

multi-tenant office building for sale

\$995,000



INVESTMENT/OWNER-USER OPPORTUNITY
640 East Vista Way - Vista, CA 92084

INVESTMENT SUMMARY

Lee & Associates is pleased to offer for sale an approximate 3,150 SF office building located at 640 E Vista Way, Vista, CA 92084. The subject property is located within walking distance to new downtown Vista Village redevelopment area. Property provides convenient access to HWY 78 freeway, a major thoroughfare that connects Interstate 5 and Interstate 15. The subject property is a two story, multi-tenant building constructed in 2004. The building is comprised of 8 suites. There are 25 parking spaces that serve the premise. Please see following pages for rent roll.

This offering provides an investor or owner / user a great opportunity to acquire a professional building located in the growing downtown area of Vista with month to month leases that are below market.

INVESTMENT HIGHLIGHTS

- » Multi-tenant office building built in 2004
- » Below market rents
- » Owner/user can occupy the vacant suites
- » Monument signage
- » No association fees
- » Highly visible E. Vista Way location with excellent traffic counts
- » Surveillance system in place
- » Great parking



PROPERTY DESCRIPTION

Price	\$995,000
Building Address	640 E. Vista Way
Building Square Footage	3,150 SF
Lot Size	15,899 SF
Parking	25 Spaces
APN	175-173-53
Year Built	2004
Stories	2
Zoning	C-1



175-17
SHT 1 OF 2

FRANKLIN LANE

VISTA BLVD

SAN DIEGO BLVD

LOT 8

LOT 173

LOT 178

LOT 19

LOT 37

LOT 38

LOT 39

LOT 40

LOT 41

LOT 42

LOT 43

LOT 44

LOT 45

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LOT 388

LOT 389

LOT 390

LOT 391

LOT 392

LOT 393



LOCATION MAP



NORTH SANTA FE APARTMENTS



100 MAIN ST



VISTA TRANSIT CENTER & SPRINTER STATION

VISTA VILLAGE CREEKSIDE



ROSATI'S PIZZA

PASEO PONTE



VISTA MAGNET SCHOOL

306 S. SANTA FE AVE

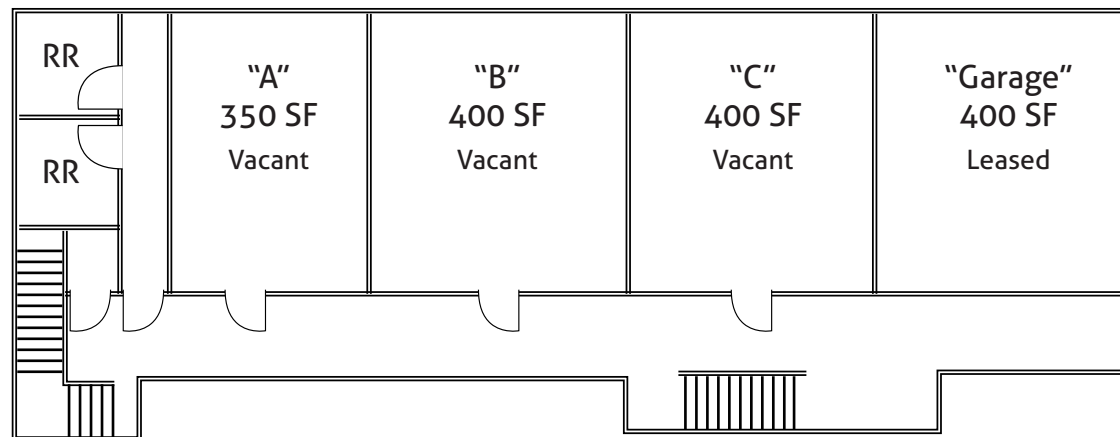
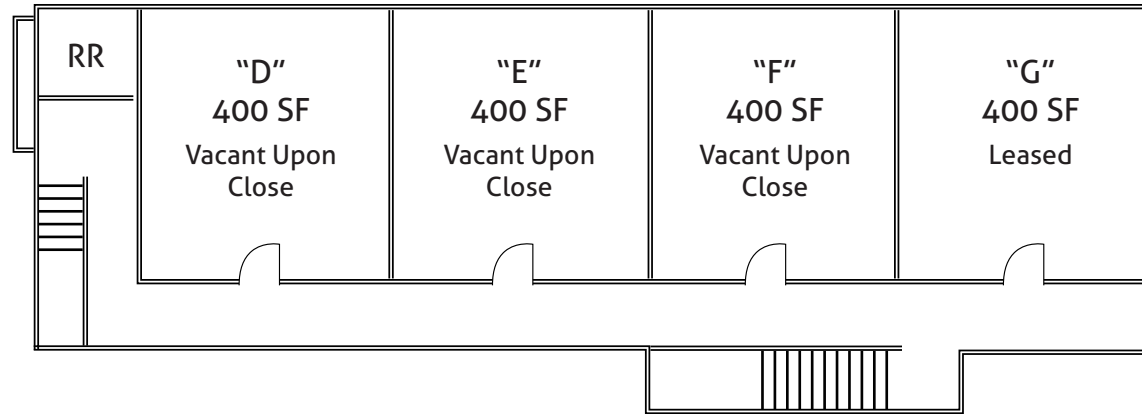


RENT ROLL

Suite	Tenant	Lease Start	Lease Expiration	SF	Rent/ Month	Proforma Market Rent/ Month
A	Vacant			350	\$360	\$525
B	Vacant			400		\$600
C	Vacant			400		\$600
D	Vacant (Owner will move at COE)			400		\$600
E	Vacant (Owner will move at COE)			400		\$600
F	Vacant (Owner will move at COE)			400		\$600
G	Jerry Teague	3/1/16	M-M	400	\$500	\$600
Garage	Jerry Teague	3/1/16	M-M	400	\$315	\$425
					\$815	\$4,550



FLOOR PLAN





ANNUAL EXPENSES

Property Taxes	\$10,647.00
Insurance	\$1,000.00
Common Area	\$2,400.00
Trash	\$887.00
Water	\$2,321.00
Common Electric	\$560.00
Fire Monitoring	\$1,250.00
Total	\$19,065.00





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