

# 1930 Watson Way - Shadowridge Business Center

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



Manufacturing

## Property Summary

|                |                         |
|----------------|-------------------------|
| RBA (% Leased) | 26,359 SF (100%)        |
| Built          | 1985                    |
| Tenancy        | Multiple                |
| Available      | 1,010 - 2,570 SF        |
| Max Contiguous | 1,560 SF                |
| Asking Rent    | \$1.55 SF/Month/MG      |
| Clear Height   | 16'                     |
| Drive Ins      | 18 total/ 10' w x 10' h |
| Docks          | None                    |
| Levelers       | None                    |
| Parking Spaces | 80 (3.05/1,000 SF)      |



## Property Details

|              |                     |        |                            |
|--------------|---------------------|--------|----------------------------|
| Land Area    | 2.00 AC (87,120 SF) | Power  | 2,000a/277 - 480v 3p Heavy |
| Building FAR | 0.30                | Zoning | C-3                        |
| Crane        | None                | Parcel | 217-023-29                 |

## Available Spaces

| Suite | Use  | Type   | SF Available     | Building Contiguous | Rent/SF/Month | Occupancy | Term          | Docks | Drive Ins |
|-------|------|--------|------------------|---------------------|---------------|-----------|---------------|-------|-----------|
| C     | Flex | Sublet | 1,560/780 Office | 1,560               | \$1.55 MG     | 30 Days   | Thru Feb 2029 | -     | 1         |

Voit Real Estate Services: Sully O'Brien (858) 602-2894

Voit Real Estate Services: Brian Fischer (760) 859-6565

|   |        |        |       |       |           |         |            |   |   |
|---|--------|--------|-------|-------|-----------|---------|------------|---|---|
| R | Office | Direct | 1,010 | 1,010 | \$1.40 MG | 30 Days | Negotiable | - | - |
|---|--------|--------|-------|-------|-----------|---------|------------|---|---|

RAF Pacifica Group, Inc.: Whitney Robinson (512) 680-4456

## Amenities

- Signage

## Transportation

|                 |                                                                                                                                                                                                                                                                                     |
|-----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Parking Details | 80 Surface Spaces; Ratio of 3.05/1,000 SF                                                                                                                                                                                                                                           |
| Traffic Volume  | 3,182 on Wellington Ln (2025); 14,926 on Lupine Hills Dr (2025); 3,688 on Turnberry Dr (2025); 5,227 on Thiboco Ct (2025); 15,491 on Watson Way (2025); 4,953 on Lupine Hills Dr (2025); 12,177 on Sycamore Ave (2025); 44,689 on Plumosa Ave (2025); 12,389 on Sycamore Ave (2025) |
| Commuter Rail   | Carlsbad Poinsettia  18 min drive                                                                                                                                                                |
| Walk Score ®    | Somewhat Walkable (66)                                                                                                                                                                                                                                                              |
| Transit Score ® | Some Transit (31)                                                                                                                                                                                                                                                                   |

## Tenants

| Tenant Name               | Floor | SF Occupied | Employees | Move Date | Expiration |
|---------------------------|-------|-------------|-----------|-----------|------------|
| Hot Tub Spa Supplies      | 1     | 2,902       | 5         | Nov 2021  | -          |
| Cali General Construction | 1     | 2,635       | 24        | Nov 2017  | -          |

1930 Watson Way - Shadowridge Business Center

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



Manufacturing

Tenants (Continued)

| Tenant Name              | Floor | SF Occupied | Employees | Move Date | Expiration |
|--------------------------|-------|-------------|-----------|-----------|------------|
| Maid Brigade             | 1     | 2,000       | -         | Apr 2024  | -          |
| Green Flash Pest Control | 1     | 1,500       | 25        | Jan 2018  | -          |
| Ideate Design-Build      | 1     | 1,476       | 10        | Sep 2017  | -          |

Showing 5 of 13 Tenants

3211 Business Park Dr - Vista Palomar Park

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



Retail

Property Summary

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



Property Details

|              |                    |        |            |
|--------------|--------------------|--------|------------|
| Land Area    | 119 AC (51,836 SF) | Zoning | A, Vista   |
| Building FAR | 016                | Parcel | 221-661-39 |

Available Spaces

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

Amenities

- Signage

Transportation

|                 |                                                                                                                                                                                                                                                                                                        |
|-----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Parking Details | 35 Surface Spaces; Ratio of 4.24/1,000 SF                                                                                                                                                                                                                                                              |
| Traffic Volume  | 12,920 on Linda Vista Dr (2025); 9,545 on Keystone Way (2025); 1,576 on Scott St (2018); 9,987 on Corporate Vw (2025); 1,744 on Bus Park Dr (2018); 1,006 on Vantage Ct (2025); 1,738 on Bus Park Dr (2018); 29,923 on Ave de Las Rosas (2025); 8,606 on Scott St (2025); 31,438 on Melrose Ave (2025) |
| Frontage        | 102' on Business Park Dr                                                                                                                                                                                                                                                                               |
| Commuter Rail   | Carlsbad Poinsettia  13 min drive                                                                                                                                                                                   |
| Airport         | San Diego International 46 min drive                                                                                                                                                                                                                                                                   |
| Walk Score ®    | Car-Dependent (43)                                                                                                                                                                                                                                                                                     |
| Transit Score ® | Some Transit (28)                                                                                                                                                                                                                                                                                      |

Tenants

| Tenant Name      | Floor | SF Occupied | Employees | Move Date | Expiration |
|------------------|-------|-------------|-----------|-----------|------------|
| Bleach & Brawn   | 1     | 2,629       | 15        | Dec 2017  | -          |
| Cat & Craft Cafe | 1     | 1,500       | 7         | Sep 2018  | -          |

# 3211 Business Park Dr - Vista Palomar Park

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



Retail

## Tenants (Continued)

| Tenant Name     | Floor | SF Occupied | Employees | Move Date | Expiration |
|-----------------|-------|-------------|-----------|-----------|------------|
| Hairz2you02 Inc | 1     | 500         | -         | Aug 2025  | -          |

Showing 3 of 3 Tenants

110 Civic Center Dr - Rio Vista Professional

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



Office

Property Summary

|                |                           |
|----------------|---------------------------|
| RBA (% Leased) | 20,000 SF (45.4%)         |
| Built          | 1981                      |
| Stories        | 2                         |
| Elevators      | None                      |
| Typical Floor  | 10,000 SF                 |
| Tenancy        | Multiple                  |
| Available      | 1,000 - 9,894 SF          |
| Max Contiguous | 6,224 SF                  |
| Asking Rent    | \$1.85 - 2.33 SF/Month/MG |
| Parking Spaces | 45 (10.00/1,000 SF)       |



Property Details

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

Available Spaces

| Floor                                          | Suite | Use           | Type   | SF Available  | Floor Contiguous | Building Contiguous | Rent/SF/Month | Occupancy | Term       |
|------------------------------------------------|-------|---------------|--------|---------------|------------------|---------------------|---------------|-----------|------------|
| P 1                                            | 116   | Office        | Direct | 6,224         | 6,224            | 6,224               | Withheld      | 30 Days   | Negotiable |
| Research In Progress: Research In Progress     |       |               |        |               |                  |                     |               |           |            |
| P 1                                            | 105   | Office        | Direct | 1,036         | 1,036            | 1,036               | \$2.33 MG     | Vacant    | 5 Years    |
| RBV Properties: Sally Schoeffel (619) 884-0701 |       |               |        |               |                  |                     |               |           |            |
| P 2                                            | 203   | Office/Retail | Direct | 1,000 - 2,634 | 2,634            | 2,634               | \$1.85 MG     | Vacant    | Negotiable |
| KW United: Christina Cha (410) 303-5520        |       |               |        |               |                  |                     |               |           |            |
| KW Commercial: Kim Conway (951) 642-8056       |       |               |        |               |                  |                     |               |           |            |

Transportation

|                 |                                                                                                                                                                                                                                                                                                         |
|-----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Parking Details | 45 Surface Spaces; Ratio of 10.00/1,000 SF                                                                                                                                                                                                                                                              |
| Traffic Volume  | 26,119 on Alta Vista Dr (2025); 43,953 on Franklin Ln (2025); 25,305 on E Vista Way (2025); 2,335 on Private Rd (2025); 3,236 on Escondido Ave (2025); 1,861 on Main St (2025); 3,299 on Washington St (2025); 2,732 on S Citrus Ave (2025); 27,183 on Morningside Dr (2025); 4,023 on Truly Ter (2025) |
| Transit/Subway  | Vista Transit Center  13 min walk                                                                                                                                                                                    |
| Commuter Rail   | Carlsbad Village  14 min drive                                                                                                                                                                                       |
| Walk Score ®    | Very Walkable (86)                                                                                                                                                                                                                                                                                      |
| Transit Score ® | Some Transit (47)                                                                                                                                                                                                                                                                                       |

Tenants

| Tenant Name       | Floor | SF Occupied | Employees | Move Date | Expiration |
|-------------------|-------|-------------|-----------|-----------|------------|
| John Coleman, DDS | 1     | 3,000       | 5         | Sep 2001  | -          |

110 Civic Center Dr - Rio Vista Professional

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



Office

Tenants (Continued)

| Tenant Name                             | Floor | SF Occupied | Employees | Move Date | Expiration |
|-----------------------------------------|-------|-------------|-----------|-----------|------------|
| Preferred Properties                    | 2     | 3,000       | 20        | Apr 2016  | -          |
| Edward Jones                            | Unkwn | 1,500       | 10        | Jan 2021  | -          |
| S&S SEEDS                               | 2     | 682         | -         | Jul 2018  | -          |
| Amy Kalpin - American Integrity Finance | 2     | 500         | -         | Sep 2022  | -          |

Showing 5 of 19 Tenants

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

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



Retail

Property Summary

|                |                            |
|----------------|----------------------------|
| GLA (% Leased) | 12,940 SF (68.0%)          |
| Built          | 1987                       |
| Tenancy        | Multiple                   |
| Available      | 1,200 - 4,140 SF           |
| Max Contiguous | 2,940 SF                   |
| Asking Rent    | \$1.50 - 1.75 SF/Month/NNN |
| Parking Spaces | 63 (4.87/1,000 SF)         |
| Frontage       | 237' on Escondido Ave      |



Property Details

|              |                    |        |            |
|--------------|--------------------|--------|------------|
| Land Area    | 111 AC (48,352 SF) | Zoning | C-6        |
| Building FAR | 0.27               | Parcel | 179-124-49 |

Available Spaces

| Floor                                                                           | Suite | Use    | Type   | SF Available | Floor Contiguous | Building Contiguous | Rent/SF/Month | Occupancy | Term       |
|---------------------------------------------------------------------------------|-------|--------|--------|--------------|------------------|---------------------|---------------|-----------|------------|
| P 1                                                                             | G/H   | Retail | Direct | 2,940        | 2,940            | 2,940               | \$1.75 NNN    | Vacant    | Negotiable |
| Horizon Resources, Inc.: David Morris (619) 962-2200, Ken Rogers (858) 334-8550 |       |        |        |              |                  |                     |               |           |            |
| P 1                                                                             | E     | Retail | Direct | 1,200        | 1,200            | 1,200               | \$1.50 NNN    | Vacant    | Negotiable |
| Horizon Resources, Inc.: David Morris (619) 962-2200, Ken Rogers (858) 334-8550 |       |        |        |              |                  |                     |               |           |            |

Amenities

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

Transportation

|                 |                                                                                                                                                                                                                                                                                                      |
|-----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Parking Details | 63 Surface Spaces; Ratio of 4.87/1,000 SF                                                                                                                                                                                                                                                            |
| Traffic Volume  | 3,643 on Sinkler Way (2025); 1,620 on Phillips Way (2018); 35,323 on Natal Way (2025); 1,331 on Phillips St (2025); 9,326 on Escondido Ave (2025); 3,652 on Rincon St (2025); 3,265 on Lado de Loma Dr (2018); 1,554 on Bell Rd (2025); 7,012 on Escondido Ave (2025); 2,835 on Escondido Ave (2025) |
| Frontage        | 237' on Escondido Ave                                                                                                                                                                                                                                                                                |
| Transit/Subway  | Escondido Avenue  walk                                                                                                                                                                                                                                                                               |
| Commuter Rail   | Carlsbad Village  13 min drive                                                                                                                                                                                                                                                                       |
| Walk Score ®    | Somewhat Walkable (69)                                                                                                                                                                                                                                                                               |
| Transit Score ® | Some Transit (39)                                                                                                                                                                                                                                                                                    |

Tenants

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

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

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



Retail

Tenants (Continued)

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

Showing 5 of 10 Tenants

Property Summary

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



Property Details

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

Available Spaces

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

Rockefeller Management: Mary Duran (949) 852-0900

Amenities

- Freeway Visibility
- Pylon Sign
- Signage

Transportation

|                 |                                                                                                                                                                                                                                                                        |
|-----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Parking Details | 95 Surface Spaces; Ratio of 5.00/1,000 SF                                                                                                                                                                                                                              |
| Traffic Volume  | 12,023 on Thunder Dr (2025); 132,295 on College Blvd (2025); 10,383 on W Vista Way (2025); 15,576 on Tri City Hospital (2025); 5,289 on Tiberon Dr (2025); 11,002 on Cedar Rd (2025); 13,807 on Via Centre (2025); 901 on Alley (2025); 149,028 on S Emerald Dr (2025) |
| Frontage        | 671' on Hacienda Dr                                                                                                                                                                                                                                                    |
| Commuter Rail   | Carlsbad Village  11 min drive<br>Oceanside Transit Center  13 min drive                         |
| Walk Score ®    | Somewhat Walkable (66)                                                                                                                                                                                                                                                 |
| Transit Score ® | Some Transit (36)                                                                                                                                                                                                                                                      |

Tenants

| Tenant Name                  | Floor | SF Occupied | Employees | Move Date | Expiration |
|------------------------------|-------|-------------|-----------|-----------|------------|
| Evans Tire & Service Centers | 1     | 9,260       | 10        | Apr 2006  | -          |
| Sherwin-Williams             | 1     | 5,800       | 2         | Dec 2015  | -          |
| Auto Smog Svc                | 1     | 3,260       | 1         | May 1998  | -          |
| Prestige Insurance           | 1     | 3,260       | 3         | Apr 2003  | -          |

# 2070 Hacienda Dr - Winston Vista Center

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



Retail

## Tenants (Continued)

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

Showing 5 of 10 Tenants

2780 La Mirada Dr - Coral Tree Commerce Center

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



Warehouse

Property Summary

|                |                         |
|----------------|-------------------------|
| RBA (% Leased) | 15,581 SF (100%)        |
| Built          | 1989                    |
| Tenancy        | Multiple                |
| Available      | 500 - 9,963 SF          |
| Max Contiguous | 4,779 SF                |
| Asking Rent    | \$1.30 - 1.40 SF/Month  |
| Clear Height   | 22'                     |
| Drive Ins      | 10 total/ 10' w x 14' h |
| Docks          | None                    |
| Levelers       | None                    |



Property Details

|              |                     |        |            |
|--------------|---------------------|--------|------------|
| Land Area    | 317 AC (138,085 SF) | Zoning | RLI        |
| Building FAR | 011                 | Parcel | 219-030-14 |

Available Spaces

| Suite                                                     | Use        | Type   | SF Available | Building Contiguous | Rent/SF/Month | Occupancy | Term          | Docks | Drive Ins |
|-----------------------------------------------------------|------------|--------|--------------|---------------------|---------------|-----------|---------------|-------|-----------|
| A                                                         | Industrial | Sublet | 4,779        | 4,779               | \$1.30 MG     | 30 Days   | Thru Oct 2027 | -     | 2         |
| Hometown National: Justin Sachs (760) 822-1985            |            |        |              |                     |               |           |               |       |           |
| E                                                         | Industrial | Sublet | 2,684        | 2,684               | \$1.40 NNN    | 30 Days   | Thru May 2026 | -     | 2         |
| Voit Real Estate Services: Josh West, SIOR (858) 431-9219 |            |        |              |                     |               |           |               |       |           |
| A-2                                                       | Office     | Sublet | 500 - 2,500  | 2,500               | \$1.40 MG     | Vacant    | Thru Sep 2027 | -     | -         |
| Hometown National: Justin Sachs (760) 822-1985            |            |        |              |                     |               |           |               |       |           |

Amenities

|           |             |
|-----------|-------------|
| • Signage | • Skylights |
|-----------|-------------|

Transportation

|                 |                                                                                                                                                                                                                                                                                           |
|-----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Parking Details | Ratio of 2.25/1,000 SF                                                                                                                                                                                                                                                                    |
| Traffic Volume  | 8,035 on Dogwood Way (2025); 9,991 on La Mirada Dr (2025); 9,943 on Birch St (2018); 4,443 on Private Rd (2025); 808 on Fortune Way (2018); 891 on Virginia Pl (2025); 2,318 on Cades Way (2025); 340 on Poinsettia Ave (2025); 29,255 on La Mirada Dr (2025); 501 on Sycamore Ave (2025) |
| Commuter Rail   | Carlsbad Poinsettia  17 min drive                                                                                                                                                                      |
| Airport         | San Diego International 50 min drive                                                                                                                                                                                                                                                      |
| Walk Score ®    | Car-Dependent (34)                                                                                                                                                                                                                                                                        |
| Transit Score ® | Some Transit (27)                                                                                                                                                                                                                                                                         |

2780 La Mirada Dr - Coral Tree Commerce Center

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



Warehouse

Tenants

| Tenant Name                       | Floor | SF Occupied | Employees | Move Date | Expiration |
|-----------------------------------|-------|-------------|-----------|-----------|------------|
| Open Source Maker Labs            | 1     | 3,818       | 10        | Aug 2019  | -          |
| JR Ohana Ventures LLC             | 1     | 2,684       | -         | Apr 2023  | May 2026   |
| OYC Americas, Inc.                | 1     | 1,714       | 11        | Jul 2010  | -          |
| Wild Bills Old Fashioned Soda Pop | 1     | 1,558       | -         | Jul 2021  | -          |
| Glass Curtains Usa                | 1     | 500         | -         | Sep 2024  | -          |

Showing 5 of 5 Tenants

# 127 Main St

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



Retail

## Property Summary

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



## Property Details

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

## Available Spaces

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

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

## Amenities

- Signage

## Transportation

|                 |                                                                                                                                                                                                                                                                                             |
|-----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Parking Details | 4 Surface Spaces; Ratio of 1.91/1,000 SF                                                                                                                                                                                                                                                    |
| Traffic Volume  | 19,332 on E Broadway (2025); 1,575 on Hanes PI (2025); 6,350 on S Indiana Ave (2025); 19,247 on Main St (2025); 24,160 on N Indiana Ave (2025); 19,255 on Eucalyptus Ave (2025); 37,876 on Olive Ave (2025); 1,861 on Main St (2025); 2,732 on S Citrus Ave (2025); 2,954 on Main St (2025) |
| Frontage        | 22' on Main St                                                                                                                                                                                                                                                                              |
| Transit/Subway  | Vista Transit Center  5 min walk                                                                                                                                                                         |
|                 | Escondido Avenue  19 min walk                                                                                                                                                                            |
| Commuter Rail   | Carlsbad Village  13 min drive                                                                                                                                                                           |
| Walk Score ®    | Very Walkable (89)                                                                                                                                                                                                                                                                          |
| Transit Score ® | Good Transit (51)                                                                                                                                                                                                                                                                           |

## Tenants

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

Showing 1 of 1 Tenants

2301-2305 Melrose Dr - Premier Crossing

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



Office

Property Summary

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



Property Details

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

Available Spaces

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

Amenities

- 24 Hour Access
- Bus Line
- Kitchen

Transportation

|                 |                                                                                                                                                                                                                                                                                                                |                                                                                     |  |  |  |  |  |  |              |
|-----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|--|--|--|--|--|--|--------------|
| Parking Details | 36 Surface Spaces; Ratio of 5.70/1,000 SF                                                                                                                                                                                                                                                                      |                                                                                     |  |  |  |  |  |  |              |
| Traffic Volume  | 32,272 on Oak Ridge Way (2025); 21,673 on Hotspring Way (2025); 4,346 on Ave Chelsea (2025); 934 on Park Center Dr (2018); 834 on S Melrose Dr (2018); 1,176 on Jewell Ridge (2018); 3,822 on S Melrose Dr (2025); 17,359 on Brookhaven Pass (2025); 1,295 on Pipeline Dr (2025); 771 on Park Center Dr (2018) |                                                                                     |  |  |  |  |  |  |              |
| Commuter Rail   | Carlsbad Poinsettia                                                                                                                                                                                                                                                                                            |  |  |  |  |  |  |  | 12 min drive |
|                 | Carlsbad Village                                                                                                                                                                                                                                                                                               |  |  |  |  |  |  |  | 16 min drive |

2301-2305 Melrose Dr - Premier Crossing

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



Office

Transportation (Continued)

|                 |                         |              |
|-----------------|-------------------------|--------------|
| Airport         | San Diego International | 45 min drive |
| Walk Score ®    | Somewhat Walkable (50)  |              |
| Transit Score ® | Some Transit (27)       |              |

Tenants

| Tenant Name                       | Floor | SF Occupied | Employees | Move Date | Expiration |
|-----------------------------------|-------|-------------|-----------|-----------|------------|
| Interventional Pain Medicine      | 1     | 3,140       | -         | Jan 2023  | -          |
| As You Wish Wellness & Aesthetics | 1     | 400         | 4         | Apr 2015  | -          |
| Summer Schleig                    | 1     | 390         | -         | Jun 2017  | -          |
| Healthy Directions For You        | 1     | -           | -         | Jan 2020  | -          |
| R & K Trucking                    | 1     | -           | -         | Nov 2019  | -          |

Showing 5 of 5 Tenants

440 S Melrose Dr - Melrose Corporate Center

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



Office

Property Summary

|                |                            |
|----------------|----------------------------|
| RBA (% Leased) | 24,722 SF (62.9%)          |
| Built          | 2000                       |
| Stories        | 2                          |
| Elevators      | 1 passenger                |
| Typical Floor  | 12,925 SF                  |
| Tenancy        | Multiple                   |
| Available      | 462 - 10,182 SF            |
| Max Contiguous | 6,181 SF                   |
| Asking Rent    | \$2.25 - 2.50 SF/Month/NNN |
| Parking Spaces | 100 (5.00/1,000 SF)        |



Property Details

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

Available Spaces

| Floor                                                                                   | Suite | Use            | Type   | SF Available | Floor Contiguous | Building Contiguous | Rent/SF/Month | Occupancy | Term       |
|-----------------------------------------------------------------------------------------|-------|----------------|--------|--------------|------------------|---------------------|---------------|-----------|------------|
| P 1                                                                                     | 120   | Office/Medical | Direct | 6,181        | 6,181            | 6,181               | \$2.25 NNN    | Vacant    | Negotiable |
| Lee Real Estate LLC: Samuel Lee (858) 229-9869                                          |       |                |        |              |                  |                     |               |           |            |
| P 2                                                                                     | 260   | Office/Medical | Direct | 2,316        | 2,316            | 2,316               | \$2.25 NNN    | Vacant    | 5 Years    |
| Lee Real Estate LLC: Samuel Lee (858) 229-9869                                          |       |                |        |              |                  |                     |               |           |            |
| P 2                                                                                     | 202   | Office/Medical | Direct | 672          | 672              | 672                 | \$2.25 NNN    | Vacant    | 5 Years    |
| Lee Real Estate LLC: Samuel Lee (858) 229-9869                                          |       |                |        |              |                  |                     |               |           |            |
| P 2                                                                                     | 230   | Office         | Sublet | 551          | 551              | 551                 | \$2.50 MG     | Vacant    | Negotiable |
| Small Offices 4 Rent: Brent Rosenkranz (760) 715-7467, Andrew Rosenkranz (760) 688-8710 |       |                |        |              |                  |                     |               |           |            |
| P 2                                                                                     | 220   | Office         | Sublet | 462          | 462              | 462                 | \$2.50 MG     | Vacant    | Negotiable |
| Small Offices 4 Rent: Brent Rosenkranz (760) 715-7467, Andrew Rosenkranz (760) 688-8710 |       |                |        |              |                  |                     |               |           |            |

Amenities

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

Transportation

|                 |                                                                                                                                                                                                                                                                                                                       |
|-----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Parking Details | 100 Surface Spaces; Ratio of 5.00/1,000 SF                                                                                                                                                                                                                                                                            |
| Traffic Volume  | 30,542 on County Complex (2025); 3,298 on la Tortuga Dr (2025); 27,614 on Matagual Dr (2025); 2,949 on Breeze Hill Rd (2025); 20,365 on Vista Village Dr (2025); 1,106 on Private Rd (2025); 33,293 on Hacienda Dr (2025); 9,014 on S Melrose Dr (2025); 23,631 on Hacienda Dr (2025); 133,677 on S Melrose Dr (2020) |
| Commuter Rail   | Carlsbad Village  13 min drive                                                                                                                                                                                                     |
| Walk Score ®    | Very Walkable (71)                                                                                                                                                                                                                                                                                                    |

# 440 S Melrose Dr - Melrose Corporate Center

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



Office

## Transportation (Continued)

|                            |                   |
|----------------------------|-------------------|
| Transit Score <sup>®</sup> | Some Transit (36) |
|----------------------------|-------------------|

## Tenants

| Tenant Name                      | Floor | SF Occupied | Employees | Move Date | Expiration |
|----------------------------------|-------|-------------|-----------|-----------|------------|
| Law Offices Of Vicki Rothman     | 2     | 3,653       | 2         | May 2017  | Sep 2030   |
| Andrew P Johnson Aps             | 2     | 2,316       | 3         | Jul 2016  | Nov 2025   |
| Healthcare Academy of CA         | Unkwn | 2,231       | 10        | May 2020  | -          |
| Integrated Property Analysis Inc | 2     | 1,000       | 3         | Jun 2023  | -          |
| Kevin Johnson APLC               | 2     | 500         | 3         | Feb 2018  | -          |

Showing 5 of 10 Tenants

1580 S Melrose Dr - Rancho Buena Vista Plaza

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



Retail

Property Summary

|                |                            |
|----------------|----------------------------|
| Center Type    | Strip Center               |
| GLA (% Leased) | 20,544 SF (86.9%)          |
| Built          | 1981                       |
| Tenancy        | Multiple                   |
| Available      | 1,000 - 3,700 SF           |
| Max Contiguous | 1,700 SF                   |
| Asking Rent    | \$1.95 - 2.75 SF/Month/NNN |
| Parking Spaces | 120 (5.84/1,000 SF)        |
| Frontage       | 406' on Buena Vista        |
| Frontage       | 467' on Melrose            |



Property Details

|              |                      |        |            |
|--------------|----------------------|--------|------------|
| Land Area    | 2.51 AC (109,336 SF) | Zoning | C, Vista   |
| Building FAR | 019                  | Parcel | 183-220-23 |

Available Spaces

| Floor                                                                           | Suite | Use    | Type   | SF Available | Floor Contiguous | Building Contiguous | Rent/SF/Month | Occupancy | Term       |
|---------------------------------------------------------------------------------|-------|--------|--------|--------------|------------------|---------------------|---------------|-----------|------------|
| P 1                                                                             | 100   | Retail | Direct | 1,700        | 1,700            | 1,700               | \$2.75 NNN    | Vacant    | Negotiable |
| Horizon Resources, Inc.: David Morris (619) 962-2200, Ken Rogers (858) 334-8550 |       |        |        |              |                  |                     |               |           |            |
| P 1                                                                             | 115   | Retail | Direct | 1,000        | 1,000            | 1,000               | \$1.95 NNN    | 10/2025   | Negotiable |
| Horizon Resources, Inc.: David Morris (619) 962-2200, Ken Rogers (858) 334-8550 |       |        |        |              |                  |                     |               |           |            |
| P 1                                                                             | 114   | Retail | Direct | 1,000        | 1,000            | 1,000               | \$1.95 NNN    | Vacant    | Negotiable |
| Horizon Resources, Inc.: David Morris (619) 962-2200, Ken Rogers (858) 334-8550 |       |        |        |              |                  |                     |               |           |            |

Amenities

- Bus Line
- Signalized Intersection

Transportation

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

1580 S Melrose Dr - Rancho Buena Vista Plaza

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



Retail

Tenants

| Tenant Name                   | Floor | SF Occupied | Employees | Move Date | Expiration |
|-------------------------------|-------|-------------|-----------|-----------|------------|
| Buena Vista Dental Care       | 1     | 2,054       | 5         | Jul 2016  | -          |
| Cut & Co                      | 1     | 2,054       | -         | Jun 2021  | -          |
| Richard King HomeSmart Realty | 1     | 2,054       | -         | Jan 2020  | -          |
| Rumors Salon                  | 1     | 2,054       | 11        | Aug 2019  | -          |
| Snack House                   | 1     | 2,054       | 1         | Apr 2003  | -          |

Showing 5 of 12 Tenants

Property Summary

|                 |                           |
|-----------------|---------------------------|
| RBA (% Leased)  | 68,935 SF (84.6%)         |
| Built/Renovated | 1988/2006                 |
| Tenancy         | Multiple                  |
| Available       | 3,871 - 19,481 SF         |
| Max Contiguous  | 10,653 SF                 |
| Asking Rent     | \$1.29 - 1.45 SF/Month/MG |
| Clear Height    | 19'                       |
| Drive Ins       | 7 total/ 14' w x 14' h    |
| Docks           | 4 exterior                |
| Levelers        | None                      |
| Parking Spaces  | 140 (2.03/1,000 SF)       |



Property Details

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

Available Spaces

| Suite                                                                                                       | Use        | Type   | SF Available        | Building Contiguous | Rent/SF/Month | Occupancy | Term          | Docks | Drive Ins |
|-------------------------------------------------------------------------------------------------------------|------------|--------|---------------------|---------------------|---------------|-----------|---------------|-------|-----------|
| 101-A                                                                                                       | Industrial | Direct | 10,653/4,426 Office | 10,653              | \$1.29 MG     | Vacant    | Negotiable    | 1     | 3         |
| Lee & Associates: Marko Dragovic (858) 531-4523, Isaac Little (760) 672-1041, Olivia Baffert (707) 223-8214 |            |        |                     |                     |               |           |               |       |           |
| 108                                                                                                         | Office     | Sublet | 4,957/4,957 Office  | 4,957               | \$0.99 MG     | Vacant    | Thru Mar 2027 | -     | -         |
| Lee & Associates: Marko Dragovic (858) 531-4523, Isaac Little (760) 672-1041, Olivia Baffert (707) 223-8214 |            |        |                     |                     |               |           |               |       |           |
| 104                                                                                                         | Industrial | Direct | 3,871/835 Office    | 3,871               | \$1.45 MG     | 10/2025   | Negotiable    | -     | 1         |
| Lee & Associates: Marko Dragovic (858) 531-4523, Isaac Little (760) 672-1041, Olivia Baffert (707) 223-8214 |            |        |                     |                     |               |           |               |       |           |

Amenities

- Fenced Lot

Transportation

|                 |                                                                                                                                                                                                                                                                                        |
|-----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Parking Details | 140 Surface Spaces; Ratio of 2.03/1,000 SF                                                                                                                                                                                                                                             |
| Traffic Volume  | 8,035 on Dogwood Way (2025); 9,943 on Birch St (2018); 808 on Fortune Way (2018); 9,991 on la Mirada Dr (2025); 29,255 on la Mirada Dr (2025); 2,318 on Cades Way (2025); 4,443 on Private Rd (2025); 891 on Virginia Pl (2025); 501 on Sycamore Ave (2025); 20,505 on Bus PkDr (2025) |
| Commuter Rail   | Carlsbad Poinsettia  17 min drive                                                                                                                                                                   |
| Airport         | San Diego International 50 min drive                                                                                                                                                                                                                                                   |
| Walk Score ®    | Car-Dependent (32)                                                                                                                                                                                                                                                                     |
| Transit Score ® | Some Transit (27)                                                                                                                                                                                                                                                                      |

Tenants

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

Showing 5 of 7 Tenants

325 S Santa Fe Ave - Paseo Pointe

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



Apartments

Property Summary

|                        |                            |
|------------------------|----------------------------|
| Units                  | 69                         |
| Built                  | 2015                       |
| Stories                | 4                          |
| Market Segment         | All                        |
| Asking Rent Per Unit   | \$647                      |
| Commercial Available   | 1,000 - 3,939 SF           |
| Commercial Asking Rent | \$1.85 - 2.00 SF/Month/NNN |



Property Details

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

Available Spaces

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

Lee & Associates: Victor Aquilina (858) 663-6466, Jake Hartbarger (419) 787-6970  
Lee & Associates Commercial Real Estate Service: Randall Dalby (949) 887-9900

|     |     |        |        |       |       |       |            |        |            |
|-----|-----|--------|--------|-------|-------|-------|------------|--------|------------|
| P 1 | 200 | Retail | Direct | 1,900 | 1,900 | 1,900 | \$1.85 NNN | Vacant | Negotiable |
|-----|-----|--------|--------|-------|-------|-------|------------|--------|------------|

Lee & Associates: Victor Aquilina (858) 663-6466, Jake Hartbarger (419) 787-6970  
Lee & Associates Commercial Real Estate Service: Randall Dalby (949) 887-9900

Amenities

Unit Amenities

- Air Conditioning
- Wheelchair Accessible (Rooms)

Site Amenities

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

Transportation

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

# 325 S Santa Fe Ave - Paseo Pointe

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



Apartments

## Transportation (Continued)

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

## Commercial Tenants

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

Showing 1 of 1 Tenants

721-723 S Santa Fe Ave

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



Retail

Property Summary

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



Property Details

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

Available Spaces

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

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

Amenities

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

Transportation

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

962-966 S Santa Fe Ave

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



Retail

Property Summary

|                |                       |
|----------------|-----------------------|
| GLA (% Leased) | 3,500 SF (57.1%)      |
| Built          | 1977                  |
| Tenancy        | Multiple              |
| Available      | 1,500 SF              |
| Max Contiguous | 1,500 SF              |
| Asking Rent    | \$4.20 SF/Month/+UTIL |



Property Details

|              |                     |        |            |
|--------------|---------------------|--------|------------|
| Land Area    | 0.30 AC (13,260 SF) | Zoning | SPI        |
| Building FAR | 0.26                | Parcel | 179-080-48 |

Available Spaces

| Floor | Suite | Use    | Type   | SF Available | Floor Contiguous | Building Contiguous | Rent/SF/Month | Occupancy | Term       |
|-------|-------|--------|--------|--------------|------------------|---------------------|---------------|-----------|------------|
| P 1   | 962   | Retail | Direct | 1,500        | 1,500            | 1,500               | \$4.20 +UTIL  | Vacant    | Negotiable |

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

Amenities

- Restaurant

Transportation

|                 |                                                                                                                                                                                                                                                                                                |                                                                                     |              |
|-----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|--------------|
| Traffic Volume  | 1,503 on S Santa Fe Ave (2018); 20,057 on Alta Calle (2025); 6,229 on Santa Fe Pl (2025); 5,626 on Santa Fe Pl (2025); 478 on Private Rd (2025); 2,835 on Escondido Ave (2025); 3,540 on Orleavo Dr (2025); 27,155 on Private Rd (2025); 35,323 on Natal Way (2025); 3,652 on Rincon St (2025) |                                                                                     |              |
| Transit/Subway  | Escondido Avenue                                                                                                                                                                                                                                                                               |  | 9 min walk   |
| Commuter Rail   | Carlsbad Village                                                                                                                                                                                                                                                                               |  | 14 min drive |
| Walk Score ®    | Somewhat Walkable (69)                                                                                                                                                                                                                                                                         |                                                                                     |              |
| Transit Score ® | Some Transit (36)                                                                                                                                                                                                                                                                              |                                                                                     |              |

Tenants

| Tenant Name          | Floor | SF Occupied | Employees | Move Date | Expiration |
|----------------------|-------|-------------|-----------|-----------|------------|
| Princess Nails       | 1     | 1,000       | 2         | Nov 2016  | -          |
| Purified Clean H2O   | 1     | 700         | -         | Apr 2020  | -          |
| Wings Mix            | 1     | 700         | -         | Apr 2020  | -          |
| Essential Life Style | 1     | -           | 2         | Sep 2020  | -          |
| Womg Mix             | 1     | -           | -         | May 2020  | -          |

Showing 5 of 5 Tenants

# 1020 S Santa Fe Ave

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



Office

## Property Summary

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



## Property Details

|                |                     |        |            |
|----------------|---------------------|--------|------------|
| Land Area      | 0.72 AC (31,363 SF) | Zoning | C2         |
| Building FAR   | 0.37                | Parcel | 180-310-16 |
| Owner Occupied | No                  |        |            |

## Available Spaces

| Floor                                                                                             | Suite | Use    | Type   | SF Available | Floor Contiguous | Building Contiguous | Rent/SF/Month | Occupancy | Term       |
|---------------------------------------------------------------------------------------------------|-------|--------|--------|--------------|------------------|---------------------|---------------|-----------|------------|
| P 1                                                                                               | A     | Office | Direct | 1,525        | 1,525            | 1,525               | \$1.65 +UTIL  | Vacant    | Negotiable |
| CDC Commercial, Inc.: Nick Zech (858) 232-2100, Matt Orth (858) 736-1337, Don Zech (858) 486-9999 |       |        |        |              |                  |                     |               |           |            |
| P 2                                                                                               | K     | Office | Direct | 2,480        | 2,480            | 2,480               | \$1.65 +UTIL  | Vacant    | Negotiable |
| CDC Commercial, Inc.: Nick Zech (858) 232-2100, Matt Orth (858) 736-1337, Don Zech (858) 486-9999 |       |        |        |              |                  |                     |               |           |            |
| P 2                                                                                               | E     | Office | Direct | 1,725        | 1,725            | 1,725               | \$1.65 +UTIL  | Vacant    | Negotiable |
| CDC Commercial, Inc.: Nick Zech (858) 232-2100, Matt Orth (858) 736-1337, Don Zech (858) 486-9999 |       |        |        |              |                  |                     |               |           |            |
| P 2                                                                                               | H     | Office | Direct | 770          | 770              | 770                 | \$1.65 +UTIL  | Vacant    | Negotiable |
| CDC Commercial, Inc.: Nick Zech (858) 232-2100, Matt Orth (858) 736-1337, Don Zech (858) 486-9999 |       |        |        |              |                  |                     |               |           |            |
| P 2                                                                                               | J     | Office | Direct | 522          | 522              | 522                 | \$1.65 +UTIL  | Vacant    | Negotiable |
| CDC Commercial, Inc.: Nick Zech (858) 232-2100, Matt Orth (858) 736-1337, Don Zech (858) 486-9999 |       |        |        |              |                  |                     |               |           |            |

## Amenities

- Bus Line

## Transportation

|                 |                                                                                                                                                                                                                                                                                                  |
|-----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Parking Details | 25 Surface Spaces; Ratio of 2.50/1,000 SF                                                                                                                                                                                                                                                        |
| Traffic Volume  | 20,057 on Alta Calle (2025); 6,229 on Santa Fe Pl (2025); 1,503 on S Santa Fe Ave (2018); 478 on Private Rd (2025); 5,626 on Santa Fe Pl (2025); 3,540 on Orleavo Dr (2025); 2,835 on Escondido Ave (2025); 3,095 on Crescent Ln (2025); 35,323 on Natal Way (2025); 27,155 on Private Rd (2025) |
| Transit/Subway  | Escondido Avenue  11 min walk                                                                                                                                                                                 |
| Commuter Rail   | Carlsbad Village  14 min drive                                                                                                                                                                                |
| Walk Score ®    | Somewhat Walkable (67)                                                                                                                                                                                                                                                                           |

1020 S Santa Fe Ave

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



Office

Transportation (Continued)

Transit Score <sup>®</sup>                      Some Transit (36)

Tenants

| Tenant Name             | Floor | SF Occupied | Employees | Move Date | Expiration |
|-------------------------|-------|-------------|-----------|-----------|------------|
| Alta Vista Insurance    | 1     | 2,480       | 10        | Apr 2008  | -          |
| Legs Legal Support Inc  | 1     | 1,050       | 7         | Jul 2016  | -          |
| Richris Maintenance Inc | 2     | 1,000       | 2         | Jun 2009  | -          |
| Kim M Patrick Ea Inc    | 1     | 800         | 1         | Sep 2010  | -          |
| Blake Sales Associates  | 1     | 600         | 3         | Jul 2010  | -          |

Showing 5 of 6 Tenants

1990 S Santa Fe Ave

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



Retail

Property Summary

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



Property Details

|              |                     |        |            |
|--------------|---------------------|--------|------------|
| Land Area    | 0.28 AC (12,197 SF) | Zoning | C36        |
| Building FAR | 016                 | Parcel | 184-111-25 |

Available Spaces

| Floor | Suite | Use    | Type   | SF Available | Floor Contiguous | Building Contiguous | Rent/SF/Month | Occupancy | Term       |
|-------|-------|--------|--------|--------------|------------------|---------------------|---------------|-----------|------------|
| E 1   | 1     | Retail | Direct | 1,920        | 1,920            | 1,920               | \$4.69 NNN    | Vacant    | Negotiable |

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

Amenities

- Signage
- Signalized Intersection

Transportation

|                 |                                                                                                                                                                                                                                                                                |
|-----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Parking Details | 20 Surface Spaces; Ratio of 10.42/1,000 SF                                                                                                                                                                                                                                     |
| Traffic Volume  | 15,628 on Robelini Dr (2025); 14,927 on el Valle Opulento (2025); 4,334 on Primrose Ave (2025); 16,328 on Robelini Dr (2025); 3,741 on Estrelita Dr (2025); 7,862 on Robelini Dr (2025); 18,333 on Pvt Rd Easement (2025); 19,936 on Azalea Dr (2025); 16,385 on Hwy 78 (2025) |
| Transit/Subway  | Buena Creek  3 min walk                                                                                                                                                                     |
| Commuter Rail   | Carlsbad Poinsettia  18 min drive                                                                                                                                                           |
| Walk Score ®    | Somewhat Walkable (57)                                                                                                                                                                                                                                                         |

Tenants

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

Showing 2 of 2 Tenants

# 902 Sycamore Ave - Sycamore Medical Center

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



Office

## Property Summary

|                |                     |
|----------------|---------------------|
| RBA (% Leased) | 13,727 SF (61.0%)   |
| Built          | 2007                |
| Stories        | 2                   |
| Typical Floor  | 6,864 SF            |
| Tenancy        | Multiple            |
| Available      | 2,438 - 5,350 SF    |
| Max Contiguous | 5,350 SF            |
| Asking Rent    | \$2.50 SF/Month/NNN |
| Parking Spaces | 46 (3.35/1,000 SF)  |



## Property Details

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

## Available Spaces

| Floor                                                          | Suite | Use            | Type   | SF Available | Floor Contiguous | Building Contiguous | Rent/SF/Month | Occupancy | Term       |
|----------------------------------------------------------------|-------|----------------|--------|--------------|------------------|---------------------|---------------|-----------|------------|
| P 2                                                            | 203   | Office/Medical | Direct | 2,912        | 5,350            | 5,350               | \$2.50 NNN    | Vacant    | Negotiable |
| CBRE: Dan Henry (760) 696-0454, Lars Eisenhauer (760) 579-8454 |       |                |        |              |                  |                     |               |           |            |
| P 2                                                            | 202   | Office/Medical | Direct | 2,438        | 5,350            | 5,350               | \$2.50 NNN    | Vacant    | Negotiable |
| CBRE: Dan Henry (760) 696-0454, Lars Eisenhauer (760) 579-8454 |       |                |        |              |                  |                     |               |           |            |

## Amenities

- Air Conditioning
- Monument Signage
- Signage

## Transportation

|                 |                                                                                                                                                                                                                                                                                               |
|-----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Parking Details | 46 Surface Spaces; Ratio of 3.35/1,000 SF                                                                                                                                                                                                                                                     |
| Traffic Volume  | 30,449 on Watson Way (2025); 6,400 on Private Rd (2025); 40,814 on Watson Way (2025); 1,816 on Juniper Ln (2025); 15,491 on Watson Way (2025); 44,689 on Plumbosa Ave (2025); 1,112 on Woodcrest Ln (2018); 501 on Sycamore Ave (2025); 2,318 on Cades Way (2025); 5,227 on Thiboco Ct (2025) |
| Commuter Rail   | Carlsbad Poinsettia  16 min drive                                                                                                                                                                          |
| Airport         | San Diego International 49 min drive                                                                                                                                                                                                                                                          |
| Walk Score ®    | Somewhat Walkable (61)                                                                                                                                                                                                                                                                        |
| Transit Score ® | Some Transit (29)                                                                                                                                                                                                                                                                             |

## Tenants

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

902 Sycamore Ave - Sycamore Medical Center

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



Office

Tenants (Continued)

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

Showing 3 of 3 Tenants

906 Sycamore Ave - Sycamore Business Park

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



Office

Property Summary

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



Property Details

|              |                    |                |            |
|--------------|--------------------|----------------|------------|
| Land Area    | 118 AC (51,401 SF) | Owner Occupied | No         |
| Building FAR | 0.47               | Zoning         | OP, Vista  |
| Slab to Slab | 9'                 | Parcel         | 217-172-08 |

Available Spaces

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

CBRE: Bob Cowan (760) 840-7664

Amenities

- Open-Plan
- Signage

Transportation

|                 |                                                                                                                                                                                                                                                                                           |
|-----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Parking Details | 50 Surface Spaces; Ratio of 2.34/1,000 SF                                                                                                                                                                                                                                                 |
| Traffic Volume  | 6,400 on Private Rd (2025); 30,449 on Watson Way (2025); 1,816 on Juniper Ln (2025); 40,814 on Watson Way (2025); 1,112 on Woodcrest Ln (2018); 501 on Sycamore Ave (2025); 2,318 on Cades Way (2025); 15,491 on Watson Way (2025); 44,689 on Plumosa Ave (2025); 245 on Grand Ave (2018) |
| Commuter Rail   | Carlsbad Poinsettia  17 min drive                                                                                                                                                                      |
| Airport         | San Diego International 49 min drive                                                                                                                                                                                                                                                      |
| Walk Score ®    | Somewhat Walkable (53)                                                                                                                                                                                                                                                                    |
| Transit Score ® | Some Transit (29)                                                                                                                                                                                                                                                                         |

Tenants

| Tenant Name           | Floor | SF Occupied | Employees | Move Date | Expiration |
|-----------------------|-------|-------------|-----------|-----------|------------|
| Blue Coast Cardiology | 1     | 1,523       | 10        | Apr 2023  | -          |
| Mission Home Loans    | 2     | -           | 3         | Mar 2011  | -          |

Showing 2 of 2 Tenants

Property Summary

|                |                       |
|----------------|-----------------------|
| RBA (% Leased) | 27893 SF (86.6%)      |
| Built          | 1986                  |
| Tenancy        | Multiple              |
| Available      | 1,794 - 3,729 SF      |
| Max Contiguous | 1,935 SF              |
| Asking Rent    | \$1.25 SF/Month/MG    |
| Clear Height   | 20'                   |
| Drive Ins      | 6 total/ 8' w x 12' h |
| Docks          | None                  |
| Levelers       | None                  |
| Parking Spaces | 101 (3.62/1,000 SF)   |



Property Details

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

Available Spaces

| Floor                                                                                                       | Suite | Use    | Type   | SF Available | Floor Contiguous | Building Contiguous | Rent/SF/Month | Occupancy | Term       |
|-------------------------------------------------------------------------------------------------------------|-------|--------|--------|--------------|------------------|---------------------|---------------|-----------|------------|
| P 1                                                                                                         | 1A    | Office | Direct | 1,794        | 1,794            | 1,794               | \$1.25 MG     | Vacant    | Negotiable |
| Lee & Associates: Marko Dragovic (858) 531-4523, Isaac Little (760) 672-1041, Olivia Baffert (707) 223-8214 |       |        |        |              |                  |                     |               |           |            |
| P 2                                                                                                         | 2B    | Office | Direct | 1,935        | 1,935            | 1,935               | \$1.25 MG     | Vacant    | Negotiable |
| Lee & Associates: Marko Dragovic (858) 531-4523, Isaac Little (760) 672-1041, Olivia Baffert (707) 223-8214 |       |        |        |              |                  |                     |               |           |            |

Amenities

- Signage

Transportation

|                 |                                                                                                                                                                                                                                                                                       |
|-----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Parking Details | 101 Surface Spaces; Ratio of 3.62/1,000 SF                                                                                                                                                                                                                                            |
| Traffic Volume  | 501 on Sycamore Ave (2025); 1,112 on Woodcrest Ln (2018); 2,318 on Cades Way (2025); 29,255 on la Mirada Dr (2025); 245 on Grand Ave (2018); 9,943 on Birch St (2018); 808 on Fortune Way (2018); 30,449 on Watson Way (2025); 6,400 on Private Rd (2025); 1,816 on Juniper Ln (2025) |
| Commuter Rail   | Carlsbad Poinsettia  16 min drive                                                                                                                                                                  |
| Airport         | San Diego International 49 min drive                                                                                                                                                                                                                                                  |
| Walk Score ®    | Car-Dependent (40)                                                                                                                                                                                                                                                                    |
| Transit Score ® | Some Transit (27)                                                                                                                                                                                                                                                                     |

Tenants

| Tenant Name  | Floor | SF Occupied | Employees | Move Date | Expiration |
|--------------|-------|-------------|-----------|-----------|------------|
| Calls Direct | 2     | 1,935       | -         | Apr 2017  | -          |

Tenants (Continued)

| Tenant Name                | Floor | SF Occupied | Employees | Move Date | Expiration |
|----------------------------|-------|-------------|-----------|-----------|------------|
| Neza Financial Group, LLC  | 2     | 1,065       | -         | Oct 2020  | -          |
| Anne Feasn                 | 1     | 500         | -         | Apr 2005  | -          |
| Dbr General Engineering    | 1     | 500         | -         | Feb 2024  | -          |
| Pro Engineering Consulting | 1     | 500         | 5         | Nov 2019  | -          |

Showing 5 of 8 Tenants

161 Thunder Dr - Tri-City Medical Arts Building

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



Office

Property Summary

|                |                            |
|----------------|----------------------------|
| RBA (% Leased) | 33,914 SF (61.9%)          |
| Built          | 1980                       |
| Stories        | 2                          |
| Elevators      | 1 passenger                |
| Typical Floor  | 16,957 SF                  |
| Tenancy        | Multiple                   |
| Available      | 764 - 12,906 SF            |
| Max Contiguous | 11,330 SF                  |
| Asking Rent    | \$2.35 - 2.40 SF/Month/NNN |
| Parking Spaces | 220 (6.30/1,000 SF)        |



Property Details

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

Available Spaces

| Floor                                      | Suite | Use            | Type   | SF Available | Floor Contiguous | Building Contiguous | Rent/SF/Month | Occupancy | Term       |
|--------------------------------------------|-------|----------------|--------|--------------|------------------|---------------------|---------------|-----------|------------|
| P 1                                        | 108   | Office/Medical | Direct | 8,647        | 11,330           | 11,330              | \$2.40 NNN    | Vacant    | Negotiable |
| MedWest Realty: Kellie Hill (858) 437-7294 |       |                |        |              |                  |                     |               |           |            |
| P 1                                        | 106   | Office/Medical | Direct | 2,683        | 11,330           | 11,330              | \$2.40 NNN    | Vacant    | Negotiable |
| MedWest Realty: Kellie Hill (858) 437-7294 |       |                |        |              |                  |                     |               |           |            |
| P 2                                        | 203   | Office/Medical | Direct | 812          | 812              | 812                 | \$2.35 NNN    | Vacant    | Negotiable |
| MedWest Realty: Kellie Hill (858) 437-7294 |       |                |        |              |                  |                     |               |           |            |
| P 2                                        | 209   | Office/Medical | Direct | 764          | 764              | 764                 | \$2.40 NNN    | Vacant    | Negotiable |
| MedWest Realty: Kellie Hill (858) 437-7294 |       |                |        |              |                  |                     |               |           |            |

Amenities

- Signage

Transportation

|                 |                                                                                                                                                                                                                                       |
|-----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Parking Details | 220 Surface Spaces; Ratio of 6.30/1,000 SF                                                                                                                                                                                            |
| Traffic Volume  | 10,383 on W Vista Way (2025); 901 on Alley (2025); 12,023 on Thunder Dr (2025); 7,523 on Celeste Dr (2025); 3,632 on Thunder Dr (2025); 132,295 on College Blvd (2025); 15,576 on Tri City Hospital (2025); 11,002 on Cedar Rd (2025) |
| Commuter Rail   | Carlsbad Village  10 min drive                                                                                                                     |
|                 | Oceanside Transit Center  12 min drive                                                                                                             |
| Walk Score ®    | Somewhat Walkable (62)                                                                                                                                                                                                                |
| Transit Score ® | Some Transit (36)                                                                                                                                                                                                                     |

161 Thunder Dr - Tri-City Medical Arts Building

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



Office

Tenants

| Tenant Name                        | Floor | SF Occupied | Employees | Move Date | Expiration |
|------------------------------------|-------|-------------|-----------|-----------|------------|
| Glenner Alzheimer's Family Centers | 1     | 8,647       | -         | Jun 2022  | -          |
| David B. Jenkins, D.D.S.           | 2     | 2,000       | 8         | Mar 2004  | -          |
| C Care                             | 1     | 1,950       | 13        | Jul 2016  | -          |
| Physicians Data Trust              | 1     | 1,400       | 25        | Oct 2011  | -          |
| Vista Community Clinic             | 2     | 1,200       | 8         | Jul 2016  | -          |

Showing 5 of 22 Tenants

Property Summary

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



Property Details

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

Available Spaces

| Floor | Suite | Use            | Type   | SF Available | Floor Contiguous | Building Contiguous | Rent/SF/Month | Occupancy | Term       |
|-------|-------|----------------|--------|--------------|------------------|---------------------|---------------|-----------|------------|
| P 1   | 840   | Office/Medical | Direct | 2,000        | 2,000            | 2,000               | \$1.50 +ELEC  | Vacant    | Negotiable |

Lee & Associates: Jeff Abramson (760) 505-5301, Jackson Rodewald (760) 717-3421  
Tideline Partners: Greg Gershman (858) 449-5417

Transportation

|                 |                                                                                                                                                                                                                                                                                             |
|-----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Parking Details | 18 Surface Spaces; Ratio of 2.11/1,000 SF                                                                                                                                                                                                                                                   |
| Traffic Volume  | 4,023 on Truly Ter (2025); 42,306 on Francis Dr (2025); 7,543 on Williamston St (2025); 43,953 on Franklin Ln (2025); 3,489 on Clearbrook Ln (2025); 2,335 on Private Rd (2025); 936 on Glenmere Rd (2018); 9,763 on Williamston St (2025); 1,824 on Duo Ct (2025); 4,346 on Rhea Pl (2025) |
| Transit/Subway  | Vista Transit Center  19 min walk                                                                                                                                                                        |
| Commuter Rail   | Carlsbad Village  15 min drive                                                                                                                                                                           |
| Walk Score ®    | Very Walkable (74)                                                                                                                                                                                                                                                                          |
| Transit Score ® | Some Transit (39)                                                                                                                                                                                                                                                                           |

Tenants

| Tenant Name                              | Floor | SF Occupied | Employees | Move Date | Expiration |
|------------------------------------------|-------|-------------|-----------|-----------|------------|
| Urgent Care Associatio                   | 1     | 3,000       | 20        | Jun 2008  | -          |
| Farmers Insurance                        | 1     | 1,000       | -         | Nov 2021  | -          |
| Oceanside Home Health & Hospice Care Inc | 1     | 900         | 6         | Apr 2015  | -          |
| Vista Movers                             | 1     | 500         | -         | Sep 2024  | -          |
| Graybiill Medical Group                  | 1     | -           | 150       | Jul 2016  | -          |

840-854 Townsite Dr

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



Office

Tenants (Continued)

| Tenant Name | Floor | SF Occupied | Employees | Move Date | Expiration |
|-------------|-------|-------------|-----------|-----------|------------|
|-------------|-------|-------------|-----------|-----------|------------|

Showing 5 of 6 Tenants

1211 E Vista Way - Foothill Chevron

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



Retail

Property Summary

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



Property Details

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

Available Spaces

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

Voit Real Estate Services: Christopher Moussa (858) 449-0650, Peter Kies (760) 504-8928

Amenities

- Commuter Rail
- Pylon Sign
- Signage
- Signalized Intersection

Transportation

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

Tenants

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

Showing 2 of 2 Tenants

1225-1381 E Vista Way - Foothill Center

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



Retail

Property Summary

|                |                     |
|----------------|---------------------|
| Center Type    | Community Center    |
| GLA (% Leased) | 99,999 SF (94.1%)   |
| Built          | 1986                |
| Tenancy        | Multiple            |
| Available      | 1,112 - 5,901 SF    |
| Max Contiguous | 3,654 SF            |
| Asking Rent    | \$1.75 SF/Month/NNN |
| Parking Spaces | 550 (5.50/1,000 SF) |
| Frontage       | 92' on E Vista Way  |



Property Details

|              |                      |        |                      |
|--------------|----------------------|--------|----------------------|
| Land Area    | 8.24 AC (359,096 SF) | Zoning | C-6                  |
| Building FAR | 0.28                 | Parcel | 173-300-16 (+1 more) |

Available Spaces

| Floor                                              | Suite | Use        | Type   | SF Available | Floor Contiguous | Building Contiguous | Rent/SF/Month | Occupancy | Term       |
|----------------------------------------------------|-------|------------|--------|--------------|------------------|---------------------|---------------|-----------|------------|
| P 1                                                | 1225  | Retail     | Direct | 3,654        | 3,654            | 3,654               | \$1.75 NNN    | Vacant    | Negotiable |
| PE Management Group: Franco Macklis (619) 852-3131 |       |            |        |              |                  |                     |               |           |            |
| P 1                                                | 1364  | Industrial | Direct | 1,135        | 1,135            | 1,135               | \$1.75 MG     | Vacant    | Negotiable |
| PE Management Group: Franco Macklis (619) 852-3131 |       |            |        |              |                  |                     |               |           |            |
| P 1                                                | 1241  | Retail     | Direct | 1,112        | 1,112            | 1,112               | \$1.75 NNN    | Vacant    | Negotiable |
| PE Management Group: Franco Macklis (619) 852-3131 |       |            |        |              |                  |                     |               |           |            |

Transportation

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

Tenants

| Tenant Name  | Floor | SF Occupied | Employees | Move Date | Expiration |
|--------------|-------|-------------|-----------|-----------|------------|
| Albertsons   | 1     | 59,500      | 150       | Apr 2007  | -          |
| Rite Aid     | 1     | 13,000      | 15        | Apr 2005  | -          |
| U.S. Bank    | 1     | 3,000       | 7         | May 2006  | -          |
| Starbucks    | 1     | 2,500       | -         | May 2024  | -          |
| World's Fare | 1     | 2,000       | 4         | Jul 2016  | -          |

1225-1381 E Vista Way - Foothill Center

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



Retail

Tenants (Continued)

| Tenant Name | Floor | SF Occupied | Employees | Move Date | Expiration |
|-------------|-------|-------------|-----------|-----------|------------|
|-------------|-------|-------------|-----------|-----------|------------|

Showing 5 of 25 Tenants

Property Summary

|                |                     |
|----------------|---------------------|
| Center Type    | Neighborhood Center |
| GLA (% Leased) | 4,000 SF (50.0%)    |
| Built          | 2019                |
| Tenancy        | Multiple            |
| Available      | 2,000 SF            |
| Max Contiguous | 2,000 SF            |
| Asking Rent    | \$410 SF/Month/TBD  |
| Parking Spaces | 35 (8.75/1,000 SF)  |
| Frontage       | 40' on E. Vista Way |



Property Details

|              |                     |        |            |
|--------------|---------------------|--------|------------|
| Land Area    | 0.77 AC (33,541 SF) | Zoning | C          |
| Building FAR | 012                 | Parcel | 173-050-42 |

Available Spaces

| Floor | Suite | Use    | Type   | SF Available | Floor Contiguous | Building Contiguous | Rent/SF/Month | Occupancy | Term       |
|-------|-------|--------|--------|--------------|------------------|---------------------|---------------|-----------|------------|
| P 1   | -     | Retail | Direct | 2,000        | 2,000            | 2,000               | \$410 TBD     | Vacant    | Negotiable |

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

Amenities

- Bus Line
- Signage

Transportation

|                 |                                                                                                                                                                                                                                                                                            |
|-----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Parking Details | 35 Surface Spaces; Ratio of 8.75/1,000 SF                                                                                                                                                                                                                                                  |
| Traffic Volume  | 27,189 on Monte Mar Rd (2025); 2,179 on E Vista Way (2018); 16,340 on Cll Jules (2025); 1,489 on Via Felicidad (2025); 13,419 on Oak Dr (2025); 3,678 on Foothill Dr (2025); 32,113 on Oak Dr (2025); 2,339 on Monte Mar Rd (2025); 2,882 on Madera Ln (2025); 26,020 on Cascade Dr (2025) |
| Frontage        | 40' on E. Vista Way                                                                                                                                                                                                                                                                        |
| Commuter Rail   | Carlsbad Village  16 min drive                                                                                                                                                                          |
| Walk Score ®    | Very Walkable (73)                                                                                                                                                                                                                                                                         |
| Transit Score ® | Some Transit (27)                                                                                                                                                                                                                                                                          |

Tenants

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

Showing 2 of 2 Tenants

1825 E Vista Way

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



Retail

Property Summary

|                |                      |
|----------------|----------------------|
| GLA (% Leased) | 2,842 SF (0.0%)      |
| Built          | 1974                 |
| Tenancy        | Single               |
| Available      | 2,842 SF             |
| Max Contiguous | 2,842 SF             |
| Asking Rent    | \$3.50 SF/Month/NNN  |
| Parking Spaces | 35 (12.32/1,000 SF)  |
| Frontage       | 88' on E Vista Way c |



Property Details

|              |                     |        |            |
|--------------|---------------------|--------|------------|
| Land Area    | 0.52 AC (22,651 SF) | Zoning | C-1        |
| Building FAR | 013                 | Parcel | 171-250-48 |

Available Spaces

| Floor | Suite | Use    | Type   | SF Available | Floor Contiguous | Building Contiguous | Rent/SF/Month | Occupancy | Term       |
|-------|-------|--------|--------|--------------|------------------|---------------------|---------------|-----------|------------|
| E 1   | 1825  | Retail | Direct | 2,842        | 2,842            | 2,842               | \$3.50 NNN    | Vacant    | Negotiable |

Pacific Coast Commercial: Michael Glickstein (619) 379-3337, Ethan Park (760) 978-8053

Amenities

- Air Conditioning
- Corner Lot
- Signage

Transportation

|                 |                                                                                                                                                                                                                                                                                                |
|-----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Parking Details | 35 Surface Spaces; Ratio of 12.32/1,000 SF                                                                                                                                                                                                                                                     |
| Traffic Volume  | 11,718 on E Vista Way (2025); 27,712 on E Taylor St (2025); 2,867 on Laguna Dr (2025); 3,032 on Taylor St (2025); 26,020 on Cascade Dr (2025); 25,599 on Corvalla Dr (2025); 2,882 on Madera Ln (2025); 1,614 on Anza Ave (2025); 2,786 on Vista Grande Dr (2025); 2,136 on Arcadia Ave (2025) |
| Frontage        | 88' on E Vista Way c                                                                                                                                                                                                                                                                           |
| Walk Score ®    | Somewhat Walkable (54)                                                                                                                                                                                                                                                                         |
| Transit Score ® | Some Transit (27)                                                                                                                                                                                                                                                                              |

1235 W Vista Way - Vista Medical & Dental

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



Office

Property Summary

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



Property Details

|              |                    |                |            |
|--------------|--------------------|----------------|------------|
| Land Area    | 117 AC (50,965 SF) | Owner Occupied | No         |
| Building FAR | 0.26               | Zoning         | OP, Vista  |
| Slab to Slab | 10'                | Parcel         | 166-130-39 |

Available Spaces

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

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

Amenities

- Signage

Transportation

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

Tenants

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

# 1235 W Vista Way - Vista Medical & Dental

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



Office

## Tenants (Continued)

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

Showing 5 of 6 Tenants

1365 W Vista Way - Camino De Vista

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



Office

Property Summary

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



Property Details

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

Available Spaces

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

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

Amenities

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

Transportation

|                 |                                                                                                                                                                                                                                                                                                     |
|-----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Parking Details | 40 Surface Spaces; Ratio of 4.17/1,000 SF                                                                                                                                                                                                                                                           |
| Traffic Volume  | 2,186 on W Vista Way (2025); 12,138 on Hill Dr (2025); 10,623 on Providence Dr (2025); 9,867 on Santa Barbara Way (2025); 4,369 on Private Rd (2025); 1,677 on Grapevine Rd (2025); 847 on Via Angleica (2025); 4,630 on Ira Way (2025); 10,774 on Carriage Cir (2025); 2,010 on W Vista Way (2025) |
| Frontage        | 165' on Vista                                                                                                                                                                                                                                                                                       |
| Commuter Rail   | Carlsbad Village  11 min drive<br>Oceanside Transit Center  13 min drive                                                      |
| Walk Score ®    | Car-Dependent (40)                                                                                                                                                                                                                                                                                  |
| Transit Score ® | Some Transit (32)                                                                                                                                                                                                                                                                                   |

Tenants

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

1365 W Vista Way - Camino De Vista

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



Office

Tenants (Continued)

| Tenant Name                           | Floor | SF Occupied | Employees | Move Date | Expiration |
|---------------------------------------|-------|-------------|-----------|-----------|------------|
| American Worksite Insurance Marketing | 1     | -           | 3         | Dec 2018  | -          |
| Spawn Aesthetics                      | 1     | -           | 2         | Jan 2019  | -          |

Showing 5 of 6 Tenants

500-530 Hacienda Dr - Vista Town Center

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



Retail

Property Summary

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



Property Details

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

Available Spaces

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

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

Amenities

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

Transportation

|                 |                                                                                                                                                                                                                                                                                                                                     |
|-----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Parking Details | 458 Surface Spaces; Ratio of 3.35/1,000 SF                                                                                                                                                                                                                                                                                          |
| Traffic Volume  | 20,365 on Vista Village Dr (2025); 23,631 on Hacienda Dr (2025); 16,696 on Matagual Dr (2025); 8,349 on Vista Village Dr (2025); 9,095 on Vista Village Dr (2025); 15,184 on Vista Village Dr (2025); 33,293 on Hacienda Dr (2025); 133,873 on S Melrose Dr (2025); 30,542 on County Complex (2025); 133,677 on S Melrose Dr (2020) |
| Frontage        | 993' on Hacienda Dr; 538' on S Melrose Dr                                                                                                                                                                                                                                                                                           |
| Transit/Subway  | Vista Transit Center  18 min walk                                                                                                                                                                                                                |
| Commuter Rail   | Carlsbad Village  11 min drive                                                                                                                                                                                                                   |
|                 | Oceanside Transit Center  12 min drive                                                                                                                                                                                                          |
| Airport         | San Diego International 38 min drive                                                                                                                                                                                                                                                                                                |
| Walk Score ®    | Very Walkable (73)                                                                                                                                                                                                                                                                                                                  |
| Transit Score ® | Some Transit (40)                                                                                                                                                                                                                                                                                                                   |

Tenants

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

500-530 Hacienda Dr - Vista Town Center

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



Retail

Tenants (Continued)

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

Showing 5 of 27 Tenants

640 Hacienda Dr

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



Retail

Property Summary

|                |                     |
|----------------|---------------------|
| GLA (% Leased) | 5,300 SF (0.0%)     |
| Built          | 2001                |
| Tenancy        | Single              |
| Available      | 2,300 - 5,300 SF    |
| Max Contiguous | 5,300 SF            |
| Asking Rent    | Withheld            |
| Parking Spaces | 54 (1019/1,000 SF)  |
| Frontage       | 240' on Hacienda Dr |



Property Details

|              |                     |        |            |
|--------------|---------------------|--------|------------|
| Land Area    | 0.99 AC (43,124 SF) | Zoning | CR-1       |
| Building FAR | 012                 | Parcel | 166-150-80 |

Available Spaces

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

Amenities

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

Transportation

|                 |                                                                                                                                                                                                                                                                                          |
|-----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Parking Details | 54 Surface Spaces; Ratio of 10.19/1,000 SF                                                                                                                                                                                                                                               |
| Traffic Volume  | 9,014 on S Melrose Dr (2025); 33,293 on Hacienda Dr (2025); 133,677 on S Melrose Dr (2020); 9,352 on S Melrose Dr (2025); 133,873 on S Melrose Dr (2025); 36,653 on W Vista Way (2025); 10,532 on N Melrose Dr (2025); 13,072 on la Tortuga Dr (2025); 20,365 on Vista Village Dr (2025) |
| Frontage        | 240' on Hacienda Dr                                                                                                                                                                                                                                                                      |
| Commuter Rail   | Carlsbad Village  13 min drive                                                                                                                                                                        |
| Walk Score ®    | Very Walkable (76)                                                                                                                                                                                                                                                                       |
| Transit Score ® | Some Transit (36)                                                                                                                                                                                                                                                                        |

1805 Hacienda Dr

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



Retail

Property Summary

|                |                    |
|----------------|--------------------|
| GLA (% Leased) | 719 SF (100%)      |
| Built          | 1992               |
| Tenancy        | Multiple           |
| Available      | 719 SF             |
| Max Contiguous | 719 SF             |
| Asking Rent    | Withheld           |
| Frontage       | 44' on Hacienda Dr |



Property Details

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

Available Spaces

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

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

Amenities

- Drive Thru

Transportation

|                 |                                                                                                                                                                                                                                                                                |  |  |  |  |  |  |  |              |
|-----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--------------|
| Traffic Volume  | 25,905 on Hacienda Dr (2025); 8,522 on S Emerald Dr (2025); 12,521 on S Emerald Dr (2025); 8,547 on S Emerald Dr (2025); 5,286 on Emerald Hollow Dr (2025); 12,516 on N Emerald Dr (2025); 27,368 on Hwy 78 (2025); 11,872 on S Emerald Dr (2025); 13,807 on Via Centre (2025) |  |  |  |  |  |  |  |              |
| Frontage        | 44' on Hacienda Dr                                                                                                                                                                                                                                                             |  |  |  |  |  |  |  |              |
| Commuter Rail   | Carlsbad Village                                                                                                                                                                            |  |  |  |  |  |  |  | 10 min drive |
|                 | Oceanside Transit Center                                                                                                                                                                    |  |  |  |  |  |  |  | 12 min drive |
| Walk Score ®    | Somewhat Walkable (69)                                                                                                                                                                                                                                                         |  |  |  |  |  |  |  |              |
| Transit Score ® | Some Transit (35)                                                                                                                                                                                                                                                              |  |  |  |  |  |  |  |              |

1900-1998 Hacienda Dr - The Pavilion Shopping Center

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



Retail

Property Summary

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



Property Details

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

Available Spaces

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

Amenities

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

Transportation

|                 |                                                                                                                                                                                                                                                                                                        |  |              |
|-----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--------------|
| Parking Details | 619 Surface Spaces; Ratio of 4.53/1,000 SF                                                                                                                                                                                                                                                             |  |              |
| Traffic Volume  | 13,807 on Via Centre (2025); 11,002 on Cedar Rd (2025); 149,028 on S Emerald Dr (2025); 5,286 on Emerald Hollow Dr (2025); 12,023 on Thunder Dr (2025); 2,419 on Sunset Dr (2025); 25,905 on Hacienda Dr (2025); 132,295 on College Blvd (2025); 8,547 on S Emerald Dr (2025); 5,687 on West Dr (2018) |  |              |
| Frontage        | 1,080' on Hacienda Dr                                                                                                                                                                                                                                                                                  |  |              |
| Transit/Subway  | College Boulevard                                                                                                                                                                                                                                                                                      |  | 18 min walk  |
| Commuter Rail   | Carlsbad Village                                                                                                                                                                                                                                                                                       |  | 10 min drive |
|                 | Oceanside Transit Center                                                                                                                                                                                                                                                                               |  | 12 min drive |
| Walk Score ®    | Somewhat Walkable (65)                                                                                                                                                                                                                                                                                 |  |              |
| Transit Score ® | Some Transit (36)                                                                                                                                                                                                                                                                                      |  |              |

1900-1998 Hacienda Dr - The Pavilion Shopping Center

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



Retail

Tenants

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

Showing 5 of 24 Tenants

100 Main St - The Rylan

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



Apartments

Property Summary

|                        |                  |
|------------------------|------------------|
| Units                  | 126              |
| Built                  | 2023             |
| Stories                | 5                |
| Elevators              | Yes              |
| Market Segment         | All              |
| Vacancy %              | 4.8              |
| Asking Rent Per Unit   | \$3,125          |
| Parking Spaces         | 268 (0.90/Unit)  |
| Commercial Available   | 2,273 - 5,960 SF |
| Commercial Asking Rent | Withheld         |



Property Details

|                     |                     |                   |            |
|---------------------|---------------------|-------------------|------------|
| Land Area           | 1.23 AC (53,579 SF) | Average Unit Size | 999 SF     |
| Building FAR        | 1.87                | Zoning            | 60         |
| Number of Buildings | 1                   | Parcel            | 175-137-30 |
| Units Per Area      | 102/AC              |                   |            |

Available Spaces

| Floor                                                                                                  | Suite | Use    | Type   | SF Available | Floor Contiguous | Building Contiguous | Rent/SF/Month | Occupancy | Term       |
|--------------------------------------------------------------------------------------------------------|-------|--------|--------|--------------|------------------|---------------------|---------------|-----------|------------|
| P 1                                                                                                    | 5     | Retail | Direct | 3,687        | 3,687            | 3,687               | Withheld      | Vacant    | Negotiable |
| Flocke & Avoyer Commercial Real Estate: Andrew Shemirani (858) 412-9168, Michael Burton (858) 752-9000 |       |        |        |              |                  |                     |               |           |            |
| P 1                                                                                                    | 2     | Retail | Direct | 2,273        | 2,273            | 2,273               | Withheld      | Vacant    | Negotiable |
| Flocke & Avoyer Commercial Real Estate: Andrew Shemirani (858) 412-9168, Michael Burton (858) 752-9000 |       |        |        |              |                  |                     |               |           |            |

Amenities

Unit Amenities

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

Site Amenities

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

Transportation

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

100 Main St - The Rylan

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



Apartments

Transportation (Continued)

|                 |                      |  |              |
|-----------------|----------------------|--|--------------|
| Transit/Subway  | Vista Transit Center |  | 4 min walk   |
|                 | Escondido Avenue     |  | 20 min walk  |
| Commuter Rail   | Carlsbad Village     |  | 14 min drive |
| Walk Score ®    | Very Walkable (89)   |  |              |
| Transit Score ® | Good Transit (51)    |  |              |

Commercial Tenants

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

Showing 3 of 3 Tenants

1688 S Melrose Dr - Melrose Square

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



Retail

Property Summary

|                |                     |
|----------------|---------------------|
| Center Type    | Neighborhood Center |
| GLA (% Leased) | 11,175 SF (79.9%)   |
| Built          | 1989                |
| Tenancy        | Multiple            |
| Available      | 720 - 2,245 SF      |
| Max Contiguous | 1,525 SF            |
| Asking Rent    | Withheld            |
| Parking Spaces | 55 (4.92/1,000 SF)  |
| Frontage       | 152' on Melrose Dr  |



Property Details

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

Available Spaces

| Floor                                                                         | Suite | Use    | Type   | SF Available | Floor Contiguous | Building Contiguous | Rent/SF/Month | Occupancy | Term        |
|-------------------------------------------------------------------------------|-------|--------|--------|--------------|------------------|---------------------|---------------|-----------|-------------|
| P 1                                                                           | 205   | Retail | Direct | 1,525        | 1,525            | 1,525               | Withheld      | Vacant    | 1 - 5 Years |
| Cushman & Wakefield: Chad lafrate (760) 431-4234, Nash Johnson (760) 431-3831 |       |        |        |              |                  |                     |               |           |             |
| P 1                                                                           | 207   | Retail | Direct | 720          | 720              | 720                 | Withheld      | Vacant    | Negotiable  |
| Cushman & Wakefield: Chad lafrate (760) 431-4234, Nash Johnson (760) 431-3831 |       |        |        |              |                  |                     |               |           |             |

Amenities

- Pylon Sign
- Signage

Transportation

|                 |                                                                                                                                                                                                                                                                                               |
|-----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Parking Details | 55 Surface Spaces; Ratio of 4.92/1,000 SF                                                                                                                                                                                                                                                     |
| Traffic Volume  | 3,608 on Bodega Way (2025); 30,234 on Longhorn Dr (2025); 4,188 on S Melrose Dr (2025); 5,067 on S Melrose Dr (2025); 29,889 on Buena Vista Dr (2025); 9,168 on S Melrose Dr (2025); 13,576 on S Melrose Dr (2025); 1,661 on Dawes Ct (2025); 842 on Genoa Dr (2018); 5,398 on Fern Pl (2025) |
| Frontage        | 152' on Melrose Dr                                                                                                                                                                                                                                                                            |
| Commuter Rail   | Carlsbad Poinsettia  15 min drive                                                                                                                                                                          |
| Airport         | San Diego International 44 min drive                                                                                                                                                                                                                                                          |
| Walk Score ®    | Somewhat Walkable (68)                                                                                                                                                                                                                                                                        |
| Transit Score ® | Some Transit (27)                                                                                                                                                                                                                                                                             |

Tenants

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

1688 S Melrose Dr - Melrose Square

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



Retail

Tenants (Continued)

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

Showing 5 of 10 Tenants

# 1450 N Santa Fe Ave - Santa Fe Crossroads

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



Retail

## Property Summary

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



## Property Details

|              |                     |        |                      |
|--------------|---------------------|--------|----------------------|
| Land Area    | 1.65 AC (71,874 SF) | Zoning | MU                   |
| Building FAR | 017                 | Parcel | 161-053-18 (+1 more) |

## Available Spaces

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

## Amenities

- Bus Line
- Pylon Sign
- Signage

## Transportation

|                 |                                                                                                                                                                                                                                                                                                        |
|-----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Parking Details | 135 Surface Spaces; Ratio of 6.84/1,000 SF                                                                                                                                                                                                                                                             |
| Traffic Volume  | 21,196 on E Bobier Dr (2025); 16,121 on Goodwin Dr (2025); 4,206 on Torano Dr (2018); 1,910 on Teelin Ave (2025); 3,590 on N Santa Fe Ave (2025); 19,544 on Dorsey Way (2025); 2,749 on Lagan Ave (2025); 18,366 on Angeles Vista Dr (2025); 23,585 on Cananea St (2025); 995 on N Santa Fe Ave (2025) |
| Frontage        | 254' on N Santa Fe Ave                                                                                                                                                                                                                                                                                 |
| Transit/Subway  | Melrose  19 min walk                                                                                                                                                                                                |
| Commuter Rail   | Carlsbad Village  16 min drive                                                                                                                                                                                      |
| Walk Score ®    | Somewhat Walkable (69)                                                                                                                                                                                                                                                                                 |
| Transit Score ® | Some Transit (36)                                                                                                                                                                                                                                                                                      |

## Tenants

| Tenant Name          | Floor | SF Occupied | Employees | Move Date | Expiration |
|----------------------|-------|-------------|-----------|-----------|------------|
| La Favorita Market 3 | 1     | 2,950       | 3         | Oct 2011  | -          |
| Don Roberto Jewelers | 1     | 1,500       | 5         | Dec 2022  | -          |

1450 N Santa Fe Ave - Santa Fe Crossroads

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



Retail

Tenants (Continued)

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

Showing 5 of 8 Tenants

1031 S Santa Fe Ave - Santa Fe Center

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



Retail

Property Summary

|                |                        |
|----------------|------------------------|
| Center Type    | Strip Center           |
| GLA (% Leased) | 18,886 SF (100%)       |
| Built          | 1991                   |
| Tenancy        | Multiple               |
| Available      | 1,920 SF               |
| Max Contiguous | 1,920 SF               |
| Asking Rent    | Withheld               |
| Parking Spaces | 45 (2.71/1,000 SF)     |
| Frontage       | 204' on S Santa Fe Ave |



Property Details

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

Available Spaces

| Floor | Suite   | Use    | Type   | SF Available | Floor Contiguous | Building Contiguous | Rent/SF/Month | Occupancy | Term       |
|-------|---------|--------|--------|--------------|------------------|---------------------|---------------|-----------|------------|
| P 1   | Suite A | Retail | Sublet | 1,920        | 1,920            | 1,920               | Withheld      | Vacant    | Negotiable |

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

Amenities

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

Transportation

|                 |                                                                                                                                                                                                                                                                                               |
|-----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Parking Details | 45 Surface Spaces; Ratio of 2.71/1,000 SF                                                                                                                                                                                                                                                     |
| Traffic Volume  | 6,229 on Santa Fe Pl (2025); 20,057 on Alta Calle (2025); 1,503 on S Santa Fe Ave (2018); 5,626 on Santa Fe Pl (2025); 478 on Private Rd (2025); 1,851 on Camille Way (2018); 35,323 on Natal Way (2025); 2,835 on Escondido Ave (2025); 1,554 on Bell Rd (2025); 3,643 on Sinkler Way (2025) |
| Frontage        | 204' on S Santa Fe Ave                                                                                                                                                                                                                                                                        |
| Transit/Subway  | Escondido Avenue  11 min walk                                                                                                                                                                              |
| Commuter Rail   | Carlsbad Village  15 min drive                                                                                                                                                                             |
| Walk Score ®    | Somewhat Walkable (64)                                                                                                                                                                                                                                                                        |
| Transit Score ® | Some Transit (36)                                                                                                                                                                                                                                                                             |

Tenants

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

1031 S Santa Fe Ave - Santa Fe Center

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



Retail

Tenants (Continued)

| Tenant Name | Floor | SF Occupied | Employees | Move Date | Expiration |
|-------------|-------|-------------|-----------|-----------|------------|
| El Efectivo | 1     | 1,000       | -         | Jun 2008  | -          |

Showing 5 of 10 Tenants

# 320 Sycamore Ave - Sycamore Terrace

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



Retail

## Property Summary

|                |                      |
|----------------|----------------------|
| Center Type    | Strip Center         |
| GLA (% Leased) | 10,575 SF (100%)     |
| Built          | 2006                 |
| Tenancy        | Multiple             |
| Available      | 890 - 1,788 SF       |
| Max Contiguous | 898 SF               |
| Asking Rent    | Withheld             |
| Parking Spaces | 49 (4.63/1,000 SF)   |
| Frontage       | 550' on Sycamore Ave |



## Property Details

|              |                     |        |                      |
|--------------|---------------------|--------|----------------------|
| Land Area    | 1.43 AC (62,291 SF) | Zoning | 60                   |
| Building FAR | 0.17                | Parcel | 217-030-71 (+1 more) |

## Available Spaces

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

## Amenities

- Freeway Visibility
- Pylon Sign
- Signage
- Signalized Intersection

## Transportation

|                 |                                                                                                                                                                                                                                          |
|-----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Parking Details | 49 Surface Spaces; Ratio of 4.63/1,000 SF                                                                                                                                                                                                |
| Traffic Volume  | 16,385 on Hwy 78 (2025); 12,921 on Primrose Ave (2025); 12,389 on Sycamore Ave (2025); 140,875 on Hwy 78 (2020); 7,862 on Robelini Dr (2025); 12,177 on Sycamore Ave (2025); 16,328 on Robelini Dr (2025); 14,079 on Sycamore Ave (2025) |
| Frontage        | 550' on Sycamore Ave                                                                                                                                                                                                                     |
| Transit/Subway  | Buena Creek  11 min walk                                                                                                                              |
| Commuter Rail   | Carlsbad Poinsettia  18 min drive                                                                                                                     |
| Walk Score ®    | Somewhat Walkable (64)                                                                                                                                                                                                                   |
| Transit Score ® | Some Transit (39)                                                                                                                                                                                                                        |

## Tenants

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

# 320 Sycamore Ave - Sycamore Terrace

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



Retail

## Tenants (Continued)

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

Showing 5 of 9 Tenants

Property Summary

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



Property Details

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

Available Spaces

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

Voit Real Estate Services: Tanner Ifrid (619) 871-0633  
Voit Real Estate Services: Spencer Kerrigan (619) 952-2599

Amenities

- Signage

Transportation

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

Tenants

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

Showing 2 of 2 Tenants

1960 University Dr - North County Square

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



Retail

Property Summary

|                |                       |
|----------------|-----------------------|
| Center Type    | Power Center          |
| GLA (% Leased) | 7000 SF (68.4%)       |
| Built          | 2003                  |
| Tenancy        | Multiple              |
| Available      | 2,213 SF              |
| Max Contiguous | 2,213 SF              |
| Asking Rent    | Withheld              |
| Parking Spaces | 45 (6.43/1,000 SF)    |
| Frontage       | 120' on University Dr |



Property Details

|              |                     |        |            |
|--------------|---------------------|--------|------------|
| Land Area    | 0.97 AC (42,253 SF) | Zoning | C-6        |
| Building FAR | 017                 | Parcel | 183-430-07 |

Available Spaces

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

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

Amenities

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

Transportation

|                 |                                                                                                                                                                                                                                          |
|-----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Parking Details | 45 Surface Spaces; Ratio of 6.43/1,000 SF                                                                                                                                                                                                |
| Traffic Volume  | 3182 on Wellington Ln (2025); 5,227 on Thiboco Ct (2025); 12,389 on Sycamore Ave (2025); 12,177 on Sycamore Ave (2025); 140,875 on Hwy 78 (2020); 16,385 on Hwy 78 (2025); 14,926 on Lupine Hills Dr (2025); 15,491 on Watson Way (2025) |
| Frontage        | 120' on University Dr                                                                                                                                                                                                                    |
| Transit/Subway  | Buena Creek  17 min walk                                                                                                                              |
| Commuter Rail   | Carlsbad Poinsettia  19 min drive                                                                                                                     |
| Walk Score ®    | Somewhat Walkable (52)                                                                                                                                                                                                                   |
| Transit Score ® | Some Transit (36)                                                                                                                                                                                                                        |

Tenants

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

Showing 2 of 2 Tenants

1465 E Vista Way - Vista Commons

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



Retail

Property Summary

|                |                     |
|----------------|---------------------|
| GLA (% Leased) | 5,775 SF (44.9%)    |
| Built          | 2025                |
| Tenancy        | Multiple            |
| Available      | 1,500 - 3,184 SF    |
| Max Contiguous | 3,184 SF            |
| Asking Rent    | Withheld            |
| Parking Spaces | 60 (10.39/1,000 SF) |



Property Details

|              |                     |        |            |
|--------------|---------------------|--------|------------|
| Land Area    | 1.01 AC (43,996 SF) | Zoning | Commercial |
| Building FAR | 013                 | Parcel | 173-065-30 |

Available Spaces

| Floor                                                                                                                                                                  | Suite | Use    | Type   | SF Available | Floor Contiguous | Building Contiguous | Rent/SF/Month | Occupancy | Term       |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|--------|--------|--------------|------------------|---------------------|---------------|-----------|------------|
| P 1                                                                                                                                                                    | -     | Retail | Direct | 1,684        | 3,184            | 3,184               | Withheld      | Vacant    | Negotiable |
| Lee & Associates: Victor Aquilina (858) 663-6466, Jake Hartbarger (419) 787-6970<br>Lee & Associates Commercial Real Estate Services: Brian Bielatowicz (951) 284-9803 |       |        |        |              |                  |                     |               |           |            |
| P 1                                                                                                                                                                    | -     | Retail | Direct | 1,500        | 3,184            | 3,184               | Withheld      | Vacant    | Negotiable |
| Lee & Associates: Victor Aquilina (858) 663-6466, Jake Hartbarger (419) 787-6970<br>Lee & Associates Commercial Real Estate Services: Brian Bielatowicz (951) 284-9803 |       |        |        |              |                  |                     |               |           |            |

Transportation

|                 |                                                                                                                                                                                                                                                                                              |
|-----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Parking Details | 60 Surface Spaces; Ratio of 10.39/1,000 SF                                                                                                                                                                                                                                                   |
| Traffic Volume  | 2,179 on E Vista Way (2018); 27,189 on Monte Mar Rd (2025); 2,882 on Madera Ln (2025); 2,339 on Monte Mar Rd (2025); 26,020 on Cascade Dr (2025); 1,489 on Via Felicidad (2025); 13,419 on Oak Dr (2025); 2,867 on Laguna Dr (2025); 3,678 on Foothill Dr (2025); 16,340 on Cll Jules (2025) |
| Walk Score ®    | Somewhat Walkable (69)                                                                                                                                                                                                                                                                       |
| Transit Score ® | Some Transit (27)                                                                                                                                                                                                                                                                            |

Tenants

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

Showing 2 of 2 Tenants

# 1825-1851 W Vista Way - Tri-City Square

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



Retail

## Property Summary

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



## Property Details

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

## Available Spaces

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

Newmark: Justin Wessel (858) 875-3600, John Jennings (619) 200-5193

## Amenities

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

## Transportation

|                 |                                                                                                                                                                                                                                                                   |
|-----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Parking Details | 156 Surface Spaces; Ratio of 3.44/1,000 SF                                                                                                                                                                                                                        |
| Traffic Volume  | 12,516 on N Emerald Dr (2025); 8,547 on S Emerald Dr (2025); 27,368 on Hwy 78 (2025); 31,230 on West Dr (2025); 11,872 on S Emerald Dr (2025); 8,522 on S Emerald Dr (2025); 12,521 on S Emerald Dr (2025); 5,687 on West Dr (2018); 25,905 on Hacienda Dr (2025) |
| Frontage        | 319' on W Vista Way                                                                                                                                                                                                                                               |
| Commuter Rail   | Carlsbad Village  11 min drive<br>Oceanside Transit Center  12 min drive                    |
| Walk Score ®    | Very Walkable (71)                                                                                                                                                                                                                                                |
| Transit Score ® | Some Transit (35)                                                                                                                                                                                                                                                 |

## Tenants

| Tenant Name                           | Floor | SF Occupied | Employees | Move Date | Expiration |
|---------------------------------------|-------|-------------|-----------|-----------|------------|
| Smart & Final                         | 1     | 23,172      | 15        | Mar 2014  | -          |
| Metro By T-mobile Authorized Retailer | 1     | 1,500       | -         | Jan 2022  | -          |
| MetroPCS                              | 1     | 1,500       | -         | Dec 2018  | -          |
| Camping World                         | 1     | 1,200       | 5         | Mar 2007  | -          |

1825-1851 W Vista Way - Tri-City Square

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



Retail

Tenants (Continued)

| Tenant Name | Floor | SF Occupied | Employees | Move Date | Expiration |
|-------------|-------|-------------|-----------|-----------|------------|
| CPA Firm    | 1     | 1,200       | -         | Nov 2021  | -          |

Showing 5 of 15 Tenants

Property Summary

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



Property Details

|                |                    |        |               |
|----------------|--------------------|--------|---------------|
| Land Area      | 213 AC (92,783 SF) | Zoning | R3, Vista     |
| Building FAR   | 0.29               | Parcel | 166-051-39-06 |
| Owner Occupied | No                 |        |               |

Available Spaces

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

Amenities

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

Transportation

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

Tenants

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

Showing 1 of 1 Tenants

Property Summary

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



Property Details

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

Available Spaces

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

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

Amenities

- Air Conditioning
- Central Heating
- Natural Light
- Signage

Transportation

|                 |                                                                                                                                                                                                                                                                                                |
|-----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Parking Details | 26 Surface Spaces; Ratio of 4.02/1,000 SF                                                                                                                                                                                                                                                      |
| Traffic Volume  | 42,306 on Francis Dr (2025); 936 on Glenmere Rd (2018); 7,543 on Williamston St (2025); 3,489 on Clearbrook Ln (2025); 1,315 on Sapote Ct (2018); 5,113 on Cabrillo Cir (2025); 4,023 on Truly Ter (2025); 32,113 on Oak Dr (2025); 9,763 on Williamston St (2025); 16,340 on Cll Jules (2025) |
| Commuter Rail   | Carlsbad Village  15 min drive                                                                                                                                                                              |
| Walk Score ®    | Very Walkable (79)                                                                                                                                                                                                                                                                             |
| Transit Score ® | Some Transit (30)                                                                                                                                                                                                                                                                              |

Tenants

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

Showing 2 of 2 Tenants

3245 Business Park Dr - Vista Palomar Park

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



Retail

Property Summary

|                |                         |
|----------------|-------------------------|
| Center Type    | Neighborhood Center     |
| GLA (% Leased) | 4,520 SF (21.2%)        |
| Built          | 1999                    |
| Tenancy        | Multiple                |
| Available      | 3,564 SF                |
| Max Contiguous | 3,564 SF                |
| Asking Rent    | \$3.00 SF/Month/NNN     |
| Parking Spaces | 25 (5.67/1,000 SF)      |
| Frontage       | 96' on Business Park Dr |



Property Details

|              |                     |        |            |
|--------------|---------------------|--------|------------|
| Land Area    | 1.01 AC (43,996 SF) | Zoning | A, Vista   |
| Building FAR | 0.10                | Parcel | 221-661-40 |

Available Spaces

| Floor | Suite | Use    | Type   | SF Available | Floor Contiguous | Building Contiguous | Rent/SF/Month | Occupancy | Term       |
|-------|-------|--------|--------|--------------|------------------|---------------------|---------------|-----------|------------|
| P 1   | 3225  | Retail | Direct | 3,564        | 3,564            | 3,564               | \$3.00 NNN    | Vacant    | Negotiable |

Bing Udinsky: Bing Udinsky (510) 655-3253

Amenities

- Dedicated Turn Lane
- Signage

Transportation

|                 |                                                                                                                                                                                                                                                                                                           |
|-----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Parking Details | 25 Surface Spaces; Ratio of 5.67/1,000 SF                                                                                                                                                                                                                                                                 |
| Traffic Volume  | 12,920 on Linda Vista Dr (2025); 9,545 on Keystone Way (2025); 1,576 on Scott St (2018); 9,987 on Corporate Vw (2025); 1,744 on Bus Park Dr (2018); 1,006 on Vantage Ct (2025); 1,738 on Bus Park Dr (2018); 31,438 on Melrose Ave (2025); 29,923 on Ave de Las Rosas (2025); 1,250 on Pso Valindo (2025) |
| Frontage        | 96' on Business Park Dr                                                                                                                                                                                                                                                                                   |
| Commuter Rail   | Carlsbad Poinsettia  13 min drive                                                                                                                                                                                      |
| Airport         | San Diego International 46 min drive                                                                                                                                                                                                                                                                      |
| Walk Score ®    | Somewhat Walkable (51)                                                                                                                                                                                                                                                                                    |
| Transit Score ® | Some Transit (28)                                                                                                                                                                                                                                                                                         |

Tenants

| Tenant Name              | Floor | SF Occupied | Employees | Move Date | Expiration |
|--------------------------|-------|-------------|-----------|-----------|------------|
| My Gym                   | 1     | 2,800       | 10        | May 2017  | -          |
| Jason & Jena Enterprises | 1     | -           | -         | Oct 2018  | -          |
| Julie Korff              | 1     | -           | 6         | Feb 2018  | -          |

Showing 3 of 3 Tenants

Property Summary

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



Property Details

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

Available Spaces

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

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

Amenities

- Signage

Transportation

|                 |                                                                                                                                                                                                                                                                                                         |                                                                                     |  |  |  |  |  |  |  |              |
|-----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--------------|
| Traffic Volume  | 27,183 on Morningside Dr (2025); 27,155 on Private Rd (2025); 151 on Morningside Dr (2025); 5,472 on Vista Glen Ln (2025); 3,540 on Orleavo Dr (2025); 3,236 on Escondido Ave (2025); 26,119 on Alta Vista Dr (2025); 3,095 on Crescent Ln (2025); 18,050 on TerDr (2025); 2,732 on S Citrus Ave (2025) |                                                                                     |  |  |  |  |  |  |  |              |
| Transit/Subway  | Escondido Avenue                                                                                                                                                                                                                                                                                        |  |  |  |  |  |  |  |  | 13 min walk  |
|                 | Vista Transit Center                                                                                                                                                                                                                                                                                    |  |  |  |  |  |  |  |  | 20 min walk  |
| Commuter Rail   | Carlsbad Village                                                                                                                                                                                                                                                                                        |  |  |  |  |  |  |  |  | 14 min drive |
| Walk Score ®    | Very Walkable (70)                                                                                                                                                                                                                                                                                      |                                                                                     |  |  |  |  |  |  |  |              |
| Transit Score ® | Some Transit (42)                                                                                                                                                                                                                                                                                       |                                                                                     |  |  |  |  |  |  |  |              |

707 Civic Center Dr

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



Office

Property Summary

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



Property Details

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

Available Spaces

| Floor                                      | Suite | Use    | Type   | SF Available | Floor Contiguous | Building Contiguous | Rent/SF/Month | Occupancy | Term       |
|--------------------------------------------|-------|--------|--------|--------------|------------------|---------------------|---------------|-----------|------------|
| P 2                                        | 204   | Office | Direct | 1,469        | 1,469            | 1,469               | \$1.60 MG     | Vacant    | Negotiable |
| The Olson Group: Jake Olson (760) 681-6402 |       |        |        |              |                  |                     |               |           |            |
| P 2                                        | 206   | Office | Direct | 864          | 864              | 864                 | \$1.60 MG     | Vacant    | Negotiable |
| The Olson Group: Jake Olson (760) 681-6402 |       |        |        |              |                  |                     |               |           |            |

Amenities

- Air Conditioning
- Central Heating
- Signage

Transportation

|                 |                                                                                                                                                                                                                                                                                                   |                                                                                     |              |
|-----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|--------------|
| Traffic Volume  | 27,155 on Private Rd (2025); 151 on Morningside Dr (2025); 2,835 on Escondido Ave (2025); 3,540 on Orleavo Dr (2025); 1,503 on S Santa Fe Ave (2018); 27,183 on Morningside Dr (2025); 3,652 on Rincon St (2025); 18,050 on TerDr (2025); 5,626 on Santa Fe Pl (2025); 35,323 on Natal Way (2025) |                                                                                     |              |
| Transit/Subway  | Escondido Avenue                                                                                                                                                                                                                                                                                  |  | 9 min walk   |
|                 | Vista Transit Center                                                                                                                                                                                                                                                                              |  | 20 min walk  |
| Commuter Rail   | Carlsbad Village                                                                                                                                                                                                                                                                                  |  | 14 min drive |
| Walk Score ®    | Very Walkable (74)                                                                                                                                                                                                                                                                                |                                                                                     |              |
| Transit Score ® | Some Transit (42)                                                                                                                                                                                                                                                                                 |                                                                                     |              |

Tenants

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

707 Civic Center Dr

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



Office

Tenants (Continued)

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

Showing 5 of 17 Tenants

Property Summary

|                |                        |
|----------------|------------------------|
| RBA (% Leased) | 53,421 SF (100%)       |
| Built          | 1999                   |
| Tenancy        | Multiple               |
| Available      | 4,350 SF               |
| Max Contiguous | 4,350 SF               |
| Asking Rent    | \$1.25 SF/Month/MG     |
| Clear Height   | 22'                    |
| Drive Ins      | 2 total/ 12' w x 12' h |
| Docks          | 2 exterior             |
| Levelers       | None                   |
| Parking Spaces | 136 (2.67/1,000 SF)    |



Property Details

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

Available Spaces

| Suite | Use    | Type   | SF Available | Building Contiguous | Rent/SF/Month | Occupancy | Term          | Docks | Drive Ins |
|-------|--------|--------|--------------|---------------------|---------------|-----------|---------------|-------|-----------|
| -     | Office | Sublet | 4,350        | 4,350               | \$1.25 MG     | 30 Days   | Thru Dec 2039 | -     | -         |

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

Amenities

- Fenced Lot
- Signage

Transportation

|                 |                                                                                                                                                                                                                                                                                                                |
|-----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Parking Details | 136 Surface Spaces; Ratio of 2.67/1,000 SF                                                                                                                                                                                                                                                                     |
| Traffic Volume  | 32,272 on Oak Ridge Way (2025); 934 on Park Center Dr (2018); 4,346 on Ave Chelsea (2025); 3,822 on S Melrose Dr (2025); 21,673 on Hotspring Way (2025); 771 on Park Center Dr (2018); 17,359 on Brookhaven Pass (2025); 834 on S Melrose Dr (2018); 1,295 on Pipeline Dr (2025); 1,176 on Jewell Ridge (2018) |
| Frontage        | 246' on Cousteau; 309' on Melrose                                                                                                                                                                                                                                                                              |
| Commuter Rail   | Carlsbad Poinsettia  13 min drive<br>Carlsbad Village  17 min drive                                                                      |
| Airport         | San Diego International 46 min drive                                                                                                                                                                                                                                                                           |
| Walk Score ®    | Car-Dependent (47)                                                                                                                                                                                                                                                                                             |
| Transit Score ® | Some Transit (27)                                                                                                                                                                                                                                                                                              |

Tenants

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

Tenants (Continued)

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

Showing 2 of 2 Tenants

2020 Hacienda Dr - Vista Retail Center

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



Retail

Property Summary

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



Property Details

|              |                     |        |            |
|--------------|---------------------|--------|------------|
| Land Area    | 1.00 AC (43,560 SF) | Zoning | C2         |
| Building FAR | 0.46                | Parcel | 166-054-36 |

Available Spaces

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

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

Amenities

|              |                      |              |           |
|--------------|----------------------|--------------|-----------|
| • Corner Lot | • Freeway Visibility | • Pylon Sign | • Signage |
|--------------|----------------------|--------------|-----------|

Transportation

|                 |                                                                                                                                                                                                                                                                        |
|-----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Parking Details | 75 Surface Spaces; Ratio of 3.75/1,000 SF                                                                                                                                                                                                                              |
| Traffic Volume  | 12,023 on Thunder Dr (2025); 132,295 on College Blvd (2025); 13,807 on Via Centre (2025); 11,002 on Cedar Rd (2025); 10,383 on W Vista Way (2025); 5,289 on Tiberon Dr (2025); 15,576 on Tri City Hospital (2025); 149,028 on S Emerald Dr (2025); 901 on Alley (2025) |
| Frontage        | 258' on Hacienda Dr                                                                                                                                                                                                                                                    |
| Commuter Rail   | Carlsbad Village  11 min drive<br>Oceanside Transit Center  13 min drive                         |
| Walk Score ®    | Somewhat Walkable (66)                                                                                                                                                                                                                                                 |
| Transit Score ® | Some Transit (36)                                                                                                                                                                                                                                                      |

Tenants

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

Showing 5 of 6 Tenants

326 S Melrose Dr - Tri-City Dental Medical Plaza

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



Office

Property Summary

|                |                     |
|----------------|---------------------|
| RBA (% Leased) | 14,276 SF (78.7%)   |
| Built          | 2008                |
| Stories        | 2                   |
| Typical Floor  | 7,138 SF            |
| Tenancy        | Multiple            |
| Available      | 1,392 - 6,305 SF    |
| Max Contiguous | 6,305 SF            |
| Asking Rent    | \$2.50 SF/Month/NNN |
| Parking Spaces | 55 (3.85/1,000 SF)  |



Property Details

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

Available Spaces

| Floor                                                                                                        | Suite | Use            | Type   | SF Available | Floor Contiguous | Building Contiguous | Rent/SF/Month | Occupancy | Term       |
|--------------------------------------------------------------------------------------------------------------|-------|----------------|--------|--------------|------------------|---------------------|---------------|-----------|------------|
| P 1                                                                                                          | A     | Office/Medical | Direct | 3,257        | 6,305            | 6,305               | \$2.50 NNN    | 30 Days   | Negotiable |
| Cushman & Wakefield: Joe Zurek (619) 866-2027, Nehal Wadhwa (858) 395-4008, Matthew Melendres (408) 510-9968 |       |                |        |              |                  |                     |               |           |            |
| P 1                                                                                                          | B     | Office/Medical | Direct | 1,656        | 6,305            | 6,305               | \$2.50 NNN    | Vacant    | Negotiable |
| Cushman & Wakefield: Joe Zurek (619) 866-2027, Nehal Wadhwa (858) 395-4008, Matthew Melendres (408) 510-9968 |       |                |        |              |                  |                     |               |           |            |
| P 1                                                                                                          | C     | Office/Medical | Direct | 1,392        | 6,305            | 6,305               | \$2.50 NNN    | Vacant    | Negotiable |
| Cushman & Wakefield: Joe Zurek (619) 866-2027, Nehal Wadhwa (858) 395-4008, Matthew Melendres (408) 510-9968 |       |                |        |              |                  |                     |               |           |            |

Amenities

- Signage

Transportation

|                 |                                                                                                                                                                                                                                                                                                                            |
|-----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Parking Details | 55 Surface Spaces; Ratio of 3.85/1,000 SF                                                                                                                                                                                                                                                                                  |
| Traffic Volume  | 30,542 on County Complex (2025); 20,365 on Vista Village Dr (2025); 33,293 on Hacienda Dr (2025); 9,014 on S Melrose Dr (2025); 23,631 on Hacienda Dr (2025); 133,873 on S Melrose Dr (2025); 133,677 on S Melrose Dr (2020); 8,349 on Vista Village Dr (2025); 36,653 on W Vista Way (2025); 9,352 on S Melrose Dr (2025) |
| Commuter Rail   | Carlsbad Village  13 min drive                                                                                                                                                                                                          |
| Walk Score ®    | Very Walkable (75)                                                                                                                                                                                                                                                                                                         |
| Transit Score ® | Some Transit (37)                                                                                                                                                                                                                                                                                                          |

Tenants

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

326 S Melrose Dr - Tri-City Dental Medical Plaza

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



Office

Tenants (Continued)

| Tenant Name           | Floor | SF Occupied | Employees | Move Date | Expiration |
|-----------------------|-------|-------------|-----------|-----------|------------|
| Arash Panah DDS       | 1     | 100         | -         | Feb 2018  | -          |
| Dr Mary Cueva         | 2     | 100         | -         | Feb 2018  | -          |
| Dr. Dan Luu, MD       | 2     | 100         | -         | Feb 2018  | -          |
| Dr. James Chabala, MD | 2     | 100         | -         | Feb 2018  | -          |

Showing 5 of 6 Tenants

Property Summary

|                |                           |
|----------------|---------------------------|
| RBA (% Leased) | 58,620 SF (93.4%)         |
| Built          | 2000                      |
| Stories        | 4                         |
| Typical Floor  | 12,748 SF                 |
| Tenancy        | Multiple                  |
| Available      | 226 - 6,865 SF            |
| Max Contiguous | 3,878 SF                  |
| Asking Rent    | \$2.34 - 2.56 SF/Month/MG |
| Parking Spaces | 100 (4.00/1,000 SF)       |



Property Details

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

Available Spaces

| Floor                                                                                   | Suite | Use            | Type   | SF Available | Floor Contiguous | Building Contiguous | Rent/SF/Month | Occupancy | Term       |
|-----------------------------------------------------------------------------------------|-------|----------------|--------|--------------|------------------|---------------------|---------------|-----------|------------|
| P 1                                                                                     | 100   | Office         | Direct | 3,878        | 3,878            | 3,878               | \$2.50 +ELEC  | Vacant    | Negotiable |
| CBRE: Chris Williams (858) 761-7376                                                     |       |                |        |              |                  |                     |               |           |            |
| P 1                                                                                     | 121   | Office         | Sublet | 226          | 226              | 226                 | \$2.39 MG     | Vacant    | Negotiable |
| Small Offices 4 Rent: Brent Rosenkranz (760) 715-7467, Andrew Rosenkranz (760) 688-8710 |       |                |        |              |                  |                     |               |           |            |
| P 2                                                                                     | 201   | Office/Medical | Sublet | 849          | 849              | 849                 | \$2.34 MG     | Vacant    | Negotiable |
| Small Offices 4 Rent: Brent Rosenkranz (760) 715-7467, Andrew Rosenkranz (760) 688-8710 |       |                |        |              |                  |                     |               |           |            |
| P 3                                                                                     | 345   | Office/Medical | Sublet | 430          | 430              | 430                 | \$2.56 MG     | Vacant    | Negotiable |
| Small Offices 4 Rent: Brent Rosenkranz (760) 715-7467, Andrew Rosenkranz (760) 688-8710 |       |                |        |              |                  |                     |               |           |            |
| P 3                                                                                     | 319   | Office         | Sublet | 412          | 412              | 412                 | \$2.44 MG     | Vacant    | Negotiable |
| Small Offices 4 Rent: Brent Rosenkranz (760) 715-7467, Andrew Rosenkranz (760) 688-8710 |       |                |        |              |                  |                     |               |           |            |
| P 3                                                                                     | 357   | Office/Medical | Sublet | 241          | 241              | 241                 | \$2.43 MG     | Vacant    | Negotiable |
| Small Offices 4 Rent: Brent Rosenkranz (760) 715-7467, Andrew Rosenkranz (760) 688-8710 |       |                |        |              |                  |                     |               |           |            |
| P 4                                                                                     | 405   | Office         | Direct | 829          | 829              | 829                 | \$2.50 +ELEC  | 12/2025   | Negotiable |
| CBRE: Chris Williams (858) 761-7376                                                     |       |                |        |              |                  |                     |               |           |            |

Amenities

|          |            |           |
|----------|------------|-----------|
| • Atrium | • Bus Line | • Signage |
|----------|------------|-----------|

Transportation

|                 |                                                                                                                                                                                                                                                                                                                               |
|-----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Parking Details | 100 Surface Spaces; Ratio of 4.00/1,000 SF                                                                                                                                                                                                                                                                                    |
| Traffic Volume  | 30,542 on County Complex (2025); 20,365 on Vista Village Dr (2025); 33,293 on Hacienda Dr (2025); 9,014 on S Melrose Dr (2025); 3,298 on la Tortuga Dr (2025); 23,631 on Hacienda Dr (2025); 133,873 on S Melrose Dr (2025); 133,677 on S Melrose Dr (2020); 8,349 on Vista Village Dr (2025); 2,949 on Breeze Hill Rd (2025) |
| Commuter Rail   | Carlsbad Village  12 min drive                                                                                                                                                                                                               |
| Walk Score ®    | Very Walkable (71)                                                                                                                                                                                                                                                                                                            |
| Transit Score ® | Some Transit (36)                                                                                                                                                                                                                                                                                                             |

Tenants

| Tenant Name                                 | Floor | SF Occupied | Employees | Move Date | Expiration |
|---------------------------------------------|-------|-------------|-----------|-----------|------------|
| Rowi                                        | 2     | 4,076       | 27        | May 2024  | Aug 2028   |
| Balboa Bail Bonds                           | 1     | 3,878       | -         | Nov 2022  | Jan 2028   |
| Law Offices of Aaron C. Smith               | 2     | 2,279       | 3         | Jun 2021  | -          |
| HOPE Program                                | 4     | 1,667       | 11        | Feb 2018  | -          |
| The Law Offices of Sergio J. Siderman, Esq. | 2     | 1,482       | 10        | Mar 2021  | -          |

Showing 5 of 18 Tenants

Property Summary

|                |                       |
|----------------|-----------------------|
| RBA (% Leased) | 25,905 SF (81.9%)     |
| Built          | 1987                  |
| Stories        | 2                     |
| Elevators      | 1 passenger           |
| Typical Floor  | 12,952 SF             |
| Tenancy        | Multiple              |
| Available      | 2,086 - 4,698 SF      |
| Max Contiguous | 2,612 SF              |
| Asking Rent    | \$2.30 SF/Month/+ELEC |
| Parking Spaces | 290 (4.00/1,000 SF)   |



Property Details

|              |                      |                |            |
|--------------|----------------------|----------------|------------|
| Land Area    | 4.95 AC (215,622 SF) | Owner Occupied | No         |
| Building FAR | 012                  | Zoning         | OP, Vista  |
| Core Factor  | 17%                  | Parcel         | 166-250-26 |
| Slab to Slab | 10'                  |                |            |

Available Spaces

| Floor                               | Suite | Use    | Type   | SF Available | Floor Contiguous | Building Contiguous | Rent/SF/Month | Occupancy | Term       |
|-------------------------------------|-------|--------|--------|--------------|------------------|---------------------|---------------|-----------|------------|
| P 1                                 | 107   | Office | Direct | 2,612        | 2,612            | 2,612               | \$2.30 +ELEC  | Vacant    | Negotiable |
| CBRE: Chris Williams (858) 761-7376 |       |        |        |              |                  |                     |               |           |            |
| P 1                                 | 104   | Office | Direct | 2,086        | 2,086            | 2,086               | \$2.30 +ELEC  | Vacant    | Negotiable |
| CBRE: Chris Williams (858) 761-7376 |       |        |        |              |                  |                     |               |           |            |

Amenities

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

Transportation

|                 |                                                                                                                                                                                                                                                                                                                           |
|-----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Parking Details | 290 Surface Spaces; Ratio of 4.00/1,000 SF                                                                                                                                                                                                                                                                                |
| Traffic Volume  | 30,542 on County Complex (2025); 3,298 on la Tortuga Dr (2025); 20,365 on Vista Village Dr (2025); 33,293 on Hacienda Dr (2025); 27,614 on Matagual Dr (2025); 2,949 on Breeze Hill Rd (2025); 9,014 on S Melrose Dr (2025); 133,677 on S Melrose Dr (2020); 133,873 on S Melrose Dr (2025); 23,631 on Hacienda Dr (2025) |
| Commuter Rail   | Carlsbad Village  13 min drive                                                                                                                                                                                                         |
| Walk Score ®    | Very Walkable (71)                                                                                                                                                                                                                                                                                                        |
| Transit Score ® | Some Transit (36)                                                                                                                                                                                                                                                                                                         |

Tenants

| Tenant Name               | Floor | SF Occupied | Employees | Move Date | Expiration |
|---------------------------|-------|-------------|-----------|-----------|------------|
| Select Physical Therapy   | 2     | 3,500       | 3         | Aug 2022  | -          |
| Leone Huffman & Associate | 2     | 2,795       | 5         | Nov 2018  | -          |
| Gentiva Hospice           | 1     | 2,612       | 15        | Sep 2021  | -          |

400 S Melrose Dr - The Atrium

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



Office

Tenants (Continued)

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

Showing 5 of 17 Tenants

410 S Melrose Dr - The Atrium

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



Office

Property Summary

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



Property Details

|              |                      |                |            |
|--------------|----------------------|----------------|------------|
| Land Area    | 3.43 AC (149,411 SF) | Owner Occupied | No         |
| Building FAR | 017                  | Zoning         | OP, Vista  |
| Core Factor  | 17%                  | Parcel         | 166-250-26 |

Available Spaces

| Floor                               | Suite | Use    | Type   | SF Available | Floor Contiguous | Building Contiguous | Rent/SF/Month | Occupancy | Term       |
|-------------------------------------|-------|--------|--------|--------------|------------------|---------------------|---------------|-----------|------------|
| P 1                                 | 104   | Office | Direct | 1,703        | 1,703            | 1,703               | \$2.30 +ELEC  | Vacant    | Negotiable |
| CBRE: Chris Williams (858) 761-7376 |       |        |        |              |                  |                     |               |           |            |
| P 2                                 | 200   | Office | Direct | 2,236        | 2,236            | 2,236               | \$2.30 +ELEC  | Vacant    | Negotiable |
| CBRE: Chris Williams (858) 761-7376 |       |        |        |              |                  |                     |               |           |            |
| P 2                                 | 203   | Office | Direct | 1,334        | 1,334            | 1,334               | \$2.30 +ELEC  | 90 Days   | Negotiable |
| CBRE: Chris Williams (858) 761-7376 |       |        |        |              |                  |                     |               |           |            |

Transportation

|                 |                                                                                                                                                                                                                                                                                                                             |
|-----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Parking Details | 100 Surface Spaces; Ratio of 4.00/1,000 SF                                                                                                                                                                                                                                                                                  |
| Traffic Volume  | 30,542 on County Complex (2025); 20,365 on Vista Village Dr (2025); 3,298 on la Tortuga Dr (2025); 33,293 on Hacienda Dr (2025); 27,614 on Matagual Dr (2025); 23,631 on Hacienda Dr (2025); 9,014 on S Melrose Dr (2025); 2,949 on Breeze Hill Rd (2025); 8,349 on Vista Village Dr (2025); 133,873 on S Melrose Dr (2025) |
| Commuter Rail   | Carlsbad Village  13 min drive                                                                                                                                                                                                           |
| Walk Score ®    | Very Walkable (71)                                                                                                                                                                                                                                                                                                          |
| Transit Score ® | Some Transit (36)                                                                                                                                                                                                                                                                                                           |

Tenants

| Tenant Name        | Floor | SF Occupied | Employees | Move Date | Expiration |
|--------------------|-------|-------------|-----------|-----------|------------|
| BP Logix Inc       | 1     | 3,722       | 49        | Mar 2010  | -          |
| Green Leaf Payroll | 2     | 3,388       | -         | Aug 2019  | -          |
| Masters Equity     | 2     | 3,299       | -         | Apr 2019  | -          |
|                    | 2     | 1,754       | -         | Jan 2019  | -          |

410 S Melrose Dr - The Atrium

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



Office

Tenants (Continued)

| Tenant Name                                | Floor | SF Occupied | Employees | Move Date | Expiration |
|--------------------------------------------|-------|-------------|-----------|-----------|------------|
| Deaf Community Services of San Diego, Inc. |       |             |           |           |            |
| Chl Mortgage Planing                       | 2     | 1,261       | -         | Jun 2020  | -          |

Showing 5 of 22 Tenants

1384 Poinsettia Ave - Waterview Business Park

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



Manufacturing

Property Summary

|                |                    |
|----------------|--------------------|
| RBA (% Leased) | 15,505 SF (61.1%)  |
| Built          | 1990               |
| Tenancy        | Multiple           |
| Available      | 2,400 - 6,026 SF   |
| Max Contiguous | 6,026 SF           |
| Asking Rent    | \$1.55 SF/Month/FS |
| Drive Ins      | None               |
| Levelers       | None               |
| Parking Spaces | 55 (3.55/1,000 SF) |



Property Details

|              |                     |        |            |
|--------------|---------------------|--------|------------|
| Land Area    | 1.22 AC (53,143 SF) | Zoning | M          |
| Building FAR | 0.29                | Parcel | 221-660-16 |

Available Spaces

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

Amenities

- Storage Space

Transportation

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

Tenants

| Tenant Name   | Floor | SF Occupied | Employees | Move Date | Expiration |
|---------------|-------|-------------|-----------|-----------|------------|
| Dataczar Corp | 1     | -           | -         | Dec 2018  | -          |
| Geo Tek Inc   | 1     | -           | 10        | Apr 2003  | -          |

1384 Poinsettia Ave - Waterview Business Park

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



Manufacturing

Tenants (Continued)

| Tenant Name      | Floor | SF Occupied | Employees | Move Date | Expiration |
|------------------|-------|-------------|-----------|-----------|------------|
| Klemme Technolgy | 1     | -           | 3         | Dec 2019  | -          |

Showing 3 of 3 Tenants

# 1920 Shadowridge Dr - Shadowridge Center

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



Retail

## Property Summary

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



## Property Details

|              |                    |        |            |
|--------------|--------------------|--------|------------|
| Land Area    | 119 AC (51,836 SF) | Zoning | C-1        |
| Building FAR | 0.23               | Parcel | 217-593-03 |

## Available Spaces

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

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

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

## Amenities

- Pylon Sign
- Signage

## Transportation

|                 |                                                                                                                                                                                                                                                                                                               |
|-----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Parking Details | Ratio of 5.50/1,000 SF                                                                                                                                                                                                                                                                                        |
| Traffic Volume  | 4,463 on Willow Ridge Dr (2025); 9,136 on Antigua Dr (2025); 6,536 on Rosewood St (2025); 1,430 on Club Heights Ln (2018); 9,168 on S Melrose Dr (2025); 5,067 on S Melrose Dr (2025); 30,234 on Longhorn Dr (2025); 30,637 on Green Oak Rd (2025); 13,576 on S Melrose Dr (2025); 3,608 on Bodega Way (2025) |
| Frontage        | 350' on Longhorn Dr; 500' on Shadowridge Dr                                                                                                                                                                                                                                                                   |
| Commuter Rail   | Carlsbad Poinsettia  16 min drive                                                                                                                                                                                          |
| Airport         | San Diego International 49 min drive                                                                                                                                                                                                                                                                          |
| Walk Score ®    | Somewhat Walkable (54)                                                                                                                                                                                                                                                                                        |
| Transit Score ® | Some Transit (25)                                                                                                                                                                                                                                                                                             |

## Tenants

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

1920 Shadowridge Dr - Shadowridge Center

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



Retail

Tenants (Continued)

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

Showing 5 of 10 Tenants

# 730 Sycamore Ave - Shadowridge Plaza

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



Retail

## Property Summary

|                |                     |
|----------------|---------------------|
| Center Type    | Neighborhood Center |
| GLA (% Leased) | 5,177 SF (63.0%)    |
| Built          | 1987                |
| Tenancy        | Multiple            |
| Available      | 932 - 1,918 SF      |
| Max Contiguous | 1,918 SF            |
| Asking Rent    | \$2.00 SF/Month/NNN |
| Parking Spaces | 24 (4.64/1,000 SF)  |



## Property Details

|              |                     |        |            |
|--------------|---------------------|--------|------------|
| Land Area    | 0.87 AC (37,897 SF) | Zoning | C-2        |
| Building FAR | 014                 | Parcel | 217-023-45 |

## Available Spaces

| Floor                                                                                                  | Suite | Use    | Type   | SF Available | Floor Contiguous | Building Contiguous | Rent/SF/Month | Occupancy | Term       |
|--------------------------------------------------------------------------------------------------------|-------|--------|--------|--------------|------------------|---------------------|---------------|-----------|------------|
| P 1                                                                                                    | D     | Retail | Direct | 986          | 1,918            | 1,918               | \$2.00 NNN    | Vacant    | Negotiable |
| CAST Capital Partners: Ryan King (858) 395-7208, Josh Simms (916) 947-5357, Carrie Duda (562) 665-7457 |       |        |        |              |                  |                     |               |           |            |
| P 1                                                                                                    | E     | Office | Direct | 932          | 1,918            | 1,918               | \$2.00 NNN    | Vacant    | Negotiable |
| CAST Capital Partners: Ryan King (858) 395-7208, Josh Simms (916) 947-5357, Carrie Duda (562) 665-7457 |       |        |        |              |                  |                     |               |           |            |

## Amenities

- Signage
- Signalized Intersection

## Transportation

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

## Tenants

| Tenant Name    | Floor | SF Occupied | Employees | Move Date | Expiration |
|----------------|-------|-------------|-----------|-----------|------------|
| Diamond Donuts | 1     | 1,279       | 2         | Apr 2008  | -          |
| Fast Test Lab  | 1     | 660         | -         | Aug 2023  | -          |

730 Sycamore Ave - Shadowridge Plaza

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



Retail

Tenants (Continued)

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

Showing 5 of 6 Tenants

# 750 Sycamore Ave - Shadowridge Plaza

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



Retail

## Property Summary

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



## Property Details

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

## Available Spaces

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

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

## Amenities

- Signage

## Transportation

|                 |                                                                                                                                                                                                                                                                        |
|-----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Parking Details | 25 Surface Spaces; Ratio of 4.39/1,000 SF                                                                                                                                                                                                                              |
| Traffic Volume  | 15,491 on Watson Way (2025); 40,814 on Watson Way (2025); 44,689 on Plumosa Ave (2025); 5,227 on Thiboco Ct (2025); 12,177 on Sycamore Ave (2025); 14,079 on Sycamore Ave (2025); 3,182 on Wellington Ln (2025); 140,875 on Hwy 78 (2020); 30,449 on Watson Way (2025) |
| Frontage        | 114' on Sycamore Ave                                                                                                                                                                                                                                                   |
| Commuter Rail   | Carlsbad Poinsettia  17 min drive                                                                                                                                                   |
| Airport         | San Diego International 49 min drive                                                                                                                                                                                                                                   |
| Walk Score ®    | Very Walkable (74)                                                                                                                                                                                                                                                     |
| Transit Score ® | Some Transit (31)                                                                                                                                                                                                                                                      |

## Tenants

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

Showing 3 of 3 Tenants

Property Summary

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



Property Details

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

Available Spaces

| Floor                                                                                                  | Suite | Use    | Type   | SF Available | Floor Contiguous | Building Contiguous | Rent/SF/Month | Occupancy | Term       |
|--------------------------------------------------------------------------------------------------------|-------|--------|--------|--------------|------------------|---------------------|---------------|-----------|------------|
| P 1                                                                                                    | G     | Retail | Direct | 1,320        | 1,320            | 1,320               | \$2.00 NNN    | Vacant    | Negotiable |
| CAST Capital Partners: Ryan King (858) 395-7208, Josh Simms (916) 947-5357, Carrie Duda (562) 665-7457 |       |        |        |              |                  |                     |               |           |            |
| P 1                                                                                                    | I     | Office | Direct | 1,200        | 2,400            | 2,400               | \$2.00 NNN    | Vacant    | Negotiable |
| CAST Capital Partners: Ryan King (858) 395-7208, Josh Simms (916) 947-5357, Carrie Duda (562) 665-7457 |       |        |        |              |                  |                     |               |           |            |
| P 1                                                                                                    | J     | Office | Direct | 1,200        | 2,400            | 2,400               | \$2.00 NNN    | Vacant    | Negotiable |
| CAST Capital Partners: Ryan King (858) 395-7208, Josh Simms (916) 947-5357, Carrie Duda (562) 665-7457 |       |        |        |              |                  |                     |               |           |            |

Amenities

- Signage

Transportation

|                 |                                                                                                                                                                                                                                                                                                            |
|-----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Parking Details | 25 Surface Spaces; Ratio of 1.67/1,000 SF                                                                                                                                                                                                                                                                  |
| Traffic Volume  | 40,814 on Watson Way (2025); 15,491 on Watson Way (2025); 44,689 on Plumosa Ave (2025); 30,449 on Watson Way (2025); 6,400 on Private Rd (2025); 5,227 on Thiboco Ct (2025); 3,182 on Wellington Ln (2025); 14,926 on Lupine Hills Dr (2025); 12,177 on Sycamore Ave (2025); 14,079 on Sycamore Ave (2025) |
| Frontage        | 454' on Shadowridge; 169' on Sycamore; 147' on Sycamore Ave                                                                                                                                                                                                                                                |
| Commuter Rail   | Carlsbad Poinsettia  17 min drive                                                                                                                                                                                       |
| Airport         | San Diego International 49 min drive                                                                                                                                                                                                                                                                       |
| Walk Score ®    | Somewhat Walkable (64)                                                                                                                                                                                                                                                                                     |
| Transit Score ® | Some Transit (30)                                                                                                                                                                                                                                                                                          |

770 Sycamore Ave - Shadowridge Plaza

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



Retail

Tenants

| Tenant Name                        | Floor | SF Occupied | Employees | Move Date | Expiration |
|------------------------------------|-------|-------------|-----------|-----------|------------|
| Three Little Owl Academy Preschool | 1     | 6,000       | -         | Sep 2023  | -          |
| Armando's Mexican Food             | 1     | 1,494       | 3         | Sep 2007  | -          |
| PostalAnnex                        | 1     | 1,494       | -         | Apr 2020  | -          |
| Advance America                    | 1     | 1,200       | 2         | Apr 2006  | -          |
| Fresh Water Pool Service           | 1     | 500         | -         | Apr 2024  | -          |

Showing 5 of 7 Tenants

Property Summary

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



Property Details

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

Available Spaces

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

Amenities

- Signage

Transportation

|                 |                                                                                                                                                                                                                                           |
|-----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Parking Details | 25 Surface Spaces; Ratio of 8.22/1,000 SF                                                                                                                                                                                                 |
| Traffic Volume  | 40,814 on Watson Way (2025); 15,491 on Watson Way (2025); 44,689 on Plumosa Ave (2025); 30,449 on Watson Way (2025); 6,400 on Private Rd (2025); 5,227 on Thiboco Ct (2025); 14,079 on Sycamore Ave (2025); 12,177 on Sycamore Ave (2025) |
| Frontage        | 87' on Sycamore Ave                                                                                                                                                                                                                       |
| Commuter Rail   | Carlsbad Poinsettia  16 min drive                                                                                                                      |
| Airport         | San Diego International 49 min drive                                                                                                                                                                                                      |
| Walk Score ®    | Somewhat Walkable (64)                                                                                                                                                                                                                    |
| Transit Score ® | Some Transit (30)                                                                                                                                                                                                                         |

Tenants

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

Showing 1 of 1 Tenants

# 1800 Thibodo Rd - Vista Corporate Center

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



Office

## Property Summary

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



## Property Details

|                |                    |        |            |
|----------------|--------------------|--------|------------|
| Land Area      | 112 AC (48,787 SF) | Zoning | O-P        |
| Building FAR   | 0.49               | Parcel | 183-190-39 |
| Owner Occupied | No                 |        |            |

## Available Spaces

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

## Amenities

- Signage

## Transportation

|                 |                                                                                                                                                                                                                                                                                                                      |
|-----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Traffic Volume  | 136,841 on Mar Vista Dr (2025); 4,953 on Lupine Hills Dr (2025); 7,533 on Hilo Way (2025); 3,688 on Turnberry Dr (2025); 12,573 on Spyglass Cir (2025); 3,182 on Wellington Ln (2025); 14,926 on Lupine Hills Dr (2025); 1,193 on Vineyard Ave (2018); 10,295 on Stoneridge Ter (2025); 2,826 on Mar Vista Dr (2025) |
| Walk Score ®    | Car-Dependent (29)                                                                                                                                                                                                                                                                                                   |
| Transit Score ® | Some Transit (28)                                                                                                                                                                                                                                                                                                    |

## Tenants

| Tenant Name            | Floor | SF Occupied | Employees | Move Date | Expiration |
|------------------------|-------|-------------|-----------|-----------|------------|
| Greene Properties, Inc | 3     | 3,699       | 6         | Aug 2019  | -          |
| Arrowhead              | 3     | 2,527       | 19        | Jan 2025  | -          |

1800 Thibodo Rd - Vista Corporate Center

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



Office

Tenants (Continued)

| Tenant Name          | Floor | SF Occupied | Employees | Move Date | Expiration |
|----------------------|-------|-------------|-----------|-----------|------------|
| Testa And Associates | 2     | 1,833       | 8         | Nov 2020  | -          |
| Edward Jones         | 2     | 1,628       | 11        | Mar 2017  | -          |
| App Studio 35        | 2     | 736         | 7         | Jun 2019  | -          |

Showing 5 of 8 Tenants

933-937 Vale Terrace Dr - Vale Terrace Medical Office

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



Office

Property Summary

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



Property Details

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

Available Spaces

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

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

Transportation

|                 |                                                                                                                                                                                                                                                                                                     |
|-----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Parking Details | 23 Surface Spaces; Ratio of 5.75/1,000 SF                                                                                                                                                                                                                                                           |
| Traffic Volume  | 7,543 on Williamston St (2025); 42,306 on Francis Dr (2025); 3,489 on Clearbrook Ln (2025); 4,023 on Truly Ter (2025); 936 on Glenmere Rd (2018); 9,763 on Williamston St (2025); 719 on Bonnie Brae Pl (2025); 43,953 on Franklin Ln (2025); 1,315 on Sapote Ct (2018); 2,335 on Private Rd (2025) |
| Walk Score ®    | Somewhat Walkable (58)                                                                                                                                                                                                                                                                              |
| Transit Score ® | Some Transit (36)                                                                                                                                                                                                                                                                                   |

Tenants

| Tenant Name                           | Floor | SF Occupied | Employees | Move Date | Expiration |
|---------------------------------------|-------|-------------|-----------|-----------|------------|
| Inner Wellness Massage and Homeopathy | 1     | 817         | 1         | Mar 2018  | -          |
| Nutritional Science and Solutions     | 1     | 817         | 1         | Sep 2017  | -          |
| Vale Terrace Dental                   | 1     | 817         | -         | Mar 2018  | -          |

Showing 3 of 3 Tenants

640 E Vista Way - Vista Professional Building

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



Office

Property Summary

|                |                          |
|----------------|--------------------------|
| RBA (% Leased) | 3,150 SF (49.2%)         |
| Built          | 2004                     |
| Stories        | 2                        |
| Typical Floor  | 1,575 SF                 |
| Tenancy        | Multiple                 |
| Available      | 400 - 1,600 SF           |
| Max Contiguous | 800 SF                   |
| Asking Rent    | \$2.00 - 212 SF/Month/MG |
| Parking Spaces | 25 (794/1,000 SF)        |



Property Details

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

Available Spaces

| Floor                                                                              | Suite | Use    | Type   | SF Available | Floor Contiguous | Building Contiguous | Rent/SF/Month | Occupancy | Term       |
|------------------------------------------------------------------------------------|-------|--------|--------|--------------|------------------|---------------------|---------------|-----------|------------|
| P 1                                                                                | B & C | Office | Direct | 800          | 800              | 800                 | \$2.00 MG     | Vacant    | Negotiable |
| Pacific Coast Commercial: Valley Coleman (619) 944-1979, Ethan Park (760) 978-8053 |       |        |        |              |                  |                     |               |           |            |
| P 1                                                                                | B     | Office | Direct | 400          | 400              | 400                 | \$212 MG      | Vacant    | Negotiable |
| Pacific Coast Commercial: Valley Coleman (619) 944-1979, Ethan Park (760) 978-8053 |       |        |        |              |                  |                     |               |           |            |
| P 1                                                                                | C     | Office | Direct | 400          | 400              | 400                 | \$212 MG      | Vacant    | Negotiable |
| Pacific Coast Commercial: Valley Coleman (619) 944-1979, Ethan Park (760) 978-8053 |       |        |        |              |                  |                     |               |           |            |

Amenities

- Bus Line

Transportation

|                 |                                                                                                                                                                                                                                                                                                   |
|-----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Parking Details | 25 Surface Spaces; Ratio of 7.94/1,000 SF                                                                                                                                                                                                                                                         |
| Traffic Volume  | 43,953 on Franklin Ln (2025); 25,305 on E Vista Way (2025); 2,335 on Private Rd (2025); 26,119 on Alta Vista Dr (2025); 4,023 on Truly Ter (2025); 3,236 on Escondido Ave (2025); 3,299 on Washington St (2025); 1,861 on Main St (2025); 2,994 on Nevada Ave (2025); 42,306 on Francis Dr (2025) |
| Transit/Subway  | Vista Transit Center  14 min walk                                                                                                                                                                              |
| Commuter Rail   | Carlsbad Village  14 min drive                                                                                                                                                                                 |
| Walk Score ®    | Very Walkable (82)                                                                                                                                                                                                                                                                                |
| Transit Score ® | Some Transit (46)                                                                                                                                                                                                                                                                                 |

Tenants

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

# 640 E Vista Way - Vista Professional Building

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



Office

## Tenants (Continued)

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

Showing 4 of 4 Tenants

550 W Vista Way - Melrose Plaza

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



Office

Property Summary

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



Property Details

|              |                      |                |            |
|--------------|----------------------|----------------|------------|
| Land Area    | 4.65 AC (202,554 SF) | Owner Occupied | No         |
| Building FAR | 016                  | Zoning         | C-2        |
| Slab to Slab | 10'                  | Parcel         | 164-320-10 |

Available Spaces

| Floor                                                                           | Suite | Use    | Type   | SF Available | Floor Contiguous | Building Contiguous | Rent/SF/Month | Occupancy | Term       |
|---------------------------------------------------------------------------------|-------|--------|--------|--------------|------------------|---------------------|---------------|-----------|------------|
| P 1                                                                             | 102   | Office | Direct | 1,440        | 1,440            | 1,440               | \$1.80 +U&CH  | Vacant    | Negotiable |
| Lee & Associates: Jackson Rodewald (760) 717-3421, Jeff Abramson (760) 505-5301 |       |        |        |              |                  |                     |               |           |            |
| P 1                                                                             | 106   | Office | Direct | 400          | 400              | 400                 | \$1.80 +U&CH  | Vacant    | Negotiable |
| Lee & Associates: Jackson Rodewald (760) 717-3421, Jeff Abramson (760) 505-5301 |       |        |        |              |                  |                     |               |           |            |
| P 2                                                                             | 210   | Office | Direct | 570          | 570              | 570                 | \$1.80 +U&CH  | Vacant    | Negotiable |
| Lee & Associates: Jackson Rodewald (760) 717-3421, Jeff Abramson (760) 505-5301 |       |        |        |              |                  |                     |               |           |            |
| P 3                                                                             | 308   | Office | Direct | 1,472        | 1,472            | 1,472               | \$1.80 +U&CH  | Vacant    | Negotiable |
| Lee & Associates: Jackson Rodewald (760) 717-3421, Jeff Abramson (760) 505-5301 |       |        |        |              |                  |                     |               |           |            |

Amenities

- Restaurant

Transportation

|                 |                                                                                                                                                                                                                                                                                                                                   |                                                                                     |              |
|-----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|--------------|
| Parking Details | 65 Surface Spaces; Ratio of 1.98/1,000 SF                                                                                                                                                                                                                                                                                         |                                                                                     |              |
| Traffic Volume  | 133,873 on S Melrose Dr (2025); 36,653 on W Vista Way (2025); 133,677 on S Melrose Dr (2020); 8,349 on Vista Village Dr (2025); 33,293 on Hacienda Dr (2025); 10,532 on N Melrose Dr (2025); 20,365 on Vista Village Dr (2025); 9,095 on Vista Village Dr (2025); 18,521 on Vista Village Dr (2025); 23,631 on Hacienda Dr (2025) |                                                                                     |              |
| Transit/Subway  | Vista Transit Center                                                                                                                                                                                                                                                                                                              |  | 17 min walk  |
| Commuter Rail   | Carlsbad Village                                                                                                                                                                                                                                                                                                                  |  | 12 min drive |
| Walk Score ®    | Very Walkable (75)                                                                                                                                                                                                                                                                                                                |                                                                                     |              |
| Transit Score ® | Some Transit (38)                                                                                                                                                                                                                                                                                                                 |                                                                                     |              |

550 W Vista Way - Melrose Plaza

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



Office

Tenants

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

Showing 5 of 15 Tenants

1037 E Bobier Dr - Del Taco

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



Retail

Property Summary

|                |                     |
|----------------|---------------------|
| GLA (% Leased) | 1,893 SF (100%)     |
| Built          | 1988                |
| Tenancy        | Single              |
| Available      | 1,893 SF            |
| Max Contiguous | 1,893 SF            |
| Asking Rent    | Withheld            |
| Parking Spaces | 24 (12.68/1,000 SF) |
| Frontage       | 80' on E Bobier Dr  |



Property Details

|              |                     |        |            |
|--------------|---------------------|--------|------------|
| Land Area    | 0.71 AC (30,928 SF) | Zoning | C1         |
| Building FAR | 0.06                | Parcel | 173-250-40 |

Available Spaces

| Floor | Suite | Use    | Type   | SF Available | Floor Contiguous | Building Contiguous | Rent/SF/Month | Occupancy | Term       |
|-------|-------|--------|--------|--------------|------------------|---------------------|---------------|-----------|------------|
| P 1   | -     | Retail | Direct | 1,893        | 1,893            | 1,893               | Withheld      | 12/2025   | Negotiable |

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

Amenities

- Drive Thru
- Signage
- Signalized Intersection

Transportation

|                 |                                                                                                                                                                                                                                                                                        |
|-----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Parking Details | 24 Surface Spaces; Ratio of 12.68/1,000 SF                                                                                                                                                                                                                                             |
| Traffic Volume  | 16,340 on Cll Jules (2025); 27,189 on Monte Mar Rd (2025); 32,113 on Oak Dr (2025); 13,419 on Oak Dr (2025); 2,179 on E Vista Way (2018); 1,315 on Sapote Ct (2018); 1,489 on Via Felicidad (2025); 3,678 on Foothill Dr (2025); 926 on Memory Ln (2025); 5,113 on Cabrillo Cir (2025) |
| Frontage        | 80' on E Bobier Dr                                                                                                                                                                                                                                                                     |
| Commuter Rail   | Carlsbad Village  16 min drive                                                                                                                                                                      |
| Walk Score ®    | Very Walkable (75)                                                                                                                                                                                                                                                                     |
| Transit Score ® | Some Transit (27)                                                                                                                                                                                                                                                                      |

Tenants

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

Showing 1 of 1 Tenants

435 Hacienda Dr - Sunroad Plaza

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



Retail

Property Summary

|                |                  |
|----------------|------------------|
| Center Type    | Strip Center     |
| GLA (% Leased) | 4,667 SF (47.6%) |
| Built          | 2025             |
| Tenancy        | Multiple         |
| Available      | 884 - 2,447 SF   |
| Max Contiguous | 2,447 SF         |
| Asking Rent    | Withheld         |



Property Details

|              |                     |        |            |
|--------------|---------------------|--------|------------|
| Land Area    | 0.90 AC (39,204 SF) | Zoning | C-6        |
| Building FAR | 012                 | Parcel | 164-231-42 |

Available Spaces

| Floor                                                               | Suite | Use    | Type   | SF Available | Floor Contiguous | Building Contiguous | Rent/SF/Month | Occupancy | Term       |
|---------------------------------------------------------------------|-------|--------|--------|--------------|------------------|---------------------|---------------|-----------|------------|
| P 1                                                                 | 2     | Retail | Direct | 1,563        | 2,447            | 2,447               | Withheld      | Vacant    | Negotiable |
| Newmark: Justin Wessel (858) 875-3600, John Jennings (619) 200-5193 |       |        |        |              |                  |                     |               |           |            |
| P 1                                                                 | 1     | Retail | Direct | 884          | 2,447            | 2,447               | Withheld      | Vacant    | Negotiable |
| Newmark: Justin Wessel (858) 875-3600, John Jennings (619) 200-5193 |       |        |        |              |                  |                     |               |           |            |

Transportation

|                 |                                                                                                                                                                                                                                                                                                                                       |
|-----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Traffic Volume  | 16,696 on Matagual Dr (2025); 15,184 on Vista Village Dr (2025); 23,631 on Hacienda Dr (2025); 129,479 on Vista Village Dr (2025); 8,349 on Vista Village Dr (2025); 9,095 on Vista Village Dr (2025); 20,365 on Vista Village Dr (2025); 36,308 on Lado de Loma Dr (2025); 1,295 on Hacienda Dr (2018); 1,110 on Hideaway Ter (2025) |
| Commuter Rail   | Carlsbad Village  13 min drive                                                                                                                                                                                                                     |
| Walk Score ®    | Somewhat Walkable (67)                                                                                                                                                                                                                                                                                                                |
| Transit Score ® | Some Transit (40)                                                                                                                                                                                                                                                                                                                     |

Tenants

| Tenant Name     | Floor | SF Occupied | Employees | Move Date | Expiration |
|-----------------|-------|-------------|-----------|-----------|------------|
| BODYBAR Pilates | 1     | 2,003       | 4         | Aug 2025  | -          |

Showing 1 of 1 Tenants

# 20 Main St - Vista Village

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



Retail

## Property Summary

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



## Property Details

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

## Available Spaces

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

## Transportation

|                 |                                                                                                                                                                                                                                                                                          |                                                                                     |              |
|-----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|--------------|
| Parking Details | 45 Surface Spaces; Ratio of 2.82/1,000 SF                                                                                                                                                                                                                                                |                                                                                     |              |
| Traffic Volume  | 2,954 on Main St (2025); 10,731 on Wave Dr (2025); 39,404 on Cam Patricia (2025); 37,876 on Olive Ave (2025); 19,332 on E Broadway (2025); 19,247 on Main St (2025); 19,255 on Eucalyptus Ave (2025); 1,575 on Hanes Pl (2025); 4,604 on Unity Way (2025); 6,350 on S Indiana Ave (2025) |                                                                                     |              |
| Frontage        | 347' on Main St                                                                                                                                                                                                                                                                          |                                                                                     |              |
| Transit/Subway  | Vista Transit Center                                                                                                                                                                                                                                                                     |  | 7 min walk   |
| Commuter Rail   | Carlsbad Village                                                                                                                                                                                                                                                                         |  | 13 min drive |
| Walk Score ®    | Very Walkable (85)                                                                                                                                                                                                                                                                       |                                                                                     |              |
| Transit Score ® | Good Transit (50)                                                                                                                                                                                                                                                                        |                                                                                     |              |

## Tenants

| Tenant Name              | Floor | SF Occupied | Employees | Move Date | Expiration |
|--------------------------|-------|-------------|-----------|-----------|------------|
| Swami's Cafe             | 1     | 4,845       | 6         | Jul 2017  | -          |
| Serenity Retreat and Spa | 1     | 2,971       | -         | Jun 2025  | -          |
| Panda Express            | 1     | 2,000       | 14        | Dec 2007  | -          |
| Mathnazium               | 1     | 1,800       | -         | Jun 2019  | -          |
| Clay N Latte             | 1     | 1,465       | 9         | Aug 2025  | -          |

# 20 Main St - Vista Village

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



Retail

## Tenants (Continued)

| Tenant Name | Floor | SF Occupied | Employees | Move Date | Expiration |
|-------------|-------|-------------|-----------|-----------|------------|
|-------------|-------|-------------|-----------|-----------|------------|

Showing 5 of 7 Tenants

30 Main St - Vista Village

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



Retail

Property Summary

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



Property Details

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

Available Spaces

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

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

Amenities

- Signage

Transportation

|                 |                                                                                                                                                                                                                                                                                               |
|-----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Parking Details | 45 Surface Spaces; Ratio of 3.45/1,000 SF                                                                                                                                                                                                                                                     |
| Traffic Volume  | 37,876 on Olive Ave (2025); 2,954 on Main St (2025); 19,332 on E Broadway (2025); 19,247 on Main St (2025); 39,404 on Cam Patricia (2025); 10,731 on Wave Dr (2025); 1,575 on Hanes Pl (2025); 19,255 on Eucalyptus Ave (2025); 6,350 on S Indiana Ave (2025); 24,160 on N Indiana Ave (2025) |
| Frontage        | 216' on Main St                                                                                                                                                                                                                                                                               |
| Transit/Subway  | Vista Transit Center  6 min walk                                                                                                                                                                           |
|                 | Escondido Avenue  20 min walk                                                                                                                                                                              |
| Commuter Rail   | Carlsbad Village  13 min drive                                                                                                                                                                             |
| Walk Score ®    | Very Walkable (88)                                                                                                                                                                                                                                                                            |
| Transit Score ® | Good Transit (51)                                                                                                                                                                                                                                                                             |

Tenants

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

# 30 Main St - Vista Village

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



Retail

## Tenants (Continued)

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

Showing 5 of 8 Tenants

1601-1649 S Melrose Dr - Melrose Village Plaza

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



Retail

Property Summary

|                |                        |
|----------------|------------------------|
| Center Type    | Community Center       |
| GLA (% Leased) | 122,953 SF (83.3%)     |
| Built          | 1965                   |
| Tenancy        | Multiple               |
| Available      | 1,020 - 20,547 SF      |
| Max Contiguous | 7,285 SF               |
| Asking Rent    | Withheld               |
| Parking Spaces | 577 (3.97/1,000 SF)    |
| Frontage       | 1,095' on S Melrose Dr |



Property Details

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

Available Spaces

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

Amenities

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

Transportation

|                 |                                                                                                                                                                                                                                                                                                       |
|-----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Parking Details | 577 Surface Spaces; Ratio of 3.97/1,000 SF                                                                                                                                                                                                                                                            |
| Traffic Volume  | 5,067 on S Melrose Dr (2025); 4,188 on S Melrose Dr (2025); 29,889 on Buena Vista Dr (2025); 3,608 on Bodega Way (2025); 30,234 on Longhorn Dr (2025); 28,045 on Cannon Rd (2025); 9,168 on S Melrose Dr (2025); 5,398 on Fern Pl (2025); 4,463 on Willow Ridge Dr (2025); 12,523 on Lake Blvd (2025) |
| Frontage        | 1,095' on S Melrose Dr                                                                                                                                                                                                                                                                                |

1601-1649 S Melrose Dr - Melrose Village Plaza

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



Retail

Transportation (Continued)

|                 |                        |                                                                                   |              |
|-----------------|------------------------|-----------------------------------------------------------------------------------|--------------|
| Commuter Rail   | Carlsbad Poinsettia    |  | 16 min drive |
|                 | Carlsbad Village       |  | 17 min drive |
| Walk Score ®    | Somewhat Walkable (66) |                                                                                   |              |
| Transit Score ® | Some Transit (27)      |                                                                                   |              |

Tenants

| Tenant Name              | Floor | SF Occupied | Employees | Move Date | Expiration |
|--------------------------|-------|-------------|-----------|-----------|------------|
| Albertsons               | 1     | 46,819      | 80        | Jun 2018  | -          |
| CVS Pharmacy             | 1     | 22,154      | 30        | May 2007  | -          |
| Dollar Tree              | 1     | 8,641       | 10        | Jul 2011  | -          |
| Kimco Realty Corporation | 1     | 7,088       | 47        | Mar 2006  | -          |
| Phenix Salon Suites      | 1     | 5,002       | 24        | Feb 2016  | Feb 2026   |

Showing 5 of 30 Tenants

# 1651 S Melrose Dr - Melrose Village Plaza

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



Retail

## Property Summary

|                |                      |
|----------------|----------------------|
| Center Type    | Community Center     |
| GLA (% Leased) | 4,774 SF (79.2%)     |
| Built          | 1965                 |
| Tenancy        | Multiple             |
| Available      | 995 SF               |
| Max Contiguous | 995 SF               |
| Asking Rent    | Withheld             |
| Frontage       | 129' on S Melrose Dr |



## Property Details

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

## Available Spaces

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

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

## Amenities

- Signage

## Transportation

|                 |                                                                                                                                                                                                                                                                                                           |
|-----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Parking Details | Ratio of 6.09/1,000 SF                                                                                                                                                                                                                                                                                    |
| Traffic Volume  | 5,067 on S Melrose Dr (2025); 3,608 on Bodega Way (2025); 30,234 on Longhorn Dr (2025); 4,188 on S Melrose Dr (2025); 29,889 on Buena Vista Dr (2025); 9,168 on S Melrose Dr (2025); 13,576 on S Melrose Dr (2025); 9,136 on Antigua Dr (2025); 4,463 on Willow Ridge Dr (2025); 1,661 on Dawes Ct (2025) |
| Frontage        | 129' on S Melrose Dr                                                                                                                                                                                                                                                                                      |
| Commuter Rail   | Carlsbad Poinsettia  16 min drive                                                                                                                                                                                      |
|                 | Carlsbad Village  16 min drive                                                                                                                                                                                         |
| Airport         | San Diego International 48 min drive                                                                                                                                                                                                                                                                      |
| Walk Score ®    | Very Walkable (74)                                                                                                                                                                                                                                                                                        |
| Transit Score ® | Some Transit (27)                                                                                                                                                                                                                                                                                         |

## Tenants

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

1651 S Melrose Dr - Melrose Village Plaza

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



Retail

Tenants (Continued)

| Tenant Name | Floor | SF Occupied | Employees | Move Date | Expiration |
|-------------|-------|-------------|-----------|-----------|------------|
|-------------|-------|-------------|-----------|-----------|------------|

Showing 3 of 3 Tenants

Property Summary

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



Property Details

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

Available Spaces

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

Amenities

- Bus Line
- Signage
- Signalized Intersection

Transportation

|                 |                                                                                                                                                                                                                                                                                                           |                                                                                     |              |
|-----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|--------------|
| Parking Details | 40 Surface Spaces; Ratio of 8.72/1,000 SF                                                                                                                                                                                                                                                                 |                                                                                     |              |
| Traffic Volume  | 5,067 on S Melrose Dr (2025); 3,608 on Bodega Way (2025); 30,234 on Longhorn Dr (2025); 4,188 on S Melrose Dr (2025); 29,889 on Buena Vista Dr (2025); 9,168 on S Melrose Dr (2025); 13,576 on S Melrose Dr (2025); 9,136 on Antigua Dr (2025); 4,463 on Willow Ridge Dr (2025); 1,661 on Dawes Ct (2025) |                                                                                     |              |
| Frontage        | 91' on S Melrose Dr                                                                                                                                                                                                                                                                                       |                                                                                     |              |
| Commuter Rail   | Carlsbad Poinsettia                                                                                                                                                                                                                                                                                       |  | 15 min drive |
|                 | Carlsbad Village                                                                                                                                                                                                                                                                                          |  | 16 min drive |
| Airport         | San Diego International                                                                                                                                                                                                                                                                                   |                                                                                     | 48 min drive |
| Walk Score ®    | Very Walkable (74)                                                                                                                                                                                                                                                                                        |                                                                                     |              |
| Transit Score ® | Some Transit (27)                                                                                                                                                                                                                                                                                         |                                                                                     |              |

Tenants

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

Tenants (Continued)

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

1841 University Dr - North County Square

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



Retail

Property Summary

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



Property Details

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

Available Spaces

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

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

Amenities

- Signage

Transportation

|                 |                                                                                                                                                                                                                                         |
|-----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Parking Details | 150 Surface Spaces                                                                                                                                                                                                                      |
| Traffic Volume  | 12,389 on Sycamore Ave (2025); 5,227 on Thiboco Ct (2025); 12,177 on Sycamore Ave (2025); 16,385 on Hwy 78 (2025); 140,875 on Hwy 78 (2020); 12,921 on Primrose Ave (2025); 14,079 on Sycamore Ave (2025); 16,328 on Robelini Dr (2025) |
| Frontage        | 107' on University                                                                                                                                                                                                                      |
| Transit/Subway  | Buena Creek  15 min walk                                                                                                                             |
| Commuter Rail   | Carlsbad Poinsettia  19 min drive                                                                                                                    |
| Walk Score ®    | Car-Dependent (48)                                                                                                                                                                                                                      |
| Transit Score ® | Some Transit (37)                                                                                                                                                                                                                       |

Tenants

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

Showing 1 of 1 Tenants

1980 University Dr - North County Square

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



Retail

Property Summary

|                |                       |
|----------------|-----------------------|
| GLA (% Leased) | 21,300 SF (84.2%)     |
| Built          | 2006                  |
| Tenancy        | Multiple              |
| Available      | 3,375 SF              |
| Max Contiguous | 3,375 SF              |
| Asking Rent    | Withheld              |
| Parking Spaces | 155 (728/1,000 SF)    |
| Frontage       | 213' on University Dr |



Property Details

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

Available Spaces

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

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

Amenities

- Pylon Sign
- Signage

Transportation

|                 |                                                                                                                                                                                                                                                         |
|-----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Parking Details | 155 Surface Spaces; Ratio of 7.28/1,000 SF                                                                                                                                                                                                              |
| Traffic Volume  | 3182 on Wellington Ln (2025); 5,227 on Thiboco Ct (2025); 4,953 on Lupine Hills Dr (2025); 136,841 on Mar Vista Dr (2025); 12,389 on Sycamore Ave (2025); 3,688 on Turnberry Dr (2025); 12,177 on Sycamore Ave (2025); 14,926 on Lupine Hills Dr (2025) |
| Frontage        | 213' on University Dr                                                                                                                                                                                                                                   |
| Transit/Subway  | Buena Creek  19 min walk                                                                                                                                             |
| Walk Score ®    | Somewhat Walkable (51)                                                                                                                                                                                                                                  |
| Transit Score ® | Some Transit (35)                                                                                                                                                                                                                                       |

Tenants

| Tenant Name    | Floor | SF Occupied | Employees | Move Date | Expiration |
|----------------|-------|-------------|-----------|-----------|------------|
| Planet Fitness | 1     | 17900       | 10        | Apr 2016  | Apr 2031   |

Showing 1 of 1 Tenants

# 1280-1350 E Vista Way - Vista Terrace

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



Retail

## Property Summary

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



## Property Details

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

## Available Spaces

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

Newmark: John Jennings (619) 200-5193, Justin Wessel (858) 875-3600

## Amenities

- Bus Line
- Restaurant
- Signage

## Transportation

|                 |                                                                                                                                                                                                                                                                                            |
|-----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Parking Details | 300 Surface Spaces; Ratio of 10.00/1,000 SF                                                                                                                                                                                                                                                |
| Traffic Volume  | 27,189 on Monte Mar Rd (2025); 16,340 on Cll Jules (2025); 1,489 on Via Felicidad (2025); 2,179 on E Vista Way (2018); 13,419 on Oak Dr (2025); 32,113 on Oak Dr (2025); 3,678 on Foothill Dr (2025); 2,339 on Monte Mar Rd (2025); 26,020 on Cascade Dr (2025); 2,882 on Madera Ln (2025) |
| Frontage        | 524' on Vista Way                                                                                                                                                                                                                                                                          |
| Walk Score ®    | Very Walkable (73)                                                                                                                                                                                                                                                                         |
| Transit Score ® | Some Transit (27)                                                                                                                                                                                                                                                                          |

## Tenants

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

Showing 5 of 16 Tenants

235 Vista Village Dr - Vista Village

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



Retail

Property Summary

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



Property Details

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

Available Spaces

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

Transportation

|                 |                                                                                                                                                                                                                                                                                                                 |                                                                                     |              |
|-----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|--------------|
| Traffic Volume  | 36,308 on Lado de Loma Dr (2025); 4,604 on Unity Way (2025); 15,184 on Vista Village Dr (2025); 3,509 on Walker Way (2018); 10,731 on Wave Dr (2025); 18,521 on Vista Village Dr (2025); 9,095 on Vista Village Dr (2025); 16,696 on Matagual Dr (2025); 2,954 on Main St (2025); 39,404 on Cam Patricia (2025) |                                                                                     |              |
| Frontage        | 169' on Vista Village Dr                                                                                                                                                                                                                                                                                        |                                                                                     |              |
| Transit/Subway  | Vista Transit Center                                                                                                                                                                                                                                                                                            |  | 13 min walk  |
|                 | Escondido Avenue                                                                                                                                                                                                                                                                                                |  | 20 min walk  |
| Commuter Rail   | Carlsbad Village                                                                                                                                                                                                                                                                                                |  | 13 min drive |
| Walk Score ®    | Very Walkable (75)                                                                                                                                                                                                                                                                                              |                                                                                     |              |
| Transit Score ® | Some Transit (48)                                                                                                                                                                                                                                                                                               |                                                                                     |              |

Tenants

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

Showing 4 of 4 Tenants

401 Vista Village Dr - Vista Village

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



Retail

Property Summary

|                |                         |
|----------------|-------------------------|
| Center Type    | Community Center        |
| GLA (% Leased) | 7208 SF (47.1%)         |
| Built          | 2004                    |
| Tenancy        | Multiple                |
| Available      | 1,856 - 3,813 SF        |
| Max Contiguous | 1,957 SF                |
| Asking Rent    | Withheld                |
| Parking Spaces | 45 (6.24/1,000 SF)      |
| Frontage       | 96' on Vista Village Dr |



Property Details

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

Available Spaces

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

Amenities

|            |                       |           |                           |
|------------|-----------------------|-----------|---------------------------|
| • Bus Line | • Dedicated Turn Lane | • Signage | • Signalized Intersection |
|------------|-----------------------|-----------|---------------------------|

Transportation

|                 |                                                                                                                                                                                                                                                                                          |
|-----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Parking Details | 45 Surface Spaces; Ratio of 6.24/1,000 SF                                                                                                                                                                                                                                                |
| Traffic Volume  | 2,954 on Main St (2025); 39,404 on Cam Patricia (2025); 37,876 on Olive Ave (2025); 10,731 on Wave Dr (2025); 19,247 on Main St (2025); 19,332 on E Broadway (2025); 3,509 on Walker Way (2018); 2,404 on Plymouth Hts (2025); 1,575 on Hanes Pl (2025); 19,255 on Eucalyptus Ave (2025) |
| Frontage        | 96' on Vista Village Dr                                                                                                                                                                                                                                                                  |
| Transit/Subway  | Vista Transit Center  8 min walk                                                                                                                                                                      |
| Commuter Rail   | Carlsbad Village  13 min drive                                                                                                                                                                        |
| Walk Score ®    | Very Walkable (87)                                                                                                                                                                                                                                                                       |
| Transit Score ® | Good Transit (51)                                                                                                                                                                                                                                                                        |

Tenants

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

401 Vista Village Dr - Vista Village

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



Retail

Tenants (Continued)

| Tenant Name | Floor | SF Occupied | Employees | Move Date | Expiration |
|-------------|-------|-------------|-----------|-----------|------------|
|-------------|-------|-------------|-----------|-----------|------------|

Showing 2 of 2 Tenants