

FOR LEASE

THE HUB AT VISTA PALOMAR PARK: PREMIER RETAIL OPPORTUNITY



3211-3265 Business Park Drive, Vista, CA 92081

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The HUB at Vista Palomar Park



PROPERTY ADDRESS

3211-3265 Business Park Drive
Vista, CA 92081



AVAILABILITY

± 800-4,050 SF
Retail / Office Space



PROPERTY SIZE

± 27,650 SF
Neighborhood Retail Center



LIST PRICE

Contact Agents for
Lease Details



PROPERTY HIGHLIGHTS

- Centrally located between Carlsbad, San Marcos, and Vista.
- Strategically next to a dense business park corridor with immediate access to 100,000+ daytime employees.
- Positioned adjacent several affluent neighborhoods
- Strong weekday breakfast, lunch and services demand from business park corridor makes for dual customer base.
- Affluent residential neighborhoods driving evening and weekend traffic.
- Curated tenant mix: food, wellness, and service-oriented tenants.
- Local, regional and national brands such as Starbucks, 7-11, Jack in the Box, Ichiban Japanese, My Gym, Star Nail Salon, Poke Jaws.
- Designed to support daily visits and cross-shopping.
- Prominent street frontage with 32,200 avg daily traffic.
- Easy access at signalized corner.
- Abundant parking directly in front of tenants.
- Adjacent high traffic locations include Target, San Marcos High School, Carlsbad Airport, Lowes, and more.



ZONING

Vista Business Park Specific Plan "A" ([View Link](#))

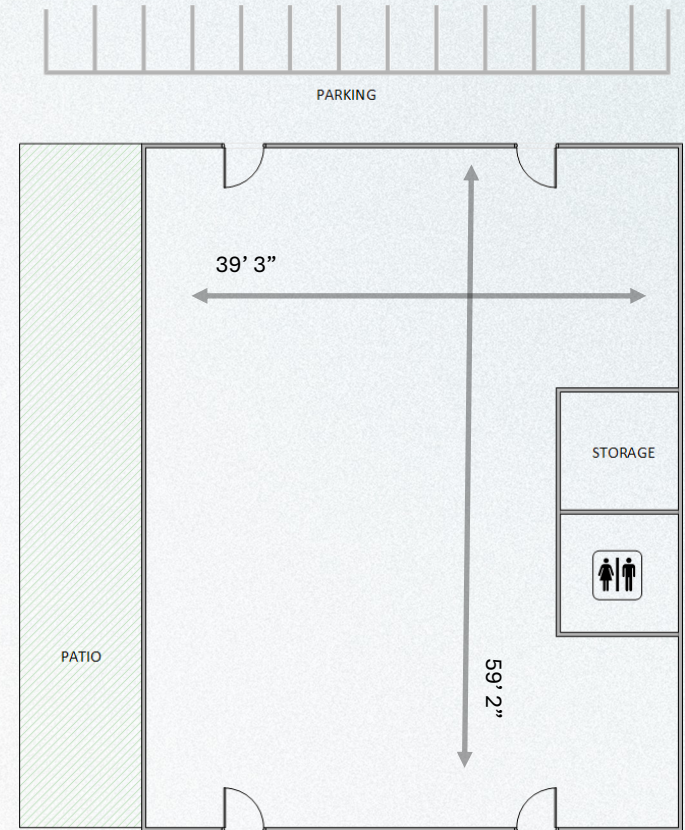


Availability 3225 Building

SUITE 3225-2: Approx. 2,361 SF
(820 SF Patio)

Glass-lined suite offering an open floor plan with strong potential for restaurant conversion or fitness use. The location includes existing plumbing, a nearby grease interceptor, and access to significant patio space and an outdoor grass area.

Floor Plan is Not Fit to Scale; for Reference Purposes Only.



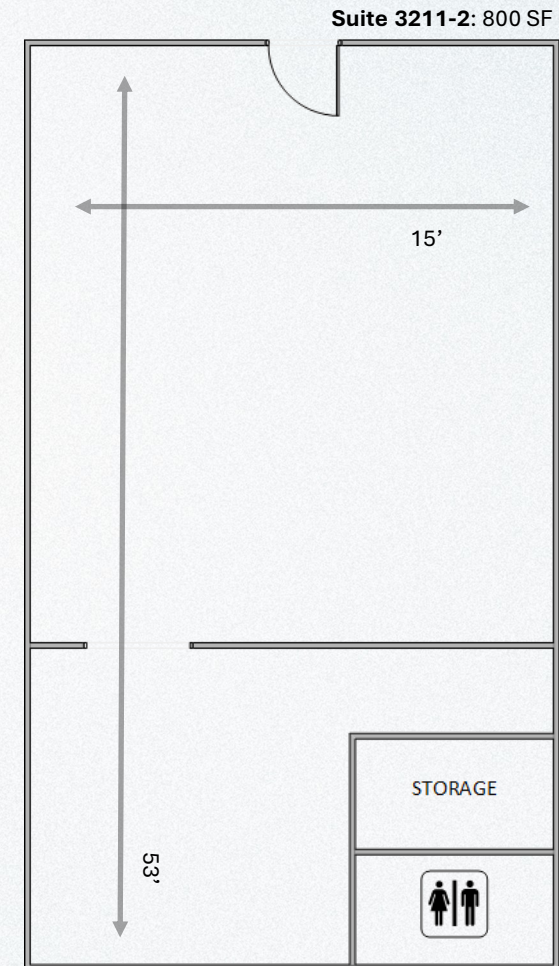
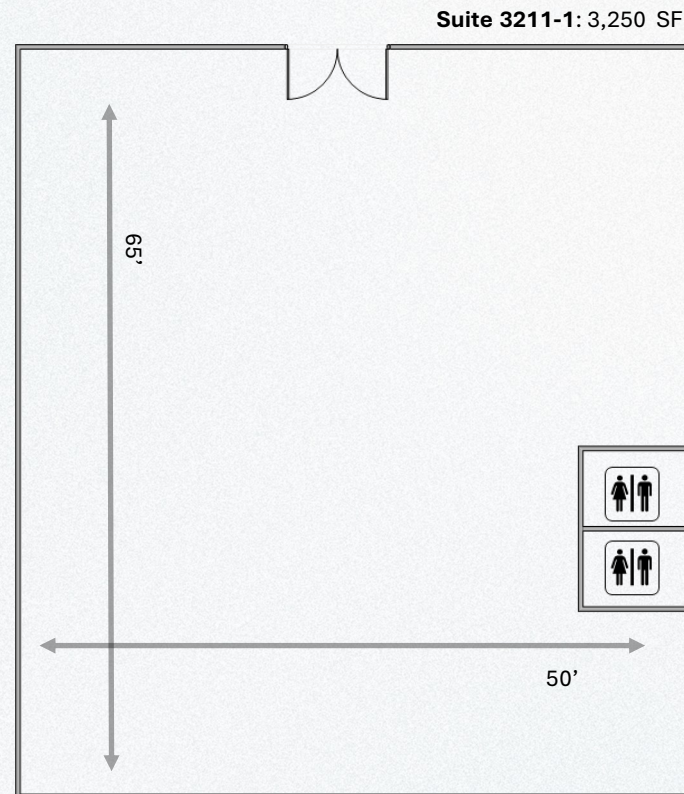
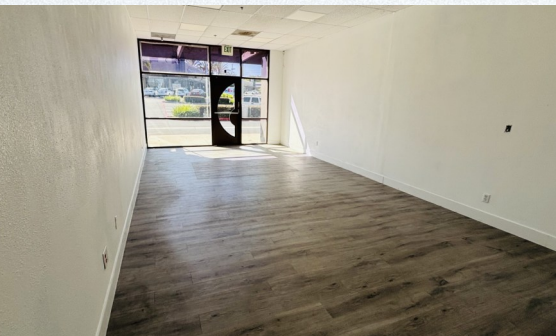
Availability 3211 Building

SUITE 3211-1: Approx. 3,250 SF

Prominent end-cap space, formerly occupied by Wells Fargo, features extensive window lining that provides natural light and high visibility to passing traffic. The versatile footprint and glass-lined exterior offer significant potential for medical or dental office conversion. Potential to combine with Suite 3211-2.

SUITE 3211-2: Approx. 800 SF

Currently configured with an open-concept layout, this efficient space is well-suited for a variety of boutique retail, service-oriented, or fitness uses. Potential to combine with Suite 3211-1.



Restaurant Availability 3211 & 3225 Buildings

- SUITE 3225-1: Approx. 3,564 SF** Fully equipped 2,484 SF 2nd-generation restaurant featuring an existing hood and grease trap for a seamless transition. Currently occupied by the Brunch Point, the space features an open front and a dedicated outdoor patio area for dining.
- SUITE 3211-B3: Approx. 2,484 SF** Turnkey 2,484 SF 2nd-generation coffee shop featuring existing cafe infrastructure for a fast launch. This highly versatile layout includes approximately 800 SF of separate, walled-off open area, perfect for a private event room. The space can be demised to fit smaller footprints. Ideal for a cafe, coffee shop, specialty retailer, or food use looking for a highly adaptable layout.

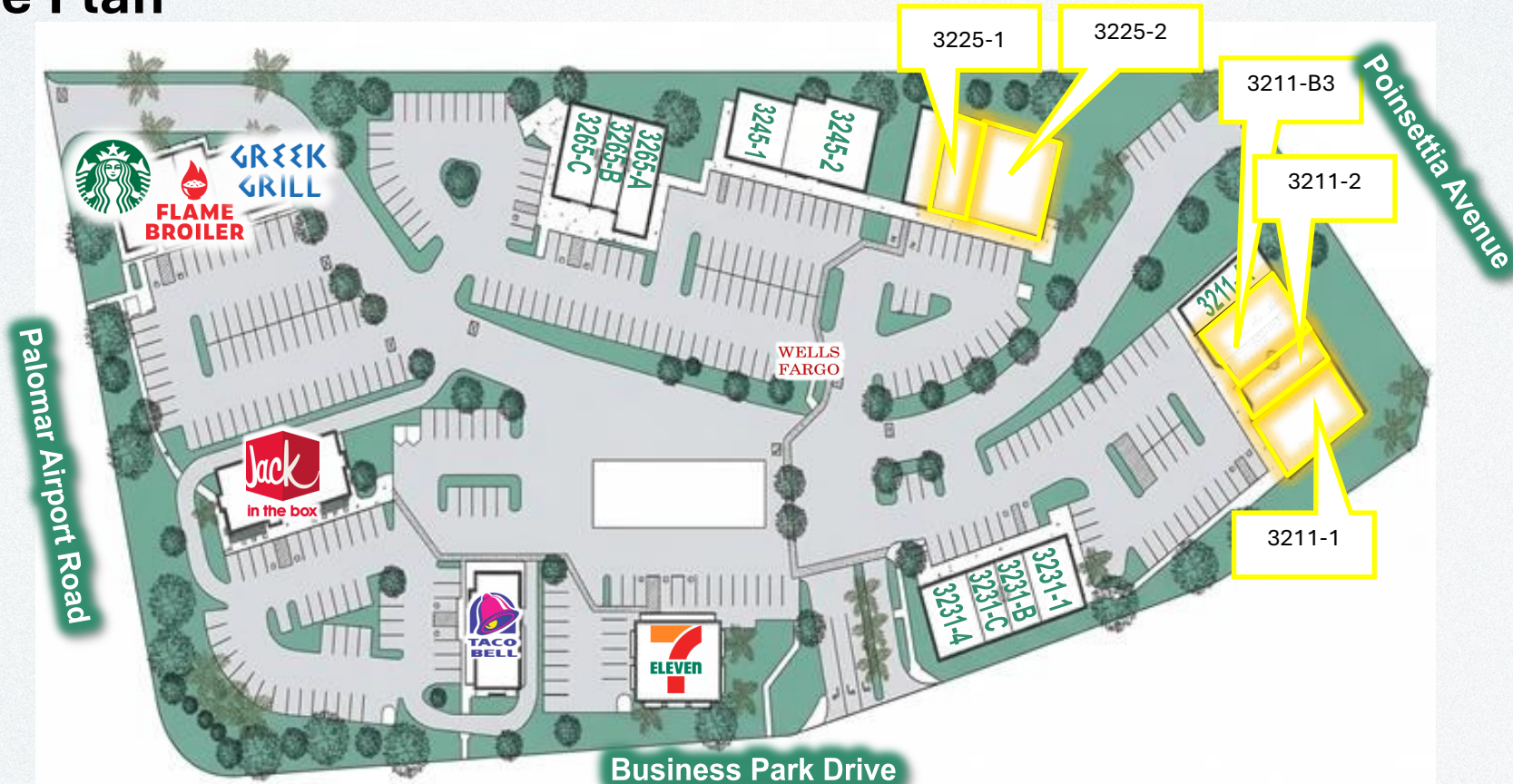


Directory

3211 Business Park Drive	Tenant
3265-A (1,610 SF)	Glutenus Maximus Bakehouse
3265-B (900 SF)	Mexico Viejo
3265-C (1,920 SF)	Ichiban
3245 Business Park Drive	Tenant
3245-1 (1,720 SF)	Poke Jaws
3245-2 (2,800 SF)	My Gym Children's Fitness Center
3225 Business Park Drive	Tenant
3225-1 (3,564 SF)	AVAILABLE
3225-2 (2,361 SF)	AVAILABLE

3211 Business Park Drive	Tenant
3211-1 (3,250 SF)	AVAILABLE
3211-2 (800 SF)	AVAILABLE
3211-A (1,627 SF)	Bleach & Brawn
3211-B3 (2,484 SF)	AVAILABLE
3231 Business Park Drive	Tenant
3231-1 (1,374 SF)	Star Nail Salon
3231-B (990 SF)	Mark Elliot Chiropractor
3231-C (990 SF)	Postal Annex
3231-4 (1,260 SF)	Perfect Subs

Site Plan



Property Overview

Vista Palomar Park is a neighborhood retail center located along the busy Palomar Airport Road corridor in Vista, serving nearby residential communities and business parks. The property offers strong visibility and convenient access, attracting steady local and commuter traffic. Its mix of retail, dining, and service tenants makes it a convenient everyday shopping destination for the surrounding area.



The HUB at Vista Palomar Park



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DEMOGRAPHIC



129,340

5-Mile Employees



241,388

5-Mile Total Population



\$151,161

5-Mile Avg. HH Income



\$982,041

5-Mile Median Home Value



\$3.5B

5-Mile Consumer Spending

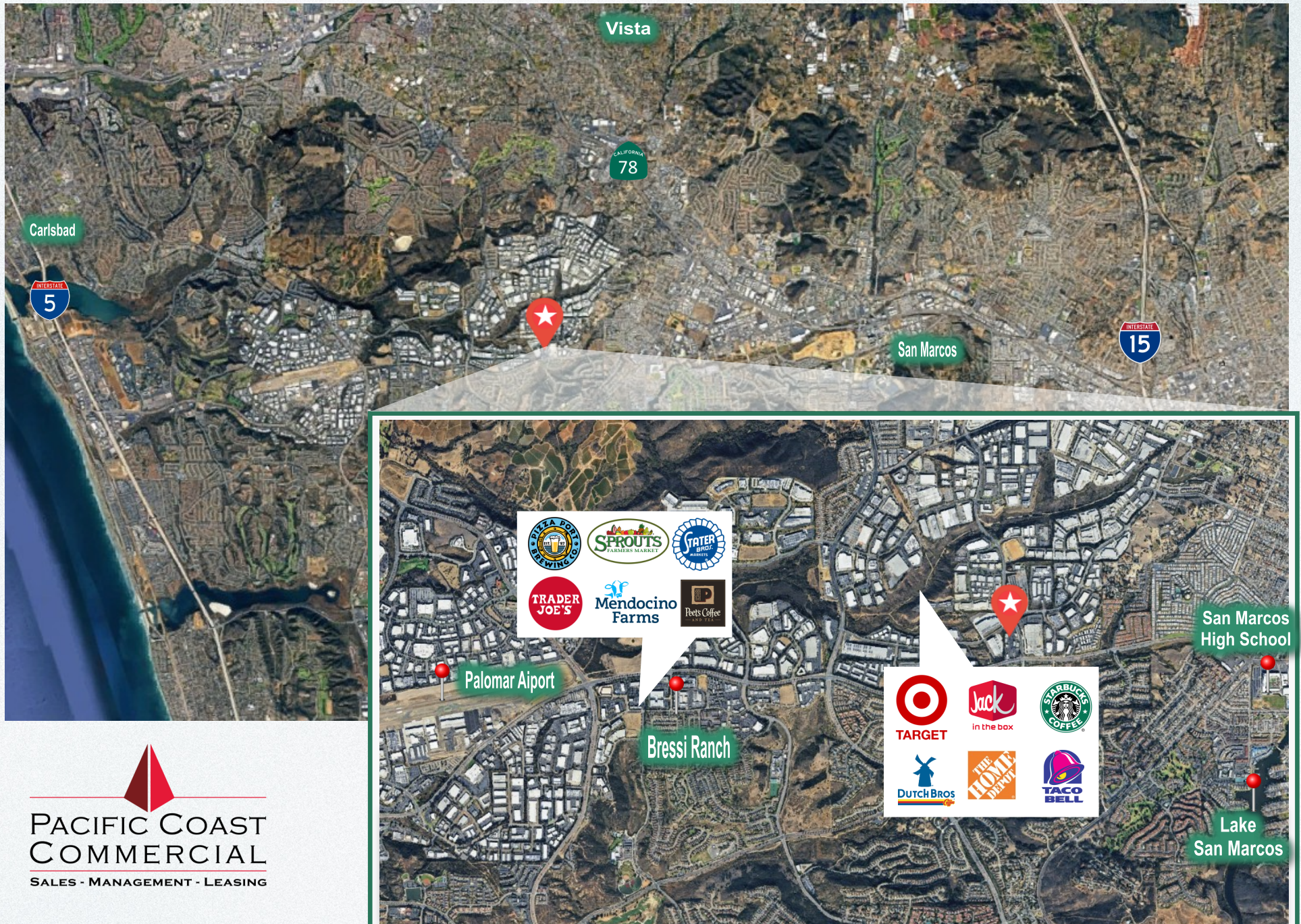
	1 MILE	3 MILE	5 MILE
2025 Population	7,214	89,855	241,388
2030 Population	7,226	90,063	242,223
Median Age	33.5	37.5	38.7
Avg HH Income	\$151,344	\$143,324	\$151,161
Median HH Income	\$118,484	\$113,541	\$120,780
Consumer Spending	\$116.3M	\$1.3B	\$3.5B
2025 Households	2,820	32,831	84,653
Owner Occupied	2,217	21,149	53,375
Renter Occupied	611	11,733	31,486
Median Home Value	\$821,204	\$918,990	\$982,041
Median Year Built	1977	1990	1990
Businesses	802	7,417	14,844
Employees	10,973	66,864	129,340

LOCAL MARKET OVERVIEW

Vista is a growing North County San Diego commercial market that leverages its central location along key highway corridors and competitive value compared to coastal neighbors to attract investment. This continues to fuel strong demand across the industrial, flex, and retail sectors, supported by a diverse economic base.

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LOCATION & AMENITIES



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