

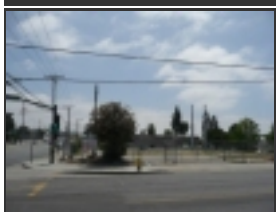


2369 E VISTA WAY - Vista, CA 92084

Property Type: Land
Residential (land) **Price:** \$4,475,000 **Tony Azar** (619) 944-6901

Property Description:

TURNKEY CACTUS NURSERY WITH 55,100 SQFT OF GREEN HOUSES ON FIVE ACRES, 2139 SQFT HOUSE, TWO CAR GARAGE, GUEST HOUSE AND STORAGE BUILDING. BUILD YOUR DREAM HOME ON AN INCREDIBLE LOT WITH PANORAMIC VIEWS. BUSINESS AND INVENTORY IS INCLUDED IN THE SALES PRICE.



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

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

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.



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



Used Car Lot - Vista CA - 1082 So Sant Fe Ave, Vista, CA 92083

Property Type: Retail
Vehicle Related **Price:** \$912,000 **Mike Habib** (619) 463-6600
Price/SF: \$1,371.43/SF
Building Size: 665 SF **Occupancy:** 100%

Property Description:

Large Used Car Lot in the heart of one of Vista's busiest and most preferred commercial districts. Sales office of approximately 665 square feet. Ample customer parking. Fantastic Visibility and high traffic counts! 23,000 cars per day on So Sant Fe Ave



Freestanding Retail on Main Street - 329 Main St, Vista, CA 92084

Property Type:	Retail	Price:	\$185,000	Michael Runcini	(310) 567-6445
	Street Retail	Price/SF:	\$246.67/SF		
Building Size:	750 SF				
Property Description:	Freestanding 750 sqft Retail building on Main Street. Great for owner/user and investment.				



700 Townsite Drive - Vista, CA 92084

Property Type:	Retail	Price:	\$420,000	Barry Slotten	(858) 875-3618
	Retail (Other)	Price/SF:	\$466.67/SF		
Building Size:	900 SF	Cap Rate:	6.44%		
		Occupancy:	100%		
Property Description:	Approximate 900 sq. ft. family-owned grocery/market on a .11 acre lot. Tenant has over 2 years left on their 2nd 5-year lease term, and wants to stay at this location, which is one of two sites where they operate their grocery/market business. Surrounded by loyal residential clientele. Great investment for small investor looking to park limited funds.				



Vista Auto Body Space - 119 Terracina Way, Vista, CA 92083

Property Type:	Retail	Price:	\$750,000	Tony Norris	(760) 730-9100
	Vehicle Related	Price/SF:	\$366.57/SF	Chuck Currey	(760) 730-9100
Building Size:	2,046 SF				
Property Description:	Complete auto body facility with everything necessary to get your existing or new auto body business going full speed!				



627 Escondido Avenue - Vista, CA 92084

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

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



410 Vista Village Dr. - Vista, CA 92083

Property Type:	Retail	Price:	N/A	John Orlando	(760) 431-4220
	Retail (Other)				
Building Size:	3,000 SF				

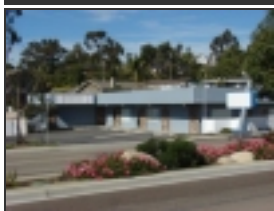


Retail/Industrial - 715 Mercantile, Vista, CA 92083

Property Type:	Retail	Price:	\$399,900	William Hirschman	(760) 519-3459
	Free Standing Bldg	Price/SF:	\$129.00/SF		
Building Size:	3,100 SF				

Property Description:

Very good free standing retail/industrial building. Excellent for artists, sculptors, glass, bronzes, or any artisans. Even work well for automotive.



755 Civic Center Drive - Vista, CA 92084

Property Type:	Retail	Price:	Not Disclosed	Daniel Tate	(760) 930-7927
	Free Standing Bldg			Henry Zahner	(760) 438-8950
Building Size:	4,364 SF				
Year Built:	1976				

Property Description:

Some retail uses permitted. Swimming pool on site. Will entertain all offers.



Build-to-Suit Retail/Commercial - 967 E Vista, Vista, CA 92084

Property Type:	Retail Strip Center	Price:	N/A	Gregory Albertini	(858) 875-3608
Building Size:	4,450 SF			Brian Danney	(858) 875-3619

Property Description:

4,450 SF Proposed Retail/Fast Food/Commercial Building Build-to-Suit from to 4,450 SF (divisible to 1,450 SF) Potential users include: National /Regional/Local Retailers Restaurant (Fast Casual, Family) Fast Food Restaurant with Drive-thru General Commercial (Office/Medical) On a major North-South retail corridor Highly visibility corner location Owner will consider leasing the property As-is Owner will entertain reasonable offers to purchase 0.51 Acres (APN: 176-030-13)



950 South Santa Fe Avenue - Vista, CA 92084

Property Type:	Retail Free Standing Bldg	Price:	\$1,750,000	Rik Floyd	(858) 481-8554
Building Size:	5,000 SF	Price/SF:	\$350.00/SF	Erik Faucett	(760) 438-8950
Year Built:	1995	Cap Rate:	7.40%		
		Occupancy:	100%		

Property Description:

This building was built for Blockbuster Video, Inc. and they took possession in 1995. The subject property is a single story block structure with 5,000 square feet usable space, with a lot size of approximately 17,424 square feet or .40 of an acre. An inspection of the building was conducted in 2006.



950 South Santa Fe Road - Vista, CA 92084

Property Type:	Retail Free Standing Bldg	Price:	\$1,750,000	Erik Faucett	(760) 438-8950
Building Size:	5,000 SF	Price/SF:	\$350.00/SF	Rik floyd	(858) 481-8554
Year Built:	1995	Cap Rate:	7.40%		
		Occupancy:	100%		

Property Description:

MAJOR PRICE REDUCTION. Net leased freestanding building. Very Visible to traffic. No financing in place; perfect for an exchange buyer to pay cash or arrange any new financing as buyer desires.

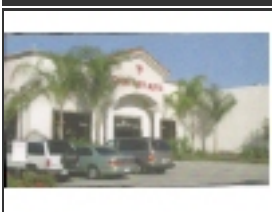


Tire Pros - 636 S. Santa Fe, Vista, CA 92084

Property Type:	Retail Vehicle Related	Price:	\$665,000	Kate Swauger	(858) 200-9400
		Price/SF:	\$121.71/SF	Brandon Trevellyan	(858) 200-9414
Building Size:	5,464 SF				

Property Description:

The property is currently leased to Tire Pros. Tire Pros has over 300 stores nation wide. Tenant is a 1 unit operator.



Sale or Lease at \$1.00/sf 2004 Auto Center - 826 N. Santa Fe, Vista, CA 92083

Property Type:	Retail Vehicle Related	Price:	\$1,750,000	Jeff Presar	(858) 483-9176
		Price/SF:	\$291.67/SF		
Building Size:	6,000 SF	Cap Rate:	3.00%		
		Occupancy:	18%		

Property Description:

9-8-11 Buy or Lease at \$1.00/sf Lowered to \$1.75M. Make us an offer. Buy or Lease for \$1.00/sf gross. 2004 construction Class "A" Vista Automotive Center on N. Santa Fe. with 6000sf, 9 bays, large showroom, 2 offices & 3 bathrooms. 21 parking spaces. 1/2 acre prime frontage on North Santa Fe. Jeff Presar Presar Realty (858) 483-9176



University Square - 1960 University Drive, Vista, CA 92083

Property Type:	Retail Free Standing Bldg	Price:	\$1,995,000	Don Zech	(858) 486-9999
		Price/SF:	\$285.00/SF	Nick Zech	(858) 232-2100
Building Size:	7,000 SF				

Property Description:

Major Price Reduction - Fully improved commercially zoned pad site of approximately .97 acres of land, approximately 42,370 sf with a 7,000 rsf single-story building with two leasable suites (A-B) and two drive through lanes.



1944 S Santa Fe Avenue - 1944 S. Santa Fe Avenue, Vista, CA 92083

Property Type:	Retail Vehicle Related	Price:	\$1,300,000	Greg Pieratt	(760) 929-9977
		Price/SF:	\$162.50/SF	Cameron Rutherig	(760) 448-2455
Building Size:	8,000 SF				

Property Description:

FOR SALE - 1.04 ACRE LOT WITH AN APPROXIMATE 8,000 SQ FT BUILDING ZONED C-36 GENERAL COMMERCIAL: General Retail Sales and Services permitted if conducted within buildings. Outdoor uses may be allowed by Use Permit. Residences may be permitted as secondary uses. PROPERTY FEATURES: * Two (2) Grade Level Roll-Up Doors * Excellent Access to Hwy 78 Large Variety of Uses Allowed and May Include: * Small Market * Auto Repair * Retail Showroom * Landscaper Facility * Auto Sales



Plaza 800 - 800 Civic Center Drive, Vista, CA 92084

Property Type:	Retail Community Center	Price:	\$2,200,000	Marc Dudzik	(760) 929-9700
		Price/SF:	\$183.33/SF		
Building Size:	12,000 SF	Cap Rate:	5.80%		
		Occupancy:	62%		

Property Description:

INVESTMENT SUMMARY The subject property totals approximately 12,000 sq. ft. within a larger center of approximately 115,000 sq. ft. that is anchored by Vons, Trendy Department Store, and Blockbuster Video. The center is in a strong, highly visible retail node within close proximity to the Sprinter Railway Station, just a half a mile to the south. The NOI of \$127,211 includes rent guarantees for Suites F & H for an additional six months (Suite F: \$1.50 psf, NNN; Suite H: \$1.00 psf, NNN -- NNNs estimated at \$0.47/sf.)



Walgreen's Vista - 802 S. Santa Fe Ave, Vista, CA 92084

Property Type:	Retail Free Standing Bldg	Price:	\$9,900,000	Robert Levyssohn	(909) 980-1953
		Price/SF:	\$654.76/SF		
Building Size:	15,120 SF	Cap Rate:	5.50%		
		Occupancy:	100%		

Property Description:

Operating Walgreen's on corner location next to a Union Bank. Annual rental income is \$545,000 NNN. Lease started May 1, 2001 for twenty years.



Owner will Carry!!! - 1010 S. Santa Fe., Vista, CA 92084

Property Type: Retail
Free Standing Bldg
Building Size: 16,000 SF

Price: \$850,000
Price/SF: \$53.13/SF

Kate Swauger (858) 200-9400
Geoff Hannan (858) 200-9403

Property Description:
16,000 sf 2 story gym building with outdoor pool.