

FOR SALE OR LEASE

PROFESSIONAL OFFICE BUILDING



969 VALE TERRACE DRIVE, VISTA, CA 92084

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The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information including zoning, financials, leases, square footage, permits and use should be verified during due diligence and prior to completing a transaction.



PROPERTY OVERVIEW



PROPERTY ADDRESS

- 969 Vale Terrace Drive, Vista, CA 92084



AVAILABLE FOR LEASE

- Suite E-G: +/- 1,760 Square Feet (Can be demised)
- Lease Rate \$1.50/SF



FOR SALE 2-STORY PROFESSIONAL OFFICE BUILDING

- ± 3,520 SF 2-Story Professional Office Building
- 50% Leased
- Built for Multi-Tenant or Single User
- Unique Opportunity for an Office User or Investor to acquire an income producing asset
- Sale Price: \$975,000



UTILITIES

- Separately Metered



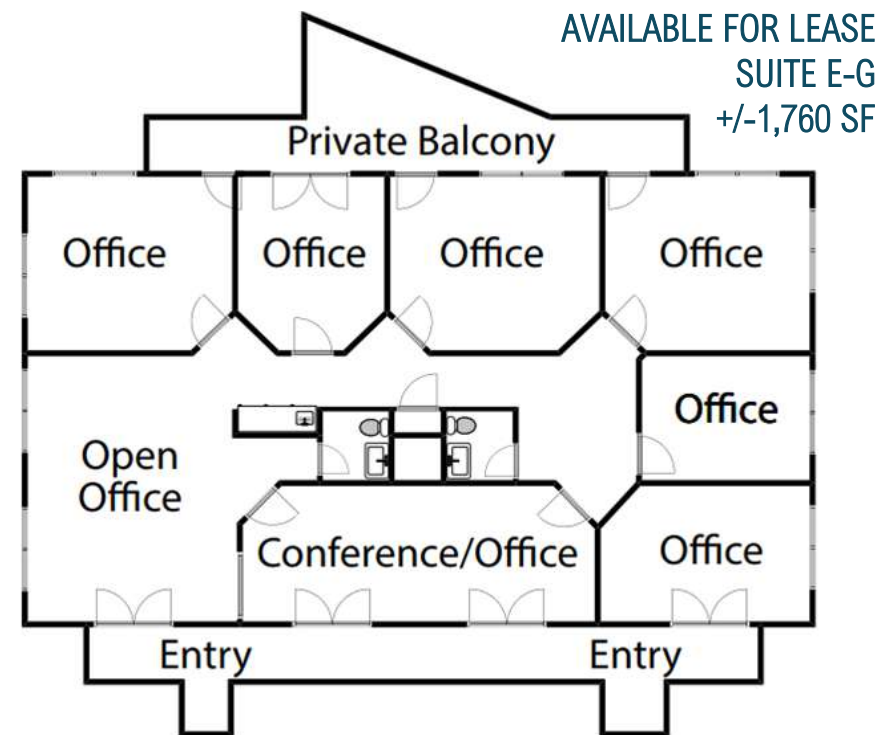
ZONING

- City of Vista C1 Zoning [\(View Link\)](#)



DRONE TOUR

- [View Video](#)



PROPERTY HIGHLIGHTS



INCOME

- \$3,400/ Month
- First Floor - Suite A: Lease Expires 1/15/2022
- First Floor - Suite B: Lease Expires 12/31/2021



PROPERTY TAXES

- \$850/Month
- \$10,230/Year



LOCATION

- Located in Downtown Vista Adjacent to the Nature Preserve



PRIDE OF OWNERSHIP

- Well Maintained with Beautiful Wood Frame, and Well Suited for General Office or Professional Office



PARKING

- 13 Parking Spaces in Designated Lot

AERIAL PHOTO



AUDUBON'S ANSTINE-AUDUBON NATURE PRESERVE



AREA OVERVIEW

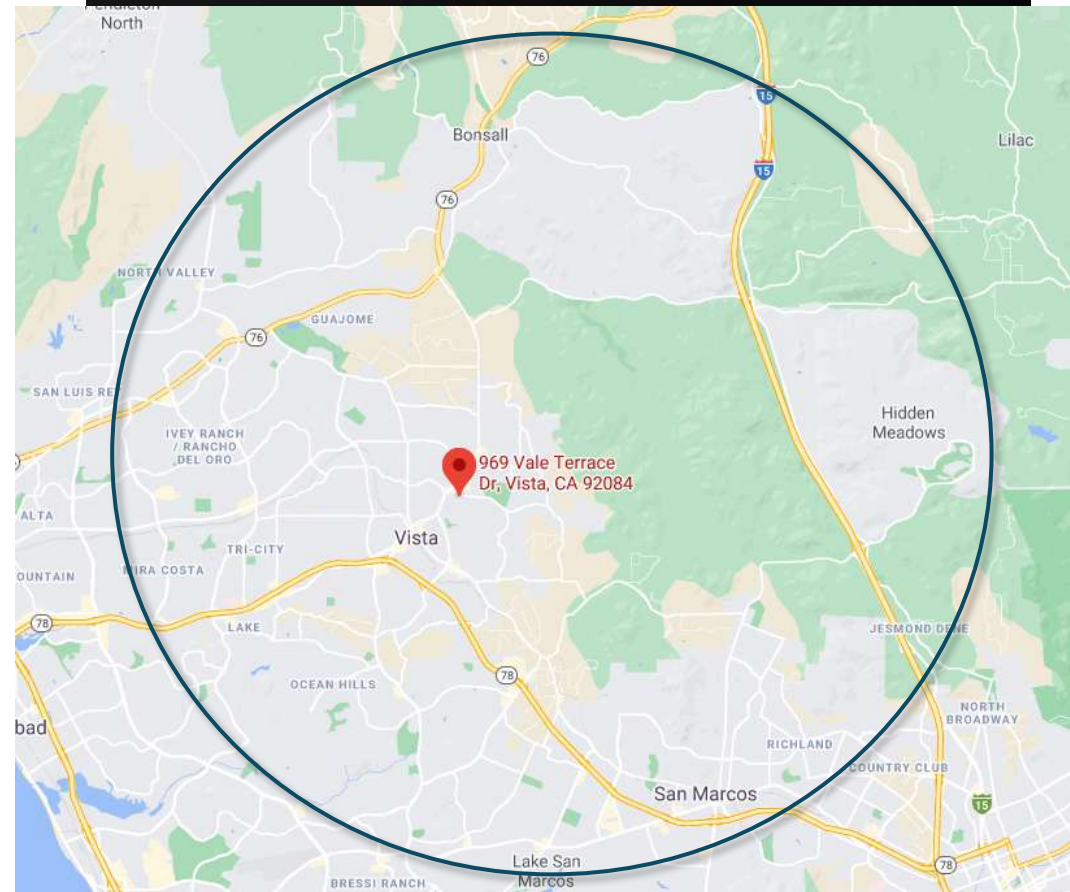
	1 mile	3 mile	5 mile
POPULATION			
Total Population (2021)	25,484	113,542	225,272
Total Population (2026)	25,582	114,891	227,539
Average Age	31	34	35
INCOME			
Average Household Income (2021)	\$77,2265	\$95,539	\$103,360
Total Businesses	1,040	3,606	8,528
Total Employees	7,570	26,624	72,884
HOUSEHOLDS			
Owner Occupied	2,988	20,126	45,541
Renter Occupied	4,108	16,323	29,266
Total Households	7,068	35,985	74,047

SURROUNDING RETAIL



969 VALE TERRACE DR

AREA MAP



5 MILE RADIUS