



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

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

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



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

Property Type: Land
Commercial/Other (land) **Price:** \$200,000 **John Y. Lee** (213) 422-9084
Price/Acre: \$1,430,541.88

Lot Size: 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.



Rio Vista Professional Building Suite 204 - 110 Civic Center Drive #204, Vista, CA 92084

Property Type: Office
Office Condo **Price:** \$139,900 **Sally Schoeffel** (619) 624-2052

Building Size: 970 SF

Property Description:

Office condo suited for owner user or investment. Second floor suite consisting of open floor plan with 2 private offices and private bathroom. Approximately 256 on site parking spaces in professional office center consisting of approx 70,000 SF. Center is located across street from new Vista City Hall scheduled to open in Spring 2010.

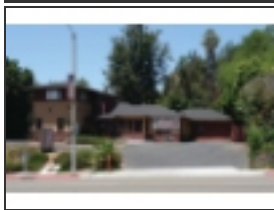


Alta Vista Professional Building - 630 Alta Vista, Suite 202, Vista, CA 92084

Property Type:	Office Office Condo	Price:	\$280,140	Rich Lippucci	(760) 806-0070
Building Size:	1,334 SF				
Year Built:	2009				

Property Description:

Approx. 1,334 sq.ft. Office Condominium, BRAND NEW CONSTRUCTION, quiet second floor, common area baths, excellent breezes, great view of NEW VISTA CIVIC CENTER. Well maintained property. Adjacent to the new City Of Vista, City Hall. This property is ready for occupancy. This unit has been re-constructed from building fire damage and is brand new, never occupied. Its a very nice suite among mostly all other owner occupied units, pride of ownership building. Contact Listing Broker: Rich Lippucci 760-806-0070 cpsvista@cox.net



627 Escondido Avenue - Vista, CA 92084

Property Type:	Retail Retail (Other)	Price:	\$630,000	Marko Dragovic	(760) 929-7839
Building Size:	2,519 SF	Price/SF:	\$250.10/SF	Isaac Little	(760) 929-7862

Property Description:

FREESTANDING RETAIL / OFFICE BUILDING FOR SALE IN VISTA PROPERTY FEATURES: * Appr. 2,519 Sq Ft Bldg on an Appr. 21,244 Sq Ft Lot (0.49 Acres) * Central Vista Location * Easy Access to Hwy 78 * Excellent Parking with Expansion Capabilities * C-1 Commercial Zoning Allows for Multiple Uses * Existing Conditional Use Permit Allows for Music Lessons * Building is ADA Compliant and Built to Code * Monument Signage on Escondido Avenue * Less Than 1/2 Mile from New Vista Civic Center



Rio Vista Professional Building - 110 Civic Center Drive #203, Vista, CA 92084

Property Type:	Office Office Building	Price:	\$595,000	Sally Schoeffel	(619) 624-2052
Building Size:	2,634 SF	Price/SF:	\$225.89/SF		
Year Built:	1980				

Property Description:

PROFESSIONAL OFFICE CONDO. Rio Vista Professional Building #203. Approx 2,634 rentable SF . Second floor suite (Comprised of 2 separate office condos) with views overlooking Wildwood Park and Escondido Avenue. Suite features 7 separate offices, reception area, conference room, equipment room, hospitality area and 2 bathrooms. Cedar panelling and quality improvements throughout. The center consists of 4 separate buildings totalling approx 70,000 SF and approx 256 on site parking spaces. Tenants in center include California Bank & Trust and La Paloma Restaurant. Property is located across the street from City Hall. City of Vista is undergoing major Downtown revitalization with the Vista Village project now well established and the new Civic Center in planning stage. Owner may also consider Lease to qualified tenant.



519 S. Santa Fe Ave. - Vista, CA 92083

Property Type:	Office Office Condo	Price:	\$249,000	Emily Oliphant- Manville	(760) 681-2696
Building Size:	2,700 SF				
Building Class:	C				
Property Description:	Not Completed				



CreekView Medical & Dental Park Bldg C - 1954 Via Centre Dr, Vista, CA 92081

Property Type:	Office Medical Office	Price:	\$940,000	Lars Eisenhauer	(760) 438-8534
		Price/SF:	\$250.00/SF	Dan Yeilding	(760) 438-8569
Building Size:	3,760 SF				
Building Class:	B				
Year Built:	2009				

Property Description:
A 12 Building Medical Campus in a Vastly Landscaped Park like setting. Direct access to Highway 78 via Emerald Drive and College Blvd Strategic North County location, only 4.3 miles to Interstate 5 freeway.



CreekView Medical & Dental Park Bldg K - 1920 Via Centre Dr, Vista, CA 92081

Property Type:	Office Medical Office	Price:	\$940,000	Lars Eisenhauer	(760) 438-8534
		Price/SF:	\$250.00/SF	Dan Yeilding	(760) 438-8569
Building Size:	3,760 SF				
Building Class:	A				
Year Built:	2009				

Property Description:
A 12 Building Medical Campus in a Vastly Landscaped Park like setting. Direct access to Highway 78 via Emerald Drive and College Blvd Strategic North County location, only 4.3 miles to Interstate 5 freeway.



CreekView Medical & Dental Park Bldg L - 1910 Via Centre Dr, Vista, CA 92081

Property Type:	Office	Price:	\$940,000	Lars Eisenhauer	(760) 438-8534
	Medical Office	Price/SF:	\$250.00/SF	Dan Yeilding	(760) 438-8569

Building Size: 3,760 SF

Building Class: A

Year Built: 2009

Property Description:

A 12 Building Medical Campus in a Vastly Landscaped Park like setting. Direct access to Highway 78 via Emerald Drive and College Blvd Strategic North County location, only 4.3 miles to Interstate 5 freeway.



CreekView Medical & Dental Park Bldg G - 1938 Via Centre Dr, Vista, CA 92081

Property Type:	Office	Price:	\$846,000	Lars Eisenhauer	(760) 438-8534
	Medical Office	Price/SF:	\$225.00/SF	Dan Yeilding	(760) 438-8569

Building Size: 3,760 SF

Building Class: A

Year Built: 2009

Property Description:

A 12 Building Medical Campus in a Vastly Landscaped Park like setting. Direct access to Highway 78 via Emerald Drive and College Blvd Strategic North County location, only 4.3 miles to Interstate 5 freeway.



1139 S. Santa Fe - Vista, CA 92083

Property Type:	Office	Price:	\$525,000	Steve Malley	(858) 642-2354
	Office Building	Price/SF:	\$131.25/SF		

Building Size: 4,000 SF

Property Description:

Property Features " 4,000 SF building " 13,500 SF Lot " Business, Building & FF&E for sale " 8 dedicated parking spaces " Renovated in 2005 " Also available for lease \$4,000/mo NNN " Excellent Traffic Counts " APN #180-150-13-00 " Contact Agents for details



324 & 326 Main St., #Bldg. - 324 & 326 Main St., Vista, CA 92084

Property Type:	Office	Price:	\$800,000	Jim Benson	(760) 431-3824
	Office Building	Price/SF:	\$200.00/SF		
Building Size:	4,000 SF				



CreekView Medical & Dental Park Bldg I - 1930 Via Centre Dr, Vista, CA 92081

Property Type:	Office	Price:	\$1,248,750	Lars Eisenhauer	(760) 438-8534
	Medical Office	Price/SF:	\$250.00/SF	Dan Yeilding	(760) 438-8569
Building Size:	4,995 SF				
Building Class:	A				
Year Built:	2009				

Property Description:

A 12 Building Medical Campus in a Vastly Landscaped Park like setting. Direct access to Highway 78 via Emerald Drive and College Blvd Strategic North County location, only 4.3 miles to Interstate 5 freeway.



CreekView Medical & Dental Park Bldg A - 1964 Via Centre Dr, Vista, CA 92081

Property Type:	Office	Price:	\$1,173,825	Lars Eisenhauer	(760) 438-8534
	Medical Office	Price/SF:	\$235.00/SF	Dan Yeilding	(760) 438-8569
Building Size:	4,995 SF				
Building Class:	B				
Year Built:	2009				

Property Description:

A 12 Building Medical Campus in a Vastly Landscaped Park like setting. Direct access to Highway 78 via Emerald Drive and College Blvd Strategic North County location, only 4.3 miles to Interstate 5 freeway.



CreekView Medical & Dental Park Bldg E - 1958 Via Centre Dr, Vista, CA 92081

Property Type:	Office	Price:	\$1,123,875	Lars Eisenhauer	(760) 438-8534
	Medical Office	Price/SF:	\$225.00/SF	Dan Yeilding	(760) 438-8569
Building Size:	4,995 SF				
Building Class:	B				
Year Built:	2009				

Property Description:

A 12 Building Medical Campus in a Vastly Landscaped Park like setting. Direct access to Highway 78 via Emerald Drive and College Blvd Strategic North County location, only 4.3 miles to Interstate 5 freeway.



CreekView Medical & Dental Park Bldg F - 1948 Via Centre Dr, Vista, CA 92081

Property Type:	Office	Price:	\$1,123,875	Lars Eisenhauer	(760) 438-8534
	Medical Office	Price/SF:	\$225.00/SF	Dan Yeilding	(760) 438-8569
Building Size:	4,995 SF				
Building Class:	B				
Year Built:	2009				

Property Description:

A 12 Building Medical Campus in a Vastly Landscaped Park like setting. Direct access to Highway 78 via Emerald Drive and College Blvd Strategic North County location, only 4.3 miles to Interstate 5 freeway.



CreekView Medical Center Building H - 1934 Via Centre Dr, Vista, CA 92081

Property Type:	Office	Price:	\$240.00/SF	Dan Yeilding	(760) 438-8569
	Medical Office			Lars Eisenhauer	(760) 438-8534
Building Size:	8,000 SF				
Building Class:	A				
Year Built:	2009				

Property Description:

A 12 Building Medical Campus in a Vastly Landscaped Park like setting. Direct access to Highway 78 via Emerald Drive and College Blvd Strategic North County location, only 4.3 miles to Interstate 5 freeway.



Multi-Tenant Retail/Medical Investment - 1010 E Vista Way, Vista, CA 92083

Property Type:	Office	Price:	\$1,450,000	Chuck Currey	(760) 730-9100
	Medical Office	Price/SF:	\$181.25/SF		
Building Size:	8,000 SF				
Property Description:					

1010 E. Vista Way is a multi-tenant, medical and office building. This building offers tenant's flexibility, generous amenities and signage, and great visibility. This property offers an owner/user or investor the opportunity to purchase a well-zoned, well-located, multi-tenant property for less than the cost to rent.



CreekView Medical & Dental Park Bldg B - 1968 Via Centre Dr, Vista, CA 92081

Property Type:	Office	Price:	\$1,800,000	Lars Eisenhauer	(760) 438-8534
	Medical Office	Price/SF:	\$225.00/SF	Dan Yeilding	(760) 438-8569
Building Size:	8,000 SF				
Building Class:	B				
Year Built:	2009				
Property Description:					

A 12 Building Medical Campus in a Vastly Landscaped Park like setting. Direct access to Highway 78 via Emerald Drive and College Blvd Strategic North County location, only 4.3 miles to Interstate 5 freeway.



981 Vale Terrace - Vista, CA 92084

Property Type:	Office	Price:	\$1,558,000	Brian Spock	(951) 695-2105
	Office Building	Price/SF:	\$190.00/SF		
Building Size:	8,200 SF				
Property Description:					

Excellent headquarters or general office building in a great location in Vista. Easy access to everything. Many private offices, conference room, executive office, break room, kitchen, presentation room, and very nice reception. Two story building with elevator and lots of parking. Building is ready for occupancy. Owner may consider a sale, call broker for additional information.



CreekView Medical & Dental Park Bldg J - 1926 Via Centre Dr, Vista, CA 92081

Property Type:	Office	Price:	\$2,039,040	Lars Eisenhauer	(760) 438-8534
	Medical Office	Price/SF:	\$240.00/SF	Dan Yeilding	(760) 438-8569
Building Size:	8,496 SF				
Building Class:	A				
Year Built:	2009				

Property Description:

A 12 Building Medical Campus in a Vastly Landscaped Park like setting. Direct access to Highway 78 via Emerald Drive and College Blvd Strategic North County location, only 4.3 miles to Interstate 5 freeway.



355 W. Vista Way, #1 - 355 W. Vista Way, Vista, CA 92083

Property Type:	Office	Price:	\$2,499,000	John Orlando	(760) 431-4220
	Office Building	Price/SF:	\$286.58/SF	Jeff Abramson	(760) 431-4204
Building Size:	8,720 SF			Mark Randall	(760) 431-3830
Building Class:	C				
Parking Ratio:	6.50000000000000/1,000				
	SF				
Year Built:	1965				



Premier Crossing - 2301-2395 S. Melrose Drive, Vista, CA 92081

Property Type:	Office	Price:	\$210.00/SF	Joe Zummo	(760) 803-0415
	Medical Office			Claude Turon	(760) 994-3900
Building Size:	15,000 SF			Briant Howes	(760) 634-1919
Building Class:	A				

Property Description:

Brand New High Quality Medical / Office Condos in 10 single story buildings with flexible suite sizes from 1,900 to 6,228 sq. ft. PRICED FROM \$250-\$275 / square foot. Ideal for Medical & Dental office uses. Excellent visibility, high traffic counts and street signage opportunities available. Easy access from signalized intersection and abundant, patient friendly parking (5:1000). Utilities are stubbed to each Building and Suites are sold in shell condition. Purchase prices are below current replacement costs.



Vista Point Medical Plaza - 326 S Melrose Dr, Vista, CA 92081

Property Type:	Office	Price:	\$3,200,000	Ted Caligiuri	(760) 643-5092
	Medical Office	Price/SF:	\$212.65/SF		
Building Size:	15,048 SF				
Building Class:	B				
Parking Ratio:	5.70000000000000/1,000				
	SF				
Year Built:	2008				

Property Description:

SHORT SALE **** WILL WORK WITH ALL OFFERS. Brand new 2 story "A+" class beautifully architectural free standing building at traffic signal double corner lot anchored to two huge shopping centers with many anchor tenants. This property, (approximately 1.2 acres), is located about 8 miles from the ocean and 1 & 1/2 mile from Tri-City hospital in Vista ca. and 300 yards from FWY. 78 on very busy Melrose Boulevard.



Santa Fe Plaza - 952 Postal Way, Vista, CA 92083

Property Type:	Office	Price:	\$2,650,000	Rob Pew	(760) 746-4333
	Office Building	Price/SF:	\$142.45/SF		
Building Size:	18,603 SF				

Property Description:

Campus like setting ideal for the organization requiring up to 18,603 square feet. Two buildings built in 1990 on 1.36 acres well located with easy access to the freeway and walking distance to the Sprinter station, bus stops and many nearby restaurants. Abundant parking with 89 total spaces (including 5 handicap) for a ratio of almost 5 spaces for every 1,000 square foot of office space. The property is currently 50% vacant and 25% of the property that is occupied has tenants that are month to month. More than 75% of the property can be made available to the user-buyer for needed space. With 10% downpayment and SBA financing the total monthly payments for loan (principal & interest) plus taxes and insurance the total monthly payment for all (PITI) is less than \$1.00 per square foot.



Monte Vista Plaza - Seller Entertaining All Offers - 1070 South Santa Fe Avenue, Vista, CA 92084

Property Type:	Office	Price:	Not Disclosed	Ben Tashakorian	(858) 373-3176
	Office Building				
Building Size:	31,840 SF				
Building Class:	C				
Parking Ratio:	4.2400000000000/1,000				
	SF				
Year Built:	1980				

Property Description:

This 30,600 square foot property occupies 2.34 acres in a main retail corridor of Vista, California. Historically, the property has established consistent 90% occupancy with these well located plug and play units. The subject offers signage on both floors allowing tenants to connect to the 23,000 vehicles that travel the avenue daily, while the well landscaped, sloped lot allows second story tenants unique street level entrances in the rear of the building. Additionally, a parking ratio of 4.24/1,000 SF ensures ease of access for all tenants.