



Vista Palomar Park Retail Center - 3211 Business Park Drive, Vista, CA 92081

Space Available:	873 - 3,500 SF	Rental Rate:	Negotiable	Reg Kobzi	(858) 546-4604
Property Type:	Retail Strip Center			Joel Wilson	(858) 546-4651

Property Description:

Vista Palomar Park Retail Center is a strategically located retail center with national retailers such as: Wells Fargo, 7-Eleven, Taco Bell, Jack in the Box and is adjacent to the new Super Target. Tremendous opportunity to serve the heavy daytime population provided by the nearly 29 million square feet of office and industrial space.



988 Civic Center Drive - Vista, CA 92083

Space Available:	900 - 2,200 SF	Rental Rate:	\$0.98/SF/Month	Steve Willmore	(760) 438-8950
Property Type:	Retail Retail (Other)			Erik Faucett	(760) 438-8950

Property Description:

Abundant parking. Adjacent to Sprinter rail line stop. +/- 40,000 cars per day (SANDAG 2006).



Plaza 800 - 800 Civic Center Drive, Vista, CA 92084

Space Available:	900 SF	Rental Rate:	\$1.00 - \$1.50/SF/Month	Marc Dudzik	(760) 929-9700
Property Type:	Retail Community Center				

Property Description:

FOR LEASE Suites available in this community shopping center anchored by Vons, Trendy Dept Store, Yardage Town, Blockbuster Video, Banks and 15 smaller tenants. This center is in a strong, highly visible retail node containing many major tenants with strong traffic counts (41,000 cars per day) and in close proximity to the Sprinter Railway Station, just a half a mile to the south. NNNs estimated at \$0.47/sf.



Vista Town Center - 510-550 Hacienda Dr., Vista, CA 92081

Space Available:	960 - 2,778 SF	Rental Rate:	Negotiable	Andrew Peterson	(760) 431-3827
Property Type:	Retail Retail (Other)			Bruce Schiff	(760) 431-4207
				Phil Lyons, CCIM	(760) 431-4210



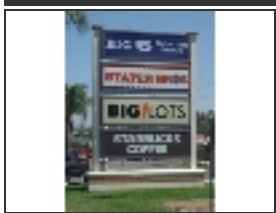
Breeze Hill Promenade - 631 S. Melrose Dr., Vista, CA 92081

Space Available:	964 - 3,346 SF	Rental Rate:	Negotiable	Andrew Peterson	(760) 431-3827
Property Type:	Retail			Chad Iafrate	(760) 431-4234
	Retail (Other)			Bruce Schiff	(760) 431-4207



East Vista Village Plaza - 1010 E Vista Way, Vista, CA 92084

Space Available:	985 - 4,970 SF	Rental Rate:	\$1.65/SF/Month	General Inquiries	(760) 730-9100
Property Type:	Retail				
	Strip Center				



Shadowridge Plaza - 790 Sycamore Ave, Vista, CA 92083

Space Available:	986 - 4,206 SF	Rental Rate:	\$1.65 - \$1.85/SF/Month	Brian Pyke	(619) 491-0335
Property Type:	Retail			Scott Duhs	(619) 491-0614
	Neighborhood Center			Marc Frederick	(619) 491-0335

Property Description:

Shadowridge Plaza is strategically located at the new major retailing hub of Vista at Highway 78 and Sycamore Avenue.



Freeway Frontage Retail Showroom Space - 1463 W. Vista Way, Vista, CA 92083

Space Available:	1,000 SF	Rental Rate:	\$1.35/SF/Month	Chuck Currey	(760) 730-9100
Property Type:	Retail				
	Free Standing Bldg				

Property Description:

Rare opportunity for a small business to get freeway exposure without the enormous lease rates usually attached to high-visibility retail centers.



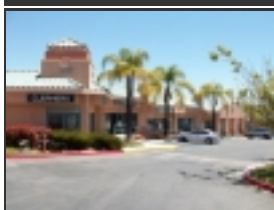
Vista Lucky Plaza - 913 – 959 East Vista Way, Vista, CA 92084

Space Available: 1,000 - 14,000 SF **Rental Rate:** \$1.35 - \$1.50/SF/Month **Eric Treibatch** (818) 708-0888
Property Type: Retail
 Neighborhood Center
Property Description:
 Highly Visible - High Traffic Location - Grocery Anchored Center. \$2 Million renovation completed in August 2007.



The Plaza At Vista - 1300 E. Vista Way, Vista, CA 92084

Space Available: 1,000 - 30,000 SF **Rental Rate:** \$3.00/SF/Month **Parker Commercial** (949) 334-4040
Property Type: Retail
 Retail Pad
Property Description:
 30,000 Sq. Ft. Center to be build to include retail, restaurants plus fast-food drive thru.



Shadowridge Retail Center - 1910 - 1920 Shadowridge Dr, Vista, CA 92081

Space Available: 1,000 - 4,000 SF **Rental Rate:** \$1.25/SF/Month **Craig Duhs** (619) 491-0612
Property Type: Retail
 Strip Center
Property Description:
 Shadowridge Retail Center is a well maintained neighborhood center nestled amidst a dense residential pocket of Vista. Current tenants include Sushi, Karate, Jazzercise, Insurance, Dry Cleaner, Hair Salon, etc. As for the vacancies, there is a prime, partially fixturized, end cap available (former Pizza Restaurant), as well as a few in-line spaces that can be combined to provide 4,000 SF contiguous space, or individual suites ranging from 1,000 to 2,100 SF. The center could benefit from retailers such as: restaurants, tax firms, professional users, florists, gift shops, yogurt, nail salons, day care facilities, etc etc etc Contact Brian G Pyke for additional information (see attached flyer for details)



North County Square - 1711-1861 University Dr., Vista, CA 92083

Space Available: 1,000 - 17,900 SF **Rental Rate:** Negotiable **Andrew Peterson** (760) 431-3827
Property Type: Retail
 Retail (Other) **Bruce Schiff** (760) 431-4207
 Phil Lyons, CCIM (760) 431-4210



Melrose Towne Place - 2205 & 2215 S. Melrose Dr., Vista, CA 92081

Space Available:	1,000 - 4,500 SF	Rental Rate:	Negotiable	Bruce Schiff	(760) 431-4207
Property Type:	Retail			Phil Lyons, CCIM	(760) 431-4210
	Retail (Other)			Andrew Peterson	(760) 431-3827



906 S. Santa Fe Avenue - Vista, CA 92084

Space Available:	1,000 - 2,000 SF	Rental Rate:	\$1.35/SF/Month	Marc Dudzik	(760) 929-9700
Property Type:	Retail				
	Street Retail				

Property Description:
HIGHLY VISIBLE RETAIL SPACE AVAILABLE FOR SUB-LEASE IN VISTA PROPERTY FEATURES: * Highly Visible Retail Pad Building on the No. East Quadrant of S. Santa Fe and Escondido Avenue * Co-Tenants include: Vons, Trendy Dept. Store, Yardage Town, Blockbuster, Banks and 15 Smaller Tenants * Neighboring Retail: McDonald's CVS and Walgreens * Four Accesses Provide Superior Accessibility * Hwy 78 and Commuter Railroad Station Located Just Three Blocks Away * 1,000 - 2,000 Sq Ft Available



Vista In-N-Out Center Shops - 2010, 2020, 2030 Hacienda Dr., Vista, CA 92081

Space Available:	1,040 - 2,226 SF	Rental Rate:	Negotiable	John Orlando	(760) 431-4220
Property Type:	Retail				
	Retail (Other)				



Williamston Center - 825-855 Williamston St., Vista, CA 92084

Space Available:	1,066 - 5,671 SF	Rental Rate:	\$0.95/SF/Month	John Orlando	(760) 431-4220
Property Type:	Retail				
	Retail (Other)				



Mission Federal Center - 985 Civic Center Dr., Vista, CA 93083

Space Available:	1,146 - 1,320 SF	Rental Rate:	Negotiable	Andrew Peterson	(760) 431-3827
Property Type:	Retail			Bruce Schiff	(760) 431-4207
	Retail (Other)			Phil Lyons, CCIM	(760) 431-4210



1011 S. Santa Fe Ave. - Vista, CA 92083

Space Available:	1,190 - 1,248 SF	Rental Rate:	Negotiable	Andrew Peterson	(760) 431-3827
Property Type:	Retail			John Orlando	(760) 431-4220
	Retail (Other)				



North County Square - 1711-1861 University Drive, Vista, CA 92083

Space Available:	1,200 - 17,900 SF	Rental Rate:	Negotiable	Reg Kobzi	(858) 546-4604
Property Type:	Retail			Carrie Bobb	(858) 546-4600
	Power Center				

Property Description:

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



1031 South Santa Fe Suite E-1 - Vista, CA 92083

Space Available: 1,200 SF **Rental Rate:** \$1.45/SF/Month **Jonathan Peacher** (760) 310-3919
Property Type: Retail
 Neighborhood Center

Property Description:

This highly visible retail space is located on one of the main arteries through Vista. The space is positioned in the middle of the center with attractive raised signage equal to the centers' nationally recognized anchor tenants. The space is currently configured as a check cashing facility with high security access, Safe, alarms and DVR 9 camera system.



946 S Santa Fe - Vista, CA 92054

Space Available: 1,200 - 2,400 SF **Rental Rate:** Negotiable **General Inquiries** (619) 955-8300
Property Type: Retail
 Anchor



Melrose Village Plaza - S. Melrose Dr. & Live Oak Rd., Vista, CA 92083

Space Available: 1,212 - 2,551 SF **Rental Rate:** Negotiable **Norma Salzhandler** (760) 598-2077
Property Type: Retail
 Neighborhood Center

Property Description:

Kimco Realty Corporation's properties include retail space available in neighborhood and community shopping centers.



912 Civic Center Drive - Vista, CA 92084

Space Available: 1,250 - 1,615 SF **Rental Rate:** \$1.50/SF/Month **Don Zech** (858) 486-9999
Property Type: Retail **Matt Orth** (858) 736-1337
 Neighborhood Center

Property Description:

Great Retail Opportunity with close proximity to Sprinter Station and high visibility. Space Adjacent to Anchor Available. Come join: Vons, Yum Yum, Donuts, Blockbuster, Trendy Department Store



Village Plaza at Shadowridge - 735-785 Shadowridge Dr., Vista, CA 92083

Space Available:	1,298 - 3,950 SF	Rental Rate:	Negotiable	Phil Lyons, CCIM	(760) 431-4210
Property Type:	Retail			Bruce Schiff	(760) 431-4207
	Retail (Other)			Chad lafrate	(760) 431-4234



North Santa Fe Village - 1234 N. Santa Fe Avenue, Vista, CA 92083

Space Available:	1,300 - 19,453 SF	Rental Rate:	\$1.00 - \$1.50/SF/Month	Ryan Litrich	(760) 929-7843
Property Type:	Retail				
	Retail (Other)				

Property Description:

FOR LEASE - RETAIL / OFFICE SPACE AVAILABLE IN THE NORTH SANTA FE VILLAGE IN VISTA North Santa Fe Village, built in 2005, is a neighborhood shopping center with excellent exposure to North Santa Fe Avenue and high traffic counts. This is a great opportunity to take space in a high quality shopping center at below market rates. Accross the street is a 9 acre proposed mixed-use development to include 315 residential condominiums and 127,000 sq ft of retail and office space with underground parking.



Breeze Hill Plaza - 485 South Melrose Drive, Vista, CA 92083

Space Available:	1,348 - 1,600 SF	Rental Rate:	Negotiable	John Still	(858) 875-4676
Property Type:	Retail			David Silverman	(858) 875-4665
	Free Standing Bldg			Matthew Peckham	(858) 875-4671

Property Description:

Well located in a strip center on "going home" side of street in Vista, south of Highway 78. In-line shop space available.



727 East Vista Way - Vista, CA 92084

Space Available:	1,400 SF	Rental Rate:	\$2.43/SF/Month	Don Zech	(858) 486-9999
Property Type:	Retail			Nick Zech	(858) 232-2100
	Free Standing Bldg				

Property Description:

Great location on busy East Vista Way. Ample Parking on and around premises. Great for florist or other small high profile retailer. Repositioning opportunity! Landlord will consider built to suit for long term leases with qualified tenants.



Build-to-Suit Retail/Commercial - 967 E Vista, Vista, CA 92084

Space Available:	1,450 - 4,450 SF	Rental Rate:	Negotiable	Brian Danney	(858) 875-3619
Property Type:	Retail Community Center			Gregory Albertini	(858) 875-3608

Property Description:

4,450 SF Proposed Retail/Fast Food/Commercial Building Build-to-Suit from to 4,450 SF (divisible to 1,450 SF) Potential users include: National /Regional/Local Retailers Restaurant (Fast Casual, Family) Fast Food Restaurant with Drive-thru General Commercial (Office/Medical) On a major North-South retail corridor Highly visibility corner location Owner will consider leasing the property As-is Owner will entertain reasonable offers to purchase 0.51 Acres (APN: 176-030-13) Construction Status: Proposed



Vista Palm Plaza Shopping Center - 777 East Vista Way Suite 201, Vista, CA 92084

Space Available:	1,500 - 2,000 SF	Rental Rate:	\$1.40/SF/Month	Enrico Ianni	(760) 535-9837
Property Type:	Retail Neighborhood Center				

Property Description:

Last unit available in this viable Shopping Center was previously a flower shop (owner retired) 2000SF (w/ loading side door) Space available in this established retail shopping center, the space is facing E.Vista Way with 42000 traffic count a day. 50 home development planed in back prop. and opening up Townsite Dr to it. This should create additional traffic and exposure.The center is wired for 24 hours video surveillance S.f can also be reduced to 1500 s.f if needed



705-715 E Vista Way - Vista, CA 92084

Space Available:	1,550 SF	Rental Rate:	\$1.65/SF/Month	Don Zech	(858) 486-9999
Property Type:	Retail Neighborhood Center			Nick Zech	(858) 232-2100

Property Description:

Strong anchored retail center on E Vista Way. Vacant Hair and Nail Salon. Fixtures have been removed but plumbing remains. Join existing tenants 99 Cent Only Store Shoes R Us.



500 Hacienda Drive - Vista, CA 92081

Space Available: 1,580 - 2,020 SF **Rental Rate:** \$1.75/SF/Month **Randy Dalby** (760) 448-2459
Property Type: Retail
 Retail (Other)

Property Description:
 SHOP SPACES AVAILABLE FOR LEASE INSIDE THE FOOD 4 LESS STORE * Join Food 4 Less * Great Spaces inside Food 4 Less Store * Good Signalized Intersection * Direct Access to Hwy 78



Vista Village - 15-40 Main Street, Vista, CA 92083

Space Available: 1,652 - 30,000 SF **Rental Rate:** Negotiable **Eric Li** (213) 553-2200
Property Type: Retail
 Retail (Other)

Property Description:
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Vista Palm Plaza - 777 East Vista Way suite 204, Vista, CA 92084

Space Available: 1,800 SF **Rental Rate:** \$1.40/SF/Month **Enrico Ianni** (760) 535-9837
Property Type: Retail
 Neighborhood Center

Property Description:
 1800SF (w/ back patio) Space available in this established retail shopping center, the space is facing E.Vista Way with 42000 traffic count a day. 50 home development planned in back prop. and opening up Townsite Dr to it. This should create additional traffic and exposure. The center is wired for 24 hours video surveillance



Premier Crossing - 2301 S. Melrose Drive, Vista, CA 92081

Space Available: 1,915 - 6,200 SF **Rental Rate:** \$2.00/SF/Month **Joe Zummo** (760) 803-0415
Property Type: Retail
 Free Standing Bldg

Property Description:
 High profile freestanding retail or medical office building. Sit-down Restaurant use will also be considered. Parking at 5/1000.



2004 construction Vista Automotive Center - 826 N. Santa Fe, Vista, CA 92083

Space Available: 2,000 - 6,000 SF **Rental Rate:** \$1.00/SF/Month **Jeff Presar** (858) 483-9176
Property Type: Retail
 Vehicle Related

Property Description:

9-6-11 Class A Vista Automotive Center on N. Santa Fe Lease the showroom, 2 bathrooms, & office for only \$2000/month. Up to 4900sf is currently available. Showroom, 7 bays, front office, 2 bathrooms. 2004 construction. 17 parking spaces Available now @ \$1.00/sf gross 450sf individual garage bays available @ \$500/garage, 7 available.



Santa Fe Vista Plaza - 1250 S Santa Fe Ave Suite "H", Vista, CA 92084

Space Available: 2,110 SF **Rental Rate:** \$0.99/SF/Month **Mehdi Zomorrodian** (760) 845-3146
Property Type: Retail
 Strip Center

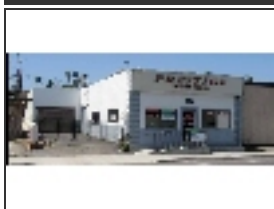
Property Description:

Prime Retail Space Bring all Offers, Special owner will negotiate...For Lease one suite Available Approximatley 2110 Sqf. asking Rent (\$0.99 psf)+NNN located on heavily trafficked S Santa Fe Road and Cypress St . Appx 20,000 vehicles per day. Anchored by Kragen Auto Parts and Sunrise cafe. Suite "H" is in the middle of the center. very nice exposure, Unit has 2 bath rooms, private office,conference room, Sinage Available, very good area for Medical, Dental offices, or UPS store Very Visible Center.



The Pavilion Shopping Center - 1908 Hacienda Dr, Vista, CA 92083

Space Available: 2,433 - 5,836 SF **Rental Rate:** Negotiable **Brad Jones** (858) 646-4725
Property Type: Retail
 Community Center **David Hagglund** (858) 546-4614
 Maya Grim (858) 646-4770



410 Vista Village Dr. - Vista, CA 92083

Space Available: 3,000 SF **Rental Rate:** \$0.63/SF/Month **John Orlando** (760) 431-4220
Property Type: Retail
 Retail (Other)



Vista Place Shopping Center - 1830-1 Hacienda Dr., Vista, CA 92081

Space Available:	3,010 SF	Rental Rate:	Negotiable	Mike Clark	(858) 546-5447
Property Type:	Retail			Joseph A. Yetter	(858) 546-5429
	Retail (Other)				



Santa Fe Crossroads - 1450 N Santa Fe Ave, Vista, CA 92083

Space Available:	3,025 SF	Rental Rate:	\$2.50/SF/Month	Fariba Kavian	(310) 440-8500
Property Type:	Retail				
	Strip Center				

Property Description:

This is a high-traffic location on the corner of Santa Fe and Bobier anchored by McDonald's. There is abundant parking available, excellent ingress and egress and surrounded by national retailers such as Walgreens, Stater Brothers, CVS Drugs, Auto Zone and others at this intersection.



249 S. Indiana Avenue - Vista, CA 92084

Space Available:	3,100 SF	Rental Rate:	\$1.25/SF/Month	Marc Dudzik	(760) 929-9700
Property Type:	Retail			Marko Dragovic	(760) 929-7839
	Free Standing Bldg				

Property Description:

FREE STANDING BUILDING FOR LEASE - Former Bank Building (Pacific Western Bank) Property Features: * Appr. 3,100 sq ft - Equipped with a safe, teller windows, drive-thru and executive offices * Located in downtown Vista Village on the corner of S. Indiana Ave. & Eucalyptus Ave. * Turn key facility for a bank * Ideal for office or retail use * Convenient access to Hwy 78, Interstates 5 & 15 * A unique commercial property in North County



650 Sycamore Avenue - Vista, CA 92083

Space Available:	4,000 - 7,500 SF	Rental Rate:	Negotiable	Michael Moser	(858) 546-4600
Property Type:	Retail			Maya Grim	(858) 646-4770
	Neighborhood Center				

Property Description:

Burlington Coat Factory anchored center. Pad available for 4000 SF restaurant or up to 7,500 sf retail building and 7,500 sf storage space available (behind Burlington Coat Factory)



University Square - 1960 University Drive, Vista, CA 92083

Space Available:	4,500 SF	Rental Rate:	\$2.50/SF/Month	Don Zech	(858) 486-9999
Property Type:	Retail			Nick Zech	(858) 232-2100
	Free Standing Bldg				

Property Description:

Fully improved commercially zoned pad site of approximately .97 acres of land, approximately 42,370 sf with a 7,000 rsf single-story building with two leasable suites (A-B) and two drive through lanes.



Former Oggi's Restaurant - 425 S. Melrose Ave., Vista, CA 92067

Space Available:	4,880 SF	Rental Rate:	\$2.75/SF/Month	Brian Bielatowicz	(951) 445-4515
Property Type:	Retail			Jakob Irion	(951) 445-4500
	Retail (Other)				

Property Description:

Former Oggi's Restaurant. Excellent Location with Strong Daytime Population.



NEC Business Park Dr & Poinsettia Ave - Business Park Dr & Poinsettia Ave, Vista, CA 92081

Space Available:	7,000 SF	Rental Rate:	Negotiable	Vic Gausepohl	(760) 930-7912
Property Type:	Retail			Kirk Allison	(760) 930-7922
	Free Standing Bldg				

Property Description:

Available on ground lease, please contact broker for more details.



820 Civic Center Drive - Vista, CA 92084

Space Available:	14,000 SF	Rental Rate:	\$0.95/SF/Month	Marc Dudzik	(760) 929-9700
Property Type:	Retail				
	Retail (Other)				

Property Description:

FOR LEASE - SPACE AVAILABLE IN THIS RETAIL SHOPPING CENTER Located at the North East Corner of Santa Fe & Escondido Avenue this center is in a strong, highly visible retail node containing many major tenants in the retail industry. Co-Tenants include: Vons Trendy Dept Store Yardage Town Blockbuster Wells Fargo 15 other smaller tenants * Up to 10,000 Sq Ft is Available and is Divisible * Four accesses provide superior accessibility Lease Rate: \$1.25 PSF Net (Monthly)