

3225 Business Park Dr - Vista Palomar Park

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



Retail

Property Summary

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



Property Details

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


Available Spaces

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

Amenities

- Corner Lot
- Dedicated Turn Lane
- Signage

Transportation

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

Tenants

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

Tenants (Continued)

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

Showing 2 of 2 Tenants

3295 Business Park Dr - Vista Palomar Park

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



Retail

Property Summary

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



Property Details

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

Available Spaces

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

QualityFirst Commercial: Peter Wright (619) 318-2139

Amenities

- Dedicated Turn Lane
- Signage

Transportation

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

Tenants

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

Tenants (Continued)

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

Showing 5 of 6 Tenants

110 Civic Center Dr - Rio Vista Professional

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



Office

Property Summary

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



Property Details

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

Available Spaces

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

Amenities

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

Transportation

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

Tenants

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

Showing 5 of 17 Tenants

138-140 Civic Center Dr - Vista Business Park

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



Office

Property Summary

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



Property Details

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

Available Spaces

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

Amenities

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

Transportation

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

Tenants

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

Showing 4 of 4 Tenants

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

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



Retail

Property Summary

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



Property Details

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

Available Spaces

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

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

Amenities

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

Transportation

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

Tenants

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

Tenants (Continued)

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

Showing 5 of 10 Tenants

2020 Hacienda Dr - Vista Retail Center

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



Retail

Property Summary

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



Property Details

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

Available Spaces



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

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

Amenities

- Corner Lot
- Freeway Visibility
- Pylon Sign
- Signage

Transportation

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

Tenants

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

Tenants (Continued)

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

Showing 5 of 6 Tenants

2070 Hacienda Dr - Winston Vista Center

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



Retail

Property Summary

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



Property Details

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

Available Spaces

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

Rockefeller Management: Mary Duran (949) 852-0900

Amenities

- Freeway Visibility
- Pylon Sign
- Signage

Transportation

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

Tenants

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

Tenants (Continued)

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

Showing 5 of 9 Tenants

2820-2834 La Mirada Dr - Vista Progress Center

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



Manufacturing

Property Summary

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



Property Details

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

Available Spaces

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

Amenities

- Fenced Lot
- Signage
- Skylights
- Skylights

Transportation

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

Tenants

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

Showing 5 of 16 Tenants

127 Main St

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



Retail

Property Summary

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



Property Details

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

Available Spaces

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

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

Amenities

- Signage

Transportation

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

Tenants

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

Showing 1 of 1 Tenants

2301-2305 Melrose Dr - Premier Crossing

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



Office

Property Summary

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



Property Details

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

Available Spaces

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

Amenities

- 24 Hour Access
- Bus Line
- Kitchen

Transportation

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

Transportation (Continued)

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

Tenants

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

Showing 5 of 5 Tenants

400 S Melrose Dr - The Atrium

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



Office

Property Summary

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



Property Details

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

Available Spaces

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

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

Amenities

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

Transportation

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

Tenants

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

Showing 5 of 17 Tenants

440 S Melrose Dr - Melrose Corporate Center

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



Office

Property Summary

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



Property Details

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

Available Spaces

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

Amenities

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

Transportation

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

Transportation (Continued)

Walk Score[®] Very Walkable (73)

Transit Score[®] Some Transit (36)

Tenants

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

Showing 5 of 9 Tenants

450 S Melrose Dr - Melrose Corporate Center II

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



Office

Property Summary

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



Property Details

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

Available Spaces

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

Amenities

- Bus Line
- Signage

Transportation

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

Tenants

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

Tenants (Continued)

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

Showing 5 of 21 Tenants

1580 S Melrose Dr - Rancho Buena Vista Plaza

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



Retail

Property Summary

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



Property Details

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

Available Spaces

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

Amenities

- Bus Line
- Signalized Intersection

Transportation

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

Tenants

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

Tenants (Continued)

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

Showing 5 of 12 Tenants

2575 Pioneer Ave - Vista Business Park

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



Warehouse

Property Summary

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



Property Details

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

Available Spaces

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

Amenities

- Fenced Lot

Transportation

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

Tenants

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

Showing 5 of 7 Tenants

1020 S Santa Fe Ave

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



Office

Property Summary

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



Property Details

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

Available Spaces

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

Amenities

- Bus Line

Transportation

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

Tenants

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

Tenants (Continued)

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

Showing 5 of 8 Tenants

1990 S Santa Fe Ave

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



Retail

Property Summary

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



Property Details

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

Available Spaces

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

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

Amenities

- Signage
- Signalized Intersection

Transportation

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

906 Sycamore Ave - Sycamore Business Park

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



Office

Property Summary

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



Property Details

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

Available Spaces

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

CBRE: Bob Cowan (760) 840-7664

Amenities

- Open-Plan
- Signage

Transportation

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

Tenants

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

Showing 3 of 3 Tenants

1120 Sycamore Ave - Vista Business Park

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



Light Manufacturing

Property Summary

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



Property Details

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

Available Spaces

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

Amenities

- Signage

Transportation

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

Transportation (Continued)

Walk Score[®] Car-Dependent (45)

Transit Score[®] Some Transit (27)

Tenants

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

Showing 5 of 7 Tenants

840-854 Townsite Dr

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



Office

Property Summary

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



Property Details

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

Available Spaces

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

Transportation

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

Tenants

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

Tenants (Continued)

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

Showing 5 of 6 Tenants

830 E Vista Way - Del Mar Plaza

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



Retail

Property Summary

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



Property Details

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

Available Spaces

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

Amenities

- Air Conditioning
- Air Conditioning
- Air Conditioning
- Signage

Transportation

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

Tenants

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

Showing 5 of 24 Tenants

986 E Vista Way

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



Retail

Property Summary

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



Property Details

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

Available Spaces


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

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

Amenities

- Restaurant
- Signage

Transportation

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

Tenants

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

Showing 1 of 1 Tenants

1211 E Vista Way - Foothill Chevron

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



Retail

Property Summary

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



Property Details

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

Available Spaces

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

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

Amenities

- Commuter Rail
- Pylon Sign
- Signage
- Signalized Intersection

Transportation

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

Tenants

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

Showing 2 of 2 Tenants

1225-1381 E Vista Way - Foothill Center

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



Retail

Property Summary

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



Property Details

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

Available Spaces

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

Transportation

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

Tenants

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

Tenants (Continued)

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

Showing 5 of 25 Tenants

550 W Vista Way - Melrose Plaza

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



Office

Property Summary

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



Property Details

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

Available Spaces

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

Amenities

- Restaurant

Transportation

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

Transportation (Continued)

Transit Score © Some Transit (37)

Tenants

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

Showing 5 of 16 Tenants

1365 W Vista Way - Camino De Vista

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



Office

Property Summary

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



Property Details

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

Available Spaces

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

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

Amenities

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

Transportation

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

Tenants

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

Tenants (Continued)

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

Showing 5 of 5 Tenants

1430 Decision St

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



Distribution

Property Summary

| | |
|----------------|--------------------|
| RBA (% Leased) | 125,076 SF (0.0%) |
| Built | 2026 |
| Tenancy | Multiple |
| Available | 6,240 - 125,076 SF |
| Max Contiguous | 125,076 SF |
| Asking Rent | Withheld |
| Clear Height | 36' |
| Drive Ins | 2 total |
| Docks | 22 exterior |
| Levelers | None |



Property Details

| | | | |
|--------------|----------------------|--------|------------|
| Land Area | 7.88 AC (343,253 SF) | Zoning | SPI |
| Building FAR | 0.36 | Parcel | 219-011-88 |
| Sprinklers | ESFR | | |

Available Spaces

| Suite | Use | Type | SF Available | Building Contiguous | Rent/SF/Month | Occupancy | Term | Docks | Drive Ins |
|---|------------|--------|--------------|---------------------|---------------|-----------|------------|-------|-----------|
| - | Industrial | Direct | 118,836 | 125,076 | Withheld | Vacant | Negotiable | 22 | - |
| JLL: Greg Lewis (858) 699-1629, Steven Field (949) 310-4422, Chris Baumgart (858) 736-1710, Andy Irwin (858) 232-1709 | | | | | | | | | |
| - | Office | Direct | 6,240 | 125,076 | Withheld | Vacant | Negotiable | - | - |
| JLL: Greg Lewis (858) 699-1629, Steven Field (949) 310-4422, Chris Baumgart (858) 736-1710, Andy Irwin (858) 232-1709 | | | | | | | | | |

Amenities

- Storage Space
- Storage Space

Transportation

| | | | |
|----------------------------|---|---------|--------------|
| Traffic Volume | 1,738 on Bus Park Dr (2018); 8,606 on Scott St (2025); 1,744 on Bus Park Dr (2018); 1,576 on Scott St (2018); 9,545 on Keystone Way (2025); 1,006 on Vantage Ct (2025); 9,987 on Corporate Vw (2025); 12,920 on Linda Vista Dr (2025); 10,302 on Joshua Way (2025); 4,346 on Ave Chelsea (2025) | | |
| Commuter Rail | Carlsbad Poinsettia | COASTER | 14 min drive |
| | Carlsbad Village | COASTER | 18 min drive |
| Airport | San Diego International | | 48 min drive |
| Walk Score [®] | Car-Dependent (44) | | |
| Transit Score [®] | Some Transit (28) | | |

435 Hacienda Dr - Sunroad Plaza

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



Retail

Property Summary

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



Property Details

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

Available Spaces

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

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

Transportation

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

Tenants

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

Showing 2 of 2 Tenants

500-530 Hacienda Dr - Vista Town Center

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



Retail

Property Summary

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



Property Details

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

Available Spaces

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

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

Amenities

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

Transportation

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

Tenants

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

Tenants (Continued)

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

Showing 5 of 26 Tenants

640 Hacienda Dr

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



Retail

Property Summary

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



Property Details

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

Available Spaces

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

Amenities

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

Transportation

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

680 Hacienda Dr - L.A. Fitness

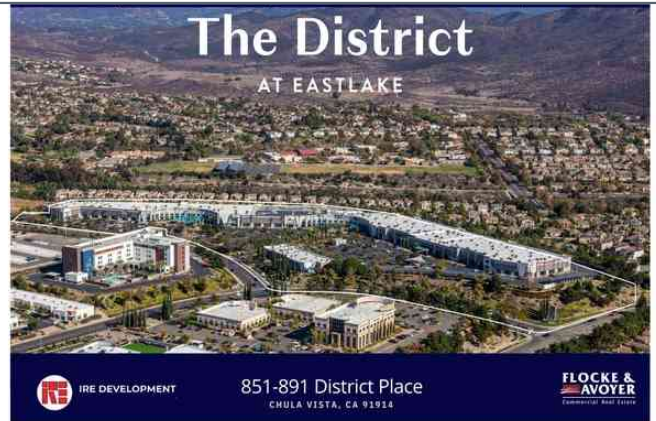


Vista, California 92081 (San Diego County) - Vista Submarket

Retail

Property Summary

| | |
|----------------|-----------------------------------|
| GLA (% Leased) | 42,041 SF (100%) |
| Built | 2001 |
| Tenancy | Multiple |
| Available | 41,000 - 83,041 SF |
| Max Contiguous | 42,041 SF |
| Asking Rent | Withheld |
| Frontage | 494' on Hacienda Dr |
| Frontage | 232' on Tortuga |
| Parking Spaces | 5.99/1,000 SF; 252 Surface Spaces |



Property Details

| | | | |
|--------------|----------------------|--------|----------------------|
| Land Area | 3.82 AC (166,399 SF) | Zoning | C, Vista |
| Building FAR | 0.25 | Parcel | 166-150-59 (+1 more) |

Available Spaces

| Floor | Suite | Use | Type | SF Available | Floor Contiguous | Building Contiguous | Rent/SF/Month | Occupancy | Term |
|-------|-------|--------|--------|--------------|------------------|---------------------|---------------|-----------|---------------|
| E 1 | - | Retail | Sublet | 42,041 | 42,041 | 42,041 | Withheld | Vacant | Thru Jan 2031 |

Flocke & Avoyer Commercial Real Estate: Gael Courtney (858) 875-4666, Steve Avoyer (619) 280-2600, Sullivan Roche (661) 303-0612

| | | | | | | | | | |
|-----|---|--------|--------|--------|--------|--------|----------|---------|------------|
| E 1 | - | Retail | Direct | 41,000 | 41,000 | 41,000 | Withheld | 30 Days | Negotiable |
|-----|---|--------|--------|--------|--------|--------|----------|---------|------------|

Cushman & Wakefield: Philip Lyons (619) 708-4210

Amenities

- Signage

Transportation

| | | | |
|----------------------------|---|--|--------------|
| Parking Details | 5.99/1,000 SF; 252 Surface Spaces | | |
| Traffic Volume | 13,072 on la Tortuga Dr (2025); 9,352 on S Melrose Dr (2025); 9,014 on S Melrose Dr (2025); 2,949 on Breeze Hill Rd (2025); 133,677 on S Melrose Dr (2020); 10,532 on N Melrose Dr (2025); 33,293 on Hacienda Dr (2025); 36,653 on W Vista Way (2025); 133,873 on S Melrose Dr (2025) | | |
| Frontage | 494' on Hacienda Dr; 232' on Tortuga | | |
| Commuter Rail | Carlsbad Village | | 13 min drive |
| | Oceanside Transit Center | | 15 min drive |
| Airport | San Diego International | | 51 min drive |
| Walk Score [®] | Very Walkable (71) | | |
| Transit Score [®] | Some Transit (35) | | |

Tenants

| Tenant Name | Floor | SF Occupied | Employees | Move Date | Expiration |
|-----------------|-------|-------------|-----------|-----------|------------|
| Esporta Fitness | 1 | 31,000 | - | Feb 2021 | - |

Tenants (Continued)

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

Showing 1 of 1 Tenants

1805 Hacienda Dr

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



Retail

Property Summary

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



Property Details

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

Available Spaces

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

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

Amenities

- Drive Thru
- Drive Thru

Transportation

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

100 Main St - The Rylan

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



Apartments

Property Summary

| | |
|------------------------|-------------------------------|
| Units | 126 |
| Built | 2023 |
| Stories | 5 |
| Elevators | Yes |
| Market Segment | All |
| Vacancy % | 8.7 |
| Asking Rent Per Unit | \$3,117 |
| Commercial Available | 3,687 SF |
| Commercial Asking Rent | Withheld |
| Parking Spaces | 0.90/Unit; 268 Covered Spaces |



Property Details

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

Available Spaces

| Floor | Suite | Use | Type | SF Available | Floor Contiguous | Building Contiguous | Rent/SF/Month | Occupancy | Term |
|-------|-------|--------|--------|--------------|------------------|---------------------|---------------|-----------|------------|
| P 1 | 5 | Retail | Direct | 3,687 | 3,687 | 3,687 | Withheld | Vacant | Negotiable |

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

Amenities

Unit Amenities

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


Site Amenities

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

Transportation

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

Transportation (Continued)

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

Commercial Tenants

| Tenant Name | Floor | SF Occupied | Employees | Move Date | Expiration |
|------------------------|-------|-------------|-----------|-----------|------------|
| F45 | 1 | 3,687 | - | Jan 2023 | - |
| Stave & Nail Brewery | 1 | 3,544 | - | Jan 2023 | - |
| Alloy Personal Fitness | 1 | 2,273 | - | Oct 2025 | - |
| Archer's Arrow Coffee | 1 | 974 | - | Jan 2023 | - |

Showing 4 of 4 Tenants

1688 S Melrose Dr - Melrose Square

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



Retail

Property Summary

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



Property Details

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

Available Spaces

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

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

Amenities

- Pylon Sign
- Signage

Transportation

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

Tenants

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

Tenants (Continued)

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

Showing 5 of 11 Tenants

1450 N Santa Fe Ave - Santa Fe Crossroads

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



Retail

Property Summary

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



Property Details

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

Available Spaces

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

Amenities

- Bus Line
- Pylon Sign
- Signage

Transportation

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

Tenants

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

Showing 5 of 9 Tenants

1031 S Santa Fe Ave - Santa Fe Center

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



Retail

Property Summary

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



Property Details

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

Available Spaces

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

Amenities

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

Transportation

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

Tenants

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

Showing 5 of 10 Tenants

320 Sycamore Ave - Sycamore Terrace

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



Retail

Property Summary

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



Property Details

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

Available Spaces

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

Amenities

- Freeway Visibility
- Pylon Sign
- Signage
- Signalized Intersection

Transportation

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

Tenants

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

Tenants (Continued)

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

Showing 5 of 9 Tenants

730 Sycamore Ave - Shadowridge Plaza

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



Retail

Property Summary

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



Property Details

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

Available Spaces

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

Amenities

- Signage
- Signalized Intersection

Transportation

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

Tenants

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

Showing 5 of 6 Tenants

867 Sycamore Ave



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

Retail

Property Summary

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



Property Details

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

Available Spaces

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

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

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

Amenities

- Signage

Transportation

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

Tenants

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

Showing 2 of 2 Tenants

902 Sycamore Ave - Sycamore Medical Center

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



Office

Property Summary

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



Property Details

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

Available Spaces

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

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

Amenities

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

Transportation

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

Tenants

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

Showing 3 of 3 Tenants

145 Thunder Dr - Tri-City Medical Plaza

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



Office

Property Summary

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



Property Details

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

Available Spaces

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

Transportation

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

Tenants

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

Showing 1 of 1 Tenants

161 Thunder Dr - Tri-City Medical Arts Building

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



Office

Property Summary

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



Property Details

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

Available Spaces

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

Amenities

- Signage

Transportation

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

Tenants

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

Showing 5 of 18 Tenants

1960 University Dr - North County Square

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



Retail

Property Summary

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



Property Details

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

Available Spaces

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

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

Amenities

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

Transportation

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

Tenants

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

Showing 2 of 2 Tenants

1465 E Vista Way - Vista Commons

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



Retail

Property Summary

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



Property Details

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

Available Spaces

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

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

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

Transportation

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

Tenants

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

Showing 3 of 3 Tenants

1717 E Vista Way - Stacy Plaza



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

Retail

Property Summary

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



Property Details

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

Available Spaces

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

Amenities

- Pylon Sign
- Signage

Transportation

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

Tenants

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

Showing 5 of 13 Tenants

2067 W Vista Way - Vista Medical Plaza

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



Office

Property Summary

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



Property Details

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

Available Spaces

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

Amenities

- Bus Line
- Courtyard
- Signage

Transportation

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

Tenants

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

Showing 5 of 9 Tenants

225 Vista Village Dr - Vista Village

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



Retail

Property Summary

| | |
|----------------|-----------------------------------|
| Center Type | Community Center |
| GLA (% Leased) | 55,234 SF (65.6%) |
| Built | 2005 |
| Tenancy | Multiple |
| Available | 19,000 SF |
| Max Contiguous | 19,000 SF |
| Asking Rent | Withheld |
| Frontage | 311' on Vista Village Dr |
| Parking Spaces | 4.53/1,000 SF; 250 Surface Spaces |



Property Details

| | | | |
|--------------|----------------------|--------|------------|
| Land Area | 5.54 AC (241,322 SF) | Zoning | SP-DV |
| Building FAR | 0.23 | Parcel | 164-205-30 |

Available Spaces

| Floor | Suite | Use | Type | SF Available | Floor Contiguous | Building Contiguous | Rent/SF/Month | Occupancy | Term |
|-------|-------|--------|--------|--------------|------------------|---------------------|---------------|-----------|------------|
| P 1 | 310-B | Retail | Direct | 19,000 | 19,000 | 19,000 | Withheld | Vacant | Negotiable |

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

Transportation

| | | | |
|----------------------------|---|--|--------------|
| Parking Details | 4.53/1,000 SF; 250 Surface Spaces | | |
| Traffic Volume | 4,604 on Unity Way (2025); 10,731 on Wave Dr (2025); 2,954 on Main St (2025); 3,509 on Walker Way (2018); 36,308 on Lado de Loma Dr (2025); 39,404 on Cam Patricia (2025); 15,184 on Vista Village Dr (2025); 19,255 on Eucalyptus Ave (2025); 3,840 on Rhoda Ln (2025); 2,404 on Plymouth Hts (2025) | | |
| Frontage | 311' on Vista Village Dr | | |
| Transit/Subway | Vista Transit Center | | 12 min walk |
| | Escondido Avenue | | 20 min walk |
| Commuter Rail | Carlsbad Village | | 13 min drive |
| | Oceanside Transit Center | | 15 min drive |
| Airport | San Diego International | | 52 min drive |
| Walk Score [®] | Very Walkable (82) | | |
| Transit Score [®] | Some Transit (49) | | |

Tenants

| Tenant Name | Floor | SF Occupied | Employees | Move Date | Expiration |
|----------------|-------|-------------|-----------|-----------|------------|
| Frazier Farms | 1 | 25,000 | 100 | Sep 2005 | - |
| Crunch Fitness | 1 | 19,000 | 15 | May 2015 | - |
| Pets Plus | 1 | 10,477 | 20 | Feb 2017 | Sep 2027 |

Showing 3 of 3 Tenants

630 Alta Vista Dr - Alta Vista Professional

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



Office

Property Summary

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



Property Details

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

Available Spaces

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

Amenities

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

Transportation

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

Tenants

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

Showing 5 of 9 Tenants

931 Anza Ave

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



Office

Property Summary

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



Property Details

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

Available Spaces

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

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

Amenities

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

Transportation

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

Tenants

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

Showing 2 of 2 Tenants

3211 Business Park Dr - Vista Palomar Park

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



Retail

Property Summary

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



Property Details

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

Available Spaces

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

Amenities

- Signage

Transportation

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

Tenants

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

Tenants (Continued)

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

Showing 2 of 2 Tenants

707 Civic Center Dr

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



Office

Property Summary

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



Property Details

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

Available Spaces

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

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

Amenities

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

Transportation

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

Tenants

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

Tenants (Continued)

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

Showing 5 of 18 Tenants

Property Summary

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



Property Details

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

Available Spaces



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

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

Amenities

- Fenced Lot
- Signage

Transportation

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

Tenants

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

Tenants (Continued)

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

Showing 2 of 2 Tenants

3220 Executive Ridge - Paseo Palomar

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



Office

Property Summary

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



Property Details

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

Available Spaces

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

Savills: Shane Poppen (858) 354-9435

| | | | | | | | | | |
|-----|-----|--------|--------|--------|--------|--------|--------------|---------|------------|
| P 2 | 200 | Office | Direct | 16,940 | 16,940 | 16,940 | \$1.60 +ELEC | 06/2026 | Negotiable |
|-----|-----|--------|--------|--------|--------|--------|--------------|---------|------------|

CBRE: Justin Halenza (760) 604-4222, Michael Mahoney (760) 685-2915

Amenities

- Signage

Transportation

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

Tenants

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

Tenants (Continued)

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

Showing 3 of 3 Tenants

326 S Melrose Dr - Tri-City Dental Medical Plaza

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



Office

Property Summary

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



Property Details

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

Available Spaces

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

Amenities

- Signage

Transportation

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

Tenants

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

Showing 5 of 6 Tenants

380 S Melrose Dr - The Atrium

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



Office

Property Summary

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



Property Details

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

Available Spaces

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

Amenities

- Atrium
- Atrium
- Bus Line
- Signage

Transportation

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

Tenants

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

Showing 5 of 25 Tenants

410 S Melrose Dr - The Atrium

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



Office

Property Summary

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



Property Details

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

Available Spaces

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

Transportation

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

Tenants

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

Showing 5 of 22 Tenants

1920 Shadowridge Dr - Shadowridge Center

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



Retail

Property Summary

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



Property Details

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

Available Spaces

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

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

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

Amenities

- Pylon Sign
- Signage

Transportation

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

Tenants

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

Tenants (Continued)

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

Showing 5 of 10 Tenants

1800 Thibodo Rd - Vista Corporate Center

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



Office

Property Summary

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



Property Details

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

Available Spaces

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

Amenities

- Signage

Transportation

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

Tenants

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

Showing 5 of 8 Tenants

933-937 Vale Terrace Dr - Vale Terrace Medical Office

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



Office

Property Summary

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



Property Details

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

Available Spaces

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

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

Transportation

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

Tenants

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

Showing 4 of 4 Tenants

950 E Vista Way

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



Retail

Property Summary

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



Property Details

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

Available Spaces

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

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

Amenities

- Bus Line
- Signage
- Signalized Intersection

Transportation

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

Tenants

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

Tenants (Continued)

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

Showing 5 of 8 Tenants

1310 E Vista Way - Vista Terrace

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



Retail

Property Summary

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



Property Details

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

Available Spaces

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

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

Amenities

- Bus Line
- Signage

Transportation

| | | |
|-----------------|--|--------------|
| Parking Details | 8.75/1,000 SF; 35 Surface Spaces | |
| Traffic Volume | 27,189 on Monte Mar Rd (2025); 2,179 on E Vista Way (2018); 16,340 on Cll Jules (2025); 1,489 on Via Felicidad (2025); 13,419 on Oak Dr (2025); 3,678 on Foothill Dr (2025); 32,113 on Oak Dr (2025); 2,339 on Monte Mar Rd (2025); 2,882 on Madera Ln (2025); 26,020 on Cascade Dr (2025) | |
| Frontage | 40' on E. Vista Way | |
| Airport | San Diego International | 55 min drive |
| Walk Score ® | Very Walkable (71) | |
| Transit Score ® | Some Transit (27) | |

Tenants

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

Showing 2 of 2 Tenants

2210 E Vista Way

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



Retail

Property Summary

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



Property Details

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

Available Spaces

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

Transportation

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

Tenants

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

Showing 5 of 14 Tenants

1715 Hacienda Dr - Creekside Center

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



Retail

Property Summary

| | |
|----------------|-----------------------------------|
| Center Type | Community Center |
| GLA (% Leased) | 32,045 SF (0.0%) |
| Built | 1993 |
| Tenancy | Single |
| Available | 32,045 SF |
| Max Contiguous | 32,045 SF |
| Asking Rent | Withheld |
| Frontage | 247' on Hacienda Dr |
| Parking Spaces | 3.12/1,000 SF; 100 Surface Spaces |



Property Details

| | | | |
|--------------|----------------------|--------|------------|
| Land Area | 2.73 AC (118,919 SF) | Zoning | C |
| Building FAR | 0.27 | Parcel | 166-440-46 |

Available Spaces

| Floor | Suite | Use | Type | SF Available | Floor Contiguous | Building Contiguous | Rent/SF/Month | Occupancy | Term |
|-------|-------|--------|--------|--------------|------------------|---------------------|---------------|-----------|------------|
| E 1 | - | Retail | Direct | 32,045 | 32,045 | 32,045 | Withheld | Vacant | Negotiable |

CBRE: Scott Riddles (949) 725-8432, Derek Fitch (714) 878-8554

Amenities

- Monument Signage
- Pylon Sign
- Signage

Transportation

| | | | |
|----------------------------|--|--|--------------|
| Parking Details | 3.12/1,000 SF; 100 Surface Spaces | | |
| Traffic Volume | 10,774 on Carriage Cir (2025); 12,138 on Hill Dr (2025); 2,010 on W Vista Way (2025); 1,677 on Grapevine Rd (2025); 2,186 on W Vista Way (2025); 10,623 on Providence Dr (2025); 4,369 on Private Rd (2025); 11,872 on S Emerald Dr (2025); 31,230 on West Dr (2025) | | |
| Frontage | 247' on Hacienda Dr | | |
| Commuter Rail | Carlsbad Village | | 12 min drive |
| | Oceanside Transit Center | | 14 min drive |
| Airport | San Diego International | | 51 min drive |
| Walk Score [®] | Somewhat Walkable (57) | | |
| Transit Score [®] | Some Transit (32) | | |

1900-1998 Hacienda Dr - The Pavilion Shopping Center



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

Retail

Property Summary

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



Property Details

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

Available Spaces

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

Amenities

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

Transportation

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

Tenants

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

Showing 5 of 20 Tenants

20 Main St - Vista Village

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



Retail

Property Summary

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



Property Details

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

Available Spaces

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

Transportation

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

Tenants

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

Tenants (Continued)

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

Showing 5 of 7 Tenants

30 Main St - Vista Village

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



Retail

Property Summary

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



Property Details

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

Available Spaces

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

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

Amenities

- Signage

Transportation

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

Tenants

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

Tenants (Continued)

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

Showing 5 of 6 Tenants

1601-1649 S Melrose Dr - Melrose Village Plaza

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



Retail

Property Summary

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



Property Details

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



Available Spaces

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

Amenities

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

Transportation

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

Tenants

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

Showing 5 of 30 Tenants

1651 S Melrose Dr - Melrose Village Plaza

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



Retail

Property Summary

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



Property Details

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

Available Spaces

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

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

Amenities

- Signage

Transportation

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

Tenants

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

Tenants (Continued)

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

Showing 3 of 3 Tenants

1661 S Melrose Dr - Melrose Village Plaza

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



Retail

Property Summary

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



Property Details

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

Available Spaces

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

Amenities

- Bus Line
- Signage
- Signalized Intersection

Transportation

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

Tenants

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

Tenants (Continued)

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

Showing 1 of 1 Tenants

1025 Service PI

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



Office

Property Summary

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



Property Details

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

Available Spaces

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

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

Amenities

- Signage

Transportation

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

Tenants

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

Tenants (Continued)

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

Showing 5 of 5 Tenants

735-785 Shadowridge Dr - Village Plaza

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



Retail

Property Summary

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



Property Details

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

Available Spaces

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

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

Amenities

- Bus Line
- Property Manager on Site
- Signage

Transportation

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

Tenants

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

Tenants (Continued)

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

Showing 5 of 9 Tenants

770 Sycamore Ave - Shadowridge Plaza

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



Retail

Property Summary

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



Property Details

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


Available Spaces

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

Amenities

- Signage

Transportation

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

Tenants

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

Tenants (Continued)

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

Showing 5 of 8 Tenants

790 Sycamore Ave - Shadowridge Plaza

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



Retail

Property Summary

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



Property Details

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

Available Spaces

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

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

Amenities

- Signage

Transportation

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

Tenants

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

Showing 1 of 1 Tenants

161 Thunder Dr

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



Office

Property Summary

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



Property Details

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

Available Spaces

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

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

Transportation

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

1841 University Dr - North County Square

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



Retail

Property Summary

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



Property Details

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

Available Spaces

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

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

Amenities

- Signage

Transportation

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

Tenants

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

Showing 2 of 2 Tenants

1980 University Dr - North County Square

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



Retail

Property Summary

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



Property Details

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

Available Spaces

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

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

Amenities

- Pylon Sign
- Signage

Transportation

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

Tenants

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

Showing 1 of 1 Tenants

1280-1350 E Vista Way - Vista Terrace

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



Retail

Property Summary

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



Property Details

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

Available Spaces

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

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

Amenities

- Bus Line
- Restaurant
- Signage

Transportation

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

Tenants

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

Showing 5 of 16 Tenants

1825-1851 W Vista Way - Tri-City Square

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



Retail

Property Summary

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



Property Details

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

Available Spaces

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

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

Amenities

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

Transportation

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

Tenants

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

Tenants (Continued)

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

Showing 5 of 13 Tenants

235 Vista Village Dr - Vista Village

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



Retail

Property Summary

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



Property Details

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

Available Spaces

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

Amenities

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

Transportation

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

Tenants

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

Showing 4 of 4 Tenants

307 Vista Village Dr - Vista Village



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

Retail

Property Summary

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



Property Details

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

Available Spaces

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

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

Transportation

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

401 Vista Village Dr - Vista Village

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



Retail

Property Summary

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



Property Details

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

Available Spaces

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

Amenities

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

Transportation

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

Tenants

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

Showing 2 of 2 Tenants