

249 S Indiana Ave - Vista Business Park

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



Retail

Property Summary

GLA (% Leased)	8,508 SF (94.0%)
Built	1962
Tenancy	Multiple
Available	507 SF
Max Contiguous	507 SF
Asking Rent	\$3.01 SF/Month/NNN
Parking Spaces	3.53/1,000 SF; Covered Spaces Available; 30 Surface Spaces



Property Details

Land Area	0.54 AC (23,522 SF)	Zoning	C
Building FAR	0.36	Parcel	175-303-12

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 1	104 B	Retail	Direct	507	507	507	\$3.01 NNN	Vacant	Negotiable

The Arens Group: Scott Arens (619) 917-1119

Amenities

- Corner Lot
- Pylon Sign
- Signage
- Storage Space
- Storage Space

Transportation

Parking Details	3.53/1,000 SF; Covered Spaces Available; 30 Surface Spaces		
Traffic Volume	1,575 on Hanes Pl (2025); 2,732 on S Citrus Ave (2025); 19,255 on Eucalyptus Ave (2025); 19,332 on E Broadway (2025); 6,350 on S Indiana Ave (2025); 1,861 on Main St (2025); 19,247 on Main St (2025); 24,160 on N Indiana Ave (2025); 3,236 on Escondido Ave (2025); 18,050 on TerDr (2025)		
Transit/Subway	Vista Transit Center		10 min walk
	Escondido Avenue		17 min walk
Commuter Rail	Carlsbad Village		14 min drive
Airport	San Diego International		53 min drive
Walk Score ®	Very Walkable (89)		
Transit Score ®	Good Transit (50)		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Bar Association-N San Diego Cnty	1	-	3	Sep 2016	-
Lawyer Referral Service Of Bar	1	-	2	Sep 2016	-
North County Bar Association Lawyer	1	-	3	Apr 2003	-

Showing 3 of 3 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

100 Main St - The Rylan

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



Apartments

Property Summary

Units	126
Built	2023
Stories	5
Elevators	Yes
Market Segment	All
Vacancy %	4.8
Asking Rent Per Unit	\$3,120
Commercial Available	2,273 - 5,960 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 (913) 961-4529, Pasquale Ioele (619) 985-7281									
P 1	2	Retail	Direct	2,273	2,273	2,273	Withheld	Vacant	Negotiable
Urban Property Group Inc.(UPG): Andrew Shemirani (858) 412-9168, Ashley Tiefel (913) 961-4529, Pasquale Ioele (619) 985-7281									

Amenities

Unit Amenities

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

Site Amenities

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

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
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	-
Archer's Arrow Coffee	1	974	-	Jan 2023	-

Showing 3 of 3 Tenants