

FOR LEASE: 350 E BROADWAY - VISTA, CA 92084

LOCATED IN HISTORIC DOWNTOWN VISTA

RETAIL/OFFICE BUILDING AVAILABLE: 2,500 SF





BROKER CONTACTS

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PREMISES OVERVIEW

STREET ADDRESS: 350 E Broadway

CITY: Vista, CA

BUSINESS PARK: Historic Downtown Vista

TOTAL SQUARE FEET: 2,500 Square Feet

WALK SCORE: Walkers Paradise (90)

LOT SIZE: 0.13 Acres

LOADING: Two (2) Grade Level Doors

POWER: Ample - Tenant to Verify

YEAR BUILT: Constructed in 1953

CLEAR HEIGHT: 14' Minimum

PARKING RATIO: 3.0/1000 SF - 7 Private Stalls Onsite
Street Parking + Adjacent Public Parking Lot

ZONING: SPI

LEASE RATE: \$2.35/SF NNN (NNN: \$0.50)

AVAILABILITY: Immediate

Call Brokers to Schedule Showing





SUBJECT PROPERTY
350 E Broadway

Public
Parking
Lot

S Indiana Ave

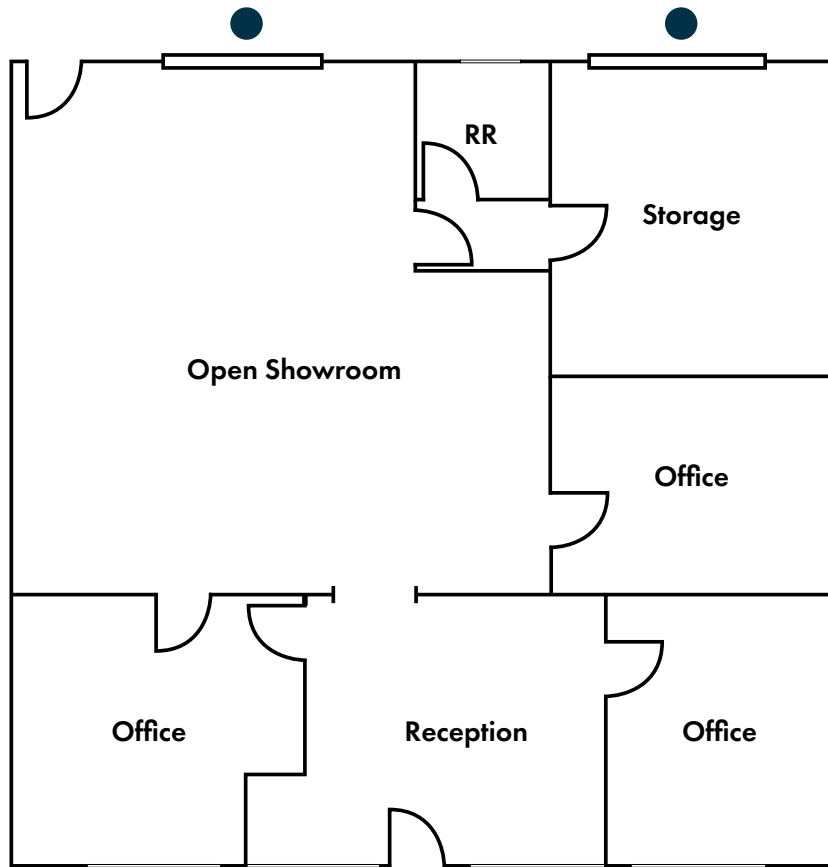
Vista Village Dr

Main St

E Broadway

S Citrus Ave

FLOOR PLAN



● = Grade Level Loading

-- = Window Line

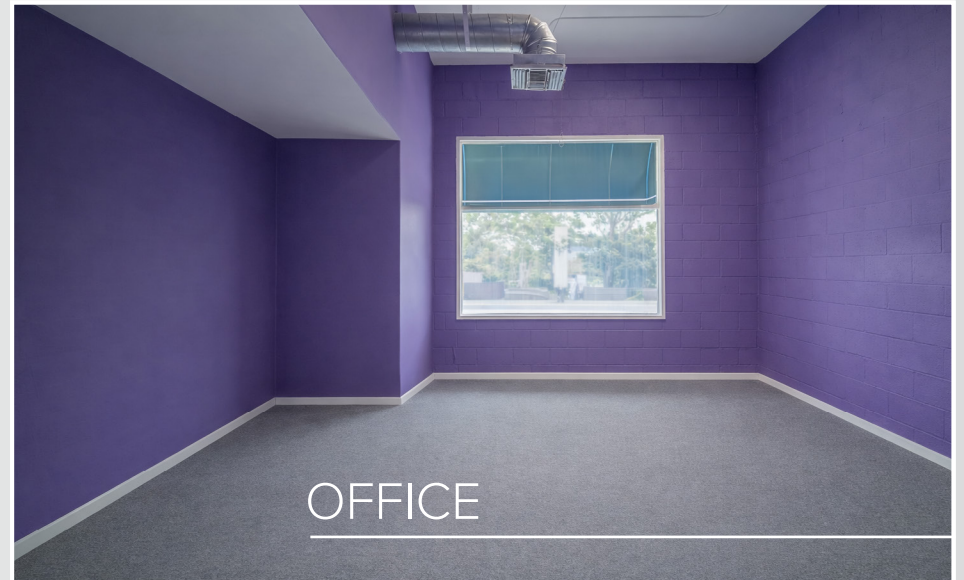




BUILDING INTERIOR



BUILDING INTERIOR



BUILDING EXTERIOR



CONCEPTUAL RENDERINGS



ABOUT VISTA



Dynamic Downtown Location

- Positioned along E Broadway in the heart of Downtown Vista
- Walkable to restaurants, breweries, retail, and daily amenities
- Strong daytime and evening foot traffic
- Surrounded by civic buildings and established local businesses



Ongoing Revitalization & Growth

- Continued public and private investment in Downtown Vista
- Streetscape enhancements and pedestrian-friendly improvements
- Active community events driving consistent traffic



Established Retail & Dining Corridor

- Steps from popular local restaurants and craft breweries
- Near the historic Avo Playhouse and cultural venues
- Vibrant mix of service retail, boutique storefronts, and professional offices
- Destination appeal within North County



Central North County Access

- Minutes to Highway 78
- Convenient access to I-5 and I-15 corridors
- Close to the North County Transit District SPRINTER line
- Central location serving both coastal and inland communities



DEMOGRAPHICS



Population

2025

28,018
1 MILE

132,985
3 MILE

239,235
5 MILE



Estimated Average
Household Income

2025

\$133,999
1 MILE

\$137,543
3 MILE

\$143,347
5 MILE



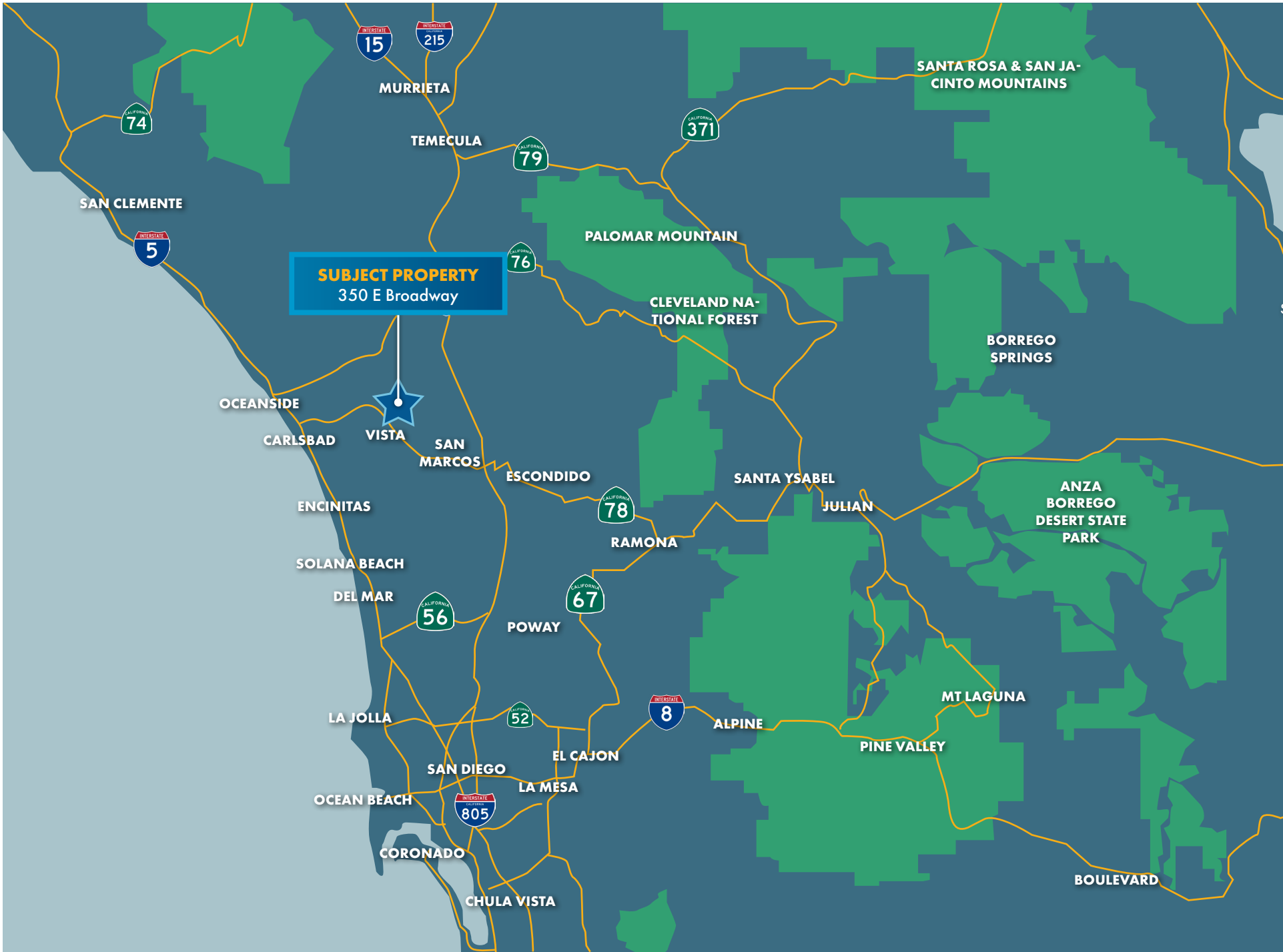
Estimated Total
Businesses

2025

1,082
1 MILE

4,261
3 MILE

9,727
5 MILE



SUBJECT PROPERTY
350 E Broadway

MURRIETA

TEMECULA

SANTA ROSA & SAN JACINTO MOUNTAINS

SAN CLEMENTE

PALOMAR MOUNTAIN

CLEVELAND NATIONAL FOREST

BORREGO SPRINGS

OCEANSIDE

CARLSBAD

VISTA

SAN MARCOS

ESCONDIDO

SANTA YSABEL

JULIAN

ANZA BORREGO DESERT STATE PARK

ENCINITAS

SOLANA BEACH

DEL MAR

POWAY

RAMONA

MT LAGUNA

LA JOLLA

ALPINE

PINE VALLEY

SAN DIEGO

EL CAJON

OCEAN BEACH

LA MESA

CORONADO

CHULA VISTA

BOULEVARD



New Multifamily Development



Paseo Pointe



cinépolis



the Rylan
Apts.



SUBJECT PROPERTY
350 E Broadway



VISTA MAGNET MIDDLE SCHOOL



Shaks
MEDITERRANEAN BISTRO

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