

515 OLIVE AVENUE

VISTA, CA 92083

NEWLY
IMPROVED
EXTERIOR/
INTERIOR



FOR LEASE 9,880 SF Industrial Building & 21,750 SF Secured Rear Yard

JAMES BENGALA

ph: 760.208.8798

e: james@uwventures.com

CalDRE Lic: 01950077

CorpDRE Lic: 01350200



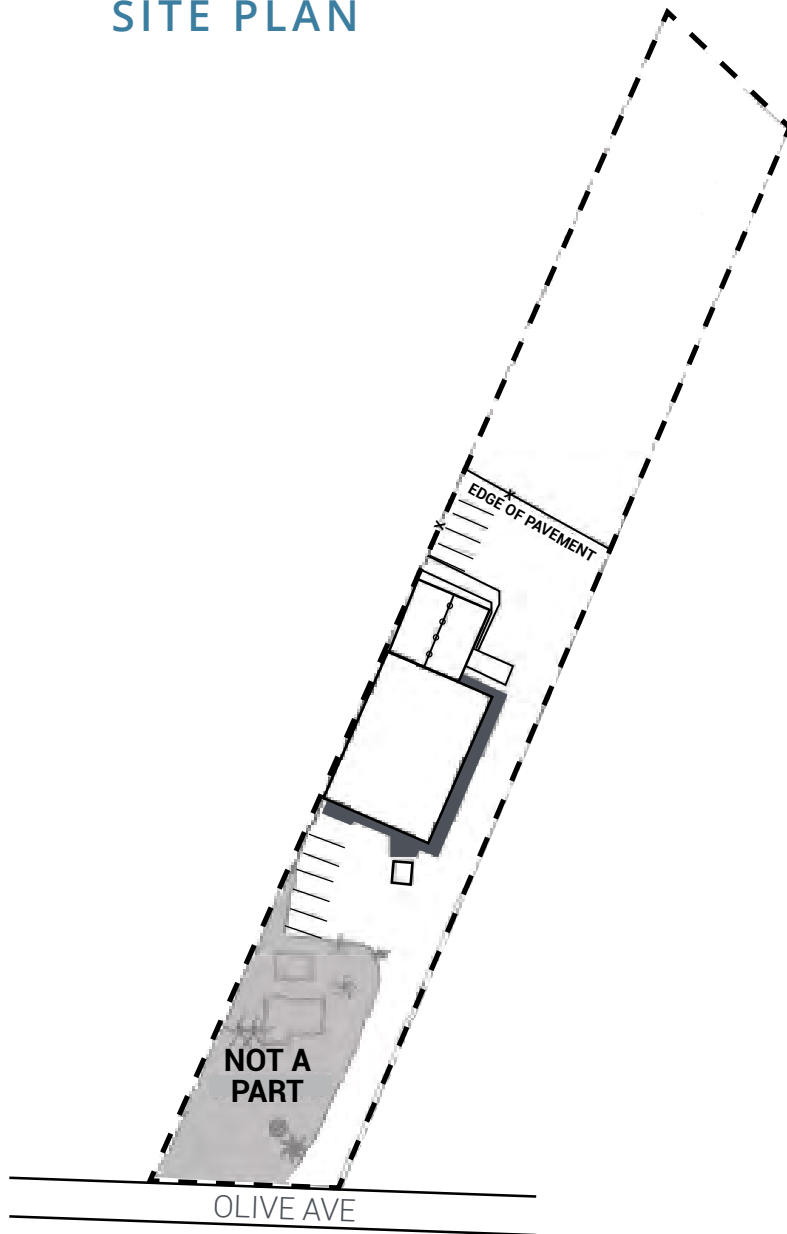


515 OLIVE AVENUE, VISTA, CA 92083

N MELROSE DR

515 OLIVE AVENUE, VISTA, CA 92083

SITE PLAN



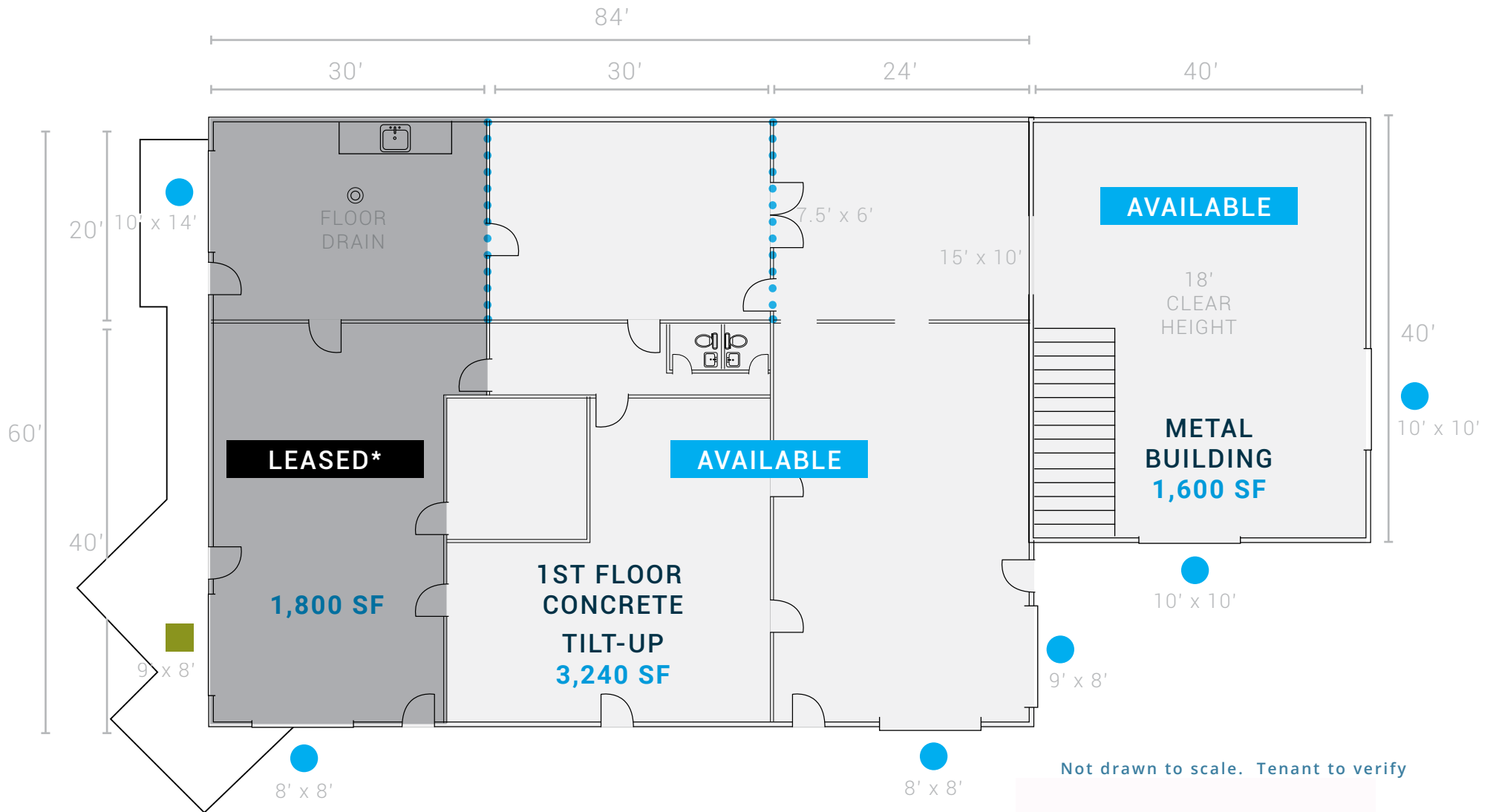
No warranty or representation is made to the accuracy of the foregoing information.
Terms of sale or lease and availability are subject to change or withdrawal without notice.
Any of the foregoing information will need to be separately verified by Buyer.

PROPERTY OVERVIEW

Address:	515 Olive Avenue, Vista CA 92083
Rentable Building Area:	<ul style="list-style-type: none">• 8,280 SF Concrete Tilt-Up• 5,040 SF - First Floor• 3,240 SF - Mezzanine• 1,600 SF Metal Building 9,880 SF Total Rentable SF
Available for Lease:	8,000 - 9,880 SF Building Space 21,750 Rear Yard
Lot Size:	44,660 SF (appx)
Rear Yard Size:	21,750 SF
Grade Loading:	Six (6) grade level doors
Dock High Loading:	One (1) dock well
Security:	Both property and rear yard area are 100% fenced
Power:	400 Amps
Recent Improvements:	<ul style="list-style-type: none">• Upgraded Loading/Dock Areas• Upgraded Rear Yard/Storage• New Roll-up Doors• Improved Grading/Drainage• Updated Interior Offices
HUB Zone:	Property is located within the HUB Zone which may provide business benefits to tenant (tenant to verify)
Availability:	30 Day Notice
Lease Rate:	\$16,620/month + Utilities (No CAM's) <ul style="list-style-type: none">• \$0.99/SF on 8,000 SF Building (\$7,920/mo)• \$0.40/SF on Yard (\$8,700/mo)

FIRST FLOOR FLOOR PLAN

- = GRADE LEVEL DOOR
- = DOCK HIGH LOADING DOOR
- = CAN BE REMOVED



Not drawn to scale. Tenant to verify

***LEASED AREA CAN BE MADE AVAILABLE**

SECOND FLOOR FLOOR PLAN

- ALL SECOND FLOOR DEMISING WALLS CAN BE REMOVED
- 2ND FLOOR PREVIOUSLY USED FOR STORAGE VIA FORKLIFT



3,360 SF TOTAL MEZZANINE

Not drawn to scale. Tenant to verify

*LEASED AREA CAN BE MADE AVAILABLE

515 OLIVE AVENUE, VISTA, CA 92083



NEW CONCRETE, NEW ASPHALT & NEW DRAINAGE



515 OLIVE AVENUE, VISTA, CA 92083



NEW ROLL-UP DOORS



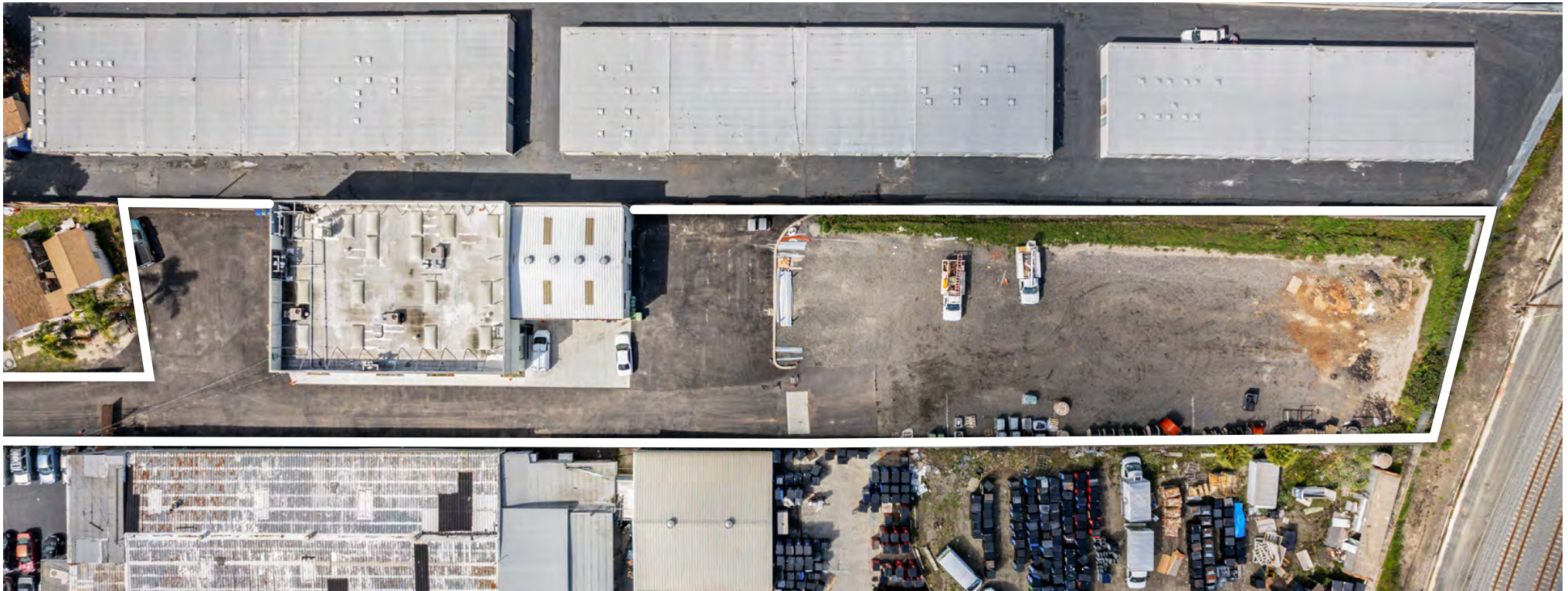
NEW RETENTION WALL, GRADING AND DG



YARD SIZE
21,750 SF
(TENANT TO VERIFY)



515 OLIVE AVENUE, VISTA, CA 92083





ABOUT THE AREA

Shop. Dine. Explore.

There is an excellent tenant mix in the area of the property. The development of Downtown Vista is a focus of the City of Vista. The city expanded budget spending to improve roads, transportation and has drawn the interest of many new and established business owners. Restaurants, breweries, and developers. Because the area is immediately accessible via the Sprinter Station at S. Santa Fe Ave and Vista Village Drive, Downtown Vista has become a destination stop for day trippers and people looking for evening entertainment.

Demographics

	1 Mile	3 Miles	5 Mile
Population (2021)	30,392	143,350	269,478
Projected Population (2026)	30,619	144,527	272,925
Households	7,877	45,704	90,350
Employees	8,543	43,423	109,930
Median Age	30.9	36.0	37.0
Median Household Income	\$73,663	\$85,515	\$85,444
Total Retail Expenditure	\$227.64 M	\$1.54 B	\$3.07 B



urbn
 The Yellow Delft
 CURBSIDE CAFE
 VISTA VILLAGE PUB
 Door House
 BECKING BEAVER BREWERY
 BIER GARTEN
 mikko sushi

Cinépolis
 Lampro Pizza
 Swami's CAFE
 POKI POKI
 Massage Envy
 PANDA EXPRESS
 Lili Cakes

FRAZIER FARMS
 STAPLES
 (chili's)
 Cane's

LOWE'S
 BevMo!



PETCO
 Where the pets go
 Food4Less
 ISLANDS
 Fine burgers & drinks
 Baskin Robbins

LA FITNESS
 Rubio's
 STARBUCK COFFEE
 Carls Jr.
 Jersey Mike's

SUPERIOR COURT
 NORTH COUNTY
 DIVISION

VISTA MAGNET MIDDLE

Vista Village Dr

Vista Way

Hacienda Dr

BURGER KING

75,000
 Annual Visitors to the
 Wave Waterpark

Melrose Dr

N Santa Fe Ave

Olive Ave

VISTA ACADEMY OF VISUAL AND PERFORMING ARTS

6+
 Award Winning
 Craft Breweries

BOYS & GIRLS CLUB

17 min
 Drive from Carlsbad
 Village and Main
 Street Oceanside

515 OLIVE AVENUE

VISTA, CA 92083

NEWLY
IMPROVED
EXTERIOR/
INTERIOR

FOR LEASE

**9,880 SF Industrial Building
+ 21,750 Sq Ft Secured Yard**

JAMES BENGALA
ph: 760.208.8798
e: james@uwventures.com
CalDRE Lic: 01950077
CorpDRE Lic: 01350200

