

COME JOIN

# THE HUB

±41,000 SF MULTI-TENANT SHOPPING CENTER FOR LEASE



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**Voit**  
REAL ESTATE SERVICES

# EXECUTIVE SUMMARY

Voit Real Estate Services, as exclusive advisor, is pleased to present, Vista Palomar Park, located at 3211-65 Business Park Drive, Vista, CA 92081. The ±41,000 square foot multi-tenant shopping center is in close proximity to Carlsbad, San Marcos, and Vista. The project sits in the heart of the business district and acts a major retail hub for the dense daytime population.

Vista Business Park, with over 25,000 employees, is the source of major traffic along Palomar Airport Road and Business Park Drive. The intersection sees ~40,000 cars per day passing to and from work. In addition to the already, massive workforce, Vista Palomar Park is at the center of 3 million square feet of newly proposed office and industrial development.

Under the new ownership of JS Western Retail Investments, Vista Palomar Park will continue to serve as a major hub for the proliferating workforce and offer a wider range of daytime options and post-work activities.

## PRICING:

**LEASE RATE: \$2.25 + NNN**



ONLY 0.25 MILES FROM TARGET!

WELLS FARGO

POSTAL ANNEX

re:form

submarino

7 ELEVEN

TACO BELL

Jack in the Box

STARBUCKS COFFEE

LIONSHED AVENUE

BUSINESS PARK DRIVE

PALOMAR AIRPORT ROAD

# THE HUB



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## PROPERTY FEATURES

- » **±41,000** SF Retail Neighborhood Center for Lease
- » **±873 SF - ±4,127 SF** Available
- » **Centrally Located** Between Carlsbad, San Marcos, and Vista
- » **Excellent Vista Retail Location** with Co-Tenants: Jack in the Box, 7-Eleven, Taco Bell, Submarina, Postal Annex, and Starbucks
- » **High Visible Center** with Excellent Daytime Population
- » **Close Proximity to Vista Business Park**, with Approximately 4.2 Million Square Feet of Planned Industrial and Office Development
- » **Easy Access to State Route 78**

RENOVATIONS COMING SOON



THE HUB

# TENANT OVERVIEW

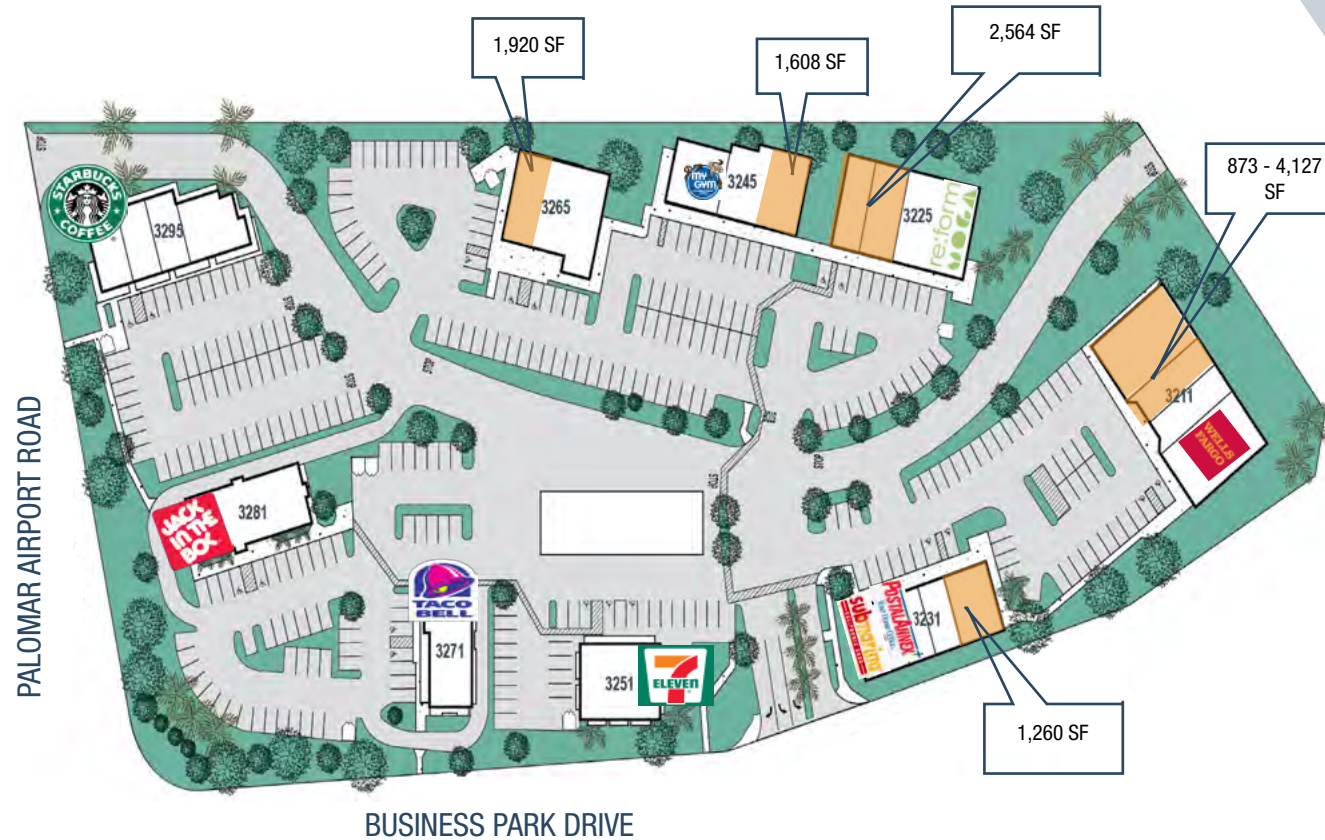
Vista Palomar Park presents a strong co-tenant base with National attention from Yum Brands (Taco Bell), Jack in the Box, Starbucks Coffee, 7-Eleven, Postal Annex, and Submarina. The daytime activity lends itself well to these restaurants and other businesses driven by daily necessities. This is the go-to retail hub for the area's immense daytime population. The growing number of employers offers opportunity to a new wave of restaurants and after work activities.



# THE HUB

## SITE PLAN & AVAILABILITIES

Suite	Tenant	Square Feet
3265-C	Available (Former Restaurant)	1,920
3265-B	Mexico Viejo	900
3265-A	Palomar Pizza and Pasta	1,610
3245-2	My Gym	2,800
3245-1	Available	1,608
3225-5	Reform Yoga	2,400
3225-4	Available	2,564
3251	7 Eleven	3,000
3271	Taco Bell	2,121
3281	Jack in the Box	2,636
3211-A/B	Available (Former Dentist Office)	3,254
3211-3	Available (Former Allstate)	873
3211-2	Ink Jet Lab	800
3211-1	Wells Fargo	3,254
3231-4	Submarina	1,260
3231-B	Chiropractor	990
3231-1	Available (Former Restaurant)	1,260
3295-3	Starbucks	5,580



# THE HUB

## NEW DEVELOPMENTS NEARBY



	Carlsbad Victory Industrial Park	Carlsbad Raceway Business Park
Square Feet	55,573 SF	272,430 SF Contiguous
Space	Flex	Flex
Developer	Badiee Development	RAF Pacifica Group
Est. Completion Date	Third Quarter 2017	Fourth Quarter 2017



# THE HUB

## DEMOGRAPHICS

DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population (2015)	8,890	79,000	222,082
Projected Population (2020)	9,263	82,289	231,196
Average Household Size	2.63	2.72	2.85
Median Household Income	\$82,972	\$85,336	\$88,495
Average Age	53	52	50
Median Home Value	\$408,030	\$499,978	\$546,631

TRAFFIC COUNTS	ADT
Palomar Airport Business Park Drive	±40,895
Bus Park Drive Linda Vista Drive	±13,403
Keystone Way Scott Street	±1,371
Poinsettia Avenue Corporate View	±8,973
Palomar Airport Road Pso Valindo	±37,501

## QUICK STATS 5 MILE RADIUS (2015)

222,082 RESIDENTS



76% are over the age of 25



82,917  
Households



\$88,495  
Median Household Income

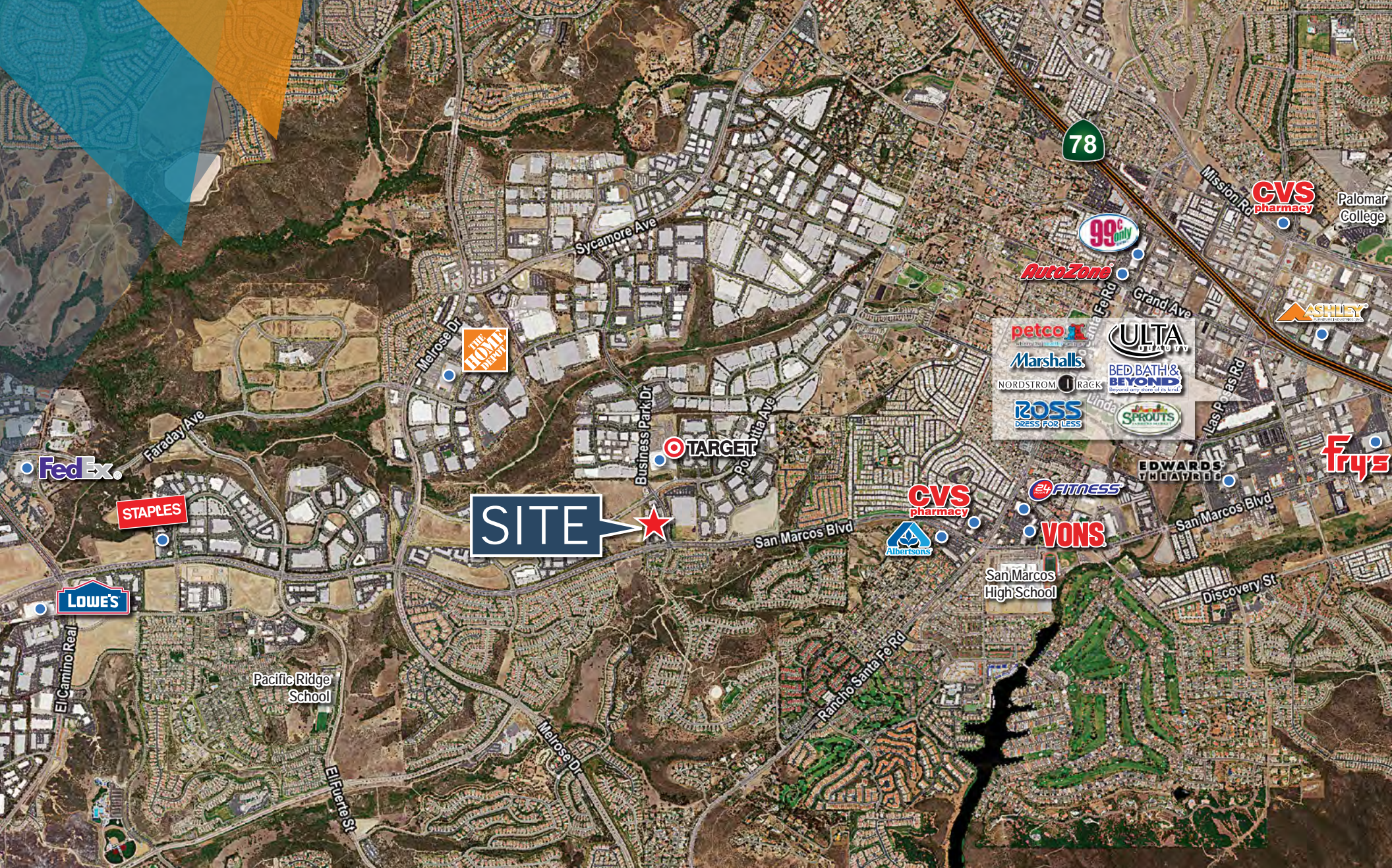


\$546,631  
Median Home Value



61%  
College Educated





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