

# 515 OLIVE AVENUE

VISTA, CA 92083

NEWLY  
IMPROVED  
EXTERIOR/  
INTERIOR



**FOR LEASE** 9,880 SF Industrial Building & 21,750 SF Secured Rear Yard

**JAMES BENGALA**

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CalDRE Lic: 01950077

CorpDRE Lic: 01350200



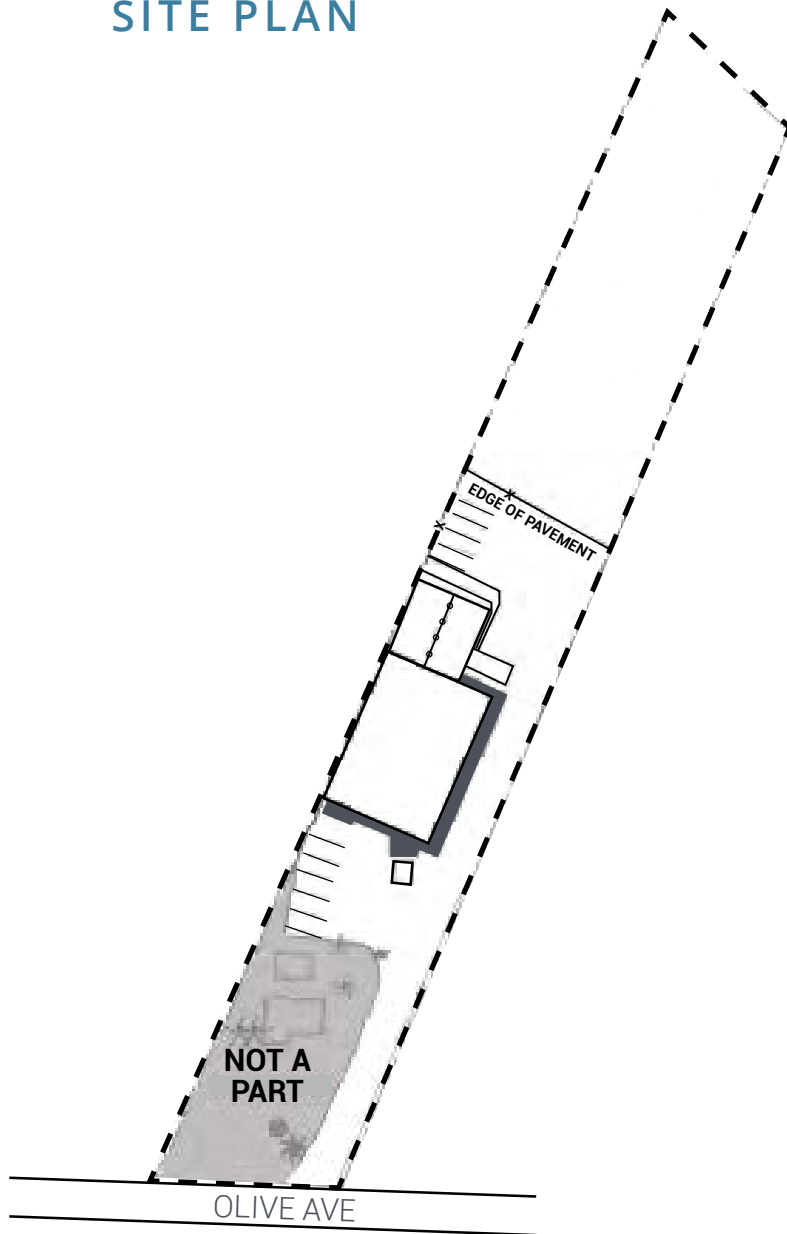


515 OLIVE AVENUE, VISTA, CA 92083

N MELROSE DR

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## SITE PLAN



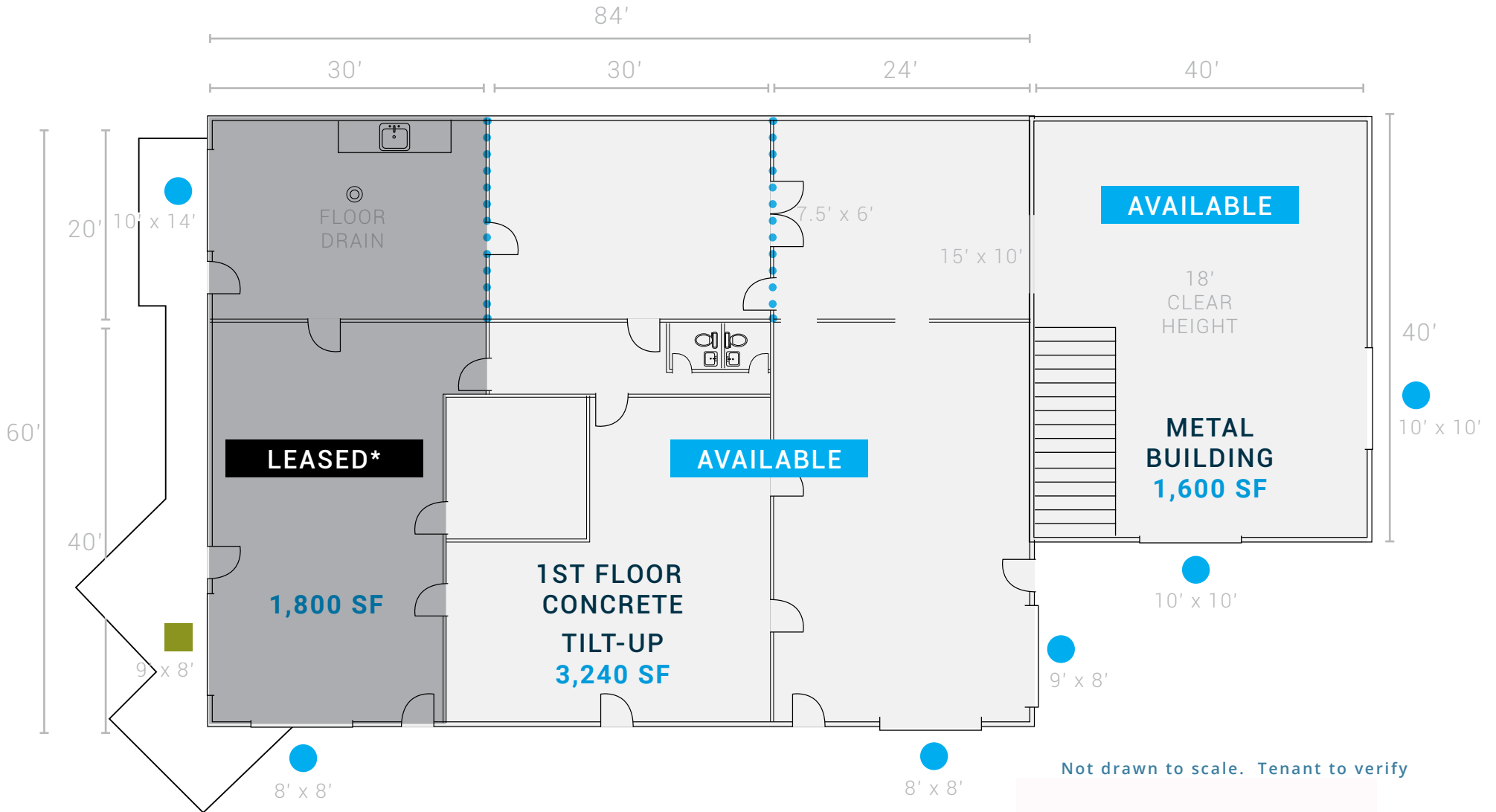
No warranty or representation is made to the accuracy of the foregoing information.  
Terms of sale or lease and availability are subject to change or withdrawal without notice.  
Any of the foregoing information will need to be separately verified by Buyer.

## PROPERTY OVERVIEW

Address:	515 Olive Avenue, Vista CA 92083
Rentable Building Area:	<ul style="list-style-type: none"><li>• 8,280 SF Concrete Tilt-Up</li><li>• 5,040 SF - First Floor</li><li>• 3,240 SF - Mezzanine</li><li>• 1,600 SF Metal Building</li></ul> 9,880 SF Total Rentable SF
Available for Lease:	8,000 - 9,880 SF Building Space 21,750 Rear Yard
Lot Size:	44,660 SF (appx)
Rear Yard Size:	21,750 SF
Grade Loading:	Six (6) grade level doors
Dock High Loading:	One (1) dock well
Security:	Both property and rear yard area are 100% fenced
Power:	400 Amps
Recent Improvements:	<ul style="list-style-type: none"><li>• Upgraded Loading/Dock Areas</li><li>• Upgraded Rear Yard/Storage</li><li>• New Roll-up Doors</li><li>• Improved Grading/Drainage</li><li>• Updated Interior Offices</li></ul>
HUB Zone:	Property is located within the HUB Zone which may provide business benefits to tenant (tenant to verify)
Availability:	30 Day Notice
Lease Rate:	\$16,620/month + Utilities (No CAM's) <ul style="list-style-type: none"><li>• \$0.99/SF on 8,000 SF Building (\$7,920/mo)</li><li>• \$0.40/SF on Yard (\$8,700/mo)</li></ul>

# FIRST FLOOR FLOOR PLAN

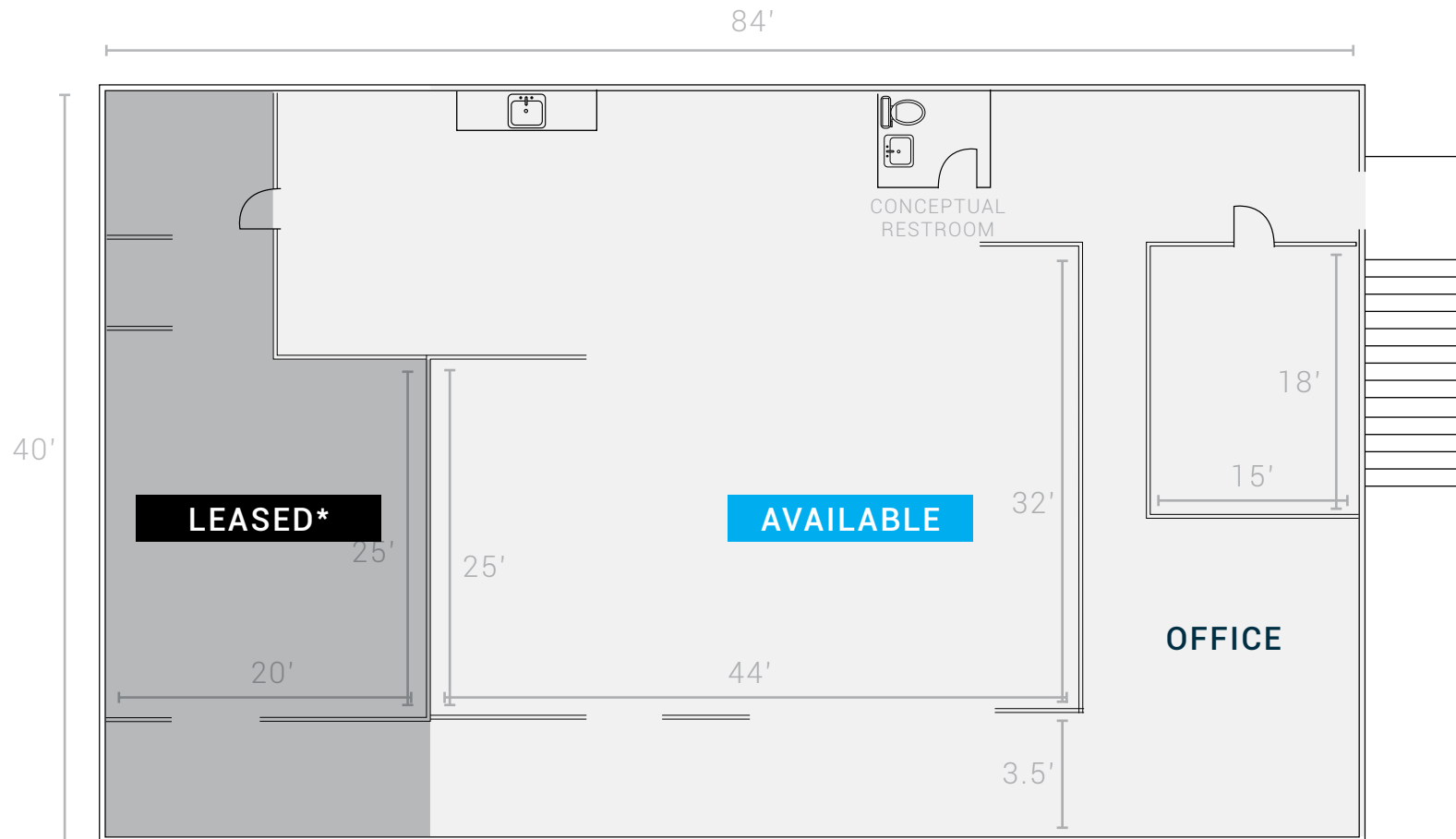
- = GRADE LEVEL DOOR
- = DOCK HIGH LOADING DOOR
- = CAN BE REMOVED



**\*LEASED AREA CAN BE MADE AVAILABLE**

## SECOND FLOOR FLOOR PLAN

- ALL SECOND FLOOR DEMISING WALLS CAN BE REMOVED
- 2ND FLOOR PREVIOUSLY USED FOR STORAGE VIA FORKLIFT



**3,360 SF TOTAL MEZZANINE**

Not drawn to scale. Tenant to verify

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**NEW CONCRETE, NEW ASPHALT & NEW DRAINAGE**



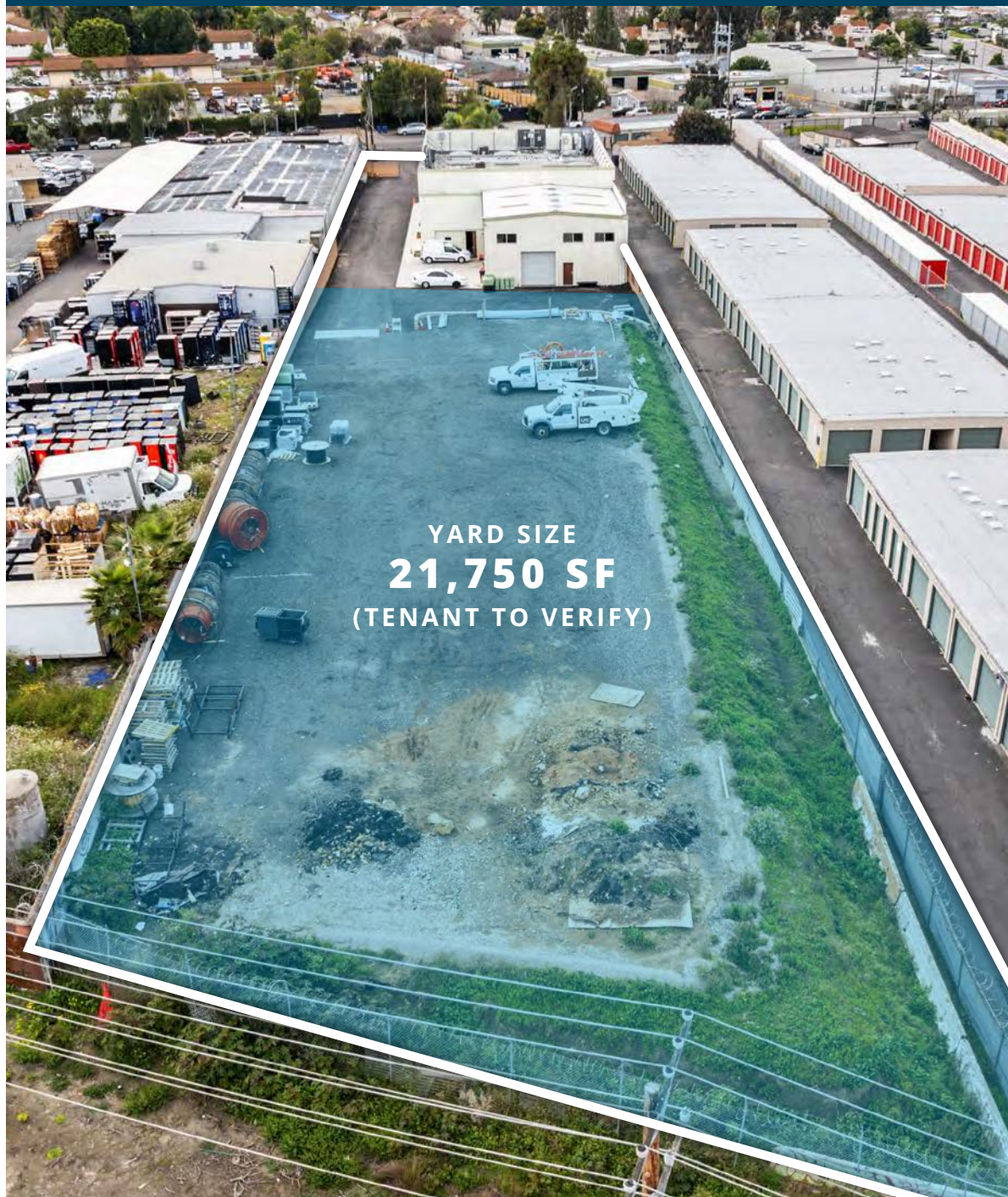
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**NEW ROLL-UP DOORS**

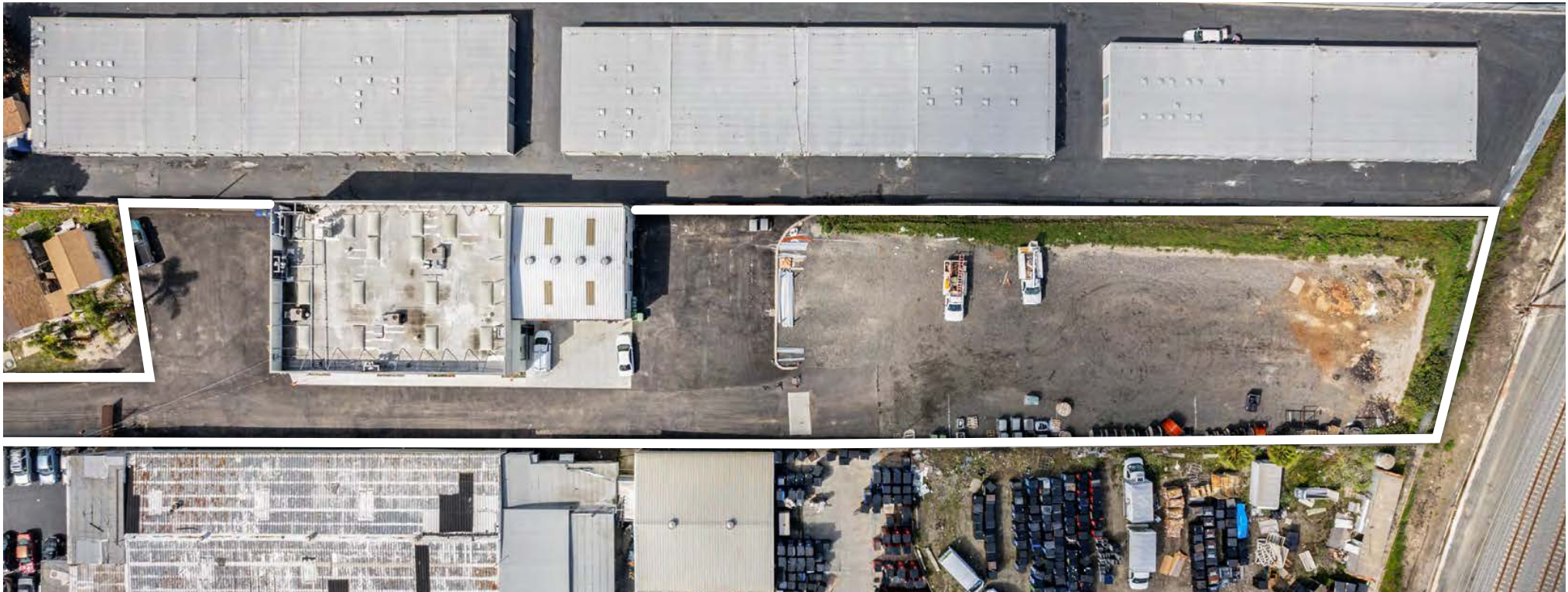
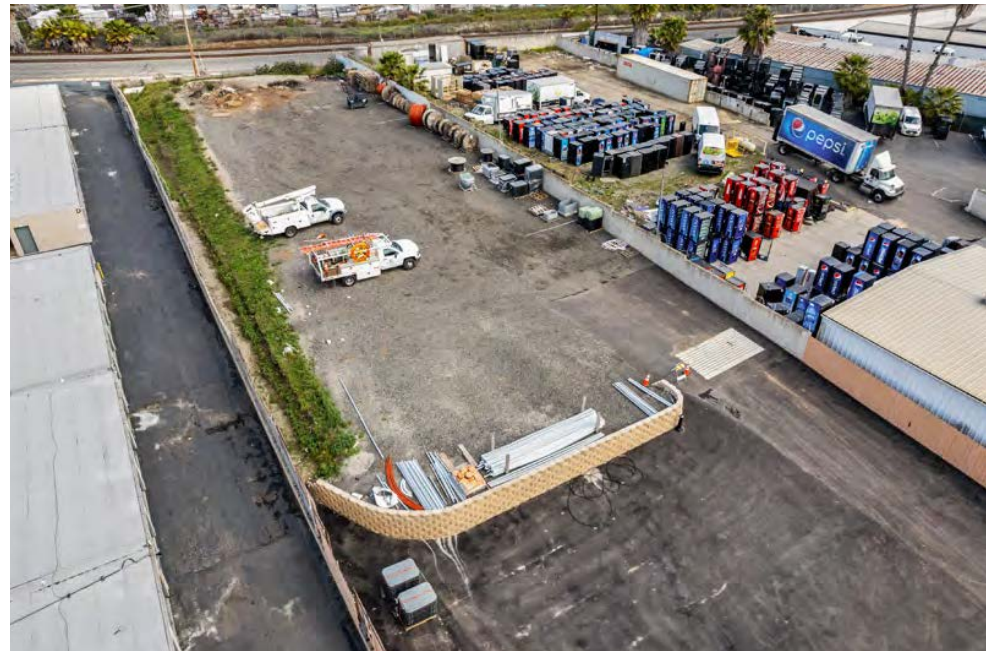


# NEW RETENTION WALL, GRADING AND DG



YARD SIZE  
**21,750 SF**  
(TENANT TO VERIFY)







## ABOUT THE AREA

### Shop. Dine. Explore.

There is an excellent tenant mix in the area of the property. The development of Downtown Vista is a focus of the City of Vista. The city expanded budget spending to improve roads, transportation and has drawn the interest of many new and established business owners. Restaurants, breweries, and developers. Because the area is immediately accessible via the Sprinter Station at S. Santa Fe Ave and Vista Village Drive, Downtown Vista has become a destination stop for day trippers and people looking for evening entertainment.

### Demographics

	1 Mile	3 Miles	5 Mile
<b>Population (2021)</b>	30,392	143,350	269,478
<b>Projected Population (2026)</b>	30,619	144,527	272,925
<b>Households</b>	7,877	45,704	90,350
<b>Employees</b>	8,543	43,423	109,930
<b>Median Age</b>	30.9	36.0	37.0
<b>Median Household Income</b>	\$73,663	\$85,515	\$85,444
<b>Total Retail Expenditure</b>	\$227.64 M	\$1.54 B	\$3.07 B



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