



110

Civic Center Dr, Suite 209, Vista, CA 92084

±600-900 SF Office / Retail Condo For Lease or Sale

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**PACIFIC COAST
COMMERCIAL**

SALES - MANAGEMENT - LEASING

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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 (For Lease)

Suite 209 : \$1,500/Month (For Lease or Sale)



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

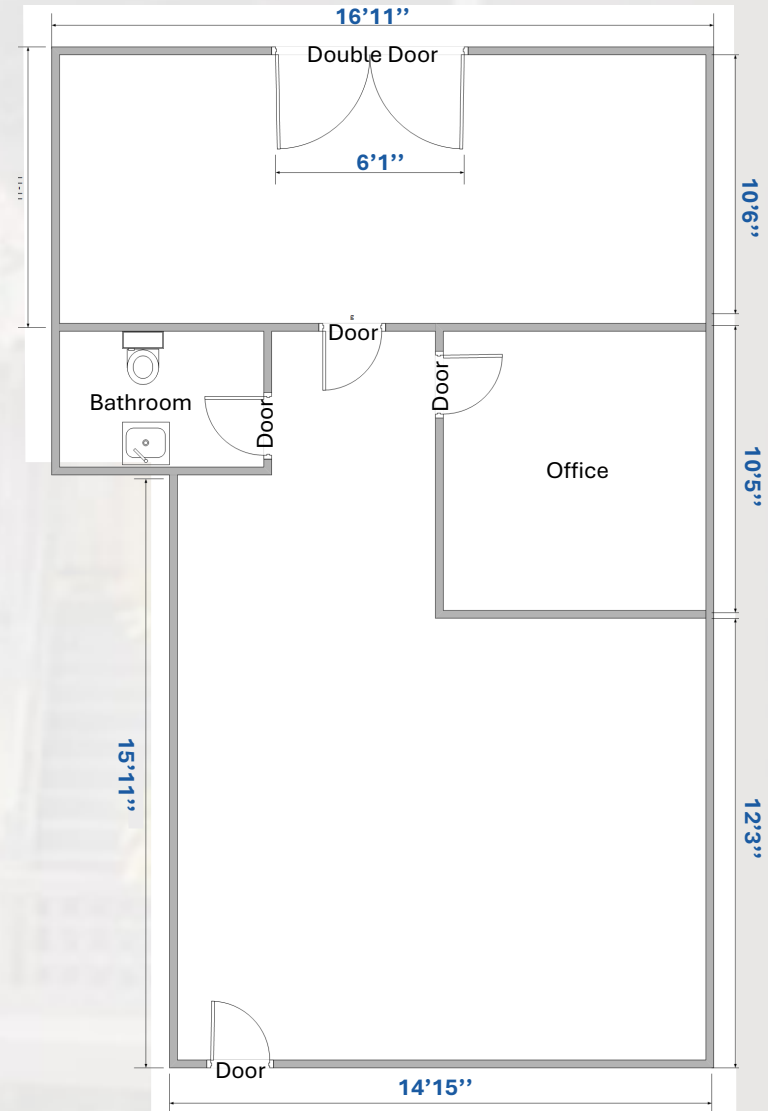
- ± 600 SF
- 2nd Floor Walk-Up
- Vacant
- Direct Entry
- Private Bathroom
- Reception Area
- 2 (Two) Offices
- 2 (Two) Entrances



Lease Rate: \$1,500/Month
Sale Price: Contact Agents



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



110 Civic Dr, Vista

BURGER KING HARU MAMA Cane's GRILL & BARI chili's FRAZIER FARMS MIKO Epic Wings Wave 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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