



# 110

Civic Center Dr, Suite 209, Vista, CA 92084

**±600 SF Office / Retail Condo For Lease**

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**PACIFIC COAST  
COMMERCIAL**

**SALES - MANAGEMENT - LEASING**

The information in this brochure is provided for general marketing purposes only and is believed to be reliable but not guaranteed. Interested parties should verify all details independently, including zoning, measurements, and property condition. The property owner and agents make no warranties or representations and reserve the right to change or withdraw the property or terms at any time without notice. This is not an offer or contract.

# Rio Vista Professional



**Address**

110 Civic Center Dr, Suite 209, Vista, CA 92084



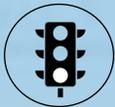
**Available SF**

± 600 SF Office Condo



**Prime Downtown Location**

Downtown Vista - adjacent to City Hall



**Excellent Traffic Exposure**

High Traffic Intersection



**Convenient Drive-Up Access**

Directly off of Civic Center Drive



**Established Professional Setting**

Part of the Rancho Buena Vista Professional Center



**Zoning**

SPI - Specific Plan Implementation [\(Link\)](#)



Collection St	Cross St	Traffic Volume	Distance
E Vista Way	Franklin Ln N	43,953	0.13 mi
Escondido Ave	Alta Vista Dr NW	26,119	0.12 mi



## Suite 209

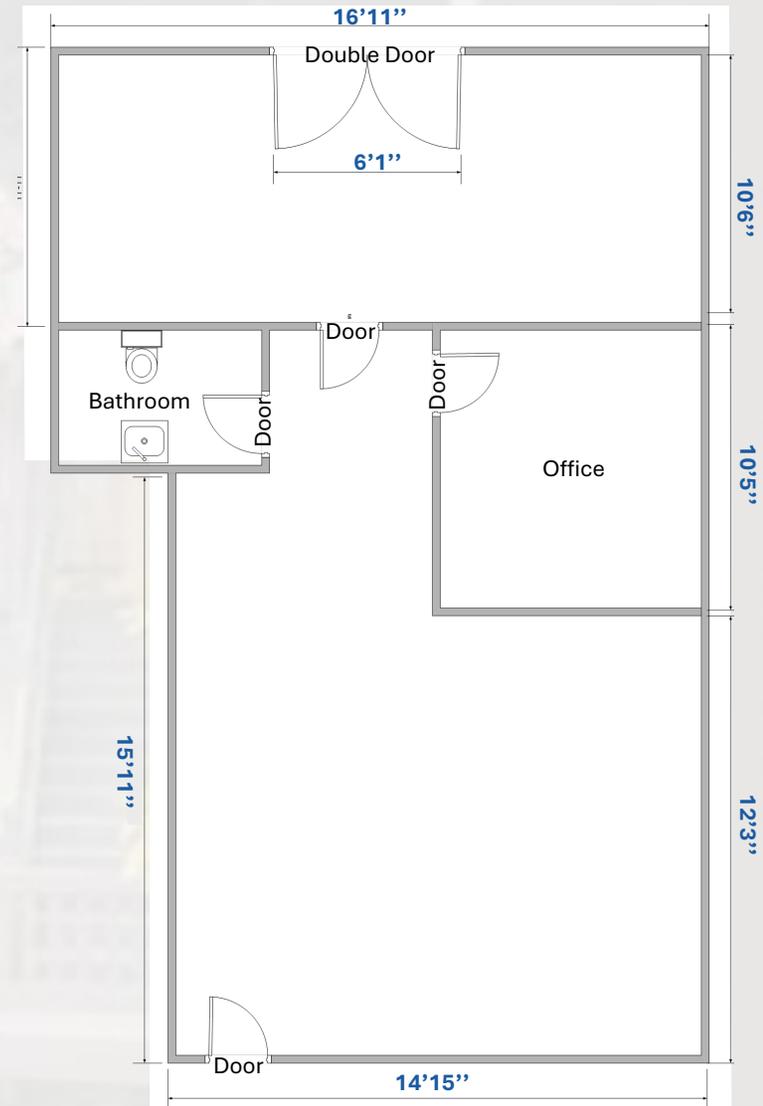
- ± 600 SF
- 2nd Floor Walk-Up
- Vacant
- Direct Entry
- Private Bathroom
- Reception Area
- 2 (Two) Offices
- 2 (Two) Entrances



**Lease Rate**  
\$1,500/Month



## Floor Plan



Floor Plan Not Fit to Scale;  
for Reference Purposes Only.



# DEMOGRAPHICS



**83,972**

5-Mile Employees



**229,470**

5-Mile Total Population



**\$115,345**

5-Mile Avg. HH Income



**\$695,075**

5-Mile Median Home Value



**\$3B**

5-Mile Consumer Spending

	1 MILE	3 MILE	5 MILE
2024 Population	27,745	123,964	229,470
2029 Population	27,730	122,999	227,282
Median Age	33.5	37.5	38.7
Avg HH Income	\$97,473	\$111,079	\$115,345
Median HH Income	\$71,810	\$88,450	\$91,651
Consumer Spending	\$271M	\$1.5B	\$3B
2024 Households	7,640	40,055	76,661
Owner Occupied	3,181	22,099	45,746
Renter Occupied	4,447	17,555	30,042
Median Home Value	\$605,943	\$683,078	\$695,075
Median Year Built	1974	1982	1984
Businesses	1,507	4,914	10,448
Employees	9,776	34,123	83,972

CoStar Demographics: 1 Mile, 3 Mile, 5 Mile Radius

**2**  
MINS

Vista Civic Center /  
City Hall

**2**  
MINS

Downtown  
Vista

**3**  
MINS

SR-78

**8**  
MINS

I-15

**10**  
MINS

Escondido /  
North County

**12**  
MINS

Oceanside  
Beach





### Central Location

Easy access to I-15, SR-78, and surrounding cities.



### Thriving Business Hub

Ideal for professional offices and medical practices



### Convenient Amenities

Has nearby restaurants, cafes, shops, and services



### Parking & Access

Offer ample free parking and easy street access



### Investment Potential

With steady commercial growth and demand



# Nearby Amenities



110 Civic Dr, Vista

BURGER KING HARU MAMA Cane's CHILI'S FRAZIER FARMS MIKO Epic Wings Wave Waterpark

Ford Denny's Wendy's



CVS JACKSON SPORTS FEN FEN McDonald's Starbucks Jack in the box HARBOR FREIGHT

CVS Chick-fil-A FOOD 4 LESS EL POLLO LOCO Vista Markets petco LA FITNESS Jamba Panera BREAD Ohana HAWAIIAN BBQ FedEx



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