



110

Civic Center Dr, Suite 209, Vista, CA 92084

±600-900 SF Office / Retail Condo For Lease

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**PACIFIC COAST
COMMERCIAL**
SALES - MANAGEMENT - LEASING

Rio Vista Professional

**Address**

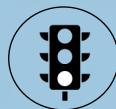
110 Civic Center Dr, Vista, CA 92084

**Available**

Suite 205: ± 900 SF Office Condo
Suite 209 : ± 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](#))

**Lease Rate**

Suite 205: \$1,900/Month

Suite 209 : \$1,500/Month

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

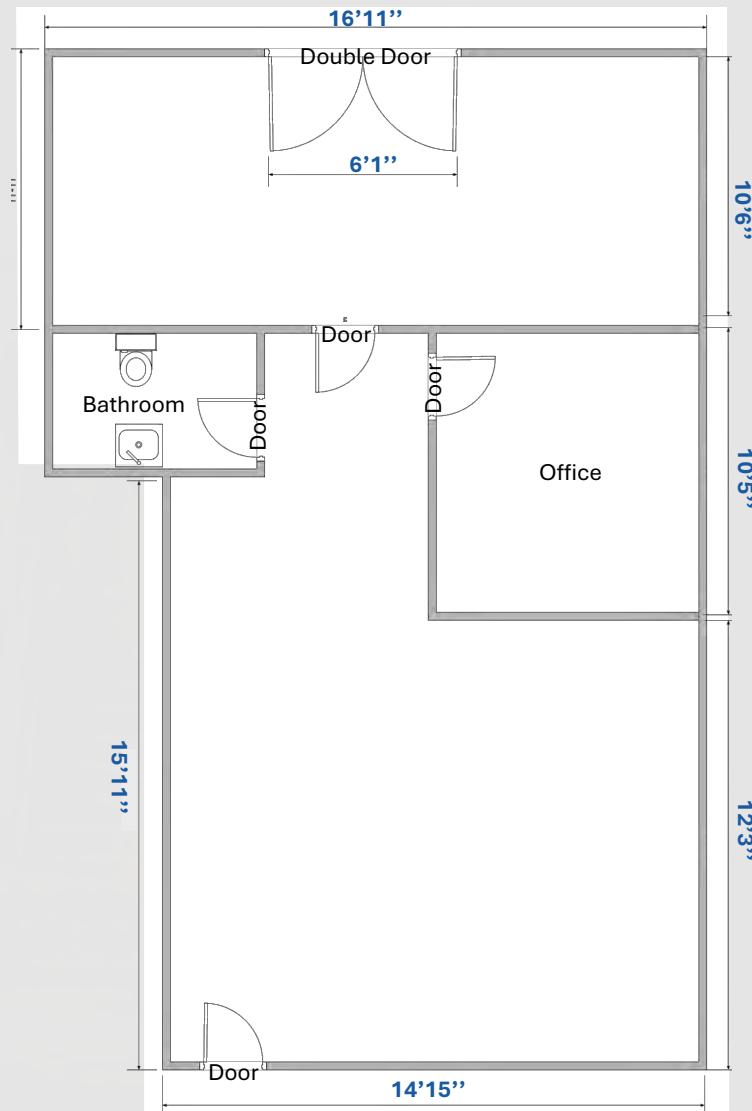
- ± 600 SF
- 2nd Floor Walk-Up
- Vacant
- Direct Entry
- Private Bathroom
- Reception Area
- 2 (Two) Offices
- 2 (Two) Entrances



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



Vista Civic Center /
City Hall



Downtown
Vista



SR-78



I-15



Escondido /
North County



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

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