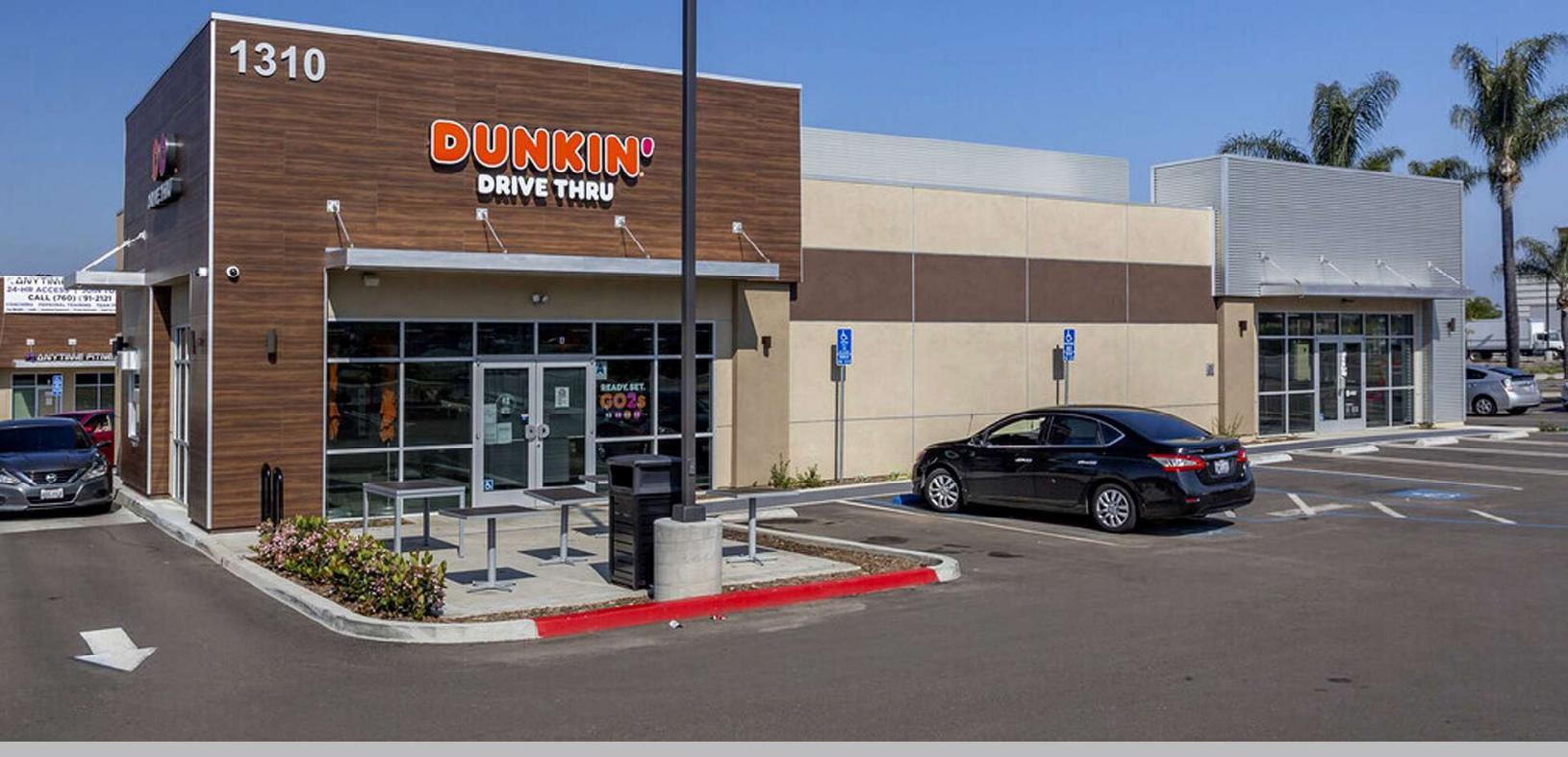


1310 E. VISTA WAY
VISTA, CA

FOR SALE - ±3,520 SF
FREESTANDING HIGH IMAGE RETAIL BUILDING
2 UNITS - ±2,000 SF EACH

\$4,300,000



PROPERTY FEATURES

- Rare User/Investor Purchase Opportunity
- Freestanding High Image Retail Building with major Street Frontage/Signage
- User May Occupy ±2,000 SF
- Long Term Lease (15 Years) to Dunkin' for other ±2,000 SF
Dunkin' Pays \$99K NOI Annually (\$8,250/Mo. or \$4.12N/SF/Mo.)
- High Growth Southern California/San Diego Location
- Surrounded by Major Retailers - Verizon, O'Reilly, McDonalds, Starbucks, Chevron, Albertsons, Pizza Hut
- Affluent Demographics within 5 miles:
 - \$103,430 Average HH Income
 - \$79,474 Median HH Income

For More Information, Contact:

David Kluver

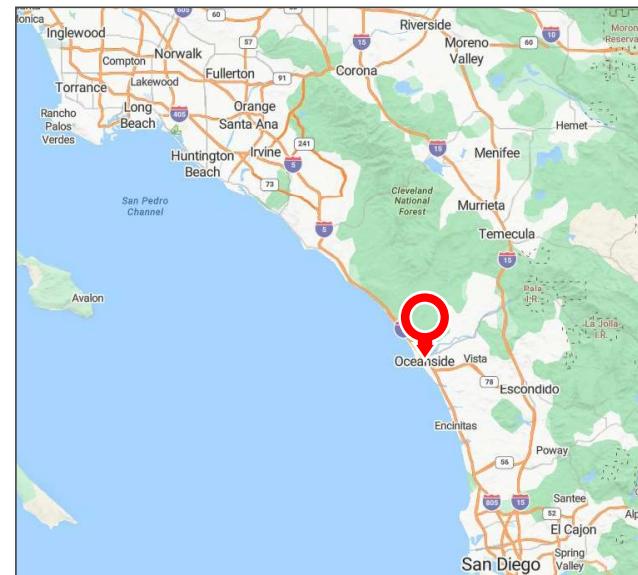
O: 949.724.4716

T: 949.463.5954

E: dkluver@lee-associates.com

DRE #: 01022800

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
NEWPORT BEACH



Brian Pyke

Retail Insight

T: 858.324.6103

E: bpyke@retailinsite.net

DRE #: 01506790



**RETAIL
INSITE**
COMMERCIAL REAL ESTATE

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PROPERTY SITE PLAN



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