

FOR SALE / LEASE

Freestanding Commercial Building

732 E Vista Way, Vista, CA 92084



Price:	\$1,450,000
Price/SF:	\$223.77
Building Size:	6,480 SF
Parcel Size:	25,700 SF
Parking:	28 Spaces
% Leased:	Vacant
Zoning:	C1 - Commercial
Lease Rate:	Call for Details

The subject property is a freestanding building of approx. 6,480 sf situated on a parcel of approx. 25,700 sf. Currently vacant, the building is an excellent owner/user opportunity or a repositioning opportunity for a value-add investor. The building is also currently divided into four suites, thus presenting an owner/user the option of leasing out one or two of the suites for additional rental income.

The property is situated along E Vista Way, a major north/south commercial corridor connecting the 78 Freeway and Highway 76 to the north. Traffic counts along E Vista Way are estimated at over 42,000 cars per day (MPSI). The building faces the street for strong visibility and also has a prominent pole sign. Population within a 3-mile radius is 125,957 with an average household income of \$73,592.

For more information about this property, please contact:

Rob Bloom
(619) 269-6076
Rob@DuhsCommercial.com
CA License: 01302163



No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

3830 Ray Street, San Diego, CA 92104 | Phone (619) 491-0335 | Fax (619) 491-0696 | www.DuhsCommercial.com

AERIAL

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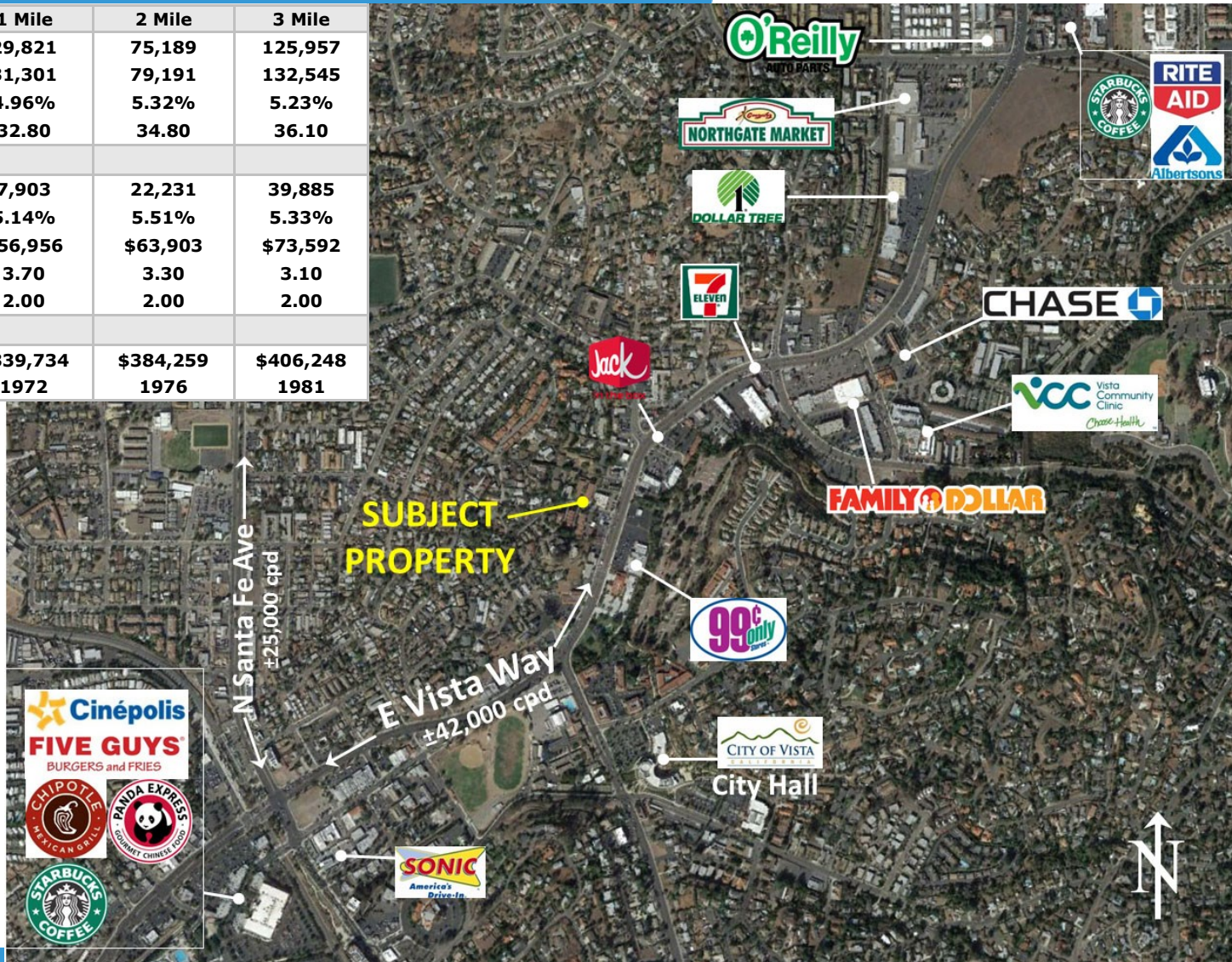
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AERIAL

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Population	1 Mile	2 Mile	3 Mile
2017 Total Population:	29,821	75,189	125,957
2022 Population:	31,301	79,191	132,545
Pop Growth 2017-2022:	4.96%	5.32%	5.23%
Average Age:	32.80	34.80	36.10
Households			
2017 Total Households:	7,903	22,231	39,885
HH Growth 2017-2022:	5.14%	5.51%	5.33%
Avg Household Inc:	\$56,956	\$63,903	\$73,592
Avg Household Size:	3.70	3.30	3.10
2017 Avg HH Vehicles:	2.00	2.00	2.00
Housing			
Median Home Value:	\$339,734	\$384,259	\$406,248
Median Year Built:	1972	1976	1981



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