

350 E Broadway

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



Retail

Property Summary

GLA (% Leased)	2,500 SF (0.0%)
Built	1953
Tenancy	Multiple
Available	2,500 SF
Max Contiguous	2,500 SF
Asking Rent	\$2.35 SF/Month/NNN
Frontage	83' on E Broadway
Parking Spaces	3.00/1,000 SF; 7 Surface Spaces



Property Details

Land Area	0.13 AC (5,663 SF)	Zoning	SPI
Building FAR	0.44	Parcel	175-271-07

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 1	-	Retail	Direct	2,500	2,500	2,500	\$2.35 NNN	Vacant	Negotiable

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

Amenities

- Air Conditioning
- Air Conditioning
- Air Conditioning
- Tenant Controlled HVAC

Transportation

Parking Details	3.00/1,000 SF; 7 Surface Spaces		
Traffic Volume	1,861 on Main St (2025); 2,732 on S Citrus Ave (2025); 6,350 on S Indiana Ave (2025); 1,575 on Hanes Pl (2025); 24,160 on N Indiana Ave (2025); 25,305 on E Vista Way (2025); 19,332 on E Broadway (2025); 19,247 on Main St (2025); 3,299 on Washington St (2025); 19,255 on Eucalyptus Ave (2025)		
Frontage	83' on E Broadway		
Transit/Subway	Vista Transit Center		9 min walk
	Escondido Avenue		20 min walk
Commuter Rail	Carlsbad Village		14 min drive
Airport	San Diego International		53 min drive
Pedestrian Friendly	60 - Moderately friendly		
Cycling Friendly	40 - Fairly friendly		
Car Friendly	90 - Exceptionally friendly		
Transit Friendly	50 - Fairly friendly		

170 Eucalyptus Ave - The Film Hub

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



Office

Property Summary

RBA (% Leased)	12,350 SF (100%)
Built/Renovated	1960/2019
Stories	2
Elevators	None
Typical Floor	6,175 SF
Tenancy	Multiple
Available	84 - 1,755 SF
Max Contiguous	1,755 SF
Asking Rent	Withheld
Parking Spaces	2.83/1,000 SF; 35 Surface Spaces



Property Details

Land Area	0.70 AC (30,492 SF)	Owner Occupied	No
Building FAR	0.41	Zoning	SP1
Slab to Slab	9'	Parcel	175-303-11

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 1	115 - 145	Office	Coworking	87 - 1,206	1,206	1,755	Withheld	TBD	-
The Film Hub: Lauren Fehlhaber (760) 643-0850									
P 2	200-225	Office	Coworking	84 - 549	549	1,755	Withheld	TBD	-
The Film Hub: Lauren Fehlhaber (760) 643-0850									

Amenities

- 24 Hour Access
- Bicycle Storage
- Controlled Access
- High Ceilings
- Shower Facilities
- Wi-Fi
- Air Conditioning
- Bicycle Storage
- Courtyard
- Kitchen
- Signage
- Wi-Fi
- Air Conditioning
- Central Heating
- Fenced Lot
- Natural Light
- Skylights
- Wi-Fi
- Air Conditioning
- Conferencing Facility
- Fireplace
- Outdoor Seating
- Skylights

Transportation

Parking Details	2.83/1,000 SF; 35 Surface Spaces		
Traffic Volume	19,255 on Eucalyptus Ave (2025); 1,575 on Hanes Pl (2025); 2,732 on S Citrus 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); 37,876 on Olive Ave (2025); 18,050 on TerDr (2025)		
Transit/Subway	Vista Transit Center		9 min walk
	Escondido Avenue		19 min walk
Commuter Rail	Carlsbad Village		15 min drive
Airport	San Diego International		53 min drive
Pedestrian Friendly	60 - Moderately friendly		

170 Eucalyptus Ave - The Film Hub

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



Office

Transportation (Continued)

Cycling Friendly	40 - Fairly friendly
Car Friendly	90 - Exceptionally friendly
Transit Friendly	50 - Fairly friendly

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Jim Ellis	1	500	-	Dec 2019	-
RSG	2	500	18	Dec 2023	-
RSG	2	500	16	Jul 2023	-
The Film Hub	1	500	3	Dec 2019	-
Alison Johnson & Team	1	-	-	Sep 2022	-

Showing 5 of 9 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 %	8.7
Asking Rent Per Unit	\$3,128
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	1,001 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

100 Main St - The Rylan

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



Apartments

Transportation (Continued)

Commuter Rail	Carlsbad Village 	14 min drive
Airport	San Diego International	52 min drive
Pedestrian Friendly	50 - Fairly friendly	
Cycling Friendly	50 - Fairly friendly	
Car Friendly	90 - Exceptionally friendly	
Transit Friendly	70 - Moderately friendly	

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