

the HUB

±800 SF - ±3,250* SF RETAIL SPACE FOR LEASE
3211-3265 BUSINESS PARK DRIVE, VISTA, CA 92081



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Voit
REAL ESTATE SERVICES

the HUB



The HUB is a multi-tenant retail center located in the heart of North San Diego County. Ideally located where the communities of San Marcos, Vista and Carlsbad meet, the property is known as The Hub due to its central proximity and unmatched synergy.

This high profile location is directly across the street from 3,000 single family homes and at the intersection of the bustling North County Business Park, which is home to 50,000,000 SF of industrial and office properties, as well as some of San Diego's finest tenants such as Amazon, Tesla, Callaway, & ViaSat.

Co-tenants include four national credit tenants - Starbucks, Jack-in-the-Box, Taco Bell & 7-Eleven, drawing visitors in both the day and night time crowds.



BUILDING & AVAILABILITY

±41,000 SF retail neighborhood center

±4,050 SF available for lease



STRONG CO-TENANCY

4 national co-tenants including Starbucks, Jack in the Box, 7-Eleven and Taco Bell

Other tenants include My Gym and Cat & Craft among others



UNPARALLELED LOCATION

Serving Carlsbad, San Marcos and Vista trade areas with easy access to SR-78

Highly visible center with excellent daytime population



SURROUNDING DEVELOPMENT

Close proximity to Vista Business Park, with ±4.2 million SF of recently developed industrial and office space

LEASE RATE: WITHHELD - CALL BROKER FOR PRICING



±3,250* SF
AVAILABLE

±800 SF
AVAILABLE



PALOMAR AIRPORT ROAD
57,532 CPD

17,636 CPD
BUSINESS PARK DRIVE

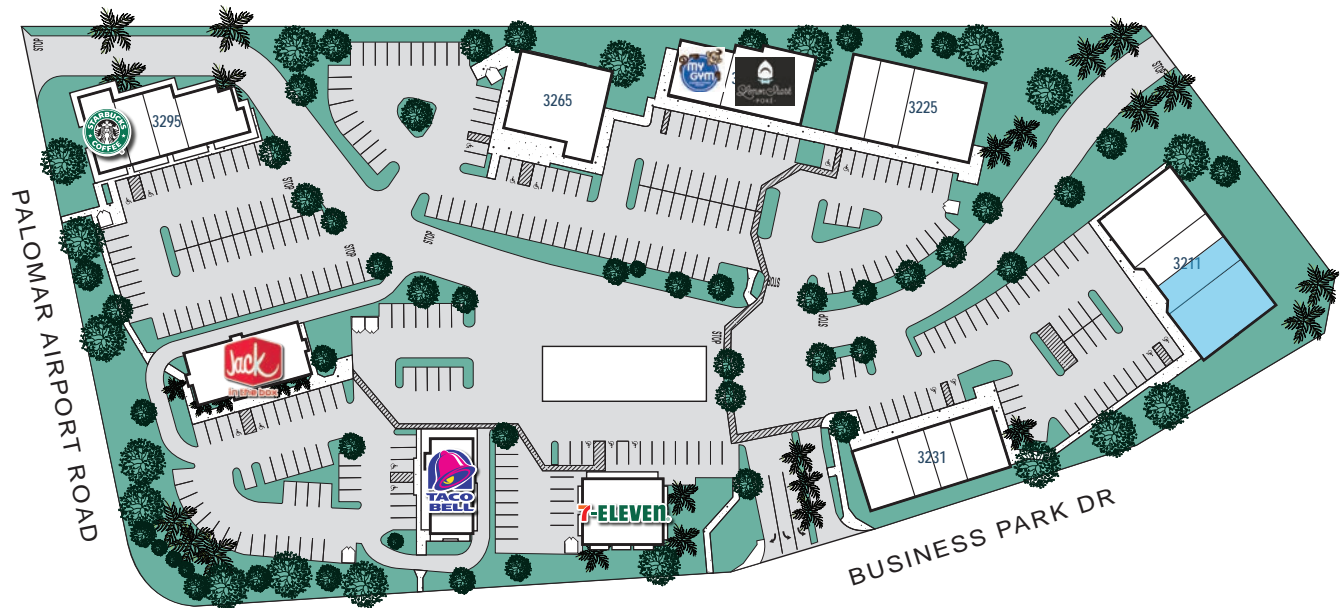
SITE PLAN & AVAILABILITIES

SUITE	TENANT	SF
3265-C	Ichiban Sushi	1,920
3265-B	Mexico Viejo	900
3265-A	Palomar Kitchen Holdings	1,610
3245-2	My Gym	2,800
3245-1	LemonShark Poke	1,720
3225-5	Live Enlightened and Free	2,400
3225-4	Restaurant	3,564
3211-A	Bleach and Brawn (Salon)	1,627
3211-B/3	Cat & Craft	2,484
3211-2	Available	800
3211-1	Available	3,250*
3231-4	Perfect Subs	1,260
3231-B	Chiropractor	990
3231-C	Postal Annex	990
3231-1	Nail Salon	1,374

*Can be demised

NOT A PART

SUITE	TENANT	SF
3251	7 Eleven	3,000
3271	Taco Bell	2,121
3281	Jack in the Box	2,636
3295-3	Starbucks	5,580





Former
bank space
available for
lease



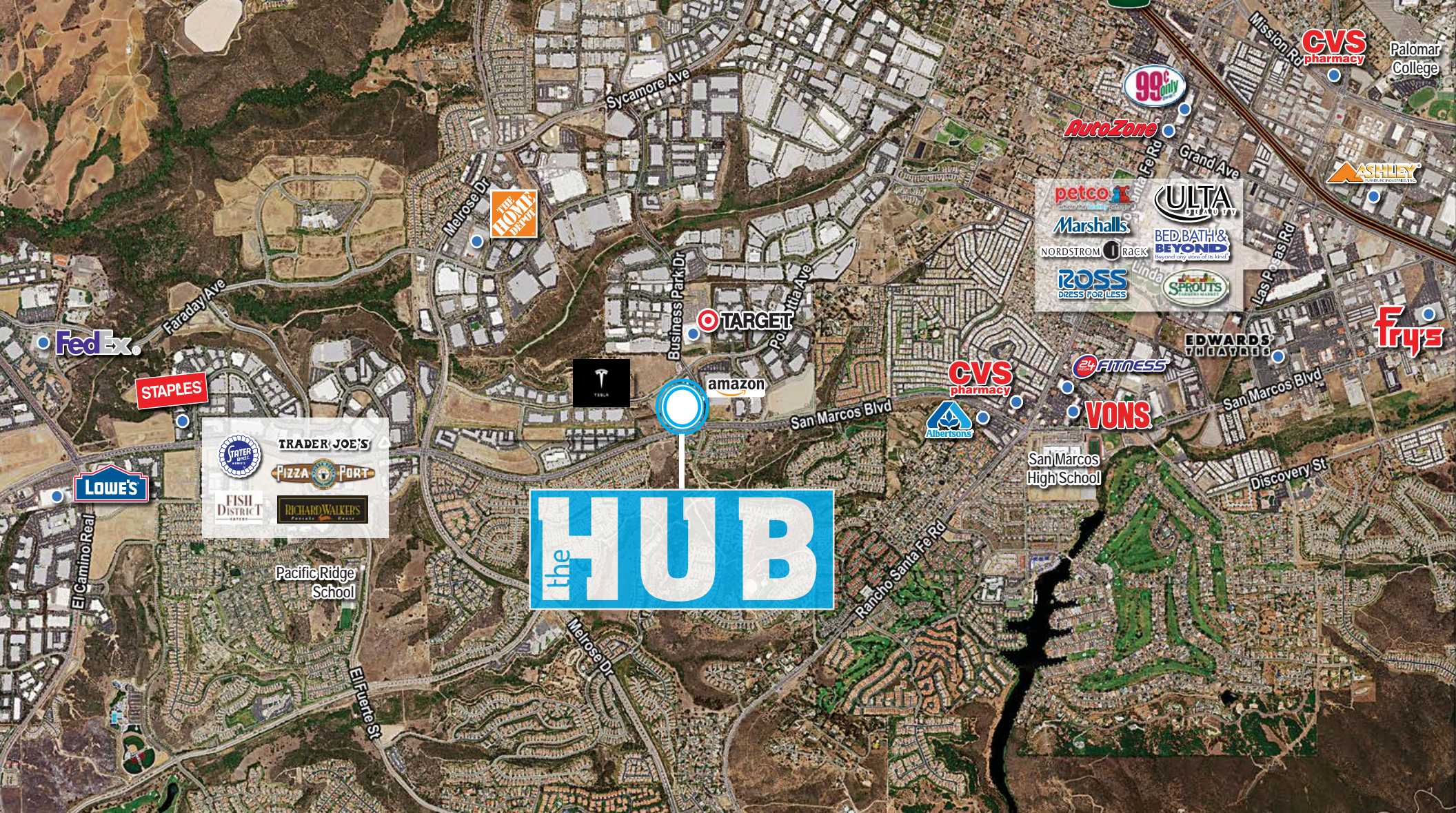
DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2023 Population	7,463	89,454	237,987
2028 Population Projection	7,368	88,888	236,381
Annual Growth 2023-2028	-0.3%	-0.1%	-0.1%
Median Age	42.6	39.8	38.6
Daytime # Employees	10,114	64,332	126,977
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2028 Household Projection	2,798	33,108	84,045
Annual Growth 2023-2028	-0.2%	-0.1%	-0.1%
Median Household Income	\$115,067	\$100,677	\$103,442
Avg Household Size	2.6	2.7	2.8
Avg Household Vehicles	2	2	2
HOUSING	1 MILE	3 MILE	5 MILE
Median Home Value	\$628,193	\$739,042	\$748,308
Median Year Built	1993	1990	1989

TRAFFIC COUNTS

COLLECTION + CROSS STREET	ADT
Business Park Drive + Linda Vista Drive	12,989
W San Marcos Boulevard + Ave de Las Rosas	29,514
Palomar Airport Road + Melrose Avenue	31,084
Business Park Drive + Keystone Way	9,499





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