



Siemienowski & Associates
Your Income Property Source

Siemienowski & Associates Investment Real Estate Services Presents:

812 Francis Dr. Vista, CA 92084
A Commercial, Office or Retail
Investment Opportunity



\$585,000

www.siemienowskiassociates.com

812 Francis Dr.

Property Information

Address: 812 Francis Dr. Vista, CA 92084

APN: 176-012-21-00

Bldg. size: 1,000 sq. ft.

Parcel size: 26,571 sq. ft.

Price per sq. ft. \$585.00 (bldg.)

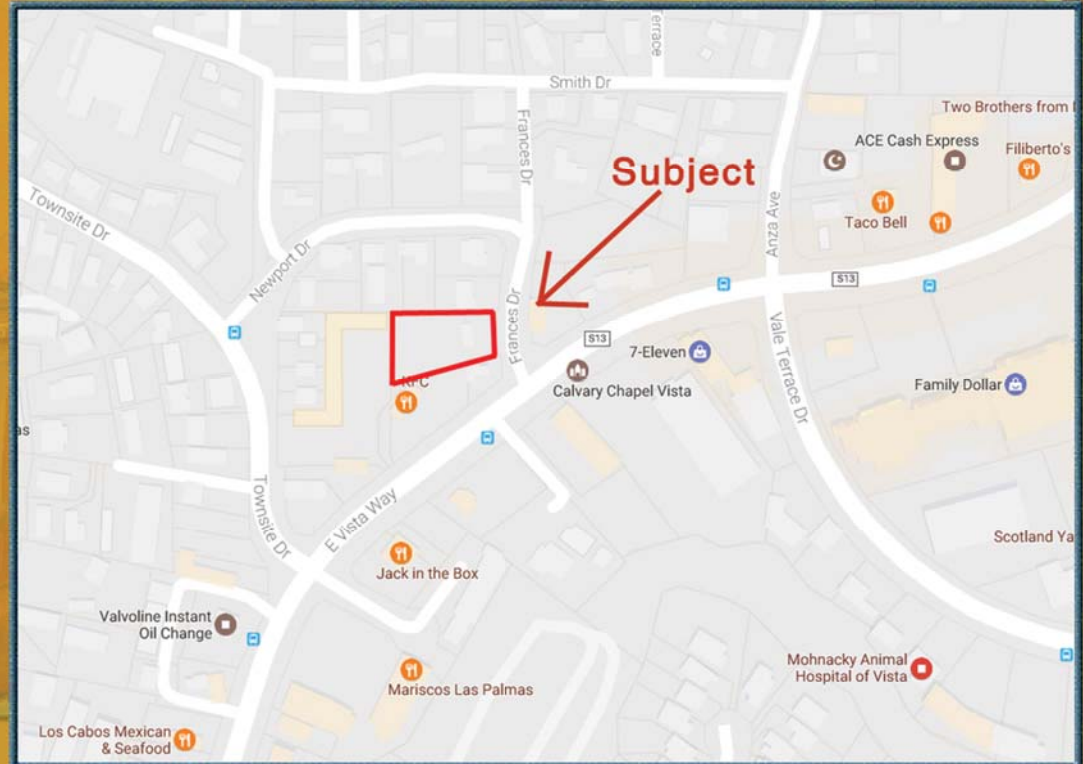
Price per sq. ft. \$22.02 (land)

Year built: 1965

Zoning: C-1

City: Vista

County: San Diego



The property is located just outside of the regentrification zone near Downtown Vista. The .6 acre lot and 1,000 sq. ft. office are on the heavily trafficked corner of E. Vista Way and Francis Dr.



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Financial Projections & Estimates

Projected Rent (monthly):	\$2,500	\$3,000
Projected GSI (annual):	\$30,000	\$36,000
Projected GRM:	19.50	16.25

Summary

Much of the value is presently in the land. There is a huge upside potential to increase the square footage of the existing structure. A high velocity traffic count exists for buildings facing E. Vista Way. The surrounding properties include; chiropractic offices, law offices, restaurants, retail centers, multifamily dwellings and single family residences. The City of Vista has approved a number of moderate to large scale regentrification projects in recent years. The downtown and it's surrounding areas have seen large scale mixed use development projects being constructed.



PASEO SANTA FE

VISTA

www.siemienowskiassociates.com

@siemienowskiRE



(SBA financing available with 10% down. For a loan quote contact Dave Smyle at dsmyle@psrs.com | 858.522.1411)

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Buyer to verify all contents.



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