



# Free Standing Building for Sublease

680 Hacienda Drive, Vista, CA 92081

±42,041 SF Available

**FLOCKE &  
AVOYER**  
Commercial Real Estate



Flocke and Avoyer is pleased to exclusively offer the former LA Fitness for sublease at 680 Hacienda Drive, Vista, CA 92081, with the potential for a 10-year term.

This freestanding building sits at the southwest corner of State Route 78 and Melrose Drive, providing prime freeway access and exposure to ±122,107 cars per day.

#### TENANTS IN THE AREA



**SUPERIOR COURT OF CALIFORNIA  
COUNTY OF SAN DIEGO**

# Terms

## CURRENT LEASE TERM

10.01.2020 through 01.31.31

## OPTIONS

1, 5-Year Option (10% Increase)

## RENT RATE

10.01.2025 through 01.31.2031  
\$71,408.33/MO Plus NNN

## OPTION PERIOD

02.01.2031 through 01.31.2036  
\$78,549.71/MO Plus NNN

## DELIVERY

Delivery in as-is condition

## Property Highlights

- Size - ±42,041 SF
- Parking - 6:1000
- 2 Levels
- Pool, Basketball Court, Multi-Sport Court, Wellness and Recovery Rooms, Classes and Fitness Rooms, Dressing Rooms, Restrooms, Functional Training Zones, Free Weights Area



## ABOUT VISTA, CALIFORNIA

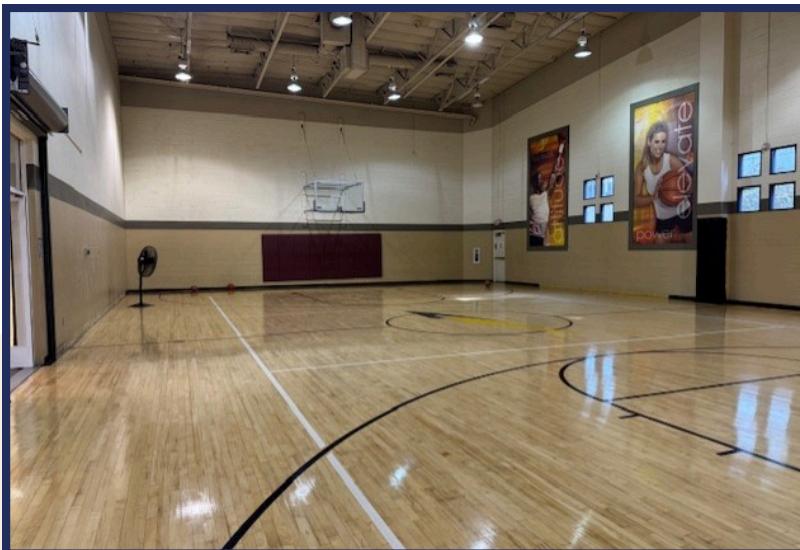
Vista has transitioned from a sleepy suburban town to a vibrant city with a bustling downtown filled with restaurants, farmers' markets, breweries and street fairs. This follows the path of the city's revitalization plan that includes the Paseo Santa Fe Avenue corridor, which was completed at the end of 2020, and has made a pedestrian- friendly corridor filled with retailers and restaurants, headlined by a new arch signifying its renaissance. Vista's retail corridors, such as along Vista Village Drive, are lined with fast food pads, car dealerships, and strip centers filled with local and national tenants. That specific six-lane corridor allows for easy access to the city's retailers directly off State Route 78.



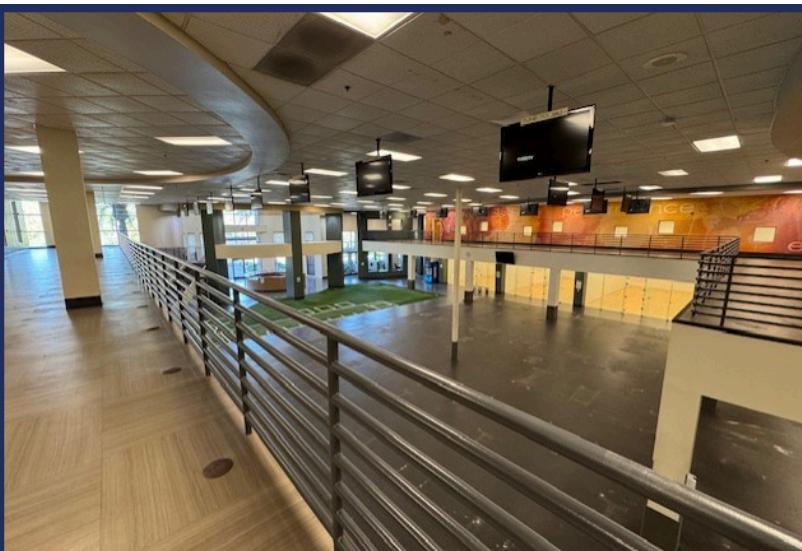
# SITE PLAN

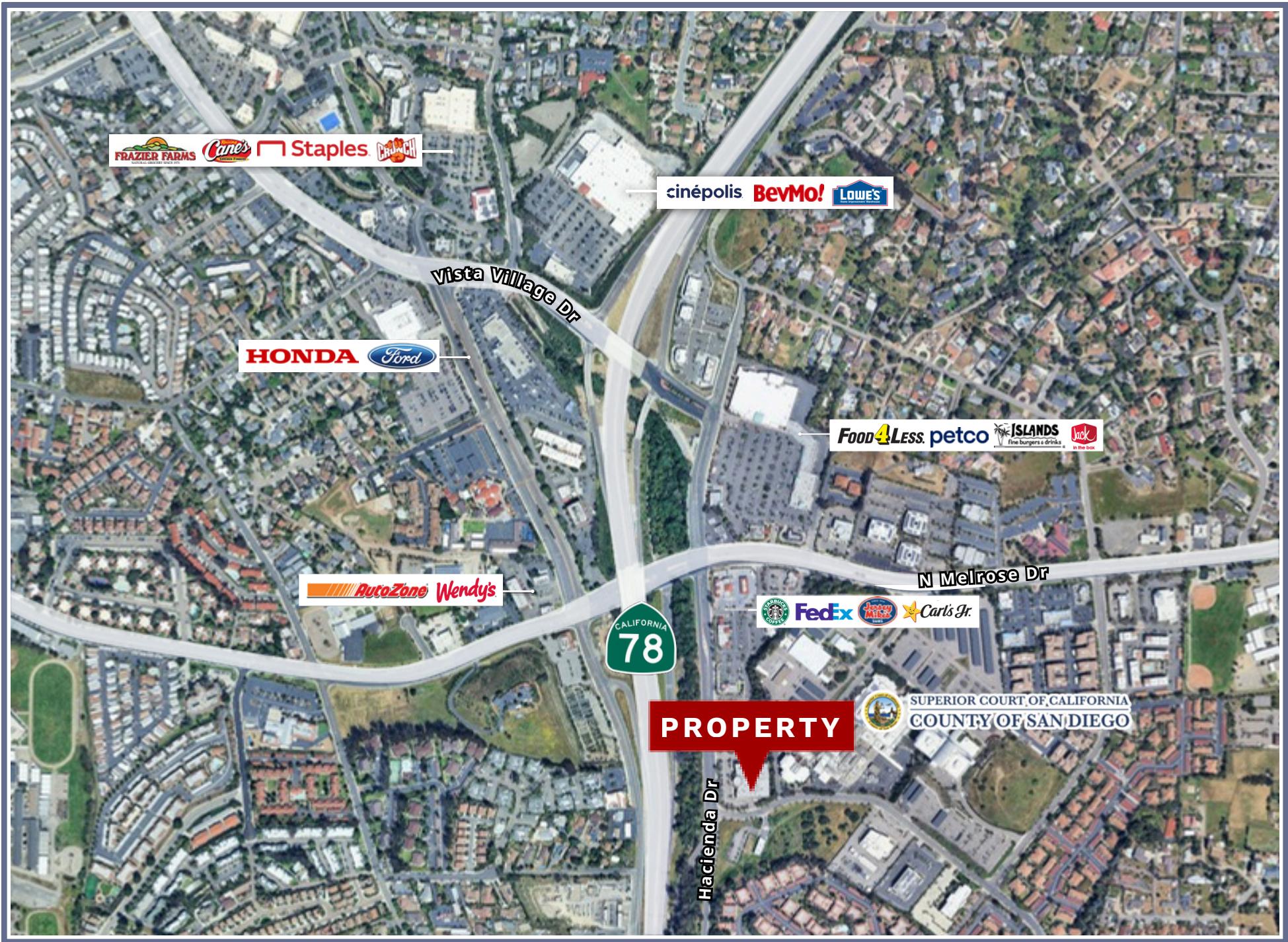


# Property Photos



# Property Photos





# Demographics



## Population

**5 MINUTES** 51,194

**10 MINUTES** 155,255



## Traffic Counts

**HIGHWAY 78** 133,873 ADT

**MELROSE DRIVE** 33,293 ADT



## Average HH Income

**1 MILE** \$113,937

**3 MILES** \$101,824

**5 MILES** \$106,686



# For More Information

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## \*DISCLAIMER

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