

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
- 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 | | |

124 Hanes PI

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



Retail

Property Summary

| | |
|----------------|---------------------------------|
| GLA (% Leased) | 2,915 SF (50.3%) |
| Built | 2000 |
| Tenancy | Multiple |
| Available | 1,450 SF |
| Max Contiguous | 1,450 SF |
| Asking Rent | Withheld |
| Frontage | 32' on Hanes PI |
| Parking Spaces | 2.06/1,000 SF; 6 Surface Spaces |



Property Details

| | | | |
|--------------|--------------------|--------|------------|
| Land Area | 0.08 AC (3,485 SF) | Zoning | SPI |
| Building FAR | 0.84 | Parcel | 175-276-07 |

Available Spaces

| Floor | Suite | Use | Type | SF Available | Floor Contiguous | Building Contiguous | Rent/SF/Month | Occupancy | Term |
|-------|-------|--------|--------|--------------|------------------|---------------------|---------------|-----------|------------|
| P 1 | - | Retail | Direct | 1,450 | 1,450 | 1,450 | Withheld | Vacant | Negotiable |

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

Amenities

- Signage

Transportation

| | | | |
|---------------------|---|--|--------------|
| Parking Details | 2.06/1,000 SF; 6 Surface Spaces | | |
| Traffic Volume | 1,575 on Hanes PI (2025); 19,332 on E Broadway (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); 1,861 on Main St (2025); 2,732 on S Citrus Ave (2025); 37,876 on Olive Ave (2025); 2,954 on Main St (2025) | | |
| Frontage | 32' on Hanes PI | | |
| Transit/Subway | Vista Transit Center | | 6 min walk |
| | Escondido Avenue | | 19 min walk |
| Commuter Rail | Carlsbad Village | | 14 min drive |
| Airport | San Diego International | | 52 min drive |
| Pedestrian Friendly | 60 - Moderately friendly | | |
| Cycling Friendly | 40 - Fairly friendly | | |
| Car Friendly | 90 - Exceptionally friendly | | |
| Transit Friendly | 60 - Moderately friendly | | |

124 Hanes Pl

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



Retail

Tenants

| Tenant Name | Floor | SF Occupied | Employees | Move Date | Expiration |
|---------------|-------|-------------|-----------|-----------|------------|
| Mom's Kitchen | 1 | 2,915 | 5 | Jun 2008 | - |

Showing 1 of 1 Tenants

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
- Conferencing Facility
- Fireplace
- Outdoor Seating
- Wi-Fi
- Air Conditioning
- Controlled Access
- High Ceilings
- Shower Facilities
- Bicycle Storage
- Courtyard
- Kitchen
- Signage
- Central Heating
- Fenced Lot
- Natural Light
- 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 | | |
| Cycling Friendly | 40 - Fairly friendly | | |

170 Eucalyptus Ave - The Film Hub

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



Office

Transportation (Continued)

| | |
|------------------|-----------------------------|
| 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