

FOR SALE OR LEASE

830 East Vista Way, Vista 92084

14,826 sq ft retail space 47,538 sq ft lot (1.09 acres)



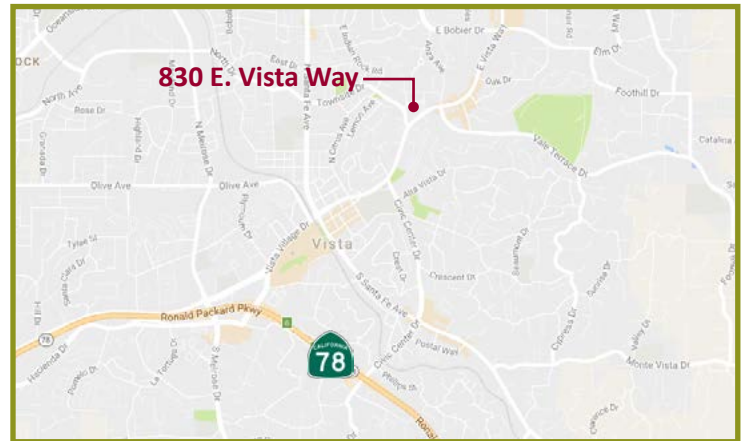
BACK TO NEW LISTINGS



PROPERTY:	830 East Vista Way
Building Size:	14,826 sq ft of retail space
Lot Size:	47,538 sq ft (1.09 acres)
APN:	176-012-25,176-012-26

PROPERTY HIGHLIGHTS

- Well located high visibility retail / office building on Vista Way
- Ample Parking
- Easy Access to 78 fwy
- High Growth Area of Vista
- East Vista Way 42,500 cars per day
- Solar Panels – Low Utility Cost
- SBA Owner/User Opportunity with 10% down and 7,500 SF Occupancy (Please Inquire)



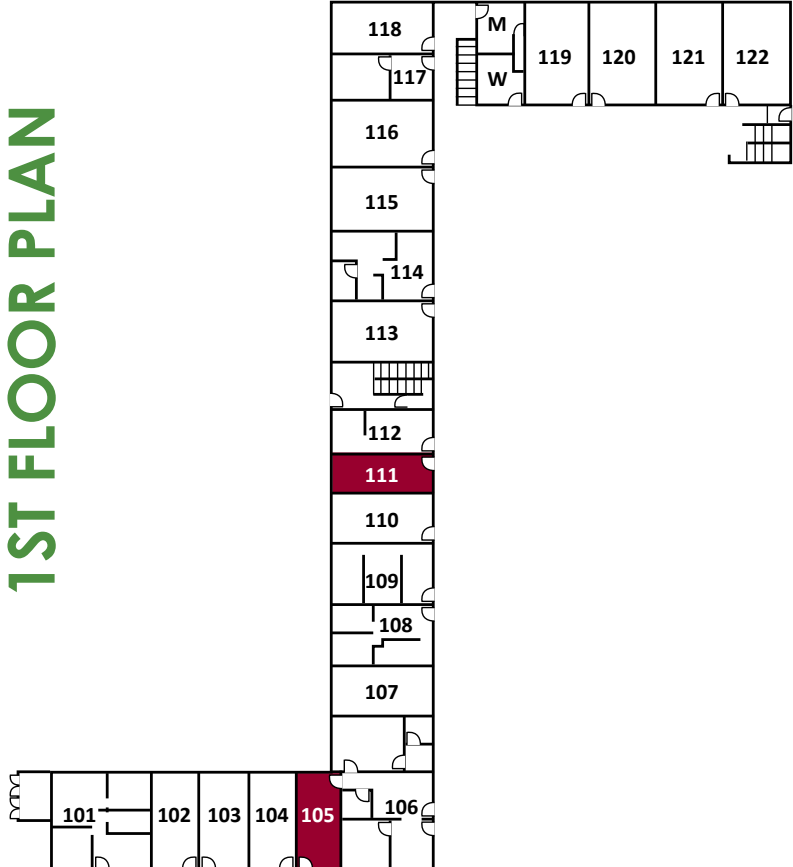
For more information , please contact:

BLAIR HAVENS
760-929-8134
bhavens@lee-associates.com
CalBRE Lic # 01852442

Lee & Associates, Inc. -NSDC
1900 Wright Place, Suite 200
Carlsbad, CA 92008
T: 760-929-9700 F: 760-929-9977

LEE & ASSOCIATES®
COMMERCIAL REAL ESTATE SERVICES

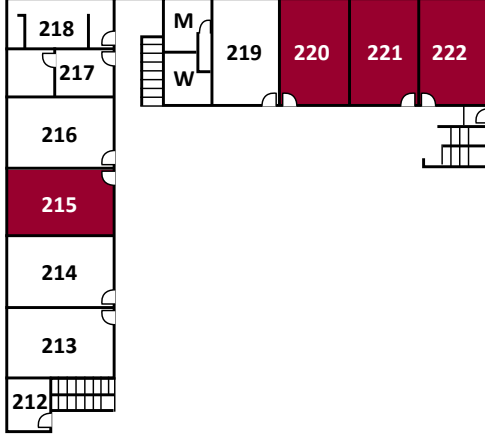
1ST FLOOR PLAN



SUITE	TENANT
101	B & B Botanica
102	Salud Es Oro (Herbalife)
103	Monte de Zion-Libr. Cristiana
104	Linda's Fashions
105*	VACANT - 305 SF
106	Farmers Insurance Group / Merlin Properties - Leasing Office
107	78 Sign Company
108	Comforcare Senior Services
109	Comforcare Senior Services
110	Comforcare Senior Services
111*	VACANT - 300 SF
112	Shoe Plaza II
113	Shoe Plaza II
114	WN Plus Tax Service
115	Game Mart
116	AA - Oficina Intergrupal
117	R & L Landscape
118	Viridian
119	Shoe Plaza
120	Julie's Hair Salon
121	Pool Care Done Right
122	Grupa Nueva Vida AA

*** 1st Floor Lease Rate: \$1.75/SF/month plus utilities**

SUITE	TENANT
212	Ocean Fence Company
213	Images by Train Photography
214	Cybertech
215**	VACANT - 470 SF
216	Brothers in Arms Security
217	Brothers in Arms Security
218	Brothers in Arms Security
219	Serenity Massage
220**	VACANT - 470 SF
221**	VACANT - 470 SF
222	Antonio's Band (month-to-month) - 470 SF



2ND FLOOR PLAN

*** 2nd Floor Lease Rate: \$1.25/SF/month plus utilities**



Lee & Associates, Inc. -NSDC
 1900 Wright Place, Suite 200
 Carlsbad, CA 92008
 T: 760-929-9700 F: 760-929-9977

BLAIR HAVENS
 760-929-8134
 bhavens@lee-associates.com
 CalBRE Lic # 01852442

FOOD & DRINK

- 1. Allen's Alley
- 2. Curbside Cafe
- 3. Mother Earth Brew Co.
- 4. The Yellow Deli
- 5. Frasier Farms
- 6. Lush Coffee & Tesa
- 7. Vista Way Cafe
- 8. Scotland Yard - The Pub

BANK

- 9. Bank of America

EDUCATION

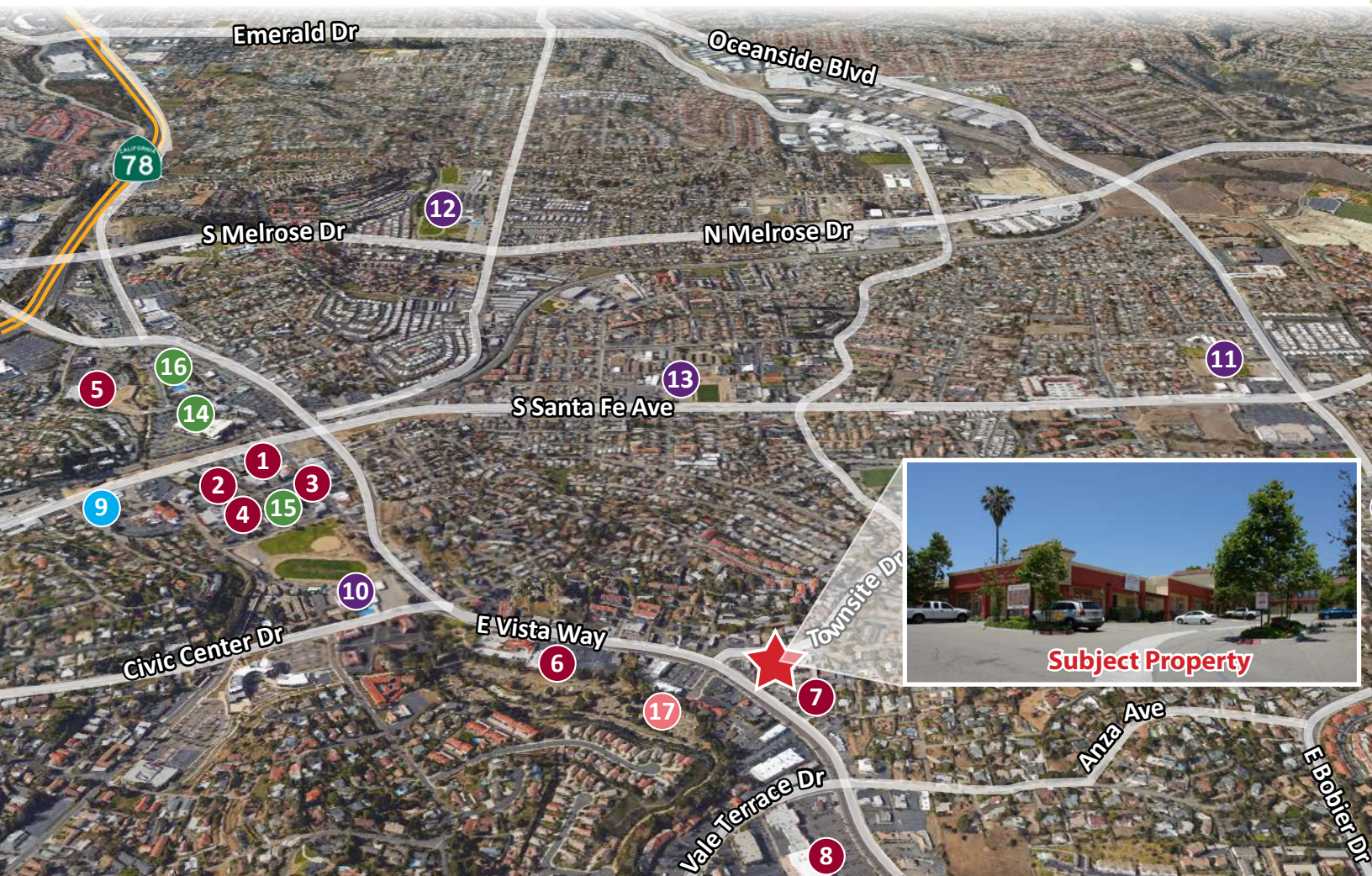
- 10. Vista Magnet School of Science, Technology & Math
- 11. Bobier Elementary
- 12. Washington Middle School
- 13. Vista Academy Performing Arts

RECREATION

- 14. Cinépolis Vista
- 15. Yoga Vista
- 16. The Wave Waterpark

NEW DEVELOPMENTS

- 17. Future Site of 200 Luxury Townhomes



Lee & Associates, Inc. -NSDC
1900 Wright Place, Suite 200
Carlsbad, CA 92008
T: 760-929-9700 F: 760-929-9977

BLAIR HAVENS
760-929-8134
bhavens@lee-associates.com
CalBRE Lic # 01852442