

FREESTANDING BUILDING FOR LEASE IN VISTA



FOR LEASE

220 Civic Center Dr, Vista, CA 92084

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PROPERTY SUMMARY

This freestanding two-story retail / office building is ideally situated in the heart of Downtown Vista, offering excellent visibility, flexible mixed-use zoning, and a rare opportunity to secure a private gated property with abundant parking in a high-demand submarket.

Address	220 Civic Center Dr, Vista, CA 92084
Building Size	1,098 SF
Lot Size	14,600 SF (0.38 Acres)
Property Type	Retail / Office
Subtype	Freestanding Two-Story Building
Zoning	MU / Mixed-Use
Lease Rate	Contact Agent

PROPERTY HIGHLIGHTS



Freestanding Two-Story Building

Standalone building offering privacy, visibility, and a distinct identity for a tenant.



Prime Downtown Vista Location

Located in a highly visible Downtown Vista setting with convenient access to surrounding retail, dining, services, and civic amenities.



Flexible Mixed-Use Zoning

MU / Mixed-Use zoning allows for a variety of professional office, retail, and service-based business uses.



Private Gated Parking Lot

Large private parking lot entirely enclosed by a perimeter gate, providing controlled access and rare surplus parking in a downtown core.



Functional Interior Amenities

Includes a kitchen and restroom on the first floor, plus a second restroom on the second floor.



Rare Low Building-to-Land Ratio

The property's low building-to-land ratio provides valuable outdoor area and abundant private parking, creating a unique leasing advantage in Downtown Vista

POTENTIAL USES



Professional Office



Boutique retail



Wellness / Beauty



Service Business



Creative Studio





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Why Vista



Central Location

Convenient access to I-15, SR-78, and surrounding North County markets.



Thriving Business Hub

Ideal for office, medical, and professional service users.



Convenient Amenities

Surrounded by dining, cafés, retail, and everyday services.



Parking & Access

Ample free parking with easy access from surrounding streets.



Investment Potential

Positioned within a strong, growing commercial corridor.



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

DEMOGRAPHIC SUMMARY	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

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

MINUTES TO KEY DESTINATIONS



Vista Civic Center /
City Hall



Downtown
Vista



SR-78



I-15



Escondido /
North County



Oceanside
Beach



Nearby Amenities

220 Civic Dr, Vista

BURGER KING **HARU MAMA** **Cane's** **chli's**
GRILL & BAR
FRAZIER FARMS **MIKO** **Epic Wings**
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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