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1280
LIBERTY WAY
VISTA, CA 92081



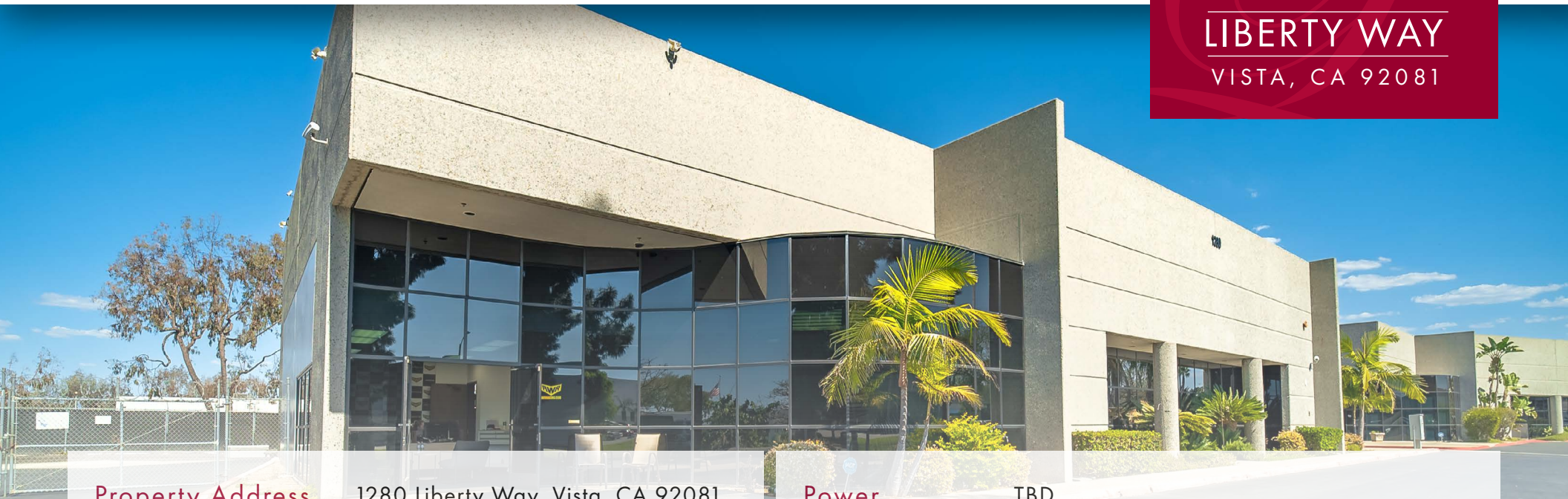
FOR SALE

13,620 SF INDUSTRIAL BUILDING

OWNER-USER OPPORTUNITY WITH INCOME IN PLACE

PROPERTY FEATURES

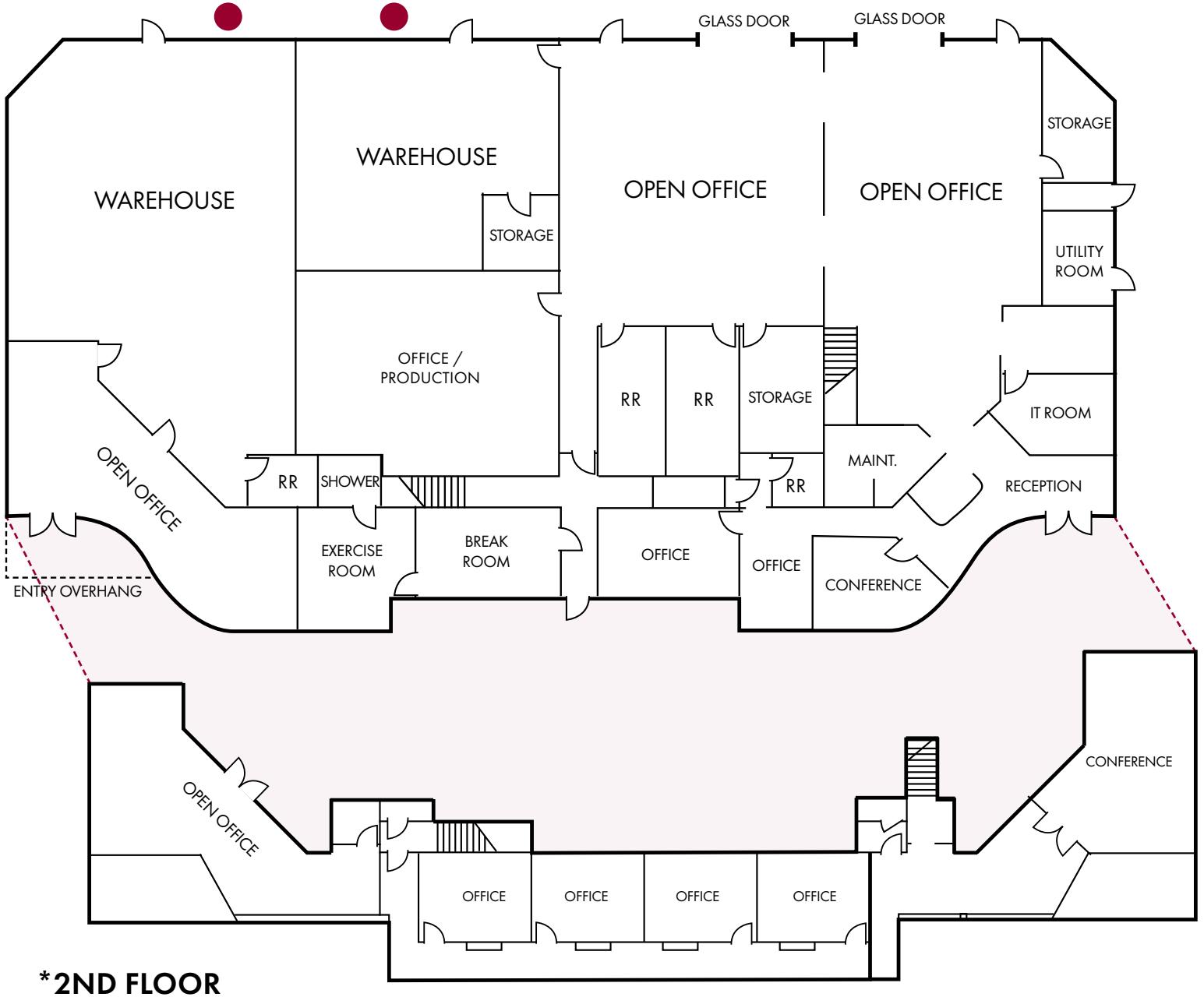
1280 LIBERTY WAY
VISTA, CA 92081



Property Address	1280 Liberty Way, Vista, CA 92081	Power	TBD
Building Size	13,620 SF	Parking	2.20/1,000 SF (30 Spaces)
Office	Approx. 75%	Sprinklers	Yes
Clear Height	21’	Zoning	SP-VBP
Loading	2 Grade Level Doors (2 Glassed - In Doors)	Existing Lease	Suite A (3,300 SF) is leased to AWR Racing, Inc. through September 30, 2028. Landlord has the right to terminate the lease with a 60-day notice. Current rent is $5,280/month.

SALE PRICE: $3,600,000 ($264/SF)

FLOOR PLAN

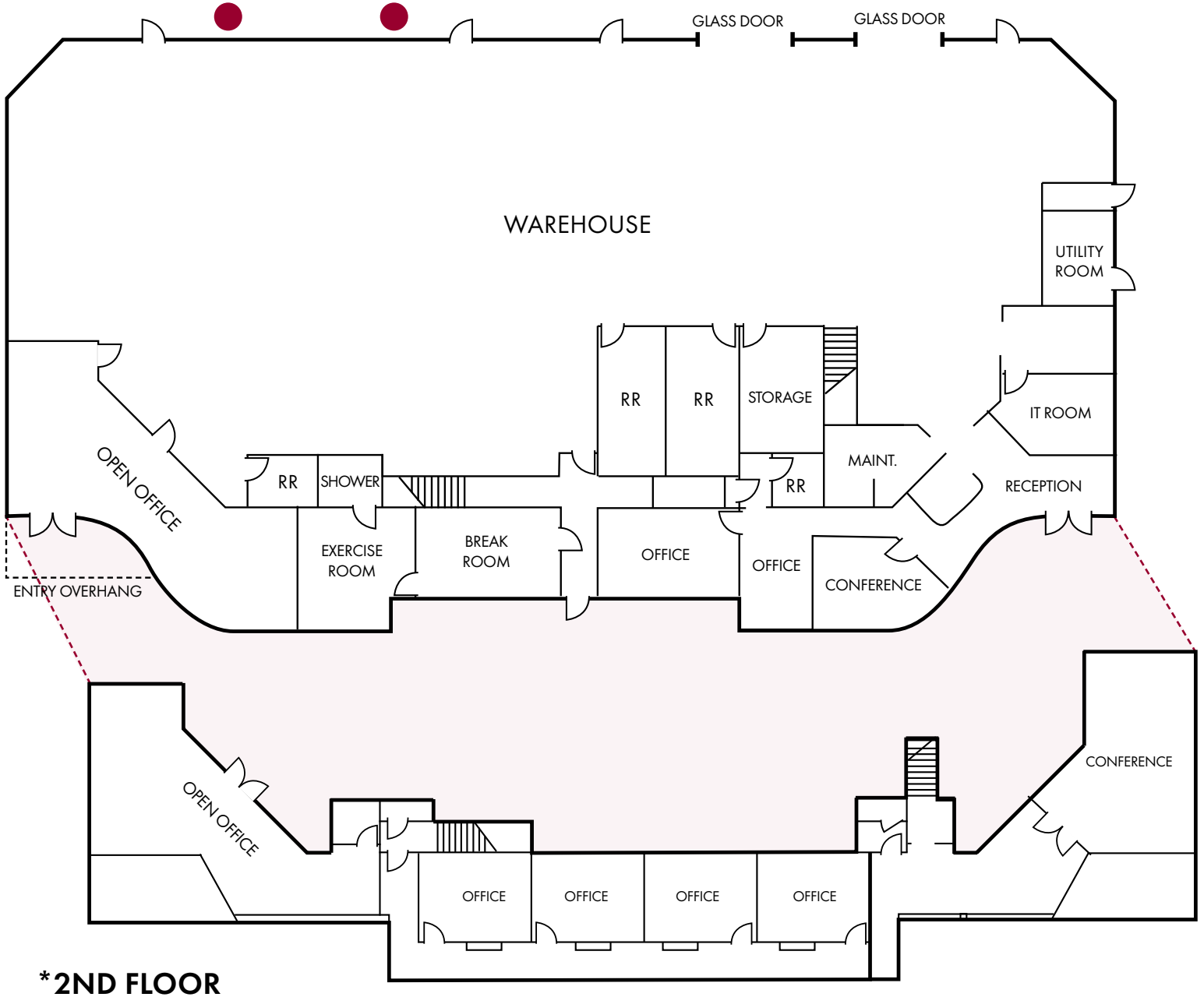


● = GRADE LEVEL DOOR

*NOT TO SCALE

*2ND FLOOR

CONCEPTUAL FLOOR PLAN



= GRADE LEVEL DOOR

**NOT TO SCALE*

***2ND FLOOR**

SITE PLAN


AWR Racing, Inc.
3,300 SF
Lease Expires 9/30/2028.
Landlord has the right to terminate the lease with a 60-day notice.
VACANT
10,320 SF
SCOTT ST
LIBERTY WAY
STOP

PHOTOS: EXTERIOR

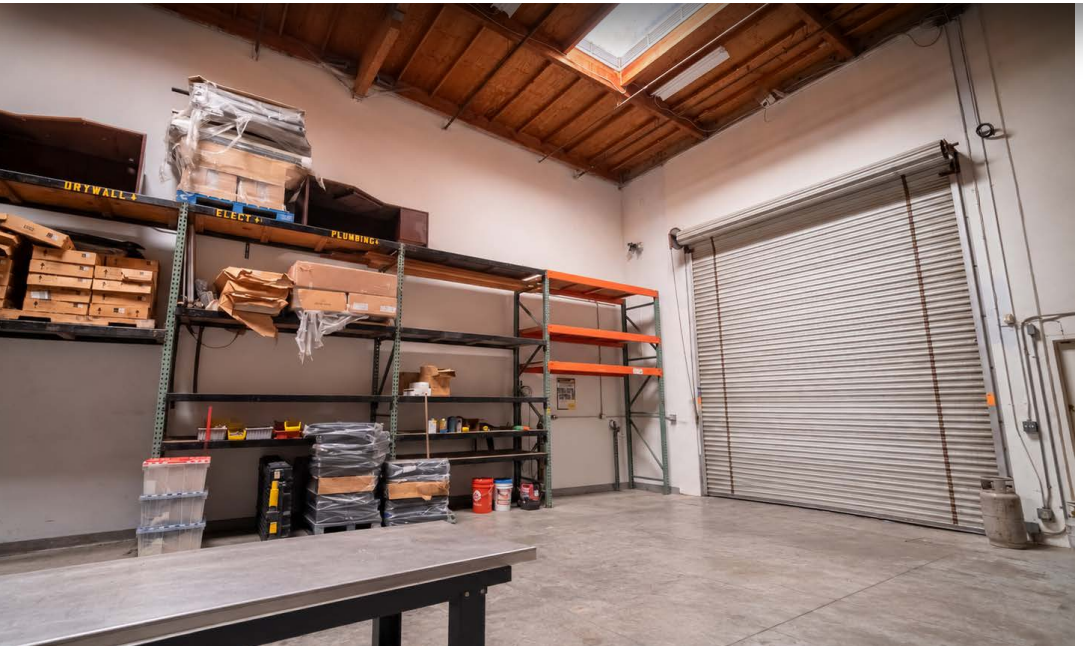








PHOTOS: INTERIOR









NEARBY RETAIL & AMENITIES

1280 LIBERTY WAY
VISTA, CA 92081



LOCATION MAP

1280 LIBERTY WAY
VISTA, CA 92081



1280 LIBERTY WAY | VISTA

VISTA

POPULATION
98,344

CORPORATE & LOCAL BUSINESSES
±10,000

MEDIAN HOUSEHOLD INCOME
$93,329

MULTI-INDUSTRY JOB FORCE
48,000+

California's craft beer capital

MOST CRAFT BREWERIES PER CAPITA OF ANY CALIFORNIA CITY

18 BREWERIES

1 MEADERY

2 WINERIES

Vista's local industries

Manufacturing
warehousing
logistics
action sports

Life sciences
maritime
active lifestyle
information technology



1280 LIBERTY WAY

VISTA, CA 92081

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Terms of sale or lease and availability are subject to change or withdrawal without notice. Any of the foregoing information will need to be separately verified by Buyer.