



**C-1 lot in Vista** - 122 N. Pala Vista Dr., Vista, CA 92083

<b>Property Type:</b>	Land	<b>Price:</b>	\$200,000	<b>John Y. Lee</b>	(213) 422-9084
	Commercial/Other (land)	<b>Price/Acre:</b>	\$1,430,541.88		
<b>Lot Size:</b>	6,090 SF				

**Property Description:**

6094 sq. ft. Commercial lot is available in downtown of Vista, San Diego County. There are Mc Donald's, Walgreen's, and Save On Drug in few hundred feet. This lot has frontage on two streets, Pala Vista Dr. and Natal Way. Ideal lot for small freestanding business.



**NWC Hwy78 & Escondido Ave.** - NWC Hwy 78 & Escondido Ave., Vista, CA 92084

<b>Property Type:</b>	Land	<b>Price:</b>	\$653,000	<b>John Orlando</b>	(760) 431-4220
	Retail (land)				
<b>Lot Size:</b>	0.50 Acres				

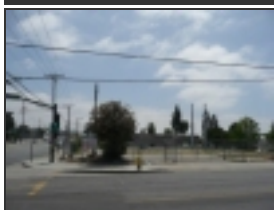


**Target Anchored Outparcels** - Business Park Drive & Poinsettia Avenue, Vista, CA 92083

<b>Property Type:</b>	Land	<b>Price:</b>	\$650,000 - \$990,000	<b>Suzanne Hayes</b>	(407) 839-3111
	Retail-Pad (land)	<b>Price/Acre:</b>	\$1,044,585.94	<b>Washburn</b>	
<b>Lot Size:</b>	.54 - 1.03 Acres			<b>Michael Moser</b>	(858) 546-4600
				<b>Maya Grim</b>	(858) 646-4770

**Property Description:**

Anchored by New Target opened July 2009. Excellent mix of surrounding residential and daytime business population

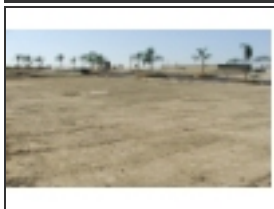


**Approved Retail Development Site** - 170 North Emerald, Vista, CA 92083

<b>Property Type:</b>	Land	<b>Price:</b>	\$950,000	<b>Vince Kagawan</b>	(949) 851-9099
	Retail (land)				

**Property Description:**

Vacant retail development site. Has County Of San Diego Department of Environmental Health clearance. Check City of Vista for development review. Plans for a 4,034 square foot retail center with a drive-thru were approved in February 2009. Development plans for a drive thru coffee tenant center are available for purchase from the Developer. Call for details.



**North Avenue & Hwy 78** - Vista, CA 92083

**Property Type:** Land  
Industrial (land)      **Price:** \$500,000      **Adam Molnar**      (760) 930-7962

**Property Description:**

No building required-can be used solely as outside storage yard with proper screening. Site improvements complete-street, sidewalk, site landscaping, water meters and utilities ready for hook-up. 13 existing parking spaces (paved and striped). Zoning encourages outside storage-specific plan No. 8 industrial/commercial (IC) allows uses in C1, C2, C3 and M zones.



**Santa Fe Avenue Redevelopment** - SE Corner Santa Fe Avenue and Cypress Drive., Vista, CA 92084

**Property Type:** Land  
Commercial/Other (land)      **Price:** \$9,900,000      **Michael Chukerman**      (310) 734-5608

**Property Description:**

Prime Development opportunity to acquire a plot of land currently being entitled to build an assisted living facility surrounded by retail. Owner will sell the property fully entitled or in it's "as-is" state. Owner will also consider Joint Venture partnerships. Please contact the listing agent for any additional information.



**NEC Escondido Ave. & Pala Vista Dr.** - Vista, CA 92084

**Property Type:** Land  
Retail (land)      **Price:** N/A      **John Orlando**      (760) 431-4220  
**Lot Size:** 1.00 Acres

**Property Description:**

Undeveloped land for a Retail Strip Mall



**330 S. Melrose Drive** - Vista, CA 92081

<b>Property Type:</b>	Land Office (land)	<b>Price:</b>	\$815,000	<b>Adam Robinson</b>	(760) 448-2438
				<b>Isaac Little</b>	(760) 929-7862
				<b>Marko Dragovic</b>	(760) 929-7839

**Property Description:**

FOR SALE - 1.01 ACRE LOT WITH PROPOSED TWO STORY OFFICE BUILDING \* 1.01 Acre Lot for Sale with Plans for a Proposed 12,500 Sq Ft Office Building \* Site Plan Pending Approval with City of Vista \* Close Proximity to Vista Courthouse, Retail Amenities & Services and Tri-City Hospital \* Views of Surrounding Area \* Freeway Visibility Signage \* One of Two Entrances to the Site is Signalized \* Quick Access to Hwy 78 & I-5



**land for shopping center in Vista ca** - 1225 N Santa fe Ave, Vista, CA 92084

<b>Property Type:</b>	Land Commercial/Other (land)	<b>Price:</b>	\$950,000	<b>kazem Zomorrodian</b>	(760) 845-3093
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**Property Description:**

A great opportunity to build a new neighborhood shopping center. The property had an approved plan for a strip center. The proposed floor area around 15000 sft. The design of the center is catered toward the local businesses with majority of units at about 1000sft and a corner 3200 sft space for a coffee shop or a take out pizza place. The property is located on a high traffic corridor in the city of Vista with major national business all around it. There is an existing business on the property which generate about \$ 2000 +- income per month. This is a good source of income for the time that property goes through the mapping and approval process. The value is in land and the existing building need to be demolished in the future.



**1902 S Santa Fe Avenue** - Vista, CA 92083

<b>Property Type:</b>	Land Commercial/Other (land)	<b>Price:</b>	\$1,200,000	<b>Greg Pieratt</b>	(760) 929-9977
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**Property Description:**

FOR SALE - COMMERCIAL CORNER LOT - APPR 1.208 TOTAL ACRES PROPERTY HIGHLIGHTS: \* Zoned C-36 General Commercial: General retail sales and services permitted if conducted within the buildings currently located on the property. Outdoor uses may be allowed by Use Permit. Residences may be permitted as secondary uses. \* Utilities To the Site \* Signalized Commercial Corner \* Seven (7) Modular Offices Available for Purchase - NOT included in the Sale Price



**NEC W. Vista Way & Grapevine Rd.** - Vista, CA 92084

<b>Property Type:</b>	Land	<b>Price:</b>	\$1,600,000	<b>John Orlando</b>	(760) 431-4220
	Commercial/Other (land)	<b>Price/SF:</b>	\$24.82/SF		
<b>Lot Size:</b>	1.48 Acres				



**1248 Santa Fe Avenue** - Vista, CA 92084

<b>Property Type:</b>	Land	<b>Price:</b>	\$685,000	<b>Ciara Layne</b>	(858) 677-5387
	Commercial/Other (land)			<b>David Santistevan</b>	(858) 677-5314

**Property Description:**

Size: 1.92 Acres 15 DU/Acre APN' s: 180-164-31 & 180-164-32 General Plan Update: The site is slated for a rezone to RM-15 15/du/acre. Anticipated in 2011. Current Zoning: Zoned Commercial Services (per the City of Vista General Plan)



**VISTA WAY E.** - East Vista Way, Vista, CA 92084

<b>Property Type:</b>	Land	<b>Price:</b>	\$1,765,000	<b>Michael Pourmirza,</b>	(818) 232-7555
	Commercial/Other (land)	<b>Price/Acre:</b>	\$784,444.44	<b>CCIM</b>	
<b>Lot Size:</b>	2.25 Acres				

**Property Description:**

This property offers an excellent opportunity for an investor wishing to build any type of new development. It is located in the award winning city of Vista in the San Diego area and has an estimated 30,000 square feet on which to build upon. The property is zoned C, allowing for multiple uses and would be an ideal area for a shopping center, retail stores, restaurants, or any other commercial retail. Take advantage of this great offer and invest in this prime located lot of land.



**Sycamore Avenue & Watson Way** - Vista, CA 92083

<b>Property Type:</b>	Land Retail-Pad (land)	<b>Price:</b>	\$1,457,500	<b>Isaac Little</b>	(760) 929-7862
				<b>Marko Dragovic</b>	(760) 929-7839
				<b>Adam Robinson</b>	(760) 448-2438

**Property Description:**

\*\*\*\*\* SHOPPING CENTER DEVELOPMENT OPPORTUNITY \*\*\*\*\* \*\*\* BARGAIN PRICED! - HIGH EXPOSURE! - HIGH TRAFFIC COUNTS! \*\*\* \*\* SELLER FINANCING IS AVAILABLE! \*\* PROPERTY FEATURES: \* 2.39 - 8 Acres Available for Shopping Center Construction \* Bargain Priced at Appr. \$14. PSF \* Over 600 Ft of Frontage on Sycamore Avenue \* Served by a Four-Way Traffic Light at Sycamore Avenue & Watson Way \* High Traffic Counts: Sycamore Ave - 27,500 ADT - Hwy 78 - 130,000 ADT \* Located Just 3 Blocks South of the Hwy 78 On / Off Ramps

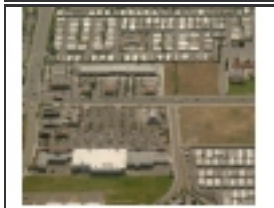


**Sycamore and Green Oak Road** - NWC Sycamore and Green Oak Road, Vista, CA 92081

<b>Property Type:</b>	Land Office (land)	<b>Price:</b>	\$1,750,000	<b>Brian Pyke</b>	(619) 491-0335
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**Property Description:**

\*Fully Entitled Land for Class A , 20,000 SF Office Building \*Current Owner Spent \$400,000 in Entitlements \*Signalized Corner on Busy Thoroughfare \*Close Proximity to FWY 78 \*Numerous Retailers Nearby \*Ready-to-Build Land Opportunity



**The Plaza at Vista** - 1300 E. Vista Way, Vista, CA 92084

<b>Property Type:</b>	Land Retail (land)	<b>Price:</b>	\$2,850,000	<b>Parker Commercial</b>	(949) 334-4040
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**Property Description:**

Plans in Process for 30,000 SF Shopping Center Easy access to both 76 & 78 Freeways Proximity to strong Residential Base New Signal to be installed at Monte Mar



**909 W. Vista Way** - Vista, CA 92083

<b>Property Type:</b>	Land Commercial/Other (land)	<b>Price:</b>	\$4,200,000	<b>John Orlando</b>	(760) 431-4220
		<b>Price/SF:</b>	\$33.36/SF		
<b>Lot Size:</b>	2.89 Acres				



### 1325 W Vista Way - Vista, CA 92083

<b>Property Type:</b>	Land	<b>Price:</b>	\$2,679,000	<b>Brad Jones</b>	(858) 646-4725
	Commercial/Other (land)	<b>Price/Acre:</b>	\$872,639.75	<b>Lauren Matricardi</b>	(858) 646-4709
<b>Lot Size:</b>	133,729 SF				

**Property Description:**

Premier freeway visible development opportunity. Zoned OP-Q. Great for professional/medical office. Located on West Vista Way between Emerald Drie and Melrose Drive, just north of Highway 78.



### SWC Oceanside Blvd & Melrose Drive - Vista, CA 92083

<b>Property Type:</b>	Land	<b>Price:</b>	\$1,600,000	<b>Rusty Williams</b>	(760) 448-2453
	Industrial (land)			<b>Marc Dudzik</b>	(760) 929-9700

**Property Description:**

3.77 ACRES FOR SALE NEAR THE SWC OCEANSIDE BLVD & MELROSE DRIVE PROPERTY FEATURES: \* 3.77 Acres For Sale \* Zoned IC (Industrial Commercial) Specific Plan #8 Allows for Uses in C1, C2, C3 and M Zones \* Allows for Outside Storage \* Visible to Oceanside Blvd \* Delivered Finished with Utilities to Site \* Easy Access to Hwy 78, Hwy 76 & Interstate 15



### NEC E. Vista Way & Monte Mar Way - Vista, CA 92084

<b>Property Type:</b>	Land	<b>Price:</b>	\$4,800,000	<b>John Orlando</b>	(760) 431-4220
	Commercial/Other (land)	<b>Price/SF:</b>	\$24.60/SF		
<b>Lot Size:</b>	4.48 Acres				



**E. Vista Way & Monte Mar** - Vista, CA 92084

<b>Property Type:</b>	Land Commercial/Other (land)	<b>Price:</b>	\$3,000,000	<b>Trevor Jensen</b>	(760) 929-8134
				<b>Matt Weaver</b>	(760) 929-9700
				<b>Patrick Miller</b>	(760) 448-2445

**Property Description:**

Approximately 4.62 acres of commercial land located in the redevelopment zone and offers an excellent infill location with C-1 zoning (Commercial) and 450 sq. ft. of frontage on E. Vista Way. The property sits adjacent to a very busy Albertson's anchored shopping center that includes Starbucks, Rite Aid, US Bank, Jiffy Lube, Chevron, and many other restaurants and retail amenities.



**NEC Sycamore Ave. & Business Park Dr.** - Vista, CA 92083

<b>Property Type:</b>	Land Industrial (land)	<b>Price:</b>	\$10,672,200	<b>Greg Lewis</b>	(760) 930-7947
				<b>Tucker Hohenstein</b>	(760) 929-2008

**Property Description:**

9.804 acres of vacant M1 zoned land allowing for outside storage.



**Breeze Hill Development Opportunity** - Hacienda Dr. and La Tortuga Dr., Vista, CA 92083

<b>Property Type:</b>	Land Office (land)	<b>Price:</b>	\$19,355,000	<b>Gary Williams</b>	(760) 930-7905
				<b>John Gross</b>	(858) 677-5350

**Property Description:**

Breeze Hill Professional Center Parcels A & B are located in the heart of the Highway 78 Corridor. Parcels offer freeway visibility and signage with convenient freeway access. Zoned C- Commercial, prime for office, retail and medical (O-P office professional uses also allowed). 7.4+/- gross acres with ALTA, boundary, soils & environmental reports available. Civil architectural plans and cost to study finish land available.



**Business Park Drive & Sycamore Avenue** - NEC Business Park Drive & Sycamore Avenue, Vista, CA 92081

<b>Property Type:</b>	Land Industrial (land)	<b>Price:</b>	\$5,950,000	<b>Trevor Jensen</b>	(760) 929-8134
				<b>Matt Weaver</b>	(760) 929-9700
				<b>Isaac Little</b>	(760) 929-7862

**Property Description:**

9.8 ACRES OF INDUSTRIAL LAND - FOR SALE - FOR LEASE - BUILD-TO-SUIT AREA FEATURES: \* The North County Industrial Park is the Heaviest Zoned Area in the City of Vista \* In the Center of the Vista Business Park \* Situated on the Most Prominent Street Corner in the Vista Business Park \* Close Proximity to Retail Services, Recreational Facilities and Affordable & Executive Housing \* Located Along the Hwy 78 Corridor with Quick Access to I-5 & I-15 \* Centrally Located Between Orange and San Diego Counties \* One of the Last Remaining Undeveloped Properties in the Area



**Keystone Way** - Vista, CA 92083

<b>Property Type:</b>	Land Industrial (land)	<b>Price:</b>	\$1,200,000	<b>Andy Melzer</b>	(760) 431-4205
<b>Lot Size:</b>	10.00 Acres	<b>Price/SF:</b>	\$2.75/SF		