



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

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, 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

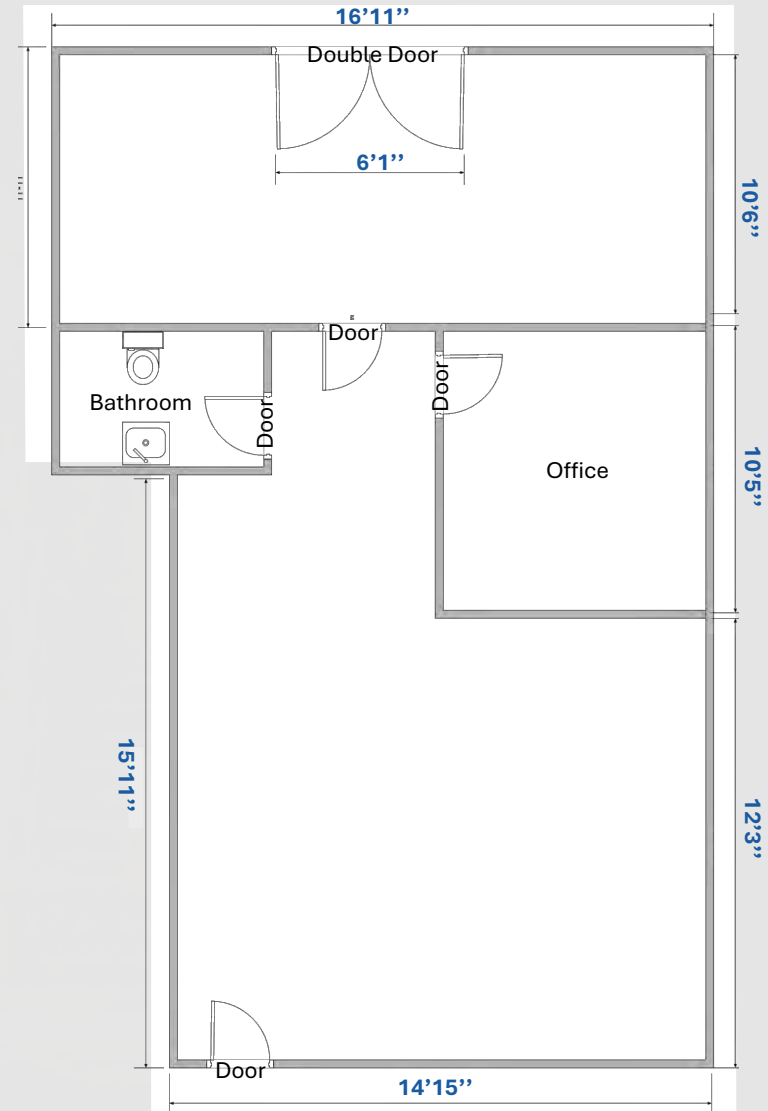
- ± 600 SF
- 2nd Floor Walk-Up
- Vacant
- Direct Entry
- Private Bathroom
- Reception Area
- 2 (Two) Offices
- 2 (Two) Entrances



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

2
MINS

**Vista Civic Center /
City Hall**

2
MINS

**Downtown
Vista**

3
MINS

SR-78

8
MINS

I-15

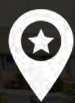
10
MINS

**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









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