacent several affluent neighborhoods
- Strong weekday breakfast, lunch and services demand from business park corridor makes for dual customer base.
- Affluent residential neighborhoods driving evening and weekend traffic.
- Curated tenant mix: food, wellness, and service-oriented tenants.
- Local, regional and national brands such as Starbucks, 7-11, Jack in the Box, Ichiban Japanese, My Gym, Star Nail Salon, Poke Jaws.
- Designed to support daily visits and cross-shopping.
- Prominent street frontage with 32,200 avg daily traffic.
- Easy access at signalized corner.
- Abundant parking directly in front of tenants.
- Adjacent high traffic locations include Target, San Marcos High School, Carlsbad Airport, Lowes, and more.

Shopping Center Details

Center	Vista Palomar Park	Available Spaces	7
Type	Neighborhood Center	Percent Leased	65.5%
GLA	40,793 SF	Frontage	600' on Palomar Airport Road
Number of Properties	9	Parking	275 Surface Spaces
Floors	1	Land Area	8.73 AC / 380,280 SF
Retail Available	14,071 SF	Year Built	1999



3211-3295 Business Park Dr • Vista Palomar Park

800 - 12,459 SF • For Lease • Retail • Carlsbad Submarket • Vista, CA 92081

Contacts

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603-619 Sycamore Ave • Vista Paint Plaza

1,400 - 11,500 SF • For Lease • Retail • Vista Submarket • Vista, CA 92083



Listing Details

Available Size	1,400 - 11,500 SF
Asking Rent	Not Disclosed
Service Type	TBD
Occupancy	Immediately
Lease Type	Direct
Term	Negotiable
Time On Market	3 Months 29 Days



Leasing Highlights

No Data Available

Available Spaces

Floor	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
P 1st	Retail	Direct	1,400 - 11,500	11,500	11,500	Not Disclosed	Immediately	Negotiable

Inland Pacific: Shayan Bahri (818) 292-4657, Aidan James (781) 879-2872

Call for rate

Property Overview

No Data Available

Building Details

Primary Property Type	Retail	Stories	2
Secondary Type	Storefront	Typical Floor	23,000 SF
CoStar Rating	★ ★ ★ ☆ ☆	Elevators	None
Building Class	B	Parking	45 Spaces
Year Built	1985	Tenancy	Multi
Building Size	23,000 SF		

Contacts

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1450-1470 N Santa Fe Ave • Santa Fe Crossroads

640 SF • For Lease • Retail • Vista Submarket • Vista, CA 92083



Listing Details

Available Size	640 SF
Asking Rent	Not Disclosed
Service Type	TBD
Occupancy	Immediately
Lease Type	Direct
Term	Negotiable
Time On Market	3 Months 28 Days



Leasing Highlights

- High Traffic Signalized Intersection (40,000+ Cars / Day)
- Monument Signage
- Ample Parking
- Adjacent to McDonalds

Available Spaces

Floor	Suite	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
P 1st	O	Retail	Direct	640	640	640	Not Disclosed	Immediately	Negotiable

Pacific Coast Commercial: Ethan Park (760) 978-8053, Marc Karren (760) 803-5363, Christina Cha (410) 303-5520

Suite O: ± 640 SF

High Traffic Signalized Intersection (40,000+ Cars / Day)

Monument Signage

Ample Parking

Contact Agent for Lease Details

Adjacent to McDonalds

Property Overview

Positioned at the high-visibility, signalized intersection of N. Santa Fe Avenue and W. Bobier Drive, this premier Vista retail location offers exceptional stability and long-term investment appeal. The center sits along a major commercial corridor with traffic counts exceeding 40,000 vehicles per day, benefiting from strong surrounding tenant synergy and a rare infill position in a high-barrier Southern California market. The property is anchored by a McDonald's outparcel (NAP) and is surrounded by nationally recognized retailers including Stater Bros., CVS, and AutoZone, driving consistent consumer activity and reinforcing the site's retail strength.

Vista continues to experience rapid redevelopment and population growth, supported by excellent demographics with more than 238,000 residents and average household incomes above \$113,000 within a five-mile radius. The area's transformation is further propelled by nearby residential projects such as the 305-unit Persea Luxury Apartments and over 100 additional units under construction within one mile. Immediate access to CA-78—just two miles away—provides seamless connectivity to Interstates 5 and 15, linking the property to San Diego, Orange County, and the Inland Empire.



1450-1470 N Santa Fe Ave • Santa Fe Crossroads

640 SF • For Lease • Retail • Vista Submarket • Vista, CA 92083



Shopping Center Details

Center	Santa Fe Crossroads	Available Spaces	1
Type	Strip Center	Percent Leased	97.3%
GLA	23,630 SF	Frontage	406' on N Santa Fe Ave (with 1 curb cut)
Number of Properties	3	Parking	194 Surface Spaces
Floors	1	Land Area	2.94 AC / 128,192 SF
Retail Available	640 SF	Year Built	1987

Contacts

Leasing Company



**PACIFIC COAST
COMMERCIAL**
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(410) 303-5520



710-790 Sycamore Ave • Shadowridge Plaza

832 - 7,118 SF • For Lease • Retail • Vista Submarket • Vista, CA 92083

Listing Details

Available Size	832 - 7,118 SF
Asking Rent	Not Disclosed
Service Type	TBD
Occupancy	Multiple
Lease Type	Direct
Term	Negotiable
Time On Market	6 Months 28 Days



Leasing Highlights

No Data Available

Available Spaces

Address	Floor	Suite	Use	Type	SF Avail	SF Flo- or Con- tig	SF Bldg Contig	Rent	Occupancy	Term
730 Sycamore Ave	P 1st	102	Retail	Direct	832	832	832	Not Dis- closed	30 Days	Nego- tiable
Lee & Associates: Victor Aquilina (858) 663-6466 Lee & Associates Commercial Real Estate Service: Joanna Zirbes, CCIM (909) 322-4314										
730 Sycamore Ave	P 1st	103	Retail	Direct	986	986	986	Not Dis- closed	30 Days	Nego- tiable
Lee & Associates: Victor Aquilina (858) 663-6466 Lee & Associates Commercial Real Estate Service: Joanna Zirbes, CCIM (909) 322-4314										
730 Sycamore Ave	P 1st	104	Retail	Direct	950	950	950	Not Dis- closed	30 Days	Nego- tiable
Lee & Associates: Victor Aquilina (858) 663-6466 Lee & Associates Commercial Real Estate Service: Joanna Zirbes, CCIM (909) 322-4314 YouTube Link: https://youtube.com/shorts/EuDxDt-kxGY?si=CuW45gxUga3KiyEO										
770 Sycamore Ave	P 1st	120	Retail	Direct	1,200	1,200	1,200	Not Dis- closed	Immediately	Nego- tiable
Lee & Associates: Victor Aquilina (858) 663-6466 Lee & Associates Commercial Real Estate Service: Joanna Zirbes, CCIM (909) 322-4314										
770 Sycamore Ave	P 1st	123	Retail	Direct	1,500	1,500	1,500	Not Dis- closed	Immediately	Nego- tiable
Lee & Associates: Victor Aquilina (858) 663-6466 Lee & Associates Commercial Real Estate Service: Joanna Zirbes, CCIM (909) 322-4314										
790 Sycamore Ave	P 1st	125	Retail	Direct	1,650	1,650	1,650	Not Dis- closed	Immediately	Nego- tiable
Lee & Associates: Victor Aquilina (858) 663-6466 Lee & Associates Commercial Real Estate Service: Joanna Zirbes, CCIM (909) 322-4314										



710-790 Sycamore Ave • Shadowridge Plaza

832 - 7,118 SF • For Lease • Retail • Vista Submarket • Vista, CA 92083

Property Overview

No Data Available

Shopping Center Details

Center	Shadowridge Plaza	Retail Available	7,118 SF
Type	Neighborhood Center	Available Spaces	6
GLA	126,192 SF	Percent Leased	96.6%
Anchor GLA	58,196 SF	Parking	638 Surface Spaces
Anchor Tenant	Big 5 Sporting Goods, Stater Bros. Markets	Land Area	12.9 AC / 561,924 SF
Number of Properties	7	Year Built	1987
Floors	1		

Contacts

Leasing Company



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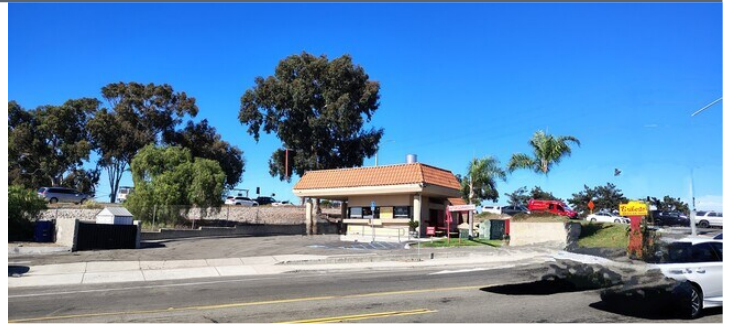
1805 Hacienda Dr

719 SF • For Lease • Retail • Vista Submarket • Vista, CA 92081



Listing Details

Available Size	719 SF
Asking Rent	Not Disclosed
Service Type	TBD
Occupancy	90 Days
Lease Type	Direct
Term	Negotiable
Time On Market	1 Year



Leasing Highlights

No Data Available

Available Spaces

Floor	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
E 1st	Retail	Direct	719	719	719	Not Disclosed	90 Days	Negotiable

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

Property Overview

This is a stand-alone commercial building in a high-traffic retail area of Vista, just off Highway 78. The space is approximately 719 square feet and was previously used as a drive-thru fast-food location, making it ideal for a coffee shop, smoothie bar, or other quick-service business.

Existing drive-thru setup

Excellent street visibility and signage

Located near major retailers

Easy freeway access (Highway 78)

Originally built in 1992 and renovated in 2005

Available now with NNN lease terms

This location offers strong visibility, heavy daily traffic, and a surrounding mix of national tenants—making it a great opportunity for small business operators or expanding brands.

Building Details

Primary Property Type	Retail	Building Size	719 SF
Secondary Type	Fast Food	Stories	1
CoStar Rating	★ ★ ☆ ☆ ☆	Typical Floor	719 SF
Building Class	B	Frontage	44' on Hacienda Dr (with 1 curb cut)
Year Built	1992	Tenancy	Multi



1805 Hacienda Dr

719 SF • For Lease • Retail • Vista Submarket • Vista, CA 92081



Contacts

Leasing Company



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(619) 442-9200
svnvanguard.com/



Listing Details

Available Size	1,920 SF
Asking Rent	Not Disclosed
Service Type	TBD
Occupancy	Immediately
Lease Type	Sublet
Term	Negotiable
Time On Market	4 Months 19 Days



Leasing Highlights

- Recent Improvements
- 45 Surface Parking Spaces
- Growing Submarket
- Monument Signage
- Signalized Intersection

Available Spaces

Floor	Suite	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
P 1st	A	Retail	Sublet	1,920	1,920	1,920	Not Disclosed	Immediately	Negotiable

Pacific Coast Commercial: Ethan Park (760) 978-8053, Marc Karren (760) 803-5363, Christina Cha (410) 303-5520

Turn-Key Restaurant and Asset Sale.

Contact Agent for Pricing.

Property Overview

No Data Available

Shopping Center Details

Center	Santa Fe Center	Available Spaces	4
Type	Strip Center	Percent Leased	100%
GLA	22,277 SF	Frontage	273' on S. Santa Fe Drive (with 1 curb cut)
Number of Properties	2	Parking	90 Surface Spaces
Floors	1	Land Area	2.44 AC / 106,286 SF
Retail Available	5,959 SF	Year Built	1990



Contacts

Leasing Company



**PACIFIC COAST
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1680-1688 Melrose Dr • Melrose Square

1,525 SF • For Lease • Retail • Vista Submarket • Vista, CA 92081



Listing Details

Available Size	1,525 SF
Asking Rent	Not Disclosed
Service Type	Triple Net
Occupancy	Immediately
Lease Type	Direct
Term	1 - 5 Years
Time On Market	2 Years 4 Months



Leasing Highlights

- This property sits on high exposure, South Melrose Dr.
- Location is minutes away from Buena Vista Park.
- The building is across the street from famous retailers like Dollar Tree, Citi Bank, and Chase Bank.
- The property is surrounded by numerous apartment complexes including the Shadowridge Country Club Apartments.

Available Spaces

Floor	Suite	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
P 1st	205	Retail	Direct	1,525	1,525	1,525	Not Disclosed	Immediately	1 - 5 Years

Cushman & Wakefield: Chad lafrate (760) 431-4234, Nash Johnson (760) 431-3831

1525sqft space. Front lobby area. Private office. Large open area with Mirrors along one wall. Storage area and restroom at rear of suite.

Property Overview

The Melrose Square is located on busy South Melrose Dr in Vista. This road is a major thoroughfare that connects Vista and Carlsbad. The shopping center is also across the street from the Rancho Buena Vista High School. There is a tremendous amount of traffic that drives by this center everyday. The suite is an end unit with great visibility. The previous tenant in this vacant space was Little Caesars Pizza. The suite would be an ideal location for a restaurant.

Shopping Center Details

Center	Melrose Square	Available Spaces	1
Type	Neighborhood Center	Percent Leased	95.8%
GLA	35,854 SF	Frontage	564' on Melrose Dr (with 2 curb cuts), Live Oak Rd
Number of Properties	3	Parking	397 Surface Spaces
Floors	1	Land Area	4.66 AC / 202,990 SF
Retail Available	1,525 SF	Year Built	1989



1680-1688 Melrose Dr • Melrose Square



1,525 SF • For Lease • Retail • Vista Submarket • Vista, CA 92081

Contacts

Leasing Company



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Sycamore Ave • Sycamore Terrace

890 - 1,788 SF • For Lease • Retail • Vista Submarket • Vista, CA 92083



Listing Details

Available Size	890 - 1,788 SF
Asking Rent	Not Disclosed
Service Type	Negotiable
Occupancy	30 Days
Lease Type	Direct
Term	Negotiable
Time On Market	4 Years 5 Months



Leasing Highlights

- Excellent access to major freeways: Hwy 78, 5, and 15
- positioned in Vista, one of San Diego's most vibrant and growing metropolitan areas

Available Spaces

Floor	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
P 1st	Retail	Direct	890	890	890	Not Disclosed	30 Days	Negotiable

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

US Property Trust: Alexander Arfsten (310) 275-8977

P 1st	Retail	Direct	898	898	898	Not Disclosed	30 Days	Negotiable
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CBRE: Reg Kobzi (619) 994-2817, Lane Robertson (619) 539-4767, Michael Peterson (858) 210-5235

US Property Trust: Alexander Arfsten (310) 275-8977

Property Overview

Strategically located off Hwy 78 and Sycamore, which equally splits the 5 and 15 freeways giving retailers strategic positioning in San Diego's north county. Strong Cities Strong State said this about the City of Vista, "Vista is a dynamic and energetic community with a rich history and a forward thinking vision for the future. Over the past few years, Vista has evolved into one of Southern California's most vibrant metropolitan areas. The city's centralized location, with respect to major transportation corridors, provides for a diversity of employment opportunities." Vista's industrial park is home to over 800 companies. Many of these businesses have relocated their headquarters, manufacturing, distribution and marketing facilities to this 1,600 acre park which creates a fantastic daytime population.

Shopping Center Details

Center	Sycamore Terrace	Available Spaces	2
Type	Strip Center	Percent Leased	100%
GLA	13,026 SF	Frontage	525' on Sycamore Ave (with 1 curb cut)
Number of Properties	2	Parking	84 Surface Spaces
Floors	1	Land Area	2.79 AC / 121,531 SF
Retail Available	1,788 SF	Year Built	2006



Sycamore Ave • Sycamore Terrace

890 - 1,788 SF • For Lease • Retail • Vista Submarket • Vista, CA 92083



Contacts

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Michael Peterson
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michael.peterson@cbre.com

(858) 210-5235



Listing Details

Available Size	2,438 SF
Asking Rent	Not Disclosed
Service Type	Triple Net
Occupancy	Immediately
Lease Type	Direct
Term	Negotiable
Time On Market	2 Years



Leasing Highlights

- The building is managed by new, expert ownership, ensuring top-tier service and maintenance.
- Tenants benefit from a generous 5.00 / 1,000 SF parking ratio, with ample spaces for both staff and visitors.

Available Spaces

Floor	Suite	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
P 2nd	202	Office/Medical	Direct	2,438	2,438	2,438	Not Disclosed	Immediately	Negotiable

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

Cold shell condition. Current plans include nine (9) dental exam rooms, two (2) offices, storage room, nurse station, break room, in suite restroom, reception, and waiting room. Option to use existing plans to combine with suite 202. Great option for any practice looking to build out their suite exactly to their specifications.

Property Overview

Located in Carlsbad, this property offers convenient access to major medical facilities and the North County 78 Corridor, ensuring easy connectivity for tenants. With prime signage opportunities on Sycamore Avenue, it's a high-visibility location for your business.

Building Details

Primary Property Type	Office	Building Size	13,727 SF
Secondary Type	Medical	Stories	2
CoStar Rating	★★★★☆	Typical Floor	6,864 SF
Building Class	B	Parking	46 Spaces
Year Built	2007	Tenancy	Multi



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Monet Castellino Sales Support Coordinator	monet.castellino@cbre.com	(619) 260-2252



1031-1033 S Santa Fe Ave • Santa Fe Center

885 - 4,039 SF • For Lease • Retail • Vista Submarket • Vista, CA 92083



Listing Details

Available Size	885 - 4,039 SF
Asking Rent	Not Disclosed
Service Type	TBD
Occupancy	30 Days
Lease Type	Direct
Term	Negotiable
Time On Market	5 Months 16 Days



Leasing Highlights

No Data Available

Available Spaces

Floor	Suite	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
P 1st	B	Retail	Direct	1,020	1,020	1,020	Not Disclosed	30 Days	Negotiable

Lee & Associates: Victor Aquilina (858) 663-6466, David Krohn (760) 405-1315

Second Gen Restaurant includes the following:

14 ft Type 1 Hood System

Grease Interceptor

Walk-in Cooler

Walk-in Freezer

ADA Compliant Restroom

P 1st	G	Retail	Direct	885	885	885	Not Disclosed	30 Days	Negotiable
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Lee & Associates: Victor Aquilina (858) 663-6466, David Krohn (760) 405-1315

P 1st	H	Retail	Direct	2,134	2,134	2,134	Not Disclosed	30 Days	Negotiable
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Lee & Associates: Victor Aquilina (858) 663-6466, David Krohn (760) 405-1315

Property Overview

No Data Available

Shopping Center Details

Center	Santa Fe Center	Available Spaces	4
Type	Strip Center	Percent Leased	100%
GLA	22,277 SF	Frontage	273' on S. Santa Fe Drive (with 1 curb cut)
Number of Properties	2	Parking	90 Surface Spaces
Floors	1	Land Area	2.44 AC / 106,286 SF
Retail Available	5,959 SF	Year Built	1990



1031-1033 S Santa Fe Ave • Santa Fe Center



885 - 4,039 SF • For Lease • Retail • Vista Submarket • Vista, CA 92083

Contacts

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161 Thunder Dr • Tri-City Medical Arts Building

643 - 4,902 SF • For Lease • Office/Medical • Vista Submarket • Vista, CA 92083



Listing Details

Available Size	643 - 4,902 SF
Asking Rent	Not Disclosed
Service Type	TBD
Occupancy	Immediately
Lease Type	Direct
Term	Negotiable
Time On Market	2 Years 10 Months



Leasing Highlights

- Monument signage to help amplify your brand in the North County San Diego community
- Easy access to major transportation routes, serving Vista, Oceanside, and the broader North County area.

Available Spaces

Floor	Suite	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
P 1st	104	Office/Medical	Direct	643	643	643	Not Disclosed	Immediately	Negotiable

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

Suite 104

- Space Available: 643 SF
- Suite Description: Waiting Room. In-Suite Restroom and 2 Exam Rooms.

P 1st	106	Office/Medical	Direct	2,683	2,683	2,683	Not Disclosed	Immediately	Negotiable
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MedWest Realty: Kellie Hill Galligan (858) 437-7294, Andrea Firtel (858) 337-8262

Suite 106

- Space Available: 2,683 SF
- Suite Description: Waiting Room. Reception/Admin. 6 Exam Rooms. 2 Doctor's Offices. 2 In-Suite Restrooms. Breakroom and 2 Storage Rooms.

Virtual Tour: <https://my.matterport.com/show/?m=xeKmdTV3zDA>

P 2nd	203	Office/Medical	Direct	812	812	812	Not Disclosed	Immediately	Negotiable
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MedWest Realty: Kellie Hill Galligan (858) 437-7294, Andrea Firtel (858) 337-8262

Suite 203

- Space Available: 812 SF
- Lease Rate: Call for details
- Lease Type: Call for details
- Suite Description: Open Build-out.

Floor Plan: <https://medwestrealty.com/wp-content/uploads/2023/09/Suite-203.jpg>

P 2nd	209	Office/Medical	Direct	764	764	764	Not Disclosed	Immediately	Negotiable
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MedWest Realty: Kellie Hill Galligan (858) 437-7294, Andrea Firtel (858) 337-8262

Available Spaces (Continued)

Floor	Suite	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
Suite 209									
• Space Available: 764 SF									
• Suite Description: Waiting Room. Reception/Admin. 3 Exam Rooms. In-Suite Restroom, and Nurses' Station.									

Virtual Tour: <https://my.matterport.com/show/?m=Q7fn5GBYHsB>

Property Overview

Tri-City Medical Arts Building
161 Thunder Drive, Vista, CA 92083

The Tri City Medical Arts building is located at 161 Thunder Drive in Vista, CA . This medical office building offers over 30,000 SF of prime medical office space across the street from the renowned Sharp Tri-City Medical Center. The building features multiple medical office suites with abundant window lines, multiple entrance options, and large open floorplans, providing an ideal environment for medical practices, Vista and Oceanside, part of the vibrant North County San Diego region, are known for their growing populations of young families and retirees, creating a strong demand for quality healthcare services. The North County San Diego region continues to see significant growth in the medical sector, making this location highly desirable for healthcare providers. With its strategic location, modern amenities, and proximity to a major medical center, 161 Thunder Drive is well-positioned to meet the needs of a growing and diverse population.

Property Features:

PRIME LOCATION

- Building is located across the street from Sharp Tri-City Medical Center, which is situated in Oceanside bordering Vista, California

VISIBILITY

- Monument signage to help amplify your brand in the North County San Diego community

AMPLE PARKING

- Ample retail-like parking with a drive-up and walk-in opportunity for patients and staff
- Parking provided at 6.5 / 1,000 RSF

MORE DETAILS: <https://medicalofficeproperty.com/property/161-thunder-drive-vista-ca/>

Building Details

Primary Property Type	Office	Stories	2
Secondary Type	Medical	Typical Floor	16,957 SF
CoStar Rating	★★★★★	Elevators	1
Building Class	C	Parking	220 Spaces
Year Built	1980	Tenancy	Multi
Building Size	33,914 SF	Slab to Slab	9'



161 Thunder Dr • Tri-City Medical Arts Building



643 - 4,902 SF • For Lease • Office/Medical • Vista Submarket • Vista, CA 92083

Contacts

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(858) 337-8262



25 Main St • Vista Village

801 - 34,813 SF • For Lease • Retail • Vista Submarket • Vista, CA 92083



Listing Details

Available Size	801 - 34,813 SF
Asking Rent	Not Disclosed
Service Type	Negotiable, TBD
Occupancy	Immediately
Lease Type	Direct
Term	Negotiable
Time On Market	7 Years 4 Months



Leasing Highlights

- Signage visible from California State Route 78

Available Spaces

Address	Floor	Suite	Use	Type	SF Avail	SF Flo- or Con- tig	SF Bldg Contig	Rent	Occupancy	Term
20 Main St • Vista Village Phase I-Bldg H	P 1st	119	Retail	Direct	1,800	1,800	1,800	Not Dis- closed	Immediately	Nego- tiable
JLL: Bryan Cunningham (858) 229-0233, Brian Quinn (619) 987-3397										
20 Main St • Vista Village Phase I-Bldg H	P 1st	120	Retail	Direct	1,704	1,704	1,704	Not Dis- closed	Immediately	Nego- tiable
JLL: Bryan Cunningham (858) 229-0233, Brian Quinn (619) 987-3397										
30 Main St • Vista Village Phase I-Bldg G	P 1st	108	Retail	Direct	801	801	801	Not Dis- closed	Immediately	Nego- tiable
JLL: Bryan Cunningham (858) 229-0233, Brian Quinn (619) 987-3397										
235 Vista Village Dr • Staples	P 1st	102	Retail	Direct	2,000	2,000	2,000	Not Dis- closed	Immediately	Nego- tiable
JLL: Bryan Cunningham (858) 229-0233, Brian Quinn (619) 987-3397										
235 Vista Village Dr • Staples	P 1st	103	Retail	Direct	1,652	1,652	1,652	Not Dis- closed	Immediately	Nego- tiable
JLL: Bryan Cunningham (858) 229-0233, Brian Quinn (619) 987-3397										
401 Vista Village Dr • Vista Village Phase I - J	P 1st	111	Retail	Direct	1,856	1,856	1,856	Not Dis- closed	Immediately	Nego- tiable
JLL: Bryan Cunningham (858) 229-0233, Brian Quinn (619) 987-3397										

Property Overview

- Vista Village is the area's premier, destination entertainment-focused shopping center with 235,299 sf of retail anchored by Cinepolis, Lowe's, Staples, Frazier Farms and Crunch Fitness.
- Serving the prosperous communities of Vista, Oceanside and North Carlsbad. The center offers direct access from four signalized entry points and features signage visible from California State Route 78.
- The Wave Waterpark is located within Vista Village.



25 Main St • Vista Village

801 - 34,813 SF • For Lease • Retail • Vista Submarket • Vista, CA 92083



Shopping Center Details

Center	Vista Village	Available Spaces	8
Type	Community Center	Percent Leased	85.1%
GLA	233,717 SF	Parking	821 Surface Spaces
Number of Properties	16	Land Area	55.95 AC / 2,437,084 SF
Floors	1	Year Built	2000
Retail Available	34,813 SF		

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2067 W Vista Way • Vista Medical Plaza

1,250 - 10,352 SF • For Lease • Office/Medical • Vista Submarket • Vista, CA 92083



Listing Details

Available Size	1,250 - 10,352 SF
Asking Rent	Not Disclosed
Service Type	Negotiable, TBD
Occupancy	Immediately
Lease Type	Direct
Term	Negotiable
Time On Market	4 Years 1 Month



Leasing Highlights

- One block from TriCity Hospital
- On-site pharmacy
- Energy efficient – all new lighting, motion sensors, advanced window tinting, new HVAC ducting
- Private, secured physician parking
- Ample parking with abundance of handicap spaces

Available Spaces

Floor	Suite	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
P 2nd	265	Office/Medical	Direct	1,250	1,250	1,250	Not Disclosed	Immediately	Negotiable

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

(Available - March 2026).

Property Overview

New monument signage on E Vista Way providing all tenants with visible signage from Highway 78. Newly renovated, and move-in ready Class "A" suites.

Building Details

Primary Property Type	Office	Stories	2
Secondary Type	Medical	Typical Floor	27,351 SF
CoStar Rating	★★★★☆	Elevators	None
Building Class	A	Parking	100 Spaces
Year Built	1986	Tenancy	Multi
Renovated	Aug 2020	Slab to Slab	10'
Building Size	54,703 SF		



2067 W Vista Way • Vista Medical Plaza

1,250 - 10,352 SF • For Lease • Office/Medical • Vista Submarket • Vista, CA 92083



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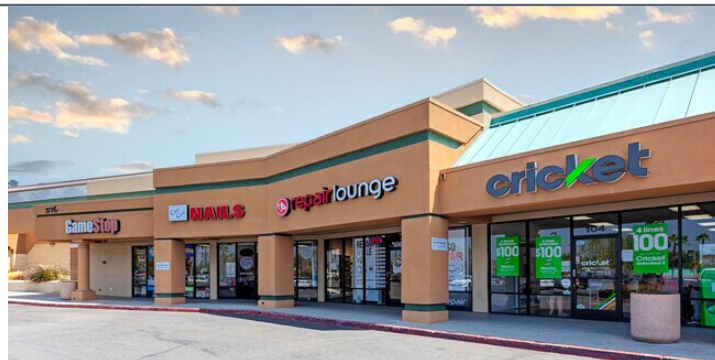
500-550 Hacienda Dr • Vista Town Center

1,920 SF • For Lease • Retail • Vista Submarket • Vista, CA 92081



Listing Details

Available Size	1,920 SF
Asking Rent	Not Disclosed
Service Type	Negotiable
Occupancy	Immediately
Lease Type	Direct
Term	Negotiable
Time On Market	3 Years 9 Months



Leasing Highlights

- Freeway and Vista Village Drive offering tenants freeway visibility in this Food4Less and Petco anchored center.

Available Spaces

Floor	Suite	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
P 1st	109/110	Retail	Direct	1,920	1,920	1,920	Not Disclosed	Immediately	Negotiable

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

Vista Town Center is conveniently located off the 78 Freeway and Vista Village Drive offering tenants freeway visibility in this Food4Less and Petco anchored Center

Property Overview

This Center serves the surrounding office and residential communities and is nearby the North County Courthouse, providing retailers with excellent foot traffic

Shopping Center Details

Center	Vista Town Center	Retail Available	1,920 SF
Type	Neighborhood Center	Available Spaces	1
GLA	150,455 SF	Percent Leased	98.7%
Anchor GLA	83,981 SF	Frontage	1,000' on Hacienda Dr, 533' on S Melrose Dr
Anchor Tenant	Food 4 Less	Parking	606 Surface Spaces
Number of Properties	5	Land Area	7.82 AC / 340,640 SF
Floors	1	Year Built	1977



500-550 Hacienda Dr • Vista Town Center

1,920 SF • For Lease • Retail • Vista Submarket • Vista, CA 92081



Contacts

Leasing Company



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1711-1990 University Dr • North County Square

2,000 SF • For Lease • Retail • Vista Submarket • Vista, CA 92083



Listing Details

Available Size	2,000 SF
Asking Rent	Not Disclosed
Service Type	Negotiable
Occupancy	Immediately
Lease Type	Direct
Term	Negotiable
Time On Market	2 Years 8 Months



Leasing Highlights

- 4.4 million visits to the center per year!
- Strategically located off Hwy 78 and Sycamore.
- Vista's industrial park is home to over 800 companies.
- North County Square is one of San Diego County's premier power centers, consisting of over 600,000 square feet.
- Tenants include Super Wal-Mart, Target, Living Spaces, Ross, Old Navy, PetsMart, Rubios & Michaels.

Available Spaces

Floor	Suite	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
P 1st	140	Retail	Direct	2,000	2,000	2,000	Not Disclosed	Immediately	Negotiable

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

Property Overview

The North County Square draws from a wide trade area in that it is one of largest Power Centers in North San Diego County.

North County Square is located off the 78 Freeway at the mid-point between the 15 and 5 freeways and provides convenient access to communities across North San Diego County.

Vista's Industrial Park is home to over 800 companies. Many of these businesses have relocated their headquarters, manufacturing, distribution and marketing facilities to this 1,600 acre park.

Other national retailers in the immediate trade area include 24 Hour Fitness, Panda Express, Walgreens, and others. Co-tenants include: Super Wal-Mart, Target, Ross, Old Navy, Michael's, PetSmart, Firestone, Starbucks, Aldi, Restoration Hardware Outlet, Burlington Coat Factory and many others.

Vista, CA

Shopping Center Details

Center	North County Square	Retail Available	2,000 SF
Type	Power Center	Available Spaces	1
GLA	607,282 SF	Percent Leased	99.7%
Anchor GLA	302,870 SF	Frontage	University
Anchor Tenant	ALDI, Burlington, Target, Walmart	Parking	4,161 Surface Spaces
Number of Properties	20	Land Area	113.57 AC / 4,947,109 SF
Floors	1	Year Built/Renovated	1994/2005



1711-1990 University Dr • North County Square

2,000 SF • For Lease • Retail • Vista Submarket • Vista, CA 92083



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1465 E Vista Way • Vista Commons

1,578 SF • For Lease • Retail • Vista Submarket • Vista, CA 92084



Listing Details

Available Size	1,578 SF
Asking Rent	Not Disclosed
Service Type	Negotiable
Occupancy	Immediately
Lease Type	Direct
Term	Negotiable
Time On Market	3 Years 3 Months



Leasing Highlights

- Join Arco AMPM & McDonald's – Shops, Fast Food Drive Through & Pads Available For Lease or Build to Suit
- Excellent demographics and traffic counts and strong employment population
- Shadow Anchored by Albertsons, Rite Aid and Starbucks
- Grossly underserved trade area consisting of approximately 212,770 people per the 2016 census with an average household income of \$76,964

Available Spaces

Floor	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
P 1st	Retail	Direct	1,578	1,578	1,578	Not Disclosed	Immediately	Negotiable

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

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

A ±1,578 square foot retail/restaurant space is now available for lease in a newly opened, Better Buzz-anchored multi-tenant retail strip. The property is prominently anchored by Arco AM/PM, Popeyes, and McDonald's, with additional shadow anchors including Sprouts, Albertson's, Rite Aid, and Starbucks, contributing to strong consumer traffic. Located on E Vista Way, the site benefits from impressive visibility with approximately 27,000 vehicles passing daily. The surrounding area boasts a population of 90,071 within a 3-mile radius and an average household income of \$111,296, offering a robust customer base. Monument signage is also available, providing excellent branding opportunities.

Property Overview

Retail for lease. Ample parking, shadow anchored by Albertson's, Rite Aid, & Starbucks, this center proves to be a prime location for Vista's growing retail market.

With a close proximity to Downtown Vista Village. This retail center rests at the crossroads of a trade area that reaches affluent communities of Vista, Bonsall, and Fallbrook.

SEE BROCHURE FOR MORE DETAILS!!

Building Details

Primary Property Type	Retail	Building Size	5,775 SF
Secondary Type	Freestanding	Stories	1
CoStar Rating	★ ★ ★ ☆ ☆	Typical Floor	5,775 SF
Building Class	B	Parking	60 Spaces
Year Built	2025	Tenancy	Multi



1465 E Vista Way • Vista Commons

1,578 SF • For Lease • Retail • Vista Submarket • Vista, CA 92084



Contacts

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220 Civic Center Dr

1,098 SF • For Lease • Retail • Vista Submarket • Vista, CA 92084



Listing Details

Available Size	1,098 SF
Asking Rent	\$1.85/SF/month
Total Asking Rent	\$2,031/month
Service Type	Triple Net
Occupancy	Immediately
Lease Type	Direct
Term	Negotiable
Time On Market	1 Month 26 Days



Leasing Highlights

- Freestanding Two-Story Building
- Flexible Mixed-Use Zoning
- Functional Interior Amenities
- Prime Downtown Vista Location
- Private Gated Parking Lot
- Rare Low Building-to-Land Ratio

Available Spaces

Floor	Suite	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
E 1st	220	Retail	Direct	1,098	1,098	1,098	\$1.85 NNN	Immediately	Negotiable

Pacific Coast Commercial: Christina Cha (410) 303-5520, Ethan Park (760) 978-8053

This 1,098 SF freestanding two-story space is ideal for a variety of professional or creative uses. The functional interior features a first-floor kitchen and restroom, along with an additional restroom located on the second floor. Operating in a standalone building provides a distinct identity and valuable privacy for the occupying tenant.

Lease Rate: Contact Agent

Property Overview

220 Civic Center Dr is a prime retail and office property ideally situated in the heart of Downtown Vista. The property sits on a 14,600 SF (0.38-acre) lot, boasting a rare low building-to-land ratio that provides abundant private parking and valuable outdoor area. It features a large private parking lot that is entirely enclosed by a perimeter gate, providing controlled access and rare surplus parking in a downtown core. With flexible MU/Mixed-Use zoning, the site accommodates a wide variety of professional office, retail, and service-based business uses. The location offers excellent visibility and convenient access to surrounding dining, retail, services, and civic amenities.

Building Details

Primary Property Type	Retail	Year Built	2002
Secondary Type	Freestanding	Building Size	1,098 SF
CoStar Rating	★ ★ ☆ ☆ ☆	Stories	1
Building Class	C	Typical Floor	1,098 SF



220 Civic Center Dr

1,098 SF • For Lease • Retail • Vista Submarket • Vista, CA 92084



Contacts

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Ethan Park
Sales & Leasing Associate

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Listing Details

Available Size	4,350 SF
Asking Rent	\$1.25/SF/month
Total Asking Rent	\$5,438/month
Service Type	Modified Gross
Occupancy	30 Days
Lease Type	Sublet
Term	Thru Dec 2029
Time On Market	1 Year 3 Months



Leasing Highlights

No Data Available

Available Spaces

Floor	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
P 1st	Office	Sublet	4,350	4,350	4,350	\$1.25 MG	30 Days	Thru Dec 2029

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

This space includes 4 private offices, 1 conference room and a shared lunch room area

Property Overview

No Data Available

Building Details

Primary Property Type	Industrial	Ceiling Height	26'
Secondary Type	Manufacturing	Docks	2 ext
CoStar Rating	★★★★☆	Drive Ins	2 tot./12' w x 12' h
Building Class	B	Parking	136 Spaces
Year Built	1999	Levelators	None
Building Size	53,421 SF	Sprinklers	Yes

Contacts

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707 Civic Center Dr

1,469 SF • For Lease • Office • Vista Submarket • Vista, CA 92084



Listing Details

Available Size	1,469 SF
Asking Rent	\$1.60/SF/month
Total Asking Rent	\$2,350/month
Service Type	Modified Gross
Occupancy	Immediately
Lease Type	Direct
Term	Negotiable
Time On Market	1 Year 2 Months



Leasing Highlights

- High visibility on a busy street
- 2 In unit restrooms
- Ample parking
- Close to 78 freeway and downtown Vista
- A/C
- ***First 3 months free with 39 month lease term.

Available Spaces

Floor	Suite	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
P 2nd	204	Office	Direct	1,469	1,469	1,469	\$1.60 MG	Immediately	Negotiable

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

Property Overview

Professional office space, with 2 private in unit restrooms, available on Civic Center Dr. Excellent location with easy access to the 78 freeway and downtown Vista.

Building Details

Primary Property Type	Office	Building Size	13,228 SF
CoStar Rating	★ ★ ☆ ☆ ☆	Stories	2
Building Class	B	Typical Floor	1,668 SF
Year Built	1986	Tenancy	Multi
Renovated	2010		



707 Civic Center Dr

1,469 SF • For Lease • Office • Vista Submarket • Vista, CA 92084



Contacts

Leasing Company



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Broker

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Listing Details

Available Size	2,740 SF
Asking Rent	\$2.50/SF/month
Total Asking Rent	\$6,850/month
Service Type	Triple Net
Occupancy	Immediately
Lease Type	Direct
Term	Negotiable
Time On Market	2 Years 2 Months



Leasing Highlights

- Close proximity to the 78 Freeway
- 18,878 RSF two-story medical office building

Available Spaces

Floor	Suite	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
P 2nd	210	Office/Medical	Direct	2,740	2,740	2,740	\$2.50 NNN	Immediately	Negotiable

CBRE: Bob Cowan (760) 840-7664

Medical office spaces available for lease

Property Overview

Strategically located between several acute care hospitals including: Palomar Medical Center in Escondido, Kaiser Permanente in San Marcos and Tri-City Medical Center in Oceanside.

Building Details

Primary Property Type	Office	Stories	2
Secondary Type	Medical	Typical Floor	9,409 SF
CoStar Rating	★★★★☆	Parking	50 Spaces
Building Class	B	Tenancy	Multi
Year Built	1992	Slab to Slab	9'
Building Size	24,231 SF		



906 Sycamore Ave • Sycamore Business Park

2,740 SF • For Lease • Office/Medical • Vista Submarket • Vista, CA 92081



Contacts

Leasing Company



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(760) 840-7664

CBRE
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Listing Details

Available Size	604 - 1,358 SF
Asking Rent	\$2.50/SF/month
Total Asking Rent	\$1,510 - 1,885/month
Service Type	Modified Gross
Occupancy	Immediately
Lease Type	Sublet
Term	Negotiable
Time On Market	7 Months 5 Days



Leasing Highlights

No Data Available

Available Spaces

Floor	Suite	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
P 2nd	202	Office	Sublet	604	604	604	\$2.50 MG	Immediately	Negotiable
Small Offices 4 Rent: Brent Rosenkranz (760) 715-7467, Andrew Rosenkranz (760) 688-8710									
P 2nd	270	Office	Sublet	754	754	754	\$2.50 MG	Immediately	Negotiable
Small Offices 4 Rent: Brent Rosenkranz (760) 715-7467, Andrew Rosenkranz (760) 688-8710									

Property Overview

Great 2-story building with ample parking right across from Vista courthouse complex on S. Melrose in Vista, CA

Building Details

Primary Property Type	Office	Typical Floor	12,925 SF
CoStar Rating	★★★★☆	Elevators	1
Building Class	B	Parking	100 Spaces
Year Built	2000	Tenancy	Multi
Building Size	24,722 SF	Slab to Slab	11'
Stories	2		



440 S Melrose Dr • Melrose Corporate Center

604 - 1,358 SF • For Lease • Office • Vista Submarket • Vista, CA 92081



Contacts

Leasing Company



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(760) 688-8710



Listing Details

Available Size	535 SF
Asking Rent	\$1.68/SF/month
Total Asking Rent	\$899/month
Service Type	Modified Gross
Occupancy	Immediately
Lease Type	Sublet
Term	Negotiable
Time On Market	2 Years 10 Months



Leasing Highlights

- Convenient access to CA-78, I-5, and I-15.
- Building and monument signage available.
- Close to retail, dining, and services.
- Ample parking with a 4.0/1,000 ratio.
- Professional office setting with natural light.
- Located in a thriving Vista business hub.

Available Spaces

Floor	Suite	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
P 3rd	331	Office	Sublet	535	535	535	\$1.68 MG	Immediately	Negotiable

Small Offices 4 Rent: Brent Rosenkranz (760) 715-7467, Andrew Rosenkranz (760) 688-8710

Efficient office design

Property Overview

Small offices on the 3rd floor. Elevator served. Lobby and kitchen. Window offices from \$575/month + \$60/month utilities up to \$745/month + \$70 utilities. Use our high speed Internet or order your own. All units rented on a month-to-month term, with 60-days notice required to terminate.

Building Details

Primary Property Type	Office	Stories	3
CoStar Rating	★★★★☆	Typical Floor	1,974 SF
Building Class	B	Elevators	1
Year Built	1990	Tenancy	Multi
Building Size	23,690 SF		



1800 Thibodo Rd • Vista Business Park

535 SF • For Lease • Office • Vista Submarket • Vista, CA 92081



Contacts

Leasing Company



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2301-2305 Melrose Dr • Premier Crossing

204 - 536 SF • For Lease • Office/Medical • Vista Submarket • Vista, CA 92081



Listing Details

Available Size	204 - 536 SF
Asking Rent	\$3.89 - 4.08/SF/month
Total Asking Rent	\$794 - 1,355/month
Service Type	Modified Gross
Occupancy	Immediately
Lease Type	Direct
Term	Negotiable
Time On Market	4 Years



Leasing Highlights

No Data Available

Available Spaces

Floor	Suite	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
P 1st	104	Office/Medical	Direct	332	332	332	\$4.08 MG	Immediately	Negotiable

Kidder Mathews: Bob Willingham, SIOR (619) 889-9872

\$1,355/ mo. Small Commercial/Medical Suites.

P 1st	110	Office/Medical	Direct	204	204	204	\$3.89 MG	Immediately	Negotiable
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Kidder Mathews: Bob Willingham, SIOR (619) 889-9872

\$793.00 Monthly Rent. Small Commercial/Medical Suites.

Property Overview

Small Professional Suites within a Commercial /Medical Zoned Property. Tenants Have Access to Building 24 / 7 Including Restroom and Kitchen.

Building Details

Primary Property Type	Office	Stories	1
Secondary Type	Medical	Typical Floor	6,280 SF
CoStar Rating	★★★★☆	Elevators	None
Building Class	B	Parking	36 Spaces
Year Built	2008	Tenancy	Multi
Building Size	6,280 SF	Slab to Slab	9'



2301-2305 Melrose Dr • Premier Crossing



204 - 536 SF • For Lease • Office/Medical • Vista Submarket • Vista, CA 92081

Contacts

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1800 Thibodo Rd • Vista Business Park

734 - 2,579 SF • For Lease • Office • Vista Submarket • Vista, CA 92081



Listing Details

Available Size	734 - 2,579 SF
Asking Rent	\$1.95/SF/month
Total Asking Rent	\$1,431 - 3,598/month
Service Type	Plus Utilities
Occupancy	Immediately
Lease Type	Direct
Term	Negotiable
Time On Market	4 Years 10 Months



Leasing Highlights

- Less than 10 minutes from I-5 & I-15 Freeways
- Great accessibility to CA-78
- Less than 1.5 miles to Retail Amenities
- Ample parking (4.0/1,000 USF)

Available Spaces

Floor	Suite	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
P 2nd	210	Office	Direct	1,845	1,845	1,845	\$1.95 +UTIL	Immediately	Negotiable

CBRE: Matty Sundberg (760) 845-5410, Bob Cowan (760) 840-7664

Monument signage available

P 2nd	235	Office	Direct	734	734	734	\$1.95 +UTIL	Immediately	Negotiable
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CBRE: Matty Sundberg (760) 845-5410, Bob Cowan (760) 840-7664

Lease Rate: \$1.95/SF + U&J

Property Overview

This commercial property, is located at 1800 Thibodo in Vista, CA. It boasts great accessibility to CA-78, as well as being less than 10 minutes away from the I-5 and I-15 Freeways, making it a convenient location for businesses with commuting employees or regular deliveries.

Building Details

Primary Property Type	Office	Stories	3
CoStar Rating	★ ★ ★ ☆ ☆	Typical Floor	1,974 SF
Building Class	B	Elevators	1
Year Built	1990	Tenancy	Multi
Building Size	23,690 SF		



1800 Thibodo Rd • Vista Business Park

734 - 2,579 SF • For Lease • Office • Vista Submarket • Vista, CA 92081



Contacts

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410 S Melrose Dr • The Atrium

152 - 368 SF • For Lease • Office • Vista Submarket • Vista, CA 92081



Listing Details

Available Size	152 - 368 SF
Asking Rent	\$2.38 - 2.96/SF/month
Total Asking Rent	\$450 - 514/month
Service Type	Modified Gross
Occupancy	Immediately
Lease Type	Sublet
Term	Negotiable
Time On Market	21 Days



Leasing Highlights

No Data Available

Available Spaces

Floor	Suite	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
P 2nd	210	Office	Sublet	152	152	152	\$2.96 MG	Immediately	Negotiable
Small Offices 4 Rent: Brent Rosenkranz (760) 715-7467, Andrew Rosenkranz (760) 688-8710									
P 2nd	218	Office	Sublet	216	216	216	\$2.38 MG	Immediately	Negotiable
Small Offices 4 Rent: Brent Rosenkranz (760) 715-7467, Andrew Rosenkranz (760) 688-8710									

Property Overview

No Data Available

Building Details

Primary Property Type	Office	Stories	2
CoStar Rating	★ ★ ★ ☆ ☆	Typical Floor	12,615 SF
Building Class	B	Elevators	1
Year Built	1987	Parking	100 Spaces
Building Size	25,996 SF	Tenancy	Multi

Contacts

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1717 E Vista Way • Stacy Plaza

1,000 - 6,705 SF • For Lease • Retail • Vista Submarket • Vista, CA 92084



Listing Details

Available Size	1,000 - 6,705 SF
Asking Rent	\$1.50 - 2.00/SF/month
Total Asking Rent	\$1,500 - 4,410/month
Service Type	Triple Net
Occupancy	Immediately
Lease Type	Direct
Term	Negotiable
Time On Market	8 Months 23 Days



Leasing Highlights

- Accessible Via Hwy 76 & Hwy 78
- Bus #306 Stops Directly In front of Stacy Plaza
- 28,500 Cars Per Day on E. Vista Way & Arcadia Avenue

Available Spaces

Floor	Suite	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
P 1st	111/112	Retail	Direct	2,205	2,205	2,205	\$2.00 NNN	Immediately	Negotiable

Pacific Coast Commercial: Martin Alfaro (619) 252-2452

SUITE 111/112: ± 2,205 SF

Lease Rate: \$2.00/SF + NNN

P 2nd	203	Retail	Direct	2,000	3,000	3,000	\$1.50 NNN	Immediately	Negotiable
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Pacific Coast Commercial: Martin Alfaro (619) 252-2452

SUITE 203: ± 2,000 SF

Lease Rate: \$1.50/SF + NNN

Suite 203 can be combined with Suite 204 to deliver a total of ± 3,000 SF

P 2nd	204	Retail	Direct	1,000	3,000	3,000	\$1.50 NNN	Immediately	Negotiable
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Pacific Coast Commercial: Martin Alfaro (619) 252-2452

SUITE 204: ± 1,000 SF

Lease Rate: \$1.50/SF + NNN

Suite 204 can be combined with Suite 203 to deliver a total of ± 3,000 SF

P 2nd	206/207	Retail	Direct	1,500	1,500	1,500	\$1.50 NNN	Immediately	Negotiable
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Pacific Coast Commercial: Martin Alfaro (619) 252-2452

SUITE 206/207: ± 1,500 SF

Lease Rate: \$1.50/SF + NNN

Property Overview

This retail center located at 1717 East Vista Way, Vista, CA 92084, offers a 2nd floor end-cap space of approximately 1,500 SF, with elevator service available. The Stacy Plaza features a retail strip center on approximately 28,434 SF of space on a lot of approximately 85,813 SF (1.97 AC), with 111 free surface parking spaces available for customers (3.90/1,000 SF). The property has 170' frontage on E. Vista Way (1 Curb Cut). The lease rate is \$1.00/SF + \$0.25 NNN.



1717 E Vista Way • Stacy Plaza

1,000 - 6,705 SF • For Lease • Retail • Vista Submarket • Vista, CA 92084



Property Overview (Continued)

The property enjoys high traffic counts, with approximately 28,500 cars passing by E. Vista Way & Arcadia Avenue each day. The public transportation bus #306 stops directly in front of the Stacy Plaza, and the property is easily accessible via Hwy 76 & Hwy 78.

Shopping Center Details

Center	Stacy Plaza	Available Spaces	4
Type	Strip Center	Percent Leased	68.2%
GLA	21,070 SF	Frontage	E Vista Way (with 1 curb cut)
Number of Properties	1	Parking	111 Surface Spaces
Floors	1 - 2	Year Built	1991
Retail Available	6,705 SF		

Contacts

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2210 E Vista Way

955 SF • For Lease • Retail • Vista Submarket • Vista, CA 92084



Listing Details

Available Size	955 SF
Asking Rent	\$1.52/SF/month
Total Asking Rent	\$1,452/month
Service Type	Modified Gross
Occupancy	Immediately
Lease Type	Direct
Term	Negotiable
Time On Market	5 Months 25 Days



Leasing Highlights

- Ideal location for restaurant/retail/office space
- Close to I-15 via Gopher Canyon Rd & 76
- Plenty of parking
- APN 171-192-30

Available Spaces

Floor	Suite	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
P 1st	10	Retail	Direct	955	955	955	\$1.52 MG	Immediately	Negotiable

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

This retail location offers a versatile layout positioned along East Vista Way, a well-traveled corridor within the Vista submarket of San Diego County. The site benefits from a 1.39-acre parcel with frontage visibility that draws steady vehicular traffic. The freestanding configuration and surrounding neighborhood mix of residential and commercial uses make it suitable for a wide range of retail concepts.

Located near local services, dining, and densely populated residential areas, the property ensures convenience for both customers and staff. Proximity to major area roads enhances connectivity across Vista and the broader North County San Diego region. Tenants will appreciate access to public transit routes and the short drive to regional arterials, delivering built-in accessibility for daily operations.

Property Overview

Retail or Office on E. Vista Way, Vista CA.

2210 E. Vista Way, Vista CA 92084. Corner of Barsby and E. Vista Way approx. 1 mile south of Gopher Canyon Road. Close to I-15 and 76 in North Vista.

Shopping Center Details

Type	Strip Center	Percent Leased	91.7%
GLA	11,500 SF	Frontage	271' on E Vista, 209' on Barsby
Number of Properties	1	Parking	62 Surface Spaces
Floors	1	Land Area	1.39 AC / 60,548 SF
Retail Available	955 SF	Year Built	1981
Available Spaces	1		



2210 E Vista Way

955 SF • For Lease • Retail • Vista Submarket • Vista, CA 92084



Contacts

Leasing Company



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632 Sycamore Ave

4,822 SF • For Lease • Retail • Vista Submarket • Vista, CA 92083



Listing Details

Available Size	4,822 SF
Asking Rent	Not Disclosed
Service Type	Triple Net
Occupancy	Immediately
Lease Type	Direct
Term	Negotiable
Time On Market	1 Month 20 Days



Leasing Highlights

- Freestanding building positioned on a 1.35-acre parcel with high traffic flow.
- Immediate proximity to Hwy 78 and a major retail corridor anchored by leading national brands.
- Surrounded by dense residential development and a significant daytime employment base.
- Prominent signalized intersection offering strong corner visibility and direct access.
- Over 40 dedicated private stalls providing abundant on-site parking options.
- Available on a short-term lease structure that delivers flexibility for occupiers.

Available Spaces

Floor	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
E 1st	Retail	Direct	4,822	4,822	4,822	Not Disclosed	Immediately	Negotiable

Retail Insite: Jack Avarello (858) 437-3383, Blake Moser (619) 977-5694

This former restaurant property offers a highly visible retail opportunity in a thriving commercial corridor of Vista, CA. Situated at a signalized intersection with direct exposure to Sycamore Avenue and Hwy 78, the site enjoys strong traffic counts and exceptional accessibility. The property includes a freestanding building on a spacious parcel with ample on-site parking, ensuring convenience for customers and employees alike.

The location is surrounded by high-performing national retailers, including Target, Walmart, Old Navy, Ross, and LA Fitness, creating a strong draw for both vehicular and pedestrian traffic. Proximity to dense residential neighborhoods and major employment centers further amplifies demand potential. Immediate access to Hwy 78 provides connectivity to the greater North County region, making this an ideal short-term lease solution for users seeking a prominent, easily accessible site.

This offering is well-suited for businesses needing a ready-to-use retail or dining facility with superior visibility and convenient highway access.

Property Overview

No Data Available

Building Details

Primary Property Type	Retail	Stories	1
Secondary Type	Restaurant	Typical Floor	4,822 SF
CoStar Rating	★ ★ ★ ☆ ☆	Frontage	61' on Sycamore Ave (with 1 curb cut)
Building Class	B	Parking	56 Spaces
Year Built	1988	Tenancy	Single
Building Size	4,822 SF		



632 Sycamore Ave

4,822 SF • For Lease • Retail • Vista Submarket • Vista, CA 92083



Contacts

Leasing Company



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Listing Details

Available Size	806 SF
Asking Rent	Not Disclosed
Service Type	TBD
Occupancy	Immediately
Lease Type	Direct
Term	2 Years
Time On Market	2 Months 20 Days



Leasing Highlights

No Data Available

Available Spaces

Floor	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
P 1st	Retail	Direct	806	806	806	Not Disclosed	Immediately	2 Years

Coldwell Banker Realty: Marcus Ipcizade (949) 683-4212

Property Overview

No Data Available

Shopping Center Details

Center	Vista Palomar Park	Available Spaces	7
Type	Neighborhood Center	Percent Leased	65.5%
GLA	40,793 SF	Frontage	600' on Palomar Airport Road
Number of Properties	9	Parking	275 Surface Spaces
Floors	1	Land Area	8.73 AC / 380,280 SF
Retail Available	14,071 SF	Year Built	1999

Contacts

Leasing Company



Contacts (Continued)



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1280-1350 E Vista Way • Vista Terrace

1,199 SF • For Lease • Retail • Vista Submarket • Vista, CA 92084



Listing Details

Available Size	1,199 SF
Asking Rent	Not Disclosed
Service Type	TBD
Occupancy	30 Days
Lease Type	Direct
Term	Negotiable
Time On Market	3 Months 13 Days



Leasing Highlights

- Located at a signalized intersection along East Vista Way.
- Anchored by Sprouts Farmers Market with strong co-tenancy.
- Diverse mix of national and regional tenants.

Available Spaces

Floor	Suite	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
P 1st	1350-1	Retail	Direct	1,199	1,199	1,199	Not Disclosed	30 Days	Negotiable

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

Property Overview

Vista Terrace Market Place is a dynamic retail center located along East Vista Way, a major thoroughfare in Vista, California. The property benefits from a signalized intersection and strong visibility, drawing consistent traffic from the surrounding community. Anchored by a high-performing Sprouts Farmers Market, the center features a diverse mix of national and regional tenants, including essential services, health and wellness providers, and popular dining options. The property's strategic location places it near other major retailers such as Albertsons and Northgate Market, creating a strong retail synergy. With convenient access, ample parking, and a robust consumer base, Vista Terrace Market Place serves as a key shopping destination for the area. The center is positioned within a dense trade area supported by favorable demographics, including a population exceeding 95,000 within three miles and an average household income of \$148,240, ensuring strong customer demand and long-term viability.

Shopping Center Details

Center	Vista Terrace	Available Spaces	1
Type	Neighborhood Center	Percent Leased	100%
GLA	75,106 SF	Frontage	768' on E Vista Way (with 1 curb cut)
Number of Properties	6	Parking	535 Surface Spaces
Floors	1	Land Area	7.15 AC / 311,453 SF
Retail Available	1,199 SF	Year Built/Renovated	1972/2019



1280-1350 E Vista Way • Vista Terrace

1,199 SF • For Lease • Retail • Vista Submarket • Vista, CA 92084



Contacts

Leasing Company

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1601-1651 S Melrose Dr • Melrose Village Plaza

995 - 25,665 SF • For Lease • Multiple Space Uses • Vista Submarket • Vista, CA 92081

Listing Details

Available Size	995 - 25,665 SF
Asking Rent	Not Disclosed
Service Type	Negotiable, Triple Net, TBD
Occupancy	Immediately
Lease Type	Direct
Term	Negotiable
Time On Market	2 Years 7 Months



Leasing Highlights

No Data Available

Available Spaces

Address	Floor	Suite	Use	Type	SF Avail	SF Flo- or Con- tig	SF Bldg Contig	Rent	Occupancy	Term
1601 S Melrose Dr • Melrose Village Plaza	P 1st	B-10	Retail	Direct	1,400	1,400	1,400	Not Dis- closed	Immediately	Nego- tiable
Merlone Geier Management, Inc.: Taylor Pham (949) 305-4199 X702										
1601 S Melrose Dr • Melrose Village Plaza	P 1st	F 25	Retail	Direct	1,218	1,218	1,218	Not Dis- closed	Immediately	Nego- tiable
Merlone Geier Management, Inc.: Taylor Pham (949) 305-4199 X702										
1601 S Melrose Dr • Melrose Village Plaza	P 1st	G 26	Retail	Direct	1,020	1,020	1,020	Not Dis- closed	Immediately	Nego- tiable
Merlone Geier Management, Inc.: Taylor Pham (949) 305-4199 X702										
1601 S Melrose Dr • Melrose Village Plaza	P 1st	M 18	Retail	Direct	2,800	2,800	2,800	Not Dis- closed	Immediately	Nego- tiable
Merlone Geier Management, Inc.: Taylor Pham (949) 305-4199 X702										
1601 S Melrose Dr • Melrose Village Plaza	P 1st	P 20	Retail	Direct	1,401	1,401	1,401	Not Dis- closed	Immediately	Nego- tiable
Merlone Geier Management, Inc.: Taylor Pham (949) 305-4199 X702										
1651 S Melrose Dr • Melrose Village Plaza	P 1st	B - 39	Retail	Direct	995	995	995	Not Dis- closed	Immediately	Nego- tiable
Merlone Geier Management, Inc.: Taylor Pham (949) 305-4199 X702										
1661 S Melrose Dr	P 1st	B 43	Retail	Direct	1,282	1,282	1,282	Not Dis- closed	Immediately	Nego- tiable
Merlone Geier Management, Inc.: Taylor Pham (949) 305-4199 X702										
1661 S Melrose Dr	P 1st	C 42	Retail	Direct	1,440	1,440	1,440	Not Dis- closed	Immediately	Nego- tiable
Merlone Geier Management, Inc.: Taylor Pham (949) 305-4199 X702										



1601-1651 S Melrose Dr • Melrose Village Plaza

995 - 25,665 SF • For Lease • Multiple Space Uses • Vista Submarket • Vista, CA 92081

Property Overview

No Data Available

Shopping Center Details

Center	Melrose Village Plaza	Retail Available	11,556 SF
Type	Community Center	Available Spaces	8
GLA	136,475 SF	Percent Leased	91.5%
Anchor GLA	22,154 SF	Frontage	1,193' on S Melrose Dr (with 2 curb cuts), Longhorn Rd (with 1 curb cut)
Anchor Tenant	CVS Pharmacy	Parking	633 Surface Spaces
Number of Properties	4	Land Area	12 AC / 522,720 SF
Floors	LL - 1	Year Built	1965

Contacts

Leasing Company



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1980 University Dr • North County Square

3,375 SF • For Lease • Retail • Vista Submarket • Vista, CA 92083



Listing Details

Available Size	3,375 SF
Asking Rent	Not Disclosed
Service Type	Negotiable
Occupancy	Immediately
Lease Type	Direct
Term	Negotiable
Time On Market	2 Years 8 Months



Leasing Highlights

- 4.4 million visits to the center per year!
- Strategically located off Hwy 78 and Sycamore.
- Vista's industrial park is home to over 800 companies.
- North County Square is one of San Diego County's premier power centers, consisting of over 600,000 square feet.
- Tenants include Super Wal-Mart, Target, Living Spaces, Ross, Old Navy, PetsMart, Rubios & Michaels.

Available Spaces

Floor	Suite	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
P 1st	300	Retail	Direct	3,375	3,375	3,375	Not Disclosed	Immediately	Negotiable

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

Approximately 104' (depth) x 32'7" (width).

Ideal use for Chiropractic, Yoga, Cycle, Pilates, Dance Studio, Martial Arts, Daycare Center, Tutoring, or quasi office retail uses. Other uses will be considered.

Flexible lease term from 1-5 years.

Very clean build out with open floor plan and 2 restrooms.

Property Overview

The North County Square draws from a wide trade area in that it is one of largest Power Centers in North San Diego County.

North County Square is located off the 78 Freeway at the mid-point between the 15 and 5 freeways and provides convenient access to communities across North San Diego County.

Vista's Industrial Park is home to over 800 companies. Many of these businesses have relocated their headquarters, manufacturing, distribution and marketing facilities to this 1,600 acre park.

Other national retailers in the immediate trade area include 24 Hour Fitness, Panda Express, Walgreens, and others. Co-tenants include: Super Wal-Mart, Target, Ross, Old Navy, Michael's, PetSmart, Firestone, Starbucks, Aldi, Restoration Hardware Outlet, Burlington Coat Factory and many others.



Building Details

Primary Property Type	Retail	Stories	1
Secondary Type	Freestanding	Typical Floor	21,300 SF
CoStar Rating	★★★★☆	Frontage	213' on University Dr (with 1 curb cut)
Building Class	B	Parking	155 Spaces
Year Built	2006	Tenancy	Multi
Building Size	21,300 SF		

Contacts

Leasing Company



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1817-1845 W Vista Way • Tri-City Square

750 - 1,950 SF • For Lease • Retail • Vista Submarket • Vista, CA 92083



Listing Details

Available Size	750 - 1,950 SF
Asking Rent	Not Disclosed
Service Type	Negotiable, TBD
Occupancy	Multiple
Lease Type	Direct
Term	Negotiable
Time On Market	3 Years 9 Months



Leasing Highlights

No Data Available

Available Spaces

Address	Floor	Suite	Use	Type	SF Avail	SF Flo- or Con- tig	SF Bldg Contig	Rent	Occupancy	Term
1817 W Vista Way	P 1st	1817-- D	Retail	Direct	750	750	750	Not Dis- closed	30 Days	Nego- tiable
Newmark: Justin Wessel (858) 875-3600, John Jennings (858) 875-5927										
1825 W Vista Way	P 1st	1839-- D	Retail	Direct	1,200	1,200	1,200	Not Dis- closed	Immediately	Nego- tiable
Newmark: Justin Wessel (858) 875-3600, John Jennings (858) 875-5927										

Property Overview

No Data Available

Shopping Center Details

Center	Tri-City Square	Available Spaces	2
Type	Neighborhood Center	Percent Leased	97.4%
GLA	45,302 SF	Parking	181 Surface Spaces
Number of Properties	2	Land Area	4.51 AC / 196,456 SF
Floors	1	Year Built	1970
Retail Available	1,950 SF		



1817-1845 W Vista Way • Tri-City Square

750 - 1,950 SF • For Lease • Retail • Vista Submarket • Vista, CA 92083



Contacts

Leasing Company

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100 Main St • The Rylan

3,687 SF • For Lease • Retail • Vista Submarket • Vista, CA 92084



Listing Details

Available Size	3,687 SF
Asking Rent	Not Disclosed
Service Type	Negotiable
Occupancy	Immediately
Lease Type	Direct
Term	Negotiable
Time On Market	3 Years 1 Month



Leasing Highlights

- Easy access to the 78 freeway
- Close proximity to Carlsbad, Oceanside and San Marcos

Available Spaces

Floor	Suite	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
P 1st	5	Retail	Direct	3,687	3,687	3,687	Not Disclosed	Immediately	Negotiable

Urban Property Group Inc.(UPG): Andrew Shemirani (858) 412-9168, Ashley Tiefel (913) 961-4529, Pasquale Ioele (619) 985-7281

Property Overview

Building located in historic downtown vista neighborhood and has retail, restaurant and apartments.

Building Details

Primary Property Type	Multifamily	Building Size	99,999 SF
Secondary Type	Apartments	Stories	5
CoStar Rating	★★★★☆	Typical Floor	27,529 SF
Building Class	A	Elevators	Yes
Year Built	Sep 2020	Parking	268 Spaces
Units	126		

Contacts

Leasing Company

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620-660 Hacienda Dr • Breeze Hill Center

2,000 SF • For Lease • Retail • Vista Submarket • Vista, CA 92083



Listing Details

Available Size	2,000 SF
Asking Rent	Not Disclosed
Service Type	TBD
Occupancy	Immediately
Lease Type	Direct
Term	Negotiable
Time On Market	1 Month 3 Days



Leasing Highlights

No Data Available

Available Spaces

Floor	Suite	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
P 1st	303	Retail	Direct	2,000	2,000	2,000	Not Disclosed	Immediately	Negotiable

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

Property Overview

Center is located at the signalized intersection of Melrose Drive and Hacienda Drive, immediately south of the 78 freeway.

Space has restaurant improvements and is in excellent condition.

Major area tenants include Albertsons, Cinepolis, Crunch Fitness, CVS, Food 4 Less, Frazier Farms, LA Fitness, Lowe' s, Petco, Ralphs, Starbucks and Walgreens.

Excellent access and circulation within the center with 4 driveways and abundant parking field.

Vista, CA

Shopping Center Details

Center	Breeze Hill Center	Available Spaces	1
Type	Strip Center	Percent Leased	89.4%
GLA	18,780 SF	Frontage	Hacienda Dr, Melrose
Number of Properties	2	Parking	78 Surface Spaces
Floors	1	Land Area	3.13 AC / 136,168 SF
Retail Available	2,000 SF	Year Built	2001



Contacts

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1900-1998 Hacienda Dr • The Pavilion Shopping Center

1,531 - 3,986 SF • For Lease • Retail • Vista Submarket • Vista, CA 92081



Listing Details

Available Size	1,531 - 3,986 SF
Asking Rent	Not Disclosed
Service Type	Negotiable
Occupancy	Immediately
Lease Type	Direct
Term	Negotiable
Time On Market	6 Years 4 Months



Leasing Highlights

- Excellent Visibility From Highway 78 with ± 154,100 ADT
- Strong Traffic Generated by Tri-City Medical Center, Costco, Home Depot, Walmart & Albertson

Available Spaces

Floor	Suite	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
P 1st	1914	Retail	Direct	1,531	1,531	1,531	Not Disclosed	Immediately	Negotiable

CBRE: Bradley Jones (619) 517-6226

Former Copy Max Store

P 1st	1918	Retail	Direct	2,455	2,455	2,455	Not Disclosed	Immediately	Negotiable
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CBRE: Bradley Jones (619) 517-6226

Former Crossfit space, roll up door in rear

Property Overview

The Pavilion is ideally positioned off Highway 78 servicing the vibrant North San Diego Country Trade area.

Just south of Highway 78 with great visibility off the freeway in between Emerald Drive and College Avenue exits.

Shopping Center Details

Center	The Pavilion Shopping Center	Retail Available	3,986 SF
Type	Neighborhood Center	Available Spaces	2
GLA	139,563 SF	Percent Leased	97.1%
Anchor GLA	16,177 SF	Frontage	1,063' on Hacienda Dr (with 6 curb cuts)
Anchor Tenant	Californian Dreams, Dunn-Edwards Paints	Parking	643 Surface Spaces
Number of Properties	2	Land Area	10.21 AC / 444,679 SF
Floors	1	Year Built/Renovated	1990/2003



1900-1998 Hacienda Dr • The Pavilion Shopping Center



1,531 - 3,986 SF • For Lease • Retail • Vista Submarket • Vista, CA 92081

Contacts

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735-785 Shadowridge Dr • Village Plaza

1,407 SF • For Lease • Retail • Vista Submarket • Vista, CA 92083



Listing Details

Available Size	1,407 SF
Asking Rent	Not Disclosed
Service Type	TBD
Occupancy	Sep 2026
Lease Type	Direct
Term	Negotiable
Time On Market	2 Months 8 Days



Leasing Highlights

- Well Maintained 26,000 SF Retail/Professional Center
- Convenient Access to 78 Freeway
- Surrounded by Single-Family Homes, Apartments, Business Parks, Medical, and National Retailers
- Strong Demographics- \$116,647 Avg Household Income

Available Spaces

Floor	Suite	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
P 1st	753	Retail	Direct	1,407	1,407	1,407	Not Disclosed	Sep 2026	Negotiable

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

Currently a barbershop. Please do not disturb existing tenant.

Property Overview

- 26,600 SF Retail/Professional Center
- Well Maintained Center with Great Visibility and Plenty of Parking
- Across the Street from Kaiser Permanente
- Surrounded by: Homes, Apartments, Business Parks, Medical, and National Retailers.
- Located in the Affluent Shadowridge Master Planned Community

Shopping Center Details

Center	Village Plaza	Available Spaces	1
Type	Strip Center	Percent Leased	100%
GLA	28,212 SF	Frontage	675' on Shadowridge Dr (with 1 curb cut), 432' on Shadowridge (with 1 curb cut)
Number of Properties	2	Parking	112 Surface Spaces
Floors	1	Land Area	3.2 AC / 139,392 SF
Retail Available	1,407 SF	Year Built	1987



Contacts

Leasing Company



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