



BE SEEN BY
±139,000
CARS PER DAY!

13
W VISTA WAY
65

Medical / Professional Office

FOR LEASE | 1,500 RSF | VISTA



FOR LEASING INFORMATION:

CHRISTIAN THOMPSON

760.481.1016

BRE #02105771

cthompson@lee-associates.com

TRENT FRANCE

760.929.7838

BRE #00984842

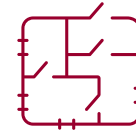
tfrance@lee-associates.com



1902 Wright Place, Suite 180, Carlsbad, CA 92008
P. 760.929.9700 | lee-associates.com



Property Features



Flexible Layout



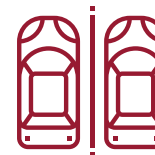
±12,200 CPD on W Vista Way



Easy to Access Highway 78



Located on NCTD Bus Route System
±139,000 CPD

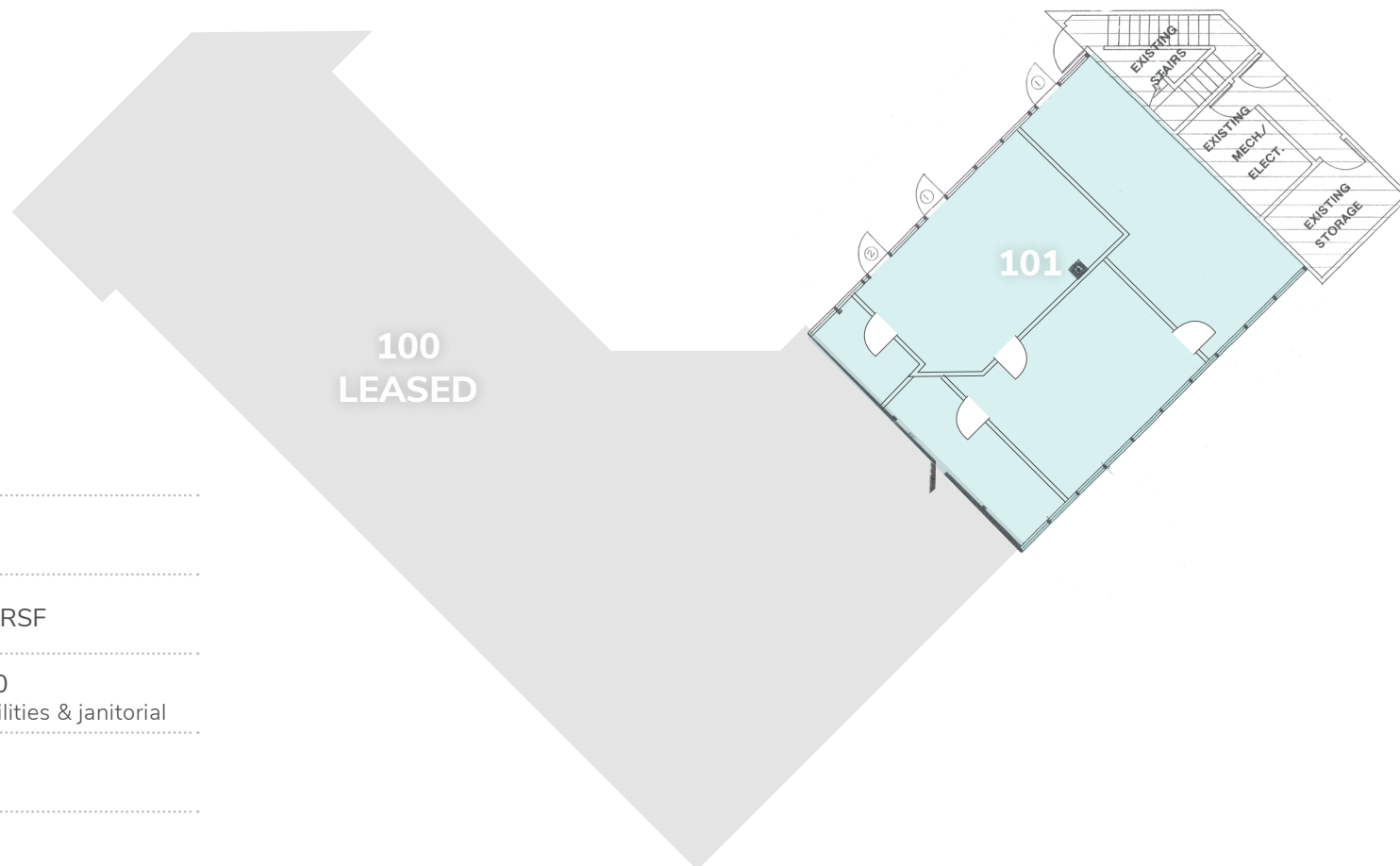


Ample Parking

Suite 101

Suite	101
Square Footage	1,500 RSF
Monthly Gross Rent	\$2,900 plus utilities & janitorial
Availability	Now

- Natural Light Exposure
- First Floor Offices
- Storage



CARLSBAD

OCEANSIDE

1365 W Vista Way | 5

Westfield
SHOPPINGTOWNS



78



Tri-City Hospital



Hacienda Dr

13
W VISTA WAY
65

78

VISTA

College Blvd

Emerald Dr

Olive Dr



Breeze Hill Elementary



San Diego County Superior Court



S Melrose Dr



Downtown Vista

Melrose





275,714 POPULATION - 5 MILES

EXCELLENT DEMOGRAPHICS

Approximately 275,714 people live within a five mile radius of the subject property.



94,296 HOUSEHOLDS - 5 MILES

DENSE RESIDENTIAL IN-FILL LOCATION

There are over 90,000 households within five miles of the subject property.



85% HIGH SCHOOL GRADUATE

11.2% GRADUATE DEGREE

19.7% 4-YEAR COLLEGE

9.6% 2-YEAR COLLEGE

STRONG WORK FORCE

Vista has a well-educated work force, with nearly half of its high school graduates achieving a college Degree.



\$100,743 AVG HH INCOME - 5 MILES

HIGH AVG HH INCOME

At 25.1% of its population, Vista is ranked #1 for the region with the largest proportion of median earnings of \$100,000 or more.



HOME TO GOVERNMENT AGENCIES

Government agencies dominate the large office-using tenants in Vista, although several office tenants have set up shop here to support neighboring manufacturing facilities.



City of Vista

The City of Vista is a Charter Law city and was incorporated on January 28, 1963. Located just seven miles inland from the Pacific Ocean in northern San Diego County, the City of Vista has a perfect mild Mediterranean climate.

Residents enjoy a wide range of year-round outdoor activities in a setting of gentle rolling hills and pleasant rural surroundings. Known as the brew capital of San Diego, Vista is a city of discovery from breweries and wine bars to gardens and art exhibitions. Spanning approximately 19 square miles with a population of nearly 102,000 people spread across 30,150 households, Vista continues to attract residents.

Vista's leadership has invested significant resources to bring new developments within the city limits with a number of retail & residential development projects currently underway. Additionally, the City of Vista has created programs to better understand the needs of Vista businesses and help further their growth, one of these outreach programs is called Vista CARES Program. CARES stands for: Communicate. Assist. Retain. Expand. Support.

Vista is creating an area for residents to enjoy and a place for local business to succeed and grow.



Population

101,686



Median Age

32.9



Households

30,168



Average Home Value

\$736,062

Demographics



Median HH Income

\$72,125



Businesses

6,198



Employees

50,736

13
W VISTA WAY
65

CHRISTIAN THOMPSON

760.481.1016

BRE #02105771

cthompson@lee-associates.com

TRENT FRANCE

760.929.7838

BRE #00984842

tfrance@lee-associates.com



**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

Lee & Associates hereby advises all prospective purchasers of Investment property as follows:

The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, Lee & Associates has not and will not verify any of this information, nor has Lee & Associates conducted any investigation regarding these matters. Lee & Associates makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of an investment property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this investment opportunity. Lee & Associates expressly denies any obligation to conduct a due diligence examination of this Property for Buyer. Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of an investment property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors. Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any investment property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

By accepting this Marketing Brochure you agree to release Lee & Associates and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this investment property.