

SUB-LEASE OPPORTUNITY

RetailNet
REAL ESTATE

VISTA, CA

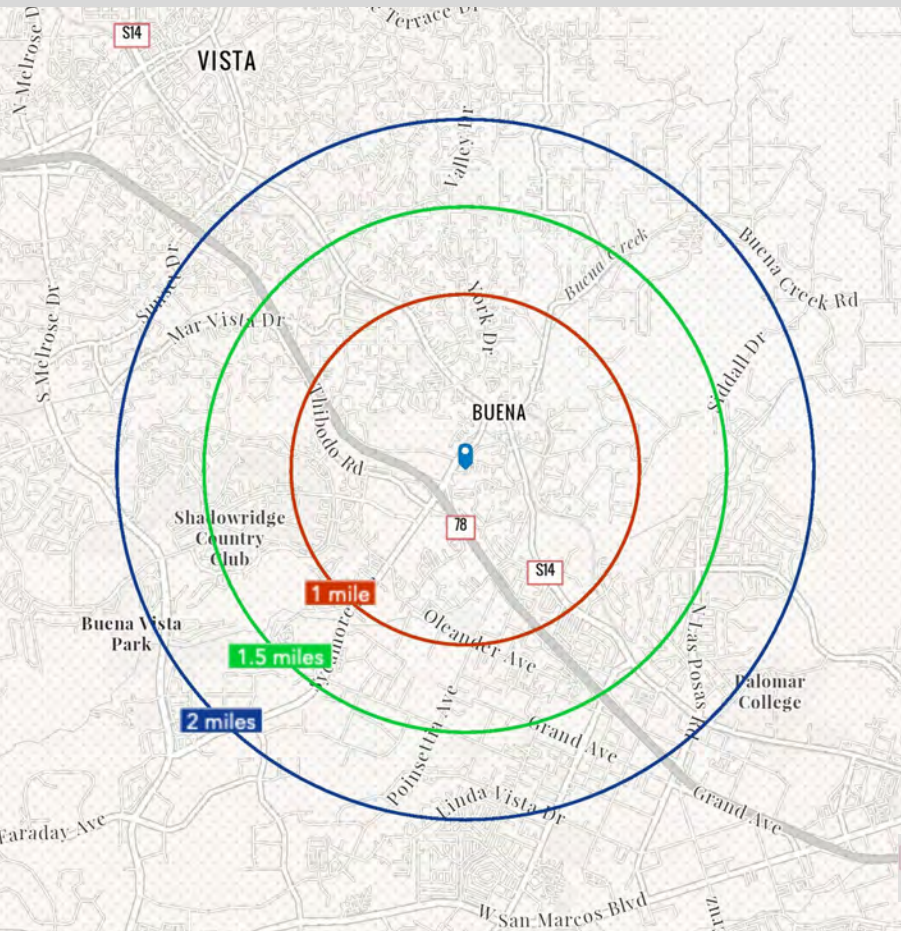
Walgreens #9389

± 14.8K SF | \$240K/yr, MG + DT | Oct '31

310 SYCAMORE AVE



Vista, CA



'24 Estimates	1 mile	1.5 miles	2 miles
Population	14,081	27,625	45,387
Households	4,750	9,217	14,978
Avg. HH Inc.	\$109,492	\$118,986	\$123,522
Sycamore Ave – Daily Traffic Count Estimate	33,195 VPD		
Lobelia Dr – Daily Traffic Count Estimate	7,800 VPD		

310 Sycamore Ave

Property Overview

- **Rent.** \$240K/yr, MG (inclusive of RET; R&M, ins., utilities separate)
- **Master Lease Expiration.** 10/31/31
- **Walgreens Premises.** ±14,820 SF + drive-thru
- **Signage.** Building + shared monument
- **Year Built.** 2006
- **Intersection.** Signalized
- **Parking.** ± 61
- **Access.** FI/FO on Lobelia Dr; Extended RI/RO on Sycamore Ave
- **Zoning.** Specific Plan Implementation “SPI” (North County Square Specific Plan – Planning Area 5c) – [Permitted Use Info \(p. 194\)](#)
- **Prohibited Uses.** Pharmacy
- **Flood Zone.** X

Location Overview

- ~35 mi north of San Diego, just east of Oceanside.
- Destination and neighborhood retail trade area. Nearby tenants include Target, Walmart Supercenter, LA Fitness, Michael’s, Old Navy, Starbucks & Aldi
- 2-mi population density of ~45K
- Avg HH income of ~\$125K





LIVING SPACES

Walmart

Firestone
COMPLETE AUTO CARE

ALDI

Burlington

RIT
OUTLET

planet
fitness

MATTRESS
FIRM

Starbucks

Carls Jr.

7-
ELEVEN

Michaels

ROSS
DRESS FOR LESS

OLD NAVY

Target

rubios

PANDA EXPRESS

Red Star

LA FITNESS

Shell

Sycamore Ave - 33,195 VPD

78

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LA FITNESS



78



Sycamore Ave - 33,195 VPD



OLD NAVY

ROSS
DRESS FOR LESS

Michaels

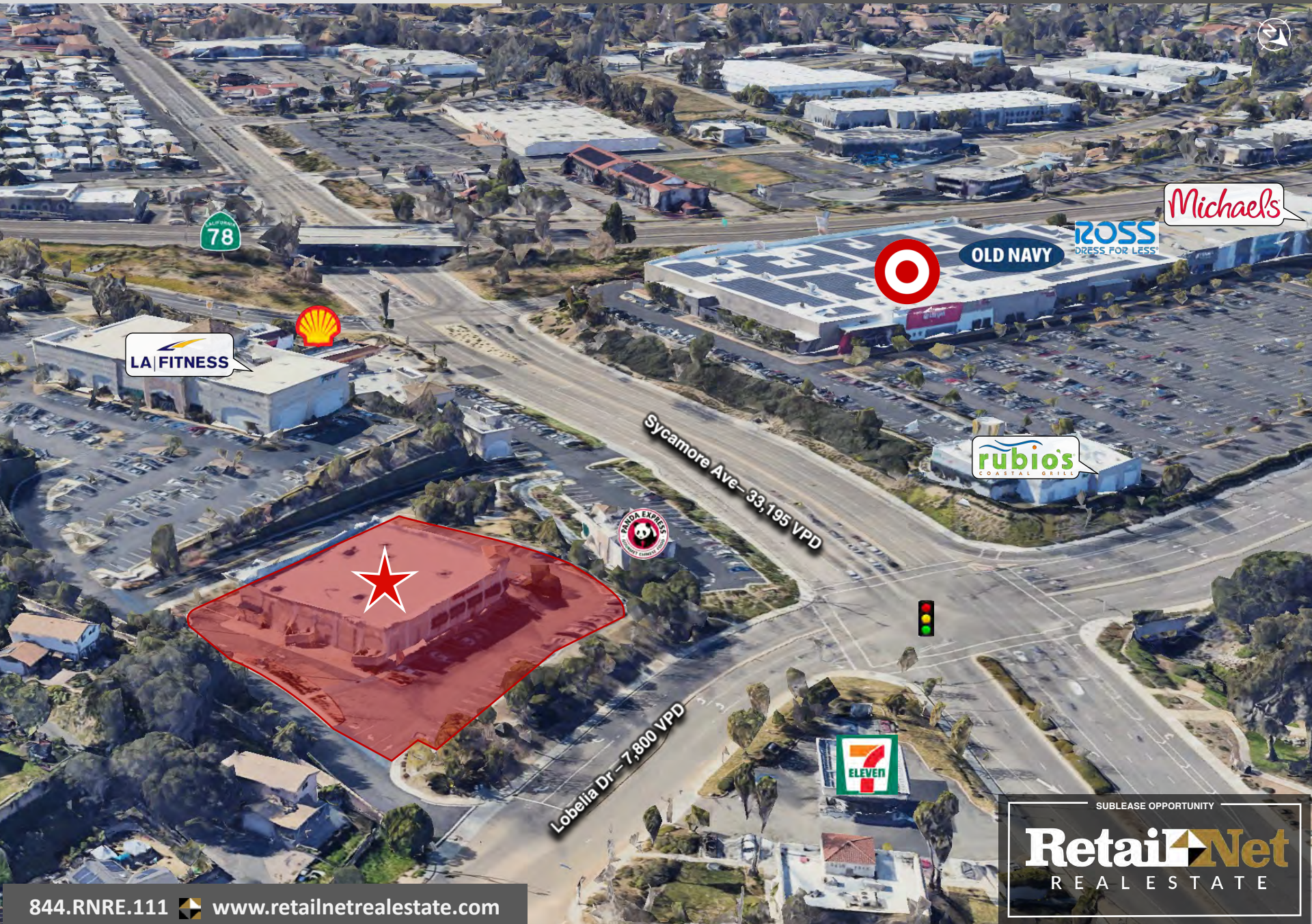
Lobelia Dr - 7,800 VPD

rubio's
COASTAL GRILL



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Sycamore Ave - 33,195 VPD

Lobelia Dr - 7,800 VPD

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310 Sycamore Ave



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310 Sycamore Ave





SUB-LEASE TERMS

SUGGESTED RENT*

\$240,000/yr, modified gross
(inclusive of RET; R&M, insurance, utilities separate)

TERM

10/31/31 *(Co-terminus with master lease)*

DELIVERY

“As-Is”

OFFERS EVALUATED AS RECEIVED

**Price + terms, along with all offers, are subject to approval of Walgreen Co.'s Real Estate Committee*

CONTACT

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