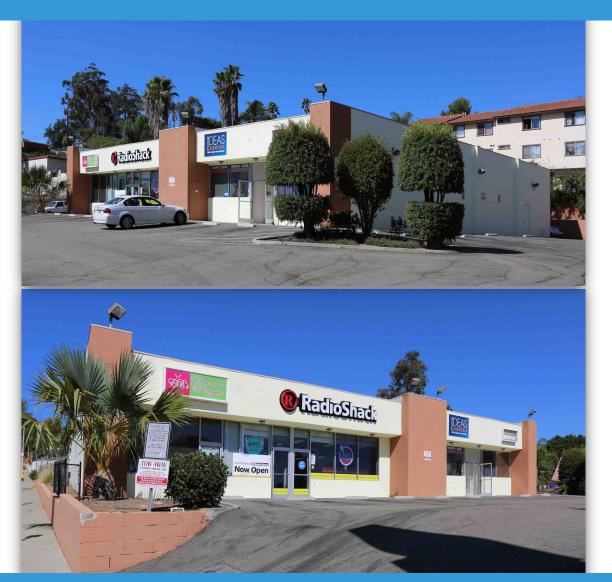
# FOR SALE / LEASE



For more information about this property, please contact:

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

### **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 - Commercia
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.



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

#### **Freestanding Commercial Building**

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## AERIAL

#### **Freestanding Commercial Building**

732 E Vista Way, Vista, CA 92084

Population	1 Mile	2 Mile	3 Mile	ESSE A BOST			
2017 Total Population:	29,821	75,189	125,957			elly	
2022 Population:	31,301	79,191	132,545		Constant of the Party	PARTS TIEL	R
Pop Growth 2017-2022:	4.96%	5.32%	5.23%	The Asian Carlo		LEI LAN	
Average Age:	32.80	34.80	36.10	Weeks Practice in	NORTHGATE MA	RKET TELEVICE	OFFER
Households						ASSAULT LIV	Albert Albert
2017 Total Households:	7,903	22,231	39,885				
HH Growth 2017-2022:	5.14%	5.51%	5.33%	State of the second second	DOLLAR TREE	BERLET LA BALA	一致的人民。外
Avg Household Inc:	\$56,956	\$63,903	\$73,592		104 公在日本日		
Avg Household Size:	3.70	3.30	3.10	E E E AARTA			
2017 Avg HH Vehicles:	2.00	2.00	2.00	Call States of the States	ELEVEN		HASE 🗘
Housing				Total A Part		A DA A CON	State Manager
Median Home Value:		\$384,259	\$406,248	a contraction of a cont	ck and the		
Median Year Built:	1972	1976	1981		and shart a shart	- NEL OM	Vista Community
			anta Fe Ave	SUBJECT ROPERTY	995		
		Cinépolis GUYS Ro and FRIED		E Vista Way tA2,000 cpd	CITY OF VI		Î
	COFFE						

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