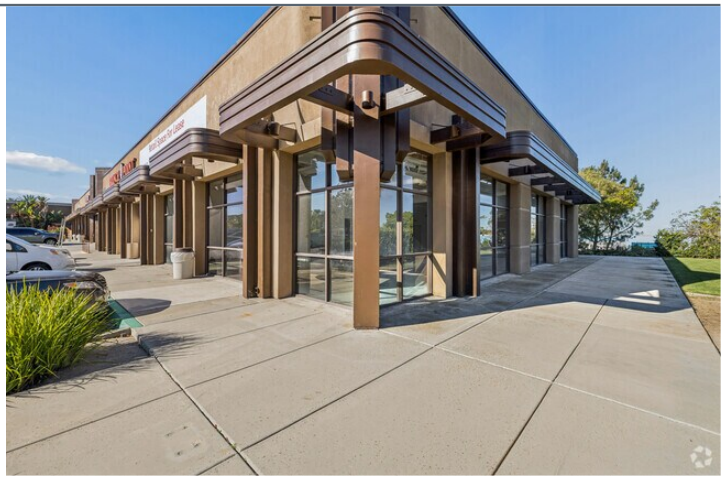
1 3211-3295 Business Park Dr • Vista Palomar Park

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

Listing Details

Available Size	800 - 12,459 SF
Asking Rent	$2.50 - 3.00/SF/month
Total Asking Rent	$2,000 - 10,692/month
Service Type	Triple Net
Occupancy	Immediately
Lease Type	Direct
Term	Negotiable
Time On Market	1 Month 8 Days



Leasing Highlights

- Opportunity to join a curated tenant mix featuring dining, wellness, and service users in an established neighborhood retail setting.
- Existing tenants include Starbucks, 7-Eleven, Jack in the Box, Ichiban Japanese, My Gym, Star Nail Salon, and Poke Jaws.
- Strong weekday breakfast, lunch, and service demand generated by surrounding business parks and employment centers nearby.
- Centrally located between Carlsbad, San Marcos, and Vista, Vista Palomar Park serves residents, commuters, and businesses across North County.
- Positioned near affluent communities, including Bressi Ranch, Aviara, and Rancho Carrillo, supporting strong evening and weekend traffic.
- Strategically located near major employers, including Amazon, GoPro, Callaway, Viasat, and Thermo Fisher Scientific.

Available Spaces

Address	Floor	Suite	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
3211 Business Park Dr	P 1st	3211-1	Retail	Direct	3,250	3,250	3,250	$2.50 NNN	Immediately	Negotiable
Bing Udinsky: Bing Udinsky (510) 655-3253 Well Fargo bank used to occupy this space, but there is no vault.										
3211 Business Park Dr	P 1st	3211-2	Retail	Direct	800	800	800	$2.50 NNN	Immediately	Negotiable
Bing Udinsky: Bing Udinsky (510) 655-3253										
3211 Business Park Dr	P 1st	3211--B3	Retail	Direct	2,484	2,484	2,484	$2.50 NNN	Immediately	Negotiable
Bing Udinsky: Bing Udinsky (510) 655-3253 Currently occupied by a acoffee shop and a cat lounge.										
3225 Business Park Dr	P 1st	3225-1	Retail	Direct	3,564	3,564	3,564	$3.00 NNN	Immediately	Negotiable
Bing Udinsky: Bing Udinsky (510) 655-3253										
3225 Business Park Dr	P 1st	3225-2	Retail	Direct	2,361	2,361	2,361	$2.50 NNN	Immediately	Negotiable
Bing Udinsky: Bing Udinsky (510) 655-3253 Glass-lined suite offering an open floor plan with strong potential for restaurant conversion or fitness use. The location includes existing plumbing, a nearby grease										

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Available Spaces (Continued)

Address	Floor	Suite	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
interceptor, and access to significant patio space and an outdoor grass area										

Property Overview

Vista Palomar Park is a neighborhood retail center located along the busy Palomar Airport Road corridor in Vista, adjacent to Carlsbad, serving nearby residential communities, business parks, and major employment centers throughout North San Diego County. Positioned at the prominent intersection of Palomar Airport Road and Business Park Drive, the property offers strong visibility, convenient access, and exposure to approximately 40,000 vehicles per day, attracting steady local and commuter traffic.

The center features a diverse mix of retail, dining, and service tenants, creating a convenient everyday shopping destination for the surrounding area. Current tenants benefit from synergy with nearby national retailers, including Starbucks, Taco Bell, Jack in the Box, and 7-Eleven, as well as proximity to major employers such as Amazon, GoPro, Callaway, Viasat, and Thermo Fisher Scientific.

Vista Palomar Park serves an affluent and growing trade area that includes the nearby communities of Bressi Ranch, Aviara, Lake San Marcos, Rancho Carrillo, and San Elijo Hills. With more than 237,000 residents within a five-mile radius, the center is well-positioned to serve the area's expanding residential population while providing a convenient shopping and dining destination for both residents and the surrounding workforce.

Shopping Center Details

Center	Vista Palomar Park	Available Spaces	6
Type	Neighborhood Center	Percent Leased	67.5%
GLA	40,793 SF	Frontage	600' on Palomar Airport Road
Number of Properties	9	Parking	275 Surface Spaces
Floors	1	Land Area	8.73 AC / 380,280 SF
Retail Available	13,266 SF	Year Built	1999

Contacts

Leasing Company

Bing Udinsky
7660 Fay Ave, Suite H302
La Jolla, CA 92037 USA
(510) 655-3253

Bing Udinsky
Broker

BINGUDINSKY@GMAIL.COM

(510) 655-3253

626 Civic Center Dr

1,746 SF • For Lease • Office • Vista Submarket • Vista, CA 92084

Listing Details

Available Size	1,746 SF
Asking Rent	$2.36/SF/month
Total Asking Rent	$4,121/month
Service Type	Modified Gross
Occupancy	Immediately
Lease Type	Direct
Term	Negotiable
Time On Market	1 Month 29 Days



Leasing Highlights

- Freestanding 1,690 SF Commercial/Medical Opportunity
- Prime Civic Center Drive Location in Central Vista
- Private, Flexible Layout Ideal for Professional & Wellness Uses

Available Spaces

Floor	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
E 1st	Office	Direct	1,746	1,746	1,746	$2.36 MG	Immediately	Negotiable

Covington & Associates: Sabrina Covington (760) 703-2907

Property Overview

Unique freestanding commercial opportunity in a highly convenient Vista location. This approximately 1,690-square-foot building offers the privacy, identity, and flexibility of a standalone property—an appealing alternative to a traditional multi-tenant office suite.

Originally designed with a residential-style layout, the property provides a comfortable and approachable setting that may work especially well for professional, medical, wellness, administrative, and service-oriented users. The layout may accommodate private offices, consultation or treatment rooms, reception, administrative space, storage, and employee areas depending on the tenant's needs.

Potential Uses May Include:

Medical or healthcare office
Physician or specialist practice
Chiropractic office
Physical therapy or rehabilitation
Counseling, psychology, or therapy practice
Behavioral health services
Nutrition or wellness consulting
Acupuncture or holistic health practice
Massage or bodywork practice
Med-spa or aesthetic services
Home health or healthcare administration
Insurance office
Accounting or bookkeeping office
Attorney or legal office
Real estate or mortgage office
Financial planning or consulting
Administrative or nonprofit office

Property Overview (Continued)

Cannibis Dispensary
Other compatible professional service uses

Property Highlights
Approximately 1,690 SF
Freestanding commercial building
Restricted Commercial / medical-oriented use
Private, residential-style setting
Flexible office and consultation-room potential
Convenient Civic Center Drive location
Close to medical, professional, retail, civic, and transportation amenities
Ideal for a tenant seeking an entire building rather than a shared office environment
APN 179-060-04-00
Built in 1953
A distinctive opportunity for a business seeking a private, freestanding location with character, flexibility, and convenient access to central Vista.

Prospective tenants should independently verify their intended use, licensing requirements, parking requirements, and any required permits or approvals with the City of Vista. Listing rate is $4000.00/mo

Building Details

Primary Property Type	Office	Stories	1
Secondary Type	Medical	Typical Floor	1,800 SF
CoStar Rating	★★☆☆☆	Parking	11 Spaces
Building Class	C	Tenancy	Single
Year Built	2000	Slab to Slab	8'
Building Size	1,800 SF		

Contacts

Leasing Company

Sabrina Covington
Managing Broker
sabrina@thecovingtonteam.com
(760) 703-2907

Covington & Associates
633-667 N Escondido Blvd
Escondido, CA 92025 USA
(760) 703-2907
www.thecovingtonteam.com/

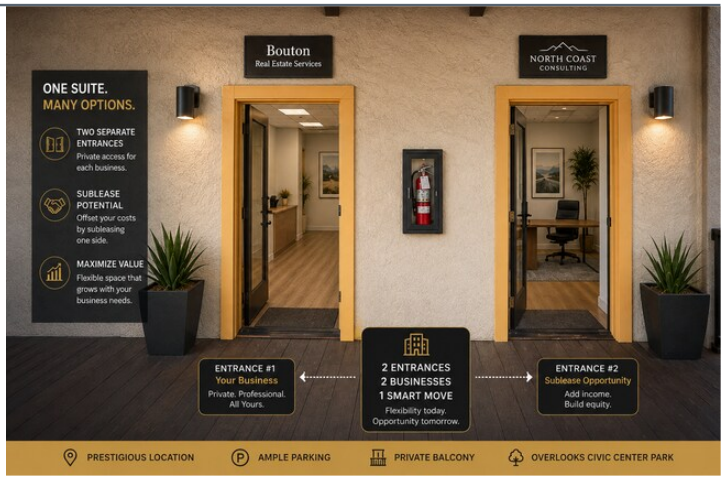
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3 110 Civic Center Dr • Rio Vista Professional

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

Listing Details

Available Size	835 SF
Asking Rent	$2.63/SF/month
Total Asking Rent	$2,196/month
Service Type	Negotiable
Occupancy	Immediately
Lease Type	Direct
Term	Negotiable
Time On Market	2 Months 16 Days



Leasing Highlights

- Recently renovated suite with updated finishes throughout.
- Private balcony access from multiple rooms.
- Two separate entrances support operational flexibility.
- Six private offices and a dedicated conference room.
- Abundant natural light from windows and French doors.
- Includes reception area, kitchenette, storage, and private restrooms.

Available Spaces

Floor	Suite	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
P 2nd	203	Office	Direct	835	835	835	$2.63 NEGOT	Immediately	Negotiable

Bokehly: Don Bandy (619) 888-3906

Recently renovated, move-in-ready professional office suite of approximately 835 SF at 110 Civic Center Drive. The second-floor space has its own entrance and private bathroom, offering a separate workspace for a small business or professional practice.

Suite 203B features updated flooring, fresh paint, and refreshed finishes. It's well suited for an accounting, insurance, real estate, creative, or administrative office seeking a convenient Vista location.

Rent: $2,195 per month, including CAM and standard utilities. Tenant arranges their own internet.

Property Overview

No Data Available

Building Details

Primary Property Type	Office	Stories	2
CoStar Rating	★★★☆☆	Typical Floor	10,000 SF
Building Class	B	Parking	256 Spaces
Year Built	1981	Tenancy	Multi
Building Size	20,000 SF	Slab to Slab	9'

Contacts

Leasing Company

Bokehly 110 Civic Center Dr Vista, CA 92084 USA (619) 447-5830	**Don Bandy**	don@bokehly.com	(619) 888-3906

410 Vista Village Dr

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

Listing Details

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



Leasing Highlights

- Owner Finance. Great Signage and location.

Available Spaces

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

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

Property Overview

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

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

Building Details

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

Contacts

Leasing Company

Vista Linda Realty
9851 Nutby Ln
Escondido, CA 92026 USA
(760) 470-9901
www.vistalindarealty.com

Omar Gonzalez
Broker

vistalindarealty@gmail.com

(760) 470-9901

5 911 Hacienda Dr • Hacienda Professional Center

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

Listing Details

Available Size	1,040 SF
Asking Rent	$1.75/SF/month
Total Asking Rent	$1,820/month
Service Type	Modified Gross
Occupancy	Immediately
Lease Type	Direct
Term	Negotiable
Time On Market	4 Months 5 Days



Leasing Highlights

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

Available Spaces

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

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

1,040 SF available in Suite A at an attractive rate of $1.75 psf/month (Modified Gross)
Exterior signage opportunity for added brand visibility
Beautifully landscaped and well-maintained grounds
Ideally suited for professional and executive office users
Spanish-style architecture with red tile roof — a distinctive, professional appearance

Property Overview

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

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

Building Details

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

Contacts

Leasing Company

CDC Commercial, Inc.
11440 W Bernardo Ct
San Diego, CA 92127 USA
(760) 743-8500
www.cdccommercial.com

Nick Zech President	nzech@cdccommercial.com	(858) 232-2100
Matt Orth Associate Vice President	morth@cdccommercial.com	(858) 736-1337

6 410 S Melrose Dr • The Atrium

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

Listing Details

Available Size	2,000 - 6,300 SF
Asking Rent	$1.75/SF/month
Total Asking Rent	$3,500 - 11,025/month
Service Type	Plus Electric
Occupancy	30 Days
Lease Type	Sublet
Term	Negotiable
Time On Market	5 Months 12 Days



Leasing Highlights

No Data Available

Available Spaces

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

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

Property Overview

No Data Available

Building Details

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

Contacts

Leasing Company

Voit REAL ESTATE SERVICES

Garrett Fena
Senior Vice President | Partner

gfena@voitco.com

(559) 917-7963

Voit Real Estate Services
9530 Towne Centre Dr, Suite 100
San Diego, CA 92121 USA
(858) 453-0505
voitco.com/

7 326 S Melrose Dr • Tri-City Dental Medical Plaza

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

Listing Details

Available Size	1,392 - 6,305 SF
Asking Rent	$2.65/SF/month
Total Asking Rent	$3,689 - 8,631/month
Service Type	Triple Net
Occupancy	Immediately
Lease Type	Direct
Term	Negotiable
Time On Market	5 Months 20 Days



Leasing Highlights

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

Available Spaces

Floor	Suite	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
P 1st	A	Office/Medical	Direct	3,257	6,305	6,305	$2.65 NNN	Immediately	Negotiable
The Oppenheim Group: Christian Emerson (916) 517-0235, Harry Su (949) 946-2394 The Oppenheim Group: Teresa Cordova (424) 239-8997									
Former urgent care/dental buildout. Highly versatile medical space with the option to combine for a full-floor opportunity.									
P 1st	B	Office/Medical	Direct	1,656	6,305	6,305	$2.65 NNN	Immediately	Negotiable
The Oppenheim Group: Christian Emerson (916) 517-0235, Harry Su (949) 946-2394 The Oppenheim Group: Teresa Cordova (424) 239-8997									
Bright, customizable cold shell with floor-to-ceiling natural light. Generous TI available. Combine with other suites for a full first-floor opportunity.									
P 1st	C	Office/Medical	Direct	1,392	6,305	6,305	$2.65 NNN	Immediately	Negotiable
The Oppenheim Group: Christian Emerson (916) 517-0235, Harry Su (949) 946-2394 The Oppenheim Group: Teresa Cordova (424) 239-8997									
Bright, customizable cold shell with floor-to-ceiling natural light. Generous TI available. Combine with other suites for a full first-floor opportunity.									

Property Overview

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

326 S Melrose Dr • Tri-City Dental Medical Plaza

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

Building Details

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

Contacts

Leasing Company

The Oppenheim Group
3140 E Coast Hwy
Corona del Mar, CA 92625 USA
(310) 927-7048
ogroup.com/

Christian Emerson Commercial Team Lead	Christian@ogroup.com	(916) 517-0235
Harry Su Senior Commercial Advisor	harry@ogroup.com	(602) 735-5655

The Oppenheim Group
8616-8624 W Sunset Blvd
West Hollywood, CA 90069
USA
(310) 990-6656
ogroup.com/

Teresa Cordova Commercial Advisor	teresa@ogroup.com	(424) 239-8997

8 400 S Melrose Dr • The Atrium

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

Listing Details

Available Size	1,142 SF
Asking Rent	$2.20/SF/month
Total Asking Rent	$2,512/month
Service Type	Plus Electric
Occupancy	30 Days
Lease Type	Sublet
Term	Thru Jun 2029
Time On Market	11 Months 16 Days



Leasing Highlights

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

Available Spaces

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

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

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

Property Overview

No Data Available

Building Details

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

Contacts

Leasing Company

Garrett Fena
Senior Vice President | Partner
gfena@voitco.com
(559) 917-7963

Voit Real Estate Services
9530 Towne Centre Dr, Suite 100
San Diego, CA 92121 USA
(858) 453-0505
voitco.com/

9 1211 E Vista Way • Foothill Chevron

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

Listing Details

Available Size	980 SF
Asking Rent	$4.08/SF/month
Total Asking Rent	$3,998/month
Service Type	Modified Gross
Occupancy	Immediately
Lease Type	Direct
Term	Negotiable
Time On Market	1 Year 2 Months



Leasing Highlights

No Data Available

Available Spaces

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

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

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

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

Property Overview

No Data Available

Building Details

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

Contacts

Leasing Company

Voit Real Estate Services
662 Encinitas Blvd, Suite 216
Encinitas, CA 92024 USA
(760) 472-5620
voitco.com/

Christopher Moussa Vice President	cmoussa@voitco.com	(858) 449-0650
Andrew Ibrahim Associate	aibrahim@voitco.com	(858) 603-9333

962-966 S Santa Fe Ave

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

Listing Details

Available Size	750 SF
Asking Rent	$2.80/SF/month
Total Asking Rent	$2,100/month
Service Type	Triple Net
Occupancy	Immediately
Lease Type	Direct
Term	Negotiable
Time On Market	3 Months 5 Days



Leasing Highlights

- Retail space anchored by National tenants

Available Spaces

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

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

Available September 1, this approximately 750-square-foot inline retail space is located at 964 S. Santa Fe Avenue, Vista, CA, within an established shopping center anchored by national tenants including Autozone, Harbor Freight, Dunkin', and Wells Fargo. The space includes an open service area, a treatment room, a private restroom, and an office/break room. An excellent opportunity for a nail salon, beauty, spa, barbershop, or similar personal-service business. Prominent storefront visibility and convenient customer access.

Property Overview

Inline retail space.

Building Details

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

Contacts

Leasing Company

2026 CoStar Group - Licensed to City of Vista Economic Development Dept. - 1381312

Contacts (Continued)

	Erik Acheff Broker	Erik@propbrokerage.com	(760) 224-6017

Property Brokerage Inc.
2888 Loker Ave E, Suite 110
Carlsbad, CA 92010 USA
(760) 224-6017

11 988 Civic Center Dr • Mama's & Papa's Center

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

Listing Details

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



Leasing Highlights

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

Available Spaces

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

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

Property Overview

Ask About our Leasing Special!
Convenient Access to the 78 Freeway
Next to the Coaster Station
Family Friendly Neighborhood Plaza
Major Renovation is almost completed.

Building Details

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

Contacts

Leasing Company

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

David Morris Director of Sales & Leasing and Broker Associate	dave@horizonresourcesinc.com	(619) 962-2200
Ken Rogers President & Managing Principal	Ken@HorizonResourcesInc.com	(858) 334-8550

12 1580 S Melrose Dr • Rancho Buena Vista Plaza

1,200 SF • For Lease • Retail • Vista Submarket • Vista, CA 92081

Listing Details

Available Size	1,200 SF
Asking Rent	$1.75/SF/month
Total Asking Rent	$2,100/month
Service Type	Triple Net
Occupancy	Immediately
Lease Type	Direct
Term	Negotiable
Time On Market	1 Month 4 Days



Leasing Highlights

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

Available Spaces

Floor	Suite	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
P 1st	111	Retail	Direct	1,200	1,200	1,200	$1.75 NNN	Immediately	Negotiable

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

Suite Description

• 1,200 sq. ft. suite - perfect for a Juice Bar or a number of retail uses
• Currently designed and outfitted for a Juice Bar
• Good visibility from anywhere in the center
• Suite includes restroom and utility/storage room with rear door
• Space offers great signage including overhead and street signage
• Easy access to freeways

Property Overview

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

Shopping Center Details

Center	Rancho Buena Vista Plaza	Available Spaces	1
Type	Strip Center	Percent Leased	94.2%
GLA	20,639 SF	Frontage	467' on Melrose (with 1 curb cut), 406' on Buena Vista (with 2 curb cuts)
Number of Properties	1	Parking	120 Surface Spaces
Floors	1	Land Area	2.51 AC / 109,336 SF
Retail Available	1,200 SF	Year Built	1989

Contacts

Leasing Company

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

David Morris Director of Sales & Leasing and Broker Associate	dave@horizonresourcesinc.com	(619) 962-2200
Ken Rogers President & Managing Principal	Ken@HorizonResourcesInc.com	(858) 334-8550

13 2820-2834 La Mirada Dr • Vista Progress Center

1,722 - 13,822 SF • For Lease • Multiple Space Uses • Vista Submarket • Vista, CA 92081

Listing Details

Available Size	1,722 - 13,822 SF
Asking Rent	$0.96 - 1.55/SF/month
Total Asking Rent	$1,653 - 8,556/month
Service Type	Plus Utilities
Occupancy	Immediately
Lease Type	Direct
Term	Negotiable
Time On Market	1 Year 3 Months



Leasing Highlights

No Data Available

Available Spaces

Floor	Suite	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
P 2nd	H	Office	Direct	2,500	2,500	2,500	$0.96 +UTIL	Immediately	Negotiable
Kidder Mathews: John Witherall (760) 815-9004									
Reception, four private offices, open office bullpen, conference room, kitchen and one restroom.									
P 2nd	K	Office	Direct	1,722	1,722	1,722	$0.96 +UTIL	Immediately	Negotiable
Kidder Mathews: John Witherall (760) 815-9004									
4 private offices, an open office area, and a conference room.									

Property Overview

Flexible sizes available. Grade level loading with a common area dock in back of property. On site deli. Tenant pays for separately metered utilities.

Building Details

Primary Property Type	Industrial	Ceiling Height	18'
Secondary Type	Manufacturing	Docks	Yes
CoStar Rating	★★★☆☆	Drive Ins	2 tot.
Building Class	B	Parking	158 Spaces
Year Built	1989	Levelators	None
Building Size	81,167 SF	Sprinklers	Wet

Contacts

Leasing Company

Kidder Mathews
5927 Priestly Dr, Suite 101
Carlsbad, CA 92008 USA
(760) 430-1000
kidder.com/about/

John Witherall Senior Vice President	john.witherall@kidder.com	(760) 815-9004

14 1211-1381 E Vista Way • Foothill Center

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

Listing Details

Available Size	1,112 - 5,901 SF
Asking Rent	$1.75/SF/month
Total Asking Rent	$1,946 - 6,395/month
Service Type	Modified Gross, Triple Net
Occupancy	Immediately
Lease Type	Direct
Term	Negotiable
Time On Market	2 Years 8 Months



Leasing Highlights

No Data Available

Available Spaces

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

Property Overview

No Data Available

Shopping Center Details

Center	Foothill Center	Retail Available	22,926 SF
Type	Community Center	Available Spaces	3
GLA	122,871 SF	Percent Leased	81.3%
Anchor GLA	59,500 SF	Frontage	Bobier, Vista
Anchor Tenant	Albertsons	Parking	655 Surface Spaces
Number of Properties	5	Land Area	10.25 AC / 446,324 SF
Floors	1 - 2	Year Built	1986

Contacts

Leasing Company

PE Management Group
18029 Calle Ambiente, Suite 500
Rancho Santa Fe, CA 92091
USA
(858) 755-0216
www.pacificaenterprises.com/

Franco Macklis
Director of Commercial Leasing

fmacklis@pemginc.com

(619) 852-3131

15 2575 Pioneer Ave • Vista Business Park

4,957 - 11,579 SF • For Lease • Multiple Space Uses • Vista Submarket • Vista, CA 92081

Listing Details

Available Size	4,957 - 11,579 SF
Asking Rent	$0.95 - 1.45/SF/month
Total Asking Rent	$4,709 - 9,602/month
Service Type	Plus Electric, Industrial Gross
Occupancy	Immediately
Lease Type	Direct
Term	Negotiable
Time On Market	7 Months 24 Days



Leasing Highlights

No Data Available

Available Spaces

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

Lee & Associates: Marko Dragovic (858) 531-4523, Isaac Little (760) 672-1041, Jack Garabedian (805) 210-1346

Property Overview

No Data Available

Building Details

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

Contacts

Leasing Company

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Lee & Associates
1902 Wright Pl, Suite 180
Carlsbad, CA 92008 USA
(760) 929-9700
www.lee-associates.com/

Marko Dragovic Principal	mdragovic@lee-associates.com	(858) 531-4523
Isaac Little Principal	ilittle@lee-associates.com	(760) 672-1041
Jack Garabedian Associate	jgarabedian@lee-associates.com	(805) 210-1346

16 2070 Hacienda Dr • Winston Vista Center

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

Listing Details

Available Size	987 - 3,201 SF
Asking Rent	$2.00/SF/month
Total Asking Rent	$1,974 - 4,428/month
Service Type	Triple Net
Occupancy	Immediately
Lease Type	Direct
Term	1 - 5 Years
Time On Market	1 Year 9 Months



Leasing Highlights

No Data Available

Available Spaces

Floor	Suite	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
P 1st	C	Retail	Direct	987	987	987	$2.00 NNN	Immediately	1 - 5 Years
Rockefeller Management: Mary Duran (949) 852-0900									
P 1st	D	Retail	Direct	2,214	2,214	2,214	$2.00 NNN	Immediately	1 - 5 Years
Rockefeller Management: Mary Duran (949) 852-0900									

Property Overview

No Data Available

Building Details

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

2026 CoStar Group - Licensed to City of Vista Economic Development Dept. - 1381312

Contacts

Leasing Company



Mary Duran
VP of Leasing

mary@rfmgt.com

(949) 852-0900

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

17 440 S Melrose Dr • Melrose Corporate Center

500 - 9,066 SF • For Lease • Multiple Space Uses • Vista Submarket • Vista, CA 92081

Listing Details

Available Size	500 - 9,066 SF
Asking Rent	$1.60/SF/month
Total Asking Rent	$800 - 10,000/month
Service Type	Triple Net
Occupancy	Immediately
Lease Type	Direct
Term	Multiple
Time On Market	1 Year 1 Month



Leasing Highlights

- medical office off from 78 freeway

Available Spaces

Floor	Suite	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
P 1st	120A	Office/Medical	Direct	500	500	500	$1.60 NNN	Immediately	1 - 5 Years
Lee Real Estate LLC: Samuel Lee (858) 229-9869									
P 2nd	270	Office	Direct	561 - 2,316	2,316	2,316	$1.60 NNN	Immediately	2 - 5 Years
Lee Real Estate LLC: Samuel Lee (858) 229-9869									
Office space for lease, build-out can be changed if needed.									

Property Overview

- Located just off Highway 78 across the street from the Vista Courthouse
- Beautiful stone and glass exterior
- Over 150,000 SF of retail development across the street
- Located across the freeway from Vista Village which is the downtown redevelopment area totaling 270,000 SF of commercial uses including a 70,000 SF theatre, restaurants, and services
-for detail photos and videos, click below:
https://drive.google.com/drive/folders/1-58IZmJkbk71tkMyeK9GIre6kVMnXNUY?usp=drive_link

Building Details

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

Contacts

Leasing Company

Lee Real Estate LLC 444 S Melrose Dr, Suite 100 Vista, CA 92081 USA (714) 718-3446	**Samuel Lee** Asset Manager	receipt4lre@gmail.com	(858) 229-9869

18 1365 W Vista Way • Camino De Vista

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

Listing Details

Available Size	1,500 SF
Asking Rent	$1.93/SF/month
Total Asking Rent	$2,895/month
Service Type	Plus Utilities and Cleaning
Occupancy	Immediately
Lease Type	Direct
Term	Negotiable
Time On Market	4 Years 7 Months



Leasing Highlights

No Data Available

Available Spaces

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

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

Property Overview

No Data Available

Building Details

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

Contacts

Leasing Company

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Lee & Associates
1902 Wright Pl, Suite 180
Carlsbad, CA 92008 USA
(760) 929-9700
www.lee-associates.com/

Jeff A. Abramson Principal / Vice President	jabramson@lee-associates.com	(760) 505-5301
Christian Thompson Associate	cthompson@lee-associates.com	(760) 814-4696

931 Anza Ave

19

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

Listing Details

Available Size	2,675 SF
Asking Rent	$1.50/SF/month
Total Asking Rent	$4,013/month
Service Type	Modified Gross
Occupancy	Immediately
Lease Type	Direct
Term	Negotiable
Time On Market	5 Years



Leasing Highlights

- Good parking with access from central Vista

Available Spaces

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

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

Newer Building with ample parking
24/7/365 access
Close to restaurants and shopping

Property Overview

Newer building with ample parking.

Building Details

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

Contacts

Leasing Company

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

David Morris Director of Sales & Leasing and Broker Associate	dave@horizonresourcesinc.com	(619) 962-2200
Ken Rogers President & Managing Principal	Ken@HorizonResourcesInc.com	(858) 334-8550

20 985 S Santa Fe Ave • Di Verde Bldg

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

Listing Details

Available Size	770 SF
Asking Rent	$0.93/SF/month
Total Asking Rent	$716/month
Service Type	Modified Gross
Occupancy	Immediately
Lease Type	Direct
Term	Negotiable
Time On Market	7 Months 8 Days



Leasing Highlights

No Data Available

Available Spaces

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

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

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

Property Overview

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

Building Details

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

Contacts

Leasing Company

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

Richard Alvarez
CEO/Broker

ralvarez2@verizon.net

(760) 224-9283

21 410 S Melrose Dr • The Atrium

513 - 23,894 SF • For Lease • Office • Vista Submarket • Vista, CA 92081

Listing Details

Available Size	513 - 23,894 SF
Asking Rent	$2.35 - 2.65/SF/month
Total Asking Rent	$1,206 - 10,277/month
Service Type	Plus Electric
Occupancy	Multiple
Lease Type	Direct
Term	Negotiable
Time On Market	5 Years 4 Months



Leasing Highlights

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

Available Spaces

Address	Floor	Suite	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
380 S Melrose Dr • The Atrium	P 1st	100	Office	Direct	3,878	3,878	3,878	$2.65 +- ELEC	Immediately	Negotiable
CBRE: Chris Williams (858) 761-7376, Victoria Soto (661) 342-9917 Ground floor space, currently 100% open office with a private double door entry.										
380 S Melrose Dr • The Atrium	P 1st	102	Office	Direct	1,517	1,517	1,517	$2.35 +- ELEC	Immediately	Negotiable
CBRE: Chris Williams (858) 761-7376, Victoria Soto (661) 342-9917 Suite features open office area, open break area and 2 private offices on the ground floor.										
380 S Melrose Dr • The Atrium	P 2nd	209	Office	Direct	2,297	2,297	2,297	$2.35 +- ELEC	Immediately	Negotiable
CBRE: Chris Williams (858) 761-7376, Victoria Soto (661) 342-9917 Suite features 4 private offices, reception area, open break area, a conference room, and open office area.										
380 S Melrose Dr • The Atrium	P 2nd	211	Office	Direct	602	602	602	$2.35 +- ELEC	Feb 2027	Negotiable

Available Spaces (Continued)

Address	Floor	Suite	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
CBRE: Chris Williams (858) 761-7376, Victoria Soto (661) 342-9917										
380 S Melrose Dr • The Atrium	P 4th	403	Office	Direct	513	513	513	$2.35 +- ELEC	Immediately	Negotiable
CBRE: Chris Williams (858) 761-7376, Victoria Soto (661) 342-9917										
Suite features reception area, coffee bar area, and a private office.										
380 S Melrose Dr • The Atrium	P 4th	405	Office	Direct	829	829	829	$2.35 +- ELEC	Immediately	Negotiable
CBRE: Chris Williams (858) 761-7376, Victoria Soto (661) 342-9917										
Suite features a reception area, 2 private offices, a conference room and a break area.										
400 S Melrose Dr	P 1st	104	Office	Direct	2,086	4,698	4,698	$2.35 +- ELEC	Immediately	Negotiable
CBRE: Chris Williams (858) 761-7376, Victoria Soto (661) 342-9917										
In white box condition										
400 S Melrose Dr	P 1st	107	Office	Direct	2,612	4,698	4,698	$2.35 +- ELEC	Immediately	Negotiable
CBRE: Chris Williams (858) 761-7376, Victoria Soto (661) 342-9917										
Space features 5 private offices, a conference room, 2 storage closets, break room, and open office area.										
410 S Melrose Dr	P 1st	106	Office	Direct	848	848	848	$2.35 +- ELEC	Immediately	Negotiable
CBRE: Chris Williams (858) 761-7376, Victoria Soto (661) 342-9917										
Suite features two privates offices and a storage room.										
410 S Melrose Dr	P 2nd	200	Office	Direct	2,236	2,236	2,236	$2.35 +- ELEC	Immediately	Negotiable
CBRE: Chris Williams (858) 761-7376, Victoria Soto (661) 342-9917										
Suite features a reception area, 5 exam rooms, open office areas, storage room, and a break area.										
410 S Melrose Dr	P 2nd	203	Office	Direct	1,334	1,334	1,334	$2.35 +- ELEC	Immediately	Negotiable
CBRE: Chris Williams (858) 761-7376, Victoria Soto (661) 342-9917										
Suite features a reception area, 3 private offices, and a break area.										
410 S Melrose Dr	P 2nd	207	Office	Direct	3,388	3,388	3,388	$2.35 +- ELEC	Immediately	Negotiable
CBRE: Chris Williams (858) 761-7376, Victoria Soto (661) 342-9917										
Suite features a reception area, 3 private offices, and a break area.										
410 S Melrose Dr	P 2nd	216	Office	Direct	1,754	1,754	1,754	$2.35 +- ELEC	Immediately	Negotiable
CBRE: Chris Williams (858) 761-7376, Victoria Soto (661) 342-9917										
Suite features 3 private offices, storage room, open break area, and a storage room.										

Property Overview

Extensive renovations are nearing completion to make The Atrium one of Vista's most desirable office projects (Scheduled for May 2018)
Flexible lease terms & TI packages available
102,147 SF, 3-bldg multi-tenant office project
Located in one of North San Diego County's premiere business locations directly across the street from the North County Superior Court Complex.

Property Overview (Continued)

Approx 300,000 square feet of walkable retail amenities.
Offers visibility and easy access to the freeway being less than 1/4 mile from the Melrose Drive exit off Hwy 78.
Unparalleled signage opportunities with exposure to South Melrose Drive (average traffic counts of approximately 32,875 cars per day).
City of Vista – Zoned Office Professional (OP)
345 surface parking spaces, reflecting an overall parking ratio of 4.05 spaces per 1,000 square feet of usable area.
High speed internet access through Cox Communications

Extensive renovations are nearing completion to make The Atrium one of Vista's most desirable office projects.
Flexible lease terms & TI packages available
102,147 SF, 3-bldg multi-tenant office project
Located in one of North San Diego County's premiere business locations directly across the street from the North County Superior Court Complex.
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Unparalleled signage opportunities with exposure to South Melrose Drive (average traffic counts of approximately 32,875 cars per day).
City of Vista – Zoned Office Professional (OP)
345 surface parking spaces, reflecting an overall parking ratio of 4.05 spaces per 1,000 square feet of usable area.
High speed internet access through Cox Communications

Building Details

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

Contacts

Leasing Company

CBRE
5790 Fleet St, Suite 130
Carlsbad, CA 92008 USA
(760) 438-8500
www.cbre.com/

Chris Williams Senior Vice President	Chris.Williams1@cbre.com	(858) 761-7376
Victoria Soto Associate	victoria.soto@cbre.com	(661) 342-9917

22 1120 Sycamore Ave • Vista Business Park

1,794 - 3,729 SF • For Lease • Office • Vista Submarket • Vista, CA 92081

Listing Details

Available Size	1,794 - 3,729 SF
Asking Rent	$1.15/SF/month
Total Asking Rent	$2,063 - 2,225/month
Service Type	Modified Gross
Occupancy	Immediately
Lease Type	Direct
Term	Negotiable
Time On Market	1 Year 9 Months



Leasing Highlights

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

Available Spaces

Floor	Suite	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
P 1st	1A	Office	Direct	1,794	1,794	1,794	$1.15 MG	Immediately	Negotiable
Lee & Associates: Marko Dragovic (858) 531-4523, Isaac Little (760) 672-1041, Jack Garabedian (805) 210-1346									
Ground floor space immediately adjacent to parking area. Space consists of a reception, two private offices, breakroom, and open office area.									
P 2nd	2B	Office	Direct	1,935	1,935	1,935	$1.15 MG	Immediately	Negotiable
Lee & Associates: Marko Dragovic (858) 531-4523, Isaac Little (760) 672-1041, Jack Garabedian (805) 210-1346									
Creative office space, exposed ceilings, two private offices, large open bullpen area and abundant natural light with extensive glassline									

Property Overview

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

Building Details

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

Contacts

Leasing Company

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

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1902 Wright Pl, Suite 180
Carlsbad, CA 92008 USA
(760) 929-9700
www.lee-associates.com/

Marko Dragovic Principal	mdragovic@lee-associates.com	(858) 531-4523
Isaac Little Principal	ilittle@lee-associates.com	(760) 672-1041
Jack Garabedian Associate	jgarabedian@lee-associates.com	(805) 210-1346

23 1020 S Santa Fe Ave

700 - 5,475 SF • For Lease • Office • Vista Submarket • Vista, CA 92084

Listing Details

Available Size	700 - 5,475 SF
Asking Rent	$1.35/SF/month
Total Asking Rent	$945 - 3,348/month
Service Type	Modified Gross
Occupancy	Immediately
Lease Type	Direct
Term	Negotiable
Time On Market	3 Years 1 Month



Leasing Highlights

No Data Available

Available Spaces

Floor	Suite	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
P 1st	A	Office	Direct	1,525	1,525	1,525	$1.35 MG	Immediately	Negotiable
CDC Commercial, Inc.: Nick Zech (858) 232-2100, Matt Orth (858) 736-1337, Don Zech (858) 486-9999									
P 1st	D1	Office	Direct	700	700	700	$1.35 MG	Immediately	Negotiable
CDC Commercial, Inc.: Nick Zech (858) 232-2100, Matt Orth (858) 736-1337, Don Zech (858) 486-9999									
P 2nd	H	Office	Direct	770	770	770	$1.35 MG	Immediately	Negotiable
CDC Commercial, Inc.: Nick Zech (858) 232-2100, Matt Orth (858) 736-1337, Don Zech (858) 486-9999									
P 2nd	K	Office	Direct	2,480	2,480	2,480	$1.35 MG	Immediately	Negotiable
CDC Commercial, Inc.: Nick Zech (858) 232-2100, Matt Orth (858) 736-1337, Don Zech (858) 486-9999									
Enclosed gated entrance.									

Property Overview

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

Building Details

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

Contacts

Leasing Company

CDC Commercial, Inc.
11440 W Bernardo Ct
San Diego, CA 92127 USA
(760) 743-8500
www.cdccommercial.com

Nick Zech President	nzech@cdccommercial.com	(858) 232-2100
Matt Orth Associate Vice President	morth@cdccommercial.com	(858) 736-1337
Don Zech Founder	dzech@cdccommercial.com	(858) 486-9999

24 1031-1033 S Santa Fe Ave • Santa Fe Center

885 - 4,805 SF • For Lease • Retail • Vista Submarket • Vista, CA 92083

Listing Details

Available Size	885 - 4,805 SF
Asking Rent	Not Disclosed
Service Type	Triple Net
Occupancy	Immediately
Lease Type	Direct
Term	Negotiable
Time On Market	1 Month 9 Days



Leasing Highlights

- Prominent placement at a highly visible, signalized intersection in a growing Vista submarket.
- 45 dedicated surface parking spaces ensuring convenient access for customers and staff.
- Strong local demographics featuring over 197,000 residents and 21,000 businesses within a 5-mile radius.
- Recently renovated exterior featuring high-exposure monument signage.
- Exceptional transit connectivity, located just two minutes from the Vista Transit Center and four minutes from Highway 78.

Available Spaces

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

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

± 1,920 SF

Turn-Key Restaurant
Patio Potential
High Visible End Cap

Floor	Suite	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
P 1st	Suite G	Retail	Direct	885	885	885	Not Disclosed	Immediately	Negotiable

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

± 885 SF

Retail Suite
Open Floor Plan
Breakroom
Kitchenette
Restroom
Can be combined with Suite H

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

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

± 2,000 SF

Retail Suite
Private Offices

Available Spaces (Continued)

Floor	Suite	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
Restroom									
Can be combined with Suite G									

Property Overview

As detailed in the 1031-1033 S Santa Fe Ave Brochure, this recently renovated shopping center encompasses ±16,620 square feet on a ±1.22-acre lot. Situated at a highly visible, signalized intersection in Vista, CA, the property benefits from excellent accessibility in a rapidly growing submarket. The center is strategically positioned just two minutes from the Vista Transit Center and four minutes from Highway 78, surrounded by significant new residential apartment developments. The surrounding five-mile trade area provides a robust consumer base consisting of 197,635 residents with an average household income of $128,596, alongside a daytime population of 225,366 employees.

Shopping Center Details

Center	Santa Fe Center	Available Spaces	3
Type	Strip Center	Percent Leased	78.4%
GLA	22,277 SF	Frontage	273' on S. Santa Fe Drive (with 1 curb cut)
Number of Properties	2	Parking	90 Surface Spaces
Floors	1	Land Area	2.44 AC / 106,286 SF
Retail Available	4,805 SF	Year Built	1990

Contacts

Leasing Company

Pacific Coast Commercial
10721 Treena St, Suite 200
San Diego, CA 92131 USA
(619) 469-3600
www.pacificcoastcommercial.com

Ethan Park	Senior Advisor | Brokerage	ethan@pacificcoastcommercial.com	(760) 978-8053
Christina Cha	Sales & Leasing Associate	Christina@PacificCoastCommercial.com	(410) 303-5520
Marc Karren	Director I Brokerage	Marc@pacificcoastcommercial.com	(760) 803-5363

25 S Melrose Dr • Melrose Square

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

Listing Details

Available Size	2,700 SF
Asking Rent	Not Disclosed
Service Type	TBD
Occupancy	Immediately
Lease Type	Direct
Term	Negotiable
Time On Market	4 Months 9 Days



Leasing Highlights

- Ideally located in 14,437 SF neighborhood center
- Dense household & daytime population

Available Spaces

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

Lee & Associates: Victor Aquilina (858) 663-6466
Lee & Associates Commercial Real Estate Service: Randall Dalby (949) 887-9900
Lee & Associates Commercial Real Estate Service: Joanna Zirbes, CCIM (909) 322-4314

2nd Gen Restaurant

Property Overview

• Ideally located 14,437 SF neighborhood center
• Dense household & daytime population
• Location serves both Carlsbad and Vista Business Parks as well as Bressi Ranch, Rancho Carrillo, and Shadowridge neighborhoods.
• Over 80,000 daytime population within a 3 mile radius.
• Positioned at the high-traffic intersection of Sycamore Ave & Melrose Dr (combined 54,300 vehicles per day)

Shopping Center Details

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

Contacts

Leasing Company

Lee & Associates
1902 Wright Pl, Suite 180
Carlsbad, CA 92008 USA
(760) 929-9700
www.lee-associates.com/

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Principal
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(858) 663-6466

Lee & Associates Commercial Real Estate Service
9838 Research Dr
Irvine, CA 92618 USA
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Las Vegas, NV 89113 USA
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Joanna Zirbes, CCIM
Principal
jzirbes@lee-associates.com
(909) 322-4314

26 895-897 E Vista Way • Vale Terrace 7-Eleven Center

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

Listing Details

Available Size	700 SF
Asking Rent	Not Disclosed
Service Type	Negotiable
Occupancy	Immediately
Lease Type	Direct
Term	Negotiable
Time On Market	4 Months 16 Days



Leasing Highlights

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

Available Spaces

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

Retail Insite: Brian Pyke (619) 504-6503

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

Property Overview

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

Shopping Center Details

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

Contacts

Leasing Company

Retail Insite
405 S Highway 101
Solana Beach, CA 92075 USA
(858) 523-2090
riretail.com/

Brian Pyke
Retail Partner
bpyke@riretail.com
(619) 504-6503

867 Sycamore Ave

27

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

Listing Details

Available Size	3,326 SF
Asking Rent	Not Disclosed
Service Type	Plus Utilities and Cleaning
Occupancy	Immediately
Lease Type	Direct
Term	Negotiable
Time On Market	5 Months 15 Days



Leasing Highlights

No Data Available

Available Spaces

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

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

Preschool/Day Care.

Property Overview

No Data Available

Building Details

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

Contacts

Leasing Company

Kidder Mathews
12230 El Camino Real, Suite 400
San Diego, CA 92130 USA
(858) 509-1200
kidder.com/about/

Mary Kay Bier
First Vice President
MaryKay.Bier@Kidder.com
(858) 232-0293

28 2095 W Vista Way

1,346 - 29,384 SF • For Lease • Office/Medical • Vista Submarket • Vista, CA 92083

Listing Details

Available Size	1,346 - 29,384 SF
Asking Rent	Not Disclosed
Service Type	TBD
Occupancy	Multiple
Lease Type	Direct
Term	Negotiable
Time On Market	5 Months 21 Days



Leasing Highlights

- Solara Medical Center offers condominium ownership opportunities ranging from 1,347 to 28,065 square feet in a Class A medical campus.
- Experience the property's customizable condos and extensive renovations with luxury finishes and upgraded systems.
- Healthcare professionals can unlock data-backed insights into specialty demand for strategic tenancy alignment.
- Strategically located 250 yards from Tri-City Medical Center, and soon to be a Sharp HealthCare Hospital.
- Swift commuting connections and high visibility off Highway 78 with a daily traffic count of 129,000.
- Ample parking at five spaces per 1,000 square feet provides hassle-free accommodation for patients, visitors, and employees.

Available Spaces

Floor	Suite	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
P 1st	106	Office/Medical	Direct	2,075	2,075	2,075	Not Disclosed	30 Days	Negotiable
Colliers: Ryan Foley (619) 493-5657, Chris Bonar (760) 214-1411									
P 1st	107	Office/Medical	Direct	2,287	2,287	2,287	Not Disclosed	Immediately	Negotiable
Colliers: Ryan Foley (619) 493-5657, Chris Bonar (760) 214-1411									
P 2nd	212	Office/Medical	Direct	1,346	1,346	1,346	Not Disclosed	Immediately	Negotiable
Colliers: Ryan Foley (619) 493-5657, Chris Bonar (760) 214-1411									
P 2nd	213	Office/Medical	Direct	1,475	1,475	1,475	Not Disclosed	Immediately	Negotiable
Colliers: Ryan Foley (619) 493-5657, Chris Bonar (760) 214-1411									
P 2nd	214	Office/Medical	Direct	1,475	1,475	1,475	Not Disclosed	Immediately	Negotiable
Colliers: Ryan Foley (619) 493-5657, Chris Bonar (760) 214-1411									
P 2nd	215	Office/Medical	Direct	1,504	1,504	1,504	Not Disclosed	Immediately	Negotiable
Colliers: Ryan Foley (619) 493-5657, Chris Bonar (760) 214-1411									
P 2nd	217	Office/Medical	Direct	2,501	2,501	2,501	Not Disclosed	Immediately	Negotiable
Colliers: Ryan Foley (619) 493-5657, Chris Bonar (760) 214-1411									
P 2nd	219	Office/Medical	Direct	1,347	1,347	1,347	Not Disclosed	Immediately	Negotiable

Available Spaces (Continued)

Floor	Suite	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
Colliers: Ryan Foley (619) 493-5657, Chris Bonar (760) 214-1411									
P 2nd	220	Office/Medical	Direct	1,490	1,490	1,490	Not Disclosed	Immediately	Negotiable
Colliers: Ryan Foley (619) 493-5657, Chris Bonar (760) 214-1411									
P 2nd	221	Office/Medical	Direct	2,002	2,002	2,002	Not Disclosed	Immediately	Negotiable
Colliers: Ryan Foley (619) 493-5657, Chris Bonar (760) 214-1411									

Property Overview

Solara Medical Center is being reimagined as North County San Diego's most elevated Class A medical office destination. Located just 250 yards from the future Sharp HealthCare-operated Tri-City Medical Center, this premier campus offers healthcare providers a rare opportunity to own their space in a thriving medical corridor.

The property is undergoing extensive renovations, including a revitalized exterior façade, upgraded building systems, and luxury finishes throughout the lobby and common areas. Designed with patient experience in mind, the center will feature modern electronic directories, enhanced landscaping, and ample parking at a ratio of five spaces per 1,000 square foot.

Strategically positioned off Highway 78, Solara Medical Center benefits from exceptional visibility and access, with an average daily traffic count of 129,000 vehicles. The surrounding area is a hub for healthcare, with proximity to leading institutions such as incoming Sharp Healthcare, UC San Diego Health Vista, Scripps Coastal San Marcos, Kaiser Permanente, and Palomar Medical Center, all within a 15-mile radius. The center's location is further strengthened by strong demographics, including a projected 2025 population of over 860,000 within a 15-mile radius and an average household income exceeding $150,000.

Ownership at Solara is supported by data-driven strategies, leveraging insights from the Revista Specialty Demand Tool to align tenancy with high-demand specialties, including internal medicine, orthopedics, family medicine, and cardiology. This ensures long-term stability and growth for medical practices seeking to establish or expand in a vibrant healthcare ecosystem.

Building Details

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

Contacts

Leasing Company

Colliers
12780 High Bluff Dr
San Diego, CA 92130 USA
(858) 455-1515
www.colliers.com/

Ryan Foley Vice President	Ryan.Foley@colliers.com	(619) 493-5657
Chris Bonar Associate Vice President	chris.bonar@colliers.com	(760) 214-1411

29 603-619 Sycamore Ave • Vista Paint Plaza

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

Listing Details

Available Size	1,400 - 11,500 SF
Asking Rent	Not Disclosed
Service Type	TBD
Occupancy	Immediately
Lease Type	Direct
Term	Negotiable
Time On Market	6 Months 27 Days



Leasing Highlights

No Data Available

Available Spaces

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

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

Call for rate

Property Overview

No Data Available

Building Details

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

Contacts

Leasing Company

INLAND PACIFIC

Inland Pacific
8665 Argent St, Suite C
Santee, CA 92071 USA
(619) 596-1880
ipcommercialproperties.com

Shayan Bahri Associate Broker	shayan.bahri@ip-cre.com	(818) 292-4657
Aidan James Partner	aidan.james@ip-cre.com	(781) 879-2872

30 710-790 Sycamore Ave • Shadowridge Plaza

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

Listing Details

Available Size	832 - 7,118 SF
Asking Rent	Not Disclosed
Service Type	TBD
Occupancy	Multiple
Lease Type	Direct
Term	Negotiable
Time On Market	9 Months 26 Days



Leasing Highlights

- Pylon signage opportunities
- High Traffic Intersection

Available Spaces

Address	Floor	Suite	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
730 Sycamore Ave	P 1st	102	Retail	Direct	832	832	832	Not Disclosed	30 Days	Negotiable
Lee & Associates: Victor Aquilina (858) 663-6466 Lee & Associates Commercial Real Estate Service: Joanna Zirbes, CCIM (909) 322-4314 Youtube Link: https://www.youtube.com/shorts/ehox5-VCxRQ										
730 Sycamore Ave	P 1st	103	Retail	Direct	986	986	986	Not Disclosed	30 Days	Negotiable
Lee & Associates: Victor Aquilina (858) 663-6466 Lee & Associates Commercial Real Estate Service: Joanna Zirbes, CCIM (909) 322-4314 Youtube Link: https://www.youtube.com/shorts/-8YCdt-vxMI										
730 Sycamore Ave	P 1st	104	Retail	Direct	950	950	950	Not Disclosed	30 Days	Negotiable
Lee & Associates: Victor Aquilina (858) 663-6466 Lee & Associates Commercial Real Estate Service: Joanna Zirbes, CCIM (909) 322-4314 YouTube Link: https://youtube.com/shorts/EuDxDT-kxGY?si=CuW45gxUga3KiyEO										
770 Sycamore Ave	P 1st	120	Retail	Direct	1,200	1,200	1,200	Not Disclosed	Immediately	Negotiable
Lee & Associates: Victor Aquilina (858) 663-6466 Lee & Associates Commercial Real Estate Service: Joanna Zirbes, CCIM (909) 322-4314 Youtube Link: https://www.youtube.com/shorts/PcgVSD-r3kQ										
770 Sycamore Ave	P 1st	123	Retail	Direct	1,500	1,500	1,500	Not Disclosed	Immediately	Negotiable
Lee & Associates: Victor Aquilina (858) 663-6466 Lee & Associates Commercial Real Estate Service: Joanna Zirbes, CCIM (909) 322-4314 Youtube Video Link: https://youtube.com/shorts/wx4CS0DeH_g?si=TSA9eoALw-q3wKhn										
790 Sycamore Ave	P 1st	125	Retail	Direct	1,650	1,650	1,650		Immediately	

Available Spaces (Continued)

Address	Floor	Suite	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
Not Disclosed	Negotiable									

Lee & Associates: Victor Aquilina (858) 663-6466
Lee & Associates Commercial Real Estate Service: Joanna Zirbes, CCIM (909) 322-4314

Former Starbucks. Endcap retail/restaurant space with patio seating opportunity.

Link to video tour: https://www.youtube.com/shorts/HBnhu7KdVDs

Property Overview

1.4 Million Visits Per Year!
• Premier 128,000 SF Neighborhood Shopping Center in Vista anchored by Stater Bros. Markets, Big 5 Sporting Goods, Shadowridge Veterinary Hospital, Anthem Church
• Densely populated area of San Diego with over 261,941 residents in a 5-mile radius
• Positioned at the high-traffic intersection of Sycamore Ave & Shadowridge Dr (combined 56,332 vehicles per day)
• Located about a quarter mile from Hwy 78 with 135,000 vehicles per day
• Pylon signage opportunities

Shopping Center Details

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

Contacts

Leasing Company

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jzirbes@lee-associates.com

(909) 322-4314

1805 Hacienda Dr

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

Listing Details

Available Size	719 SF
Asking Rent	Not Disclosed
Service Type	TBD
Occupancy	90 Days
Lease Type	Direct
Term	Negotiable
Time On Market	1 Year 3 Months



Leasing Highlights

No Data Available

Available Spaces

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

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

Property Overview

This is a stand-alone commercial building in a high-traffic retail area of Vista, just off Highway 78. The space is approximately 719 square feet and was previously used as a drive-thru fast-food location, making it ideal for a coffee shop, smoothie bar, or other quick-service business.
Existing drive-thru setup
Excellent street visibility and signage
Located near major retailers
Easy freeway access (Highway 78)
Originally built in 1992 and renovated in 2005
Available now with NNN lease terms
This location offers strong visibility, heavy daily traffic, and a surrounding mix of national tenants—making it a great opportunity for small business operators or expanding brands.

Building Details

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

Contacts

Leasing Company



Nadeem Haddad
Broker | Advisor

nadeem.haddad@svn.com

(858) 221-4968

SVN | Vanguard
4455 Murphy Canyon Rd, Suite 200
San Diego, CA 92123 USA
(619) 442-9200
svnvanguard.com/

32 Sycamore Ave • Sycamore Terrace

890 - 3,003 SF • For Lease • Retail • Vista Submarket • Vista, CA 92083

Listing Details

Available Size	890 - 3,003 SF
Asking Rent	Not Disclosed
Service Type	Negotiable, TBD
Occupancy	Multiple
Lease Type	Direct
Term	Negotiable
Time On Market	4 Years 8 Months



Leasing Highlights

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

Available Spaces

Floor	Suite	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
P 1st	-	Retail	Direct	890	890	890	Not Disclosed	30 Days	Negotiable
CBRE: Reg Kobzi (619) 994-2817, Lane Robertson (619) 539-4767, Michael Peterson (858) 210-5235 US Property Trust: Alexander Arfsten (310) 275-8977									
P 1st	-	Retail	Direct	898	898	898	Not Disclosed	30 Days	Negotiable
CBRE: Reg Kobzi (619) 994-2817, Lane Robertson (619) 539-4767, Michael Peterson (858) 210-5235 US Property Trust: Alexander Arfsten (310) 275-8977									
P 1st	5	Retail	Direct	1,215	1,215	1,215	Not Disclosed	Immediately	Negotiable
CBRE: Reg Kobzi (619) 994-2817, Lane Robertson (619) 539-4767, Michael Peterson (858) 210-5235 US Property Trust: Alexander Arfsten (310) 275-8977									

Property Overview

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

Shopping Center Details

Center	Sycamore Terrace	Available Spaces	3
Type	Strip Center	Percent Leased	90.7%
GLA	13,026 SF	Frontage	525' on Sycamore Ave (with 1 curb cut)
Number of Properties	2	Parking	84 Surface Spaces
Floors	1	Land Area	2.79 AC / 121,531 SF
Retail Available	3,003 SF	Year Built	2006

Contacts

Leasing Company

CBRE
4301 La Jolla Village Dr, Suite 3000
San Diego, CA 92122 USA
(858) 546-4600
www.cbre.com/

Reg Kobzi Senior Vice President	reg.kobzi@cbre.com	(619) 994-2817
Lane Robertson Senior Associate	lane.robertson@cbre.com	(619) 539-4767
Michael Peterson Senior Vice President	michael.peterson@cbre.com	(858) 210-5235

33 1280-1350 E Vista Way • Vista Terrace

1,198 - 3,597 SF • For Lease • Retail • Vista Submarket • Vista, CA 92084

★★★☆☆

Listing Details

Available Size	1,198 - 3,597 SF
Asking Rent	Not Disclosed
Service Type	TBD
Occupancy	Multiple
Lease Type	Direct
Term	Negotiable
Time On Market	6 Months 11 Days



Leasing Highlights

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

Available Spaces

Floor	Suite	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
P 1st	1330-1	Retail	Direct	1,200	1,200	1,200	Not Disclosed	Immediately	Negotiable
Newmark: John Jennings (858) 875-5927, Justin Wessel (858) 875-3600									
P 1st	1350-1	Retail	Direct	1,199	1,199	1,199	Not Disclosed	30 Days	Negotiable
Newmark: John Jennings (858) 875-5927, Justin Wessel (858) 875-3600									
P 1st	1350-5	Retail	Direct	1,198	1,198	1,198	Not Disclosed	Feb 2027	Negotiable
Newmark: John Jennings (858) 875-5927, Justin Wessel (858) 875-3600									

Property Overview

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

Shopping Center Details

Center	Vista Terrace	Available Spaces	3
Type	Neighborhood Center	Percent Leased	98.4%
GLA	75,106 SF	Frontage	768' on E Vista Way (with 1 curb cut)
Number of Properties	6	Parking	535 Surface Spaces
Floors	1	Land Area	7.15 AC / 311,453 SF
Retail Available	3,597 SF	Year Built/Renovated	1972/2019

Contacts

Leasing Company

NEWMARK

Newmark
4655 Executive Dr, Suite 800
San Diego, CA 92121 USA
(858) 875-3600
www.nmrk.com/

John Jennings Senior Managing Director	john.jennings@nmrk.com	(858) 875-3636
Justin Wessel Associate Director	justin.wessel@nmrk.com	(858) 875-3636

902 Sycamore Ave • Sycamore Medical Center

34

2,438 SF • For Lease • Office/Medical • Vista Submarket • Vista, CA 92081

Listing Details

Available Size	2,438 SF
Asking Rent	Not Disclosed
Service Type	Triple Net
Occupancy	Immediately
Lease Type	Direct
Term	Negotiable
Time On Market	2 Years 3 Months



Leasing Highlights

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

Available Spaces

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

CBRE: Dan Henry (760) 696-0454, Lars Eisenhauer (760) 579-8454, Monet Castellino (303) 993-9700

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

Property Overview

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

Building Details

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

Contacts

Leasing Company

CBRE
5790 Fleet St, Suite 130
Carlsbad, CA 92008 USA
(760) 438-8500
www.cbre.com/

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Lars S. Eisenhauer Senior Vice President	lars.eisenhauer@cbre.com	(760) 579-8454
Monet Castellino Sales Support Coordinator	monet.castellino@cbre.com	(619) 260-2252

35 161 Thunder Dr • Tri-City Medical Arts Building

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

Listing Details

Available Size	643 - 4,902 SF
Asking Rent	Not Disclosed
Service Type	TBD
Occupancy	Immediately
Lease Type	Direct
Term	Negotiable
Time On Market	3 Years 1 Month



Leasing Highlights

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

Available Spaces

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

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

Suite 104
- Space Available: 643 SF
- Suite Description: Waiting Room. In-Suite Restroom and 2 Exam Rooms.

Floor	Suite	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
P 1st	106	Office/Medical	Direct	2,683	2,683	2,683	Not Disclosed	Immediately	Negotiable

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

Suite 106
- Space Available: 2,683 SF
- Suite Description: Waiting Room. Reception/Admin. 6 Exam Rooms. 2 Doctor's Offices. 2 In-Suite Restrooms. Breakroom and 2 Storage Rooms.

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

Floor	Suite	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
P 2nd	203	Office/Medical	Direct	812	812	812	Not Disclosed	Immediately	Negotiable

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

Suite 203
- Space Available: 812 SF
- Lease Rate: Call for details
- Lease Type: Call for details
- Suite Description: Open Build-out.

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

Floor	Suite	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
P 2nd	209	Office/Medical	Direct	764	764	764	Not Disclosed	Immediately	Negotiable

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

Available Spaces (Continued)

Floor	Suite	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term

Suite 209
• Space Available: 764 SF
• Suite Description: Waiting Room. Reception/Admin. 3 Exam Rooms. In-Suite Restroom, and Nurses' Station.

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

Property Overview

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

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

Property Features:

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

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

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

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

Building Details

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

Contacts

Leasing Company

MedWest Realty
18211 Leon Way, Suite 100
Tustin, CA 92780 USA
(949) 478-0087
medwestrealty.com

Kellie Hill Galligan Landlord & Tenant Rep Broker	Kellie@MedWestRealty.com	(858) 437-7294
Andrea Firtel Landlord and Tenant Rep	Andrea@MedWestRealty.com	(858) 337-8262

2026 CoStar Group - Licensed to City of Vista Economic Development Dept. - 1381312

36 25 Main St • Vista Village

1,652 - 32,212 SF • For Lease • Retail • Vista Submarket • Vista, CA 92083

Listing Details

Available Size	1,652 - 32,212 SF
Asking Rent	Not Disclosed
Service Type	Negotiable, TBD
Occupancy	Immediately
Lease Type	Direct
Term	Negotiable
Time On Market	7 Years 7 Months



Leasing Highlights

- Signage visible from California State Route 78

Available Spaces

Address	Floor	Suite	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
20 Main St • Vista Village Phase I-Bldg H	P 1st	120	Retail	Direct	1,704	1,704	1,704	Not Disclosed	Immediately	Negotiable
JLL: Bryan Cunningham (858) 229-0233, Brian Quinn (619) 987-3397										
235 Vista Village Dr • Staples	P 1st	102	Retail	Direct	2,000	2,000	2,000	Not Disclosed	Immediately	Negotiable
JLL: Bryan Cunningham (858) 229-0233, Brian Quinn (619) 987-3397										
235 Vista Village Dr • Staples	P 1st	103	Retail	Direct	1,652	1,652	1,652	Not Disclosed	Immediately	Negotiable
JLL: Bryan Cunningham (858) 229-0233, Brian Quinn (619) 987-3397										
401 Vista Village Dr • Vista Village Phase I - J	P 1st	111	Retail	Direct	1,856	1,856	1,856	Not Disclosed	Immediately	Negotiable
JLL: Bryan Cunningham (858) 229-0233, Brian Quinn (619) 987-3397										

Property Overview

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

25 Main St • Vista Village

1,652 - 32,212 SF • For Lease • Retail • Vista Submarket • Vista, CA 92083

★★★☆☆

Shopping Center Details

Center	Vista Village	Available Spaces	6
Type	Community Center	Percent Leased	86.2%
GLA	233,717 SF	Parking	821 Surface Spaces
Number of Properties	16	Land Area	55.95 AC / 2,437,084 SF
Floors	1	Year Built	2000
Retail Available	32,212 SF		

Contacts

Leasing Company



JLL
4727 Executive Dr
San Diego, CA 92121 USA
(858) 410-1200
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Brian J. Quinn Senior Vice President	brian.quinn@jll.com	(619) 987-3397

37 2067 W Vista Way • Vista Medical Plaza

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

Listing Details

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



Leasing Highlights

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

Available Spaces

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

CBRE: Dan Henry (760) 696-0454, Lars Eisenhauer (760) 579-8454, Monet Castellino (303) 993-9700

(Available - March 2026).

Property Overview

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

Building Details

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

Contacts

Leasing Company

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Carlsbad, CA 92008 USA
(760) 438-8500
www.cbre.com/

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

38 500-550 Hacienda Dr • Vista Town Center

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

★★☆☆☆

Listing Details

Available Size	1,920 SF
Asking Rent	Not Disclosed
Service Type	Negotiable
Occupancy	Immediately
Lease Type	Direct
Term	Negotiable
Time On Market	4 Years



Leasing Highlights

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

Available Spaces

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

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

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

Property Overview

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

Shopping Center Details

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

Contacts

Leasing Company

SRS Real Estate Partners
215 S Highway 101, Suite 200
Solana Beach, CA 92075 USA
(619) 489-9001
srsre.com/

Andrew Peterson
Senior Vice President
andrew.peterson@srsre.com
(760) 500-8174

735-785 Shadowridge Dr • Village Plaza

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

Listing Details

Available Size	1,407 SF
Asking Rent	Not Disclosed
Service Type	TBD
Occupancy	Immediately
Lease Type	Direct
Term	Negotiable
Time On Market	5 Months 6 Days



Leasing Highlights

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

Available Spaces

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

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

Currently a barbershop. Please do not disturb existing tenant.

Property Overview

- 26,600 SF Retail/Professional Center

- Well Maintained Center with Great Visibility and Plenty of Parking

- Across the Street from Kaiser Permanente

- Surrounded by: Homes, Apartments, Business Parks, Medical, and National Retailers.

- Located in the Affluent Shadowridge Master Planned Community

Shopping Center Details

Center	Village Plaza	Available Spaces	1
Type	Strip Center	Percent Leased	95%
GLA	28,212 SF	Frontage	675' on Shadowridge Dr (with 1 curb cut), 432' on Shadowridge (with 1 curb cut)
Number of Properties	2	Parking	112 Surface Spaces
Floors	1	Land Area	3.2 AC / 139,392 SF
Retail Available	1,407 SF	Year Built	1987

Contacts

Leasing Company

DUHS Commercial
3830 Ray St
San Diego, CA 92104 USA
(619) 491-0335
www.duhscommercial.com

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Anthony Acosta, CCIM Vice President	anthony@duhscommercial.com	(619) 321-9656

40 1711-1990 University Dr • North County Square

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

★★★☆☆

Listing Details

Available Size	2,000 SF
Asking Rent	Not Disclosed
Service Type	Negotiable
Occupancy	Immediately
Lease Type	Direct
Term	Negotiable
Time On Market	2 Years 11 Months



Leasing Highlights

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

Available Spaces

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

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

Property Overview

The North County Square draws from a wide trade area in that it is one of largest Power Centers in North San Diego County.
North County Square is located off the 78 Freeway at the mid-point between the 15 and 5 freeways and provides convenient access to communities across North San Diego County.
Vista's Industrial Park is home to over 800 companies. Many of these businesses have relocated their headquarters, manufacturing, distribution and marketing facilities to this 1,600 acre park.
Other national retailers in the immediate trade area include 24 Hour Fitness, Panda Express, Walgreens, and others. Co-tenants include: Super Wal-Mart, Target, Ross, Old Navy, Michael' s, PetSmart, Firestone, Starbucks, Aldi, Restoration Hardware Outlet, Burlington Coat Factory and many others.

Vista, CA

Shopping Center Details

Center	North County Square	Retail Available	5,375 SF
Type	Power Center	Available Spaces	2
GLA	628,582 SF	Percent Leased	99.1%
Anchor GLA	302,870 SF	Frontage	University
Anchor Tenant	ALDI, Burlington, Target, Walmart	Parking	4,316 Surface Spaces
Number of Properties	21	Land Area	115.85 AC / 5,046,426 SF
Floors	1	Year Built/Renovated	1994/2005

Contacts

Leasing Company

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San Diego, CA 92122 USA
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www.cbre.com/

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Michael Peterson Senior Vice President	michael.peterson@cbre.com	(858) 210-5235
Lane Robertson Senior Associate	lane.robertson@cbre.com	(619) 539-4767

41 1465 E Vista Way • Vista Commons

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

Listing Details

Available Size	1,578 SF
Asking Rent	Not Disclosed
Service Type	Negotiable
Occupancy	Immediately
Lease Type	Direct
Term	Negotiable
Time On Market	3 Years 5 Months



Leasing Highlights

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

Available Spaces

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

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

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

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

Property Overview

Vista Commons is a multi-tenant retail center positioned along E. Vista Way in Vista, California. The property is anchored by nationally recognized retailers and restaurants including ARCO AM/PM, Popeyes, McDonald's, Better Buzz Coffee, and Bank of America, creating a well-established commercial destination for area consumers. The center benefits from prominent frontage along E. Vista Way, where traffic counts are reported at approximately 27,000 vehicles per day, supporting strong visibility and customer access.

The property is further supported by nearby regional retailers including Sprouts, Albertsons, Rite Aid, and Starbucks, helping generate consistent activity throughout the surrounding trade area. Monument signage opportunities enhance tenant exposure, while the center's mix of food, service, financial, and convenience-oriented uses contributes to a complementary retail environment. Vista Commons serves a substantial residential and workforce population and is positioned within an active commercial corridor that connects surrounding neighborhoods and retail destinations. The combination of established tenancy, high-visibility positioning, and access to major area retailers supports the property's role as a neighborhood-serving retail destination.

1465 E Vista Way • Vista Commons

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

Building Details

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

Contacts

Leasing Company

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220 Civic Center Dr

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

Listing Details

Available Size	1,098 SF
Asking Rent	$1.85/SF/month
Total Asking Rent	$2,031/month
Service Type	Triple Net
Occupancy	Immediately
Lease Type	Direct
Term	Negotiable
Time On Market	4 Months 24 Days



Leasing Highlights

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

Available Spaces

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

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

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

Lease Rate: Contact Agent

Property Overview

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

Building Details

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

Contacts

Leasing Company

Pacific Coast Commercial
10721 Treena St, Suite 200
San Diego, CA 92131 USA
(619) 469-3600
www.pacificcoastcommercial.com

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Ethan Park Senior Advisor | Brokerage	ethan@pacificcoastcommercial.com	(760) 978-8053

707 Civic Center Dr

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

Listing Details

Available Size	1,469 SF
Asking Rent	$1.60/SF/month
Total Asking Rent	$2,350/month
Service Type	Modified Gross
Occupancy	Immediately
Lease Type	Direct
Term	Negotiable
Time On Market	1 Year 5 Months



Leasing Highlights

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

Available Spaces

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

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

Property Overview

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

Building Details

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

2026 CoStar Group - Licensed to City of Vista Economic Development Dept. - 1381312

Contacts

Leasing Company



The Olson Group
5451 Avenida Encinas, Suite B
Carlsbad, CA 92008 USA
(760) 681-6402
olsongroupsd.com/

Jake Olson
Broker

jake@olsongroupsd.com

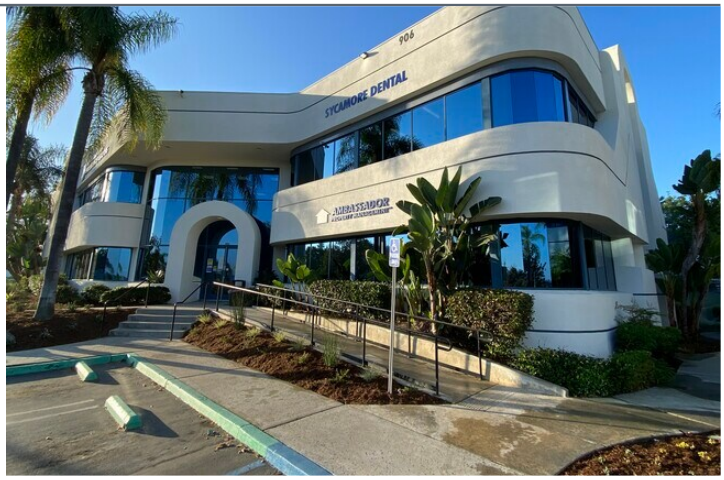
(760) 681-6402

906 Sycamore Ave • Sycamore Business Park

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

Listing Details

Available Size	2,740 SF
Asking Rent	$2.50/SF/month
Total Asking Rent	$6,850/month
Service Type	Triple Net
Occupancy	Immediately
Lease Type	Direct
Term	Negotiable
Time On Market	2 Years 5 Months



Leasing Highlights

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

Available Spaces

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

CBRE: Bob Cowan (760) 840-7664

Medical office spaces available for lease

Property Overview

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

Building Details

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

Contacts

Leasing Company

CBRE
5790 Fleet St, Suite 130
Carlsbad, CA 92008 USA
(760) 438-8500
www.cbre.com/

Bob Cowan First Vice President	bob.cowan@cbre.com	(760) 840-7664

45 440 S Melrose Dr • Melrose Corporate Center

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

Listing Details

Available Size	754 SF
Asking Rent	$2.50/SF/month
Total Asking Rent	$1,885/month
Service Type	Modified Gross
Occupancy	Immediately
Lease Type	Sublet
Term	Negotiable
Time On Market	10 Months 3 Days



Leasing Highlights

No Data Available

Available Spaces

Floor	Suite	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
P 2nd	270	Office	Sublet	754	754	754	$2.50 MG	Immediately	Negotiable

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

Property Overview

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

Building Details

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

Contacts

Leasing Company

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

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

46 1800 Thibodo Rd • Vista Business Park

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

Listing Details

Available Size	286 SF
Asking Rent	$2.30/SF/month
Total Asking Rent	$658/month
Service Type	Modified Gross
Occupancy	Immediately
Lease Type	Sublet
Term	Negotiable
Time On Market	2 Months 19 Days



Leasing Highlights

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

Available Spaces

Floor	Suite	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
P 3rd	332	Office	Sublet	286	286	286	$2.30 MG	Immediately	Negotiable

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

Property Overview

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

Building Details

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

Contacts

Leasing Company

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

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

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380 S Melrose Dr • The Atrium

169 - 996 SF • For Lease • Multiple Space Uses • Vista Submarket • Vista, CA 92081

Listing Details

Available Size	169 - 996 SF
Asking Rent	$2.42 - 2.98/SF/month
Total Asking Rent	$409 - 1,115/month
Service Type	Modified Gross
Occupancy	Immediately
Lease Type	Sublet
Term	Negotiable
Time On Market	3 Years 1 Month



Leasing Highlights

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

Available Spaces

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

Property Overview

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

Building Details

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

380 S Melrose Dr • The Atrium

169 - 996 SF • For Lease • Multiple Space Uses • Vista Submarket • Vista, CA 92081

Contacts

Leasing Company

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

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

48 830 E Vista Way • Del Mar Plaza

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

Listing Details

Available Size	428 SF
Asking Rent	$1.75/SF/month
Total Asking Rent	$749/month
Service Type	Full Service
Occupancy	Immediately
Lease Type	Direct
Term	Negotiable
Time On Market	1 Month 10 Days



Leasing Highlights

- Well located and high visibility retail/office building.
- High growth area of Vista.
- Utilities included

Available Spaces

Floor	Suite	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
P 1st	109	Retail	Direct	428	428	428	$1.75 FS	Immediately	Negotiable

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

Centrally located in Vista Ca, we have a ground floor Retail space with open floor plan. New paint and new vinyl floors. Available now.

Property Overview

Office/Retail space for lease. Located on E. Vista Way next to KFC. Suites range from 300 SF to 485 SF but can be combined to create larger spaces. Rent includes electricity, trash, sewer, and water.

Building Details

Primary Property Type	Retail	Stories	2
Secondary Type	Storefront Retail/Office	Typical Floor	7,484 SF
CoStar Rating	★★★☆☆	Frontage	255' on E Vista Way (with 1 curb cut)
Building Class	B	Parking	65 Spaces
Year Built	2004	Tenancy	Multi
Building Size	14,968 SF		

Contacts

Leasing Company

Investors Property Management Group
2181 S El Camino Real, Suite 206
Oceanside, CA 92054 USA
(760) 967-4764
www.ipmgsd.com

Jonathan Peacher
VP, Property Manager, Leasing and Sales
jpeacher@ipmgsd.com
(760) 310-3919

1800 Thibodo Rd • Vista Business Park

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

Listing Details

Available Size	734 - 2,579 SF
Asking Rent	$1.95/SF/month
Total Asking Rent	$1,431 - 3,598/month
Service Type	Plus Utilities
Occupancy	Immediately
Lease Type	Direct
Term	Negotiable
Time On Market	5 Years 1 Month



Leasing Highlights

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

Available Spaces

Floor	Suite	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
P 2nd	210	Office	Direct	1,845	1,845	1,845	$1.95 +UTIL	Immediately	Negotiable
CBRE: Matty Sundberg (760) 845-5410, Bob Cowan (760) 840-7664									
Monument signage available									
P 2nd	235	Office	Direct	734	734	734	$1.95 +UTIL	Immediately	Negotiable
CBRE: Matty Sundberg (760) 845-5410, Bob Cowan (760) 840-7664									
Lease Rate: $1.95/SF + U&J									

Property Overview

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

Building Details

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

Contacts

Leasing Company

CBRE
5790 Fleet St, Suite 130
Carlsbad, CA 92008 USA
(760) 438-8500
www.cbre.com/

Matty Sundberg Senior Vice President	matty.sundberg@cbre.com	(760) 845-5410
Bob Cowan First Vice President	bob.cowan@cbre.com	(760) 840-7664

410 S Melrose Dr • The Atrium

152 - 500 SF • For Lease • Office • Vista Submarket • Vista, CA 92081

Listing Details

Available Size	152 - 500 SF
Asking Rent	$2.70 - 2.96/SF/month
Total Asking Rent	$450 - 940/month
Service Type	Modified Gross
Occupancy	Immediately
Lease Type	Sublet
Term	Negotiable
Time On Market	3 Months 19 Days



Leasing Highlights

No Data Available

Available Spaces

Floor	Suite	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
P 1st	105	Office	Sublet	348	348	348	$2.70 MG	Immediately	Negotiable
Small Offices 4 Rent: Brent Rosenkranz (760) 715-7467, Andrew Rosenkranz (760) 688-8710									
P 2nd	210	Office	Sublet	152	152	152	$2.96 MG	Immediately	Negotiable
Small Offices 4 Rent: Brent Rosenkranz (760) 715-7467, Andrew Rosenkranz (760) 688-8710									

Property Overview

No Data Available

Building Details

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

Contacts

Leasing Company

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

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

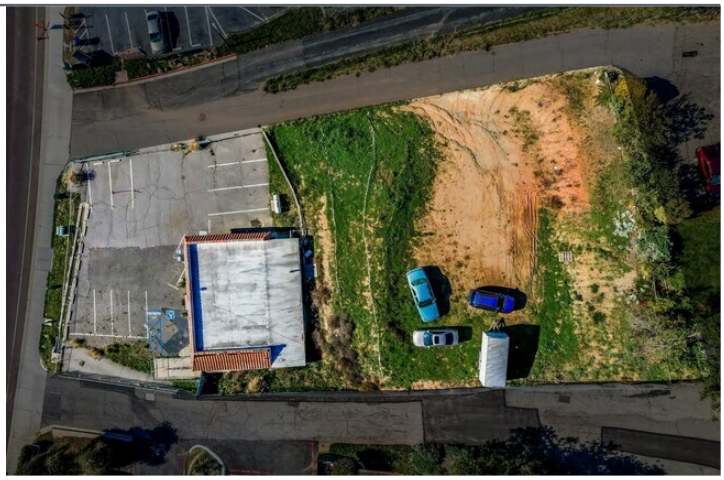
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51 1542 S Santa Fe Ave

1,302 SF • For Lease • Retail • Vista Submarket • Vista, CA 92084

Listing Details

Available Size	1,302 SF
Asking Rent	Not Disclosed
Service Type	TBD
Occupancy	Jan 2027
Lease Type	Direct
Term	3 Years
Time On Market	20 Days



Leasing Highlights

- Fenced Yard, Great Parking, Heavy Traffic

Available Spaces

Floor	Suite	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
E 1st	A	Retail	Direct	1,302	1,302	1,302	Not Disclosed	Jan 2027	3 Years

Coldwell Banker Residential Brokerage: Stacie Hatfield (949) 702-0267

Property Overview

Excellent opportunity to secure a versatile commercial property located at 1542 S. Santa Fe Avenue in Vista, CA. Zoned General Commercial, the property offers flexibility for a variety of potential uses, including retail, restaurants, convenience sales, automotive-related businesses, and more, subject to applicable city approvals. The property features an approximately 1,302-square-foot building situated on approximately 23,522 square feet of land, providing valuable outdoor space and parking for up to nine vehicles. The fully fenced lot offers added security and functionality for a range of business operations. Located in an established automotive-oriented commercial corridor near Discount Tire, Vista Auto Sales, and Quality Auto Outlet, this property presents an opportunity for businesses seeking a versatile location with building space, usable land, and convenient vehicle access.

Building Details

Primary Property Type	Retail	Stories	1
Secondary Type	Freestanding	Typical Floor	1,302 SF
CoStar Rating	★★☆☆☆	Elevators	None
Building Class	C	Parking	9 Spaces
Year Built	1974	Tenancy	Multi
Building Size	1,302 SF		

Contacts

Leasing Company

COLDWELL BANKER

Coldwell Banker Residential Brokerage
505 Oak Ave
Carlsbad, CA 92008 USA
(760) 804-8200
www.cbcworldwide.com/

Stacie Hatfield
Realtor

leasewithstacie@gmail.com

(949) 702-0267

2026 CoStar Group - Licensed to City of Vista Economic Development Dept. - 1381312

52 3211-3295 Business Park Dr • Vista Palomar Park

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

Listing Details

Available Size	807 SF
Asking Rent	Not Disclosed
Service Type	Triple Net
Occupancy	Immediately
Lease Type	Direct
Term	Negotiable
Time On Market	1 Year 1 Month



Leasing Highlights

No Data Available

Available Spaces

Floor	Suite	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
P 1st	C	Retail	Direct	807	807	807	Not Disclosed	Immediately	Negotiable

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

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

Property Overview

No Data Available

Shopping Center Details

Center	Vista Palomar Park	Available Spaces	6
Type	Neighborhood Center	Percent Leased	67.5%
GLA	40,793 SF	Frontage	600' on Palomar Airport Road
Number of Properties	9	Parking	275 Surface Spaces
Floors	1	Land Area	8.73 AC / 380,280 SF
Retail Available	13,266 SF	Year Built	1999

Contacts

Leasing Company

CBRE
4301 La Jolla Village Dr, Suite 3000
San Diego, CA 92122 USA
(858) 546-4600
www.cbre.com/

Michael Peterson Senior Vice President	michael.peterson@cbre.com	(858) 210-5235
Lane Robertson Senior Associate	lane.robertson@cbre.com	(619) 539-4767
Reg Kobzi Senior Vice President	reg.kobzi@cbre.com	(619) 994-2817

632 Sycamore Ave

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

Listing Details

Available Size	4,822 SF
Asking Rent	Not Disclosed
Service Type	Triple Net
Occupancy	Immediately
Lease Type	Direct
Term	Negotiable
Time On Market	4 Months 18 Days



Leasing Highlights

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

Available Spaces

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

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

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

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

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

Property Overview

No Data Available

Building Details

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

Contacts

Leasing Company

Retail Insite
405 S Highway 101
Solana Beach, CA 92075 USA
(858) 523-2090
riretail.com/

Jack Avarello Partner	javarello@riretail.com	(858) 437-3383
Blake Moser Partner	bmoser@riretail.com	(619) 977-5694

2026 CoStar Group - Licensed to City of Vista Economic Development Dept. - 1381312

124 Hanes Pl

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

Listing Details

Available Size	1,450 SF
Asking Rent	Not Disclosed
Service Type	Triple Net
Occupancy	Immediately
Lease Type	Direct
Term	Negotiable
Time On Market	5 Months 20 Days



Leasing Highlights

No Data Available

Available Spaces

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

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

KEY MONEY TRANSACTION - $175,000

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

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

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

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

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

Size: Approx 1,450 SF + Patio & Storage
Rent: $3,600/month plus NNN
Lease: New Lease
ABC License: Type 41 (Beer & Wine)
Asking Price: $175,000

Contact Broker for more information

Property Overview

No Data Available

54 124 Hanes Pl

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

Building Details

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

Contacts

Leasing Company

Next Wave Commercial
6800-6830 La Jolla Blvd, Suite 201
La Jolla, CA 92037 USA
(619) 326-4400
nextwavecommercial.com/

Paul Ahern
Principal
paul@nextwavecommercial.com
(415) 939-6860

55 1601-1651 S Melrose Dr • Melrose Village Plaza

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

Listing Details

Available Size	995 - 25,665 SF
Asking Rent	Not Disclosed
Service Type	Negotiable, Triple Net, TBD
Occupancy	Immediately
Lease Type	Direct
Term	Negotiable
Time On Market	2 Years 10 Months



Leasing Highlights

No Data Available

Available Spaces

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

55 1601-1651 S Melrose Dr • Melrose Village Plaza

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

Property Overview

No Data Available

Shopping Center Details

Center	Melrose Village Plaza	Retail Available	11,556 SF
Type	Community Center	Available Spaces	8
GLA	136,475 SF	Percent Leased	91.5%
Anchor GLA	68,973 SF	Frontage	1,193' on S Melrose Dr (with 2 curb cuts), Longhorn Rd (with 1 curb cut)
Anchor Tenant	Albertsons, CVS Pharmacy	Parking	633 Surface Spaces
Number of Properties	4	Land Area	12 AC / 522,720 SF
Floors	LL - 1	Year Built	1965

Contacts

Leasing Company

MerloneGeier Partners

Merlone Geier Management, Inc.
24422 Rockfield Blvd
Lake Forest, CA 92630 USA
(949) 305-4199
www.merlonegeier.com

Taylor R. Pham
Vice President

tpham@merlonegeier.com

(855) 640-6400

56 1817-1845 W Vista Way • Tri-City Square

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

Listing Details

Available Size	750 - 1,950 SF
Asking Rent	Not Disclosed
Service Type	Negotiable, TBD
Occupancy	Immediately
Lease Type	Direct
Term	Negotiable
Time On Market	4 Years



Leasing Highlights

No Data Available

Available Spaces

Address	Floor	Suite	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
1817 W Vista Way	P 1st	1817--D	Retail	Direct	750	750	750	Not Disclosed	Immediately	Negotiable
Newmark: Justin Wessel (858) 875-3600, John Jennings (858) 875-5927										
1825 W Vista Way	P 1st	1839--D	Retail	Direct	1,200	1,200	1,200	Not Disclosed	Immediately	Negotiable
Newmark: Justin Wessel (858) 875-3600, John Jennings (858) 875-5927										

Property Overview

No Data Available

Shopping Center Details

Center	Tri-City Square	Available Spaces	2
Type	Neighborhood Center	Percent Leased	95.7%
GLA	45,302 SF	Parking	181 Surface Spaces
Number of Properties	2	Land Area	4.51 AC / 196,456 SF
Floors	1	Year Built	1970
Retail Available	1,950 SF		

2026 CoStar Group - Licensed to City of Vista Economic Development Dept. - 1381312

Contacts

Leasing Company

NEWMARK

Newmark
4655 Executive Dr, Suite 800
San Diego, CA 92121 USA
(858) 875-3600
www.nmrk.com/

Justin Wessel Associate Director	justin.wessel@nmrk.com	(858) 875-3636
John Jennings Senior Managing Director	john.jennings@nmrk.com	(858) 875-3636

100 Main St • The Rylan

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

Listing Details

Available Size	3,687 SF
Asking Rent	Not Disclosed
Service Type	Negotiable
Occupancy	Immediately
Lease Type	Direct
Term	Negotiable
Time On Market	3 Years 4 Months



Leasing Highlights

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

Available Spaces

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

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

Property Overview

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

Building Details

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

Contacts

Leasing Company

Urban Property Group Inc.(UPG)
1420 Kettner Blvd, Suite 100
San Diego, CA 92101 USA
(858) 874-1989
www.upgsocal.com/

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Ashley Tiefel Principal	Ashley@upgsocal.com	(913) 961-4529
Pasquale Ioele Principal	pasquale@upgsocal.com	(619) 985-7281

620-660 Hacienda Dr • Breeze Hill Center

58

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

★★☆☆☆

Listing Details

Available Size	2,000 SF
Asking Rent	Not Disclosed
Service Type	TBD
Occupancy	Immediately
Lease Type	Direct
Term	Negotiable
Time On Market	4 Months 1 Day



Leasing Highlights

No Data Available

Available Spaces

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

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

Property Overview

Center is located at the signalized intersection of Melrose Drive and Hacienda Drive, immediately south of the 78 freeway.
Space has restaurant improvements and is in excellent condition.
Major area tenants include Albertsons, Cinepolis, Crunch Fitness, CVS, Food 4 Less, Frazier Farms, LA Fitness, Lowe' s, Petco, Ralphs, Starbucks and Walgreens.
Excellent access and circulation within the center with 4 driveways and abundant parking field.

Vista, CA

Shopping Center Details

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

Contacts

Leasing Company

CBRE
4301 La Jolla Village Dr, Suite 3000
San Diego, CA 92122 USA
(858) 546-4600
www.cbre.com/

Reg Kobzi Senior Vice President	reg.kobzi@cbre.com	(619) 994-2817
Michael Peterson Senior Vice President	michael.peterson@cbre.com	(858) 210-5235

1900-1998 Hacienda Dr • The Pavilion Shopping Center

1,531 - 6,474 SF • For Lease • Retail • Vista Submarket • Vista, CA 92081

Listing Details

Available Size	1,531 - 6,474 SF
Asking Rent	Not Disclosed
Service Type	Negotiable, TBD
Occupancy	Multiple
Lease Type	Direct
Term	Negotiable
Time On Market	6 Years 7 Months



Leasing Highlights

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

Available Spaces

Floor	Suite	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
P 1st	1914	Retail	Direct	1,531	1,531	1,531	Not Disclosed	Immediately	Negotiable
CBRE: Bradley Jones (619) 517-6226									
Former Copy Max Store									
P 1st	1918	Retail	Direct	2,455	2,455	2,455	Not Disclosed	Immediately	Negotiable
CBRE: Bradley Jones (619) 517-6226									
Former Crossfit space, roll up door in rear									
P 1st	1998	Retail	Direct	2,488	2,488	2,488	Not Disclosed	30 Days	Negotiable
CBRE: Bradley Jones (619) 517-6226									

Property Overview

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

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

Shopping Center Details

Center	The Pavilion Shopping Center	Retail Available	6,474 SF
Type	Neighborhood Center	Available Spaces	3
GLA	139,563 SF	Percent Leased	97.1%
Anchor GLA	16,177 SF	Frontage	1,063' on Hacienda Dr (with 6 curb cuts)
Anchor Tenant	Californian Dreams, Dunn-Edwards Paints	Parking	643 Surface Spaces
Number of Properties	2	Land Area	10.21 AC / 444,679 SF
Floors	1	Year Built/Renovated	1990/2003

Contacts

Leasing Company

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