



**For Sale**

2004-2012 E. Vista Way | Vista, CA

**Owner-User or Redevelopment Opportunity**





## For Sale

2004-2012 E. Vista Way  
Vista, CA 92084

\* *Multi-Building Opportunity on Adjacent Parcels Along the SR-78 Corridor*

### Property Specifications

TOTAL BLDG. AREA

**6,687 SF**

TOTAL LAND AREA

**1.03 Acres**

ZONING

**C-1**

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### About the Property

The property consists of ±6,687 SF across three commercial buildings situated on ±1.03 acres spanning adjacent parcels along E. Vista Way. Currently operating as a restaurant, tap room, and brewing facility\*, the offering presents a flexible opportunity for an owner-user, or potential redevelopment/repositioning play. The site benefits from prominent frontage, excellent street visibility, and convenient ingress/egress, with strong accessibility to nearby trade areas and regional connectivity via CA-76 and CA-78.

*\*Equipment list available upon request*

### Asset Overview

Address	2004 E. Vista Way	2008-12 E. Vista Way
Submarket	North County - 78 Corridor	
Type/Use	Retail/Restaurant	Office/Commercial
Building Size	4,243 SF	2,444 SF
Land Acreage	.54 Acres	.49 Acres
Year Built	1964	1956, 2017
Loading	none	3 grade-level
Parking	±44 spaces (expandable through easement rights)	
APN	171-220-16	171-220-20



E. Vista Way











**PALOMAR MEDICAL CENTER, RECOGNIZED AMONG THE WORLD'S MOST ADVANCED HOSPITALS.**

## THE 78 CORRIDOR

The 78 Corridor—encompassing Carlsbad, Escondido, Oceanside, San Marcos, and Vista—is one of San Diego County’s most dynamic innovation hubs. With more than 850 technology firms across biotechnology, information and communications technology, and defense-related manufacturing, the Corridor generates over \$36 billion in annual gross regional product and supports a diverse, export-oriented economy.

### HEALTHCARE

Healthcare and life sciences are foundational strengths of the 78 Corridor’s technology ecosystem. The region specializes in biotechnology and biomedical device manufacturing, with high concentrations in surgical appliances, diagnostic equipment, pharmaceutical preparation, and irradiation apparatus manufacturing. Anchoring this ecosystem is Palomar Medical Center which is one of the most technologically advanced hospitals in the world.



**CALIFORNIA STATE UNIVERSITY SAN MARCOS  
LEADING PUBLIC UNIVERSITY  
STRONG PRODUCER OF STEM GRADUATES**

### HIGHER EDUCATION

Higher education institutions along the 78 Corridor play a critical role in sustaining its skilled workforce and long-term competitiveness. Local colleges and universities collectively confer more than 1,300 tech-related degrees and certificates annually across 50+ programs, supplying talent to engineering, life sciences, manufacturing, and information technology fields. San Marcos is home to California State University San Marcos, the Corridor’s only public university and a key producer of STEM graduates.

### ***By the Numbers***

636K	\$144K	225K
<b>TOTAL POPULATION</b>	<b>AVERAGE HH INCOME</b>	<b>NO. OF HOUSEHOLDS</b>



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