

FOR SALE

OWNER/USER OPPORTUNITY PROFESSIONAL OFFICE BUILDING



969 VALE TERRACE DRIVE, VISTA, CA 92084

Bradley Couch | Sales & Leasing Associate | (858) 414-9632 | Bradley@PacificCoastCommercial.com | Lic. 02092810

Andrew Hoy | Sales & Leasing Associate | (619) 952-7107 | Andrew@PacificCoastCommercial.com | Lic. 02096486

(619) 469-3600 | 10721 Treena St., Ste 200, San Diego, CA 92131 | www.PacificCoastCommercial.com | Lic. 01209930

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 purchase.



PROPERTY OVERVIEW



Pacific Coast Commercial is pleased to present the opportunity to purchase approximately 3,520 square foot freestanding office building in Vista, CA. This is a unique opportunity for an Office User or Investor to acquire an income producing asset with 1,760 available square footage on the second story.



PROPERTY ADDRESS

- 969 Vale Terrace Drive, Vista, CA 92084



DRONE TOUR

- [View Video](#)



2-STORY PROFESSIONAL OFFICE BUILDING

- ± 3,520 SF Office with 50% Leased
- Built for Multi-Tenant or Single User



ZONING

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



PRICING

- Asking Price \$1.1 M

969 VALE TERRACE DR



PROPERTY HIGHLIGHTS



INCOME

- \$3,400/ Month
- First Floor - Suite A: Lease Expires 6/30/2021
- First Floor - Suite B: Lease Expires 12/31/2021



UTILITIES

- Separately Metered



PROPERTY TAXES

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



LOCATION

- Located in Downtown Vista Adjacent to the Nature Preserve



PRIDE OF OWNERSHIP

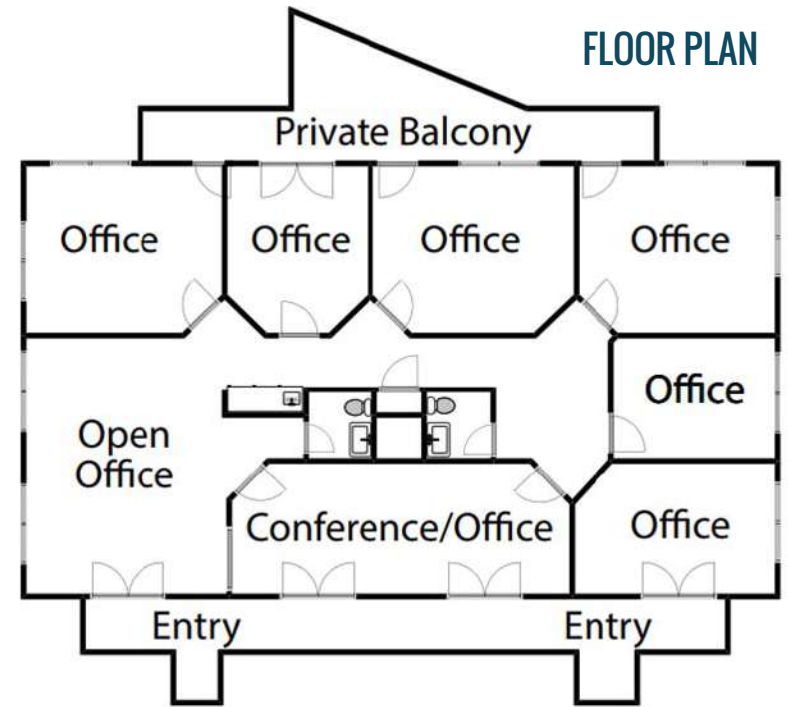
- Well Maintained with Beautiful Wood Frame, and Well Suited for General Office or Professional Office



PARKING

- 13 Parking Spaces in Designated Lot

969 VALE TERRACE DR



AUDUBON'S ANSTINE-AUDUBON NATURE PRESERVE



AREA OVERVIEW

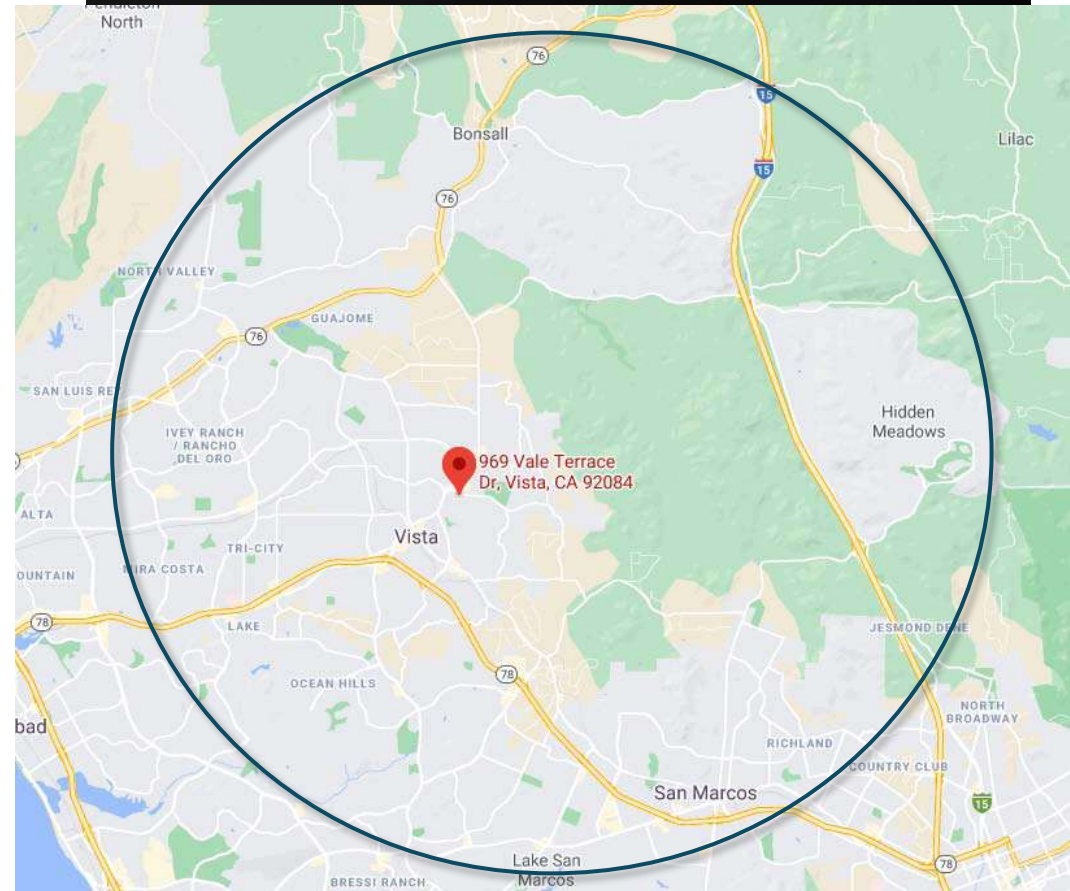
	1 mile	3 mile	5 mile
POPULATION			
Total Population (2020)	25,596	112,935	225,673
Total Population (2025)	25,994	115,509	230,453
Average Age	31.3	34.2	35.3
INCOME			
Average Household Income (2020)	\$72,446	\$89,062	\$95,534
Total Businesses	1,015	3,550	8,310
Total Employees	7,644	27,605	74,577
HOUSEHOLDS			
Owner Occupied	3,036	20,218	45,917
Renter Occupied	4,182	16,367	29,671
Total Households	7,104	35,731	74,011

SURROUNDING RETAIL



969 VALE TERRACE DR

AREA MAP



5 MILE RADIUS