

OFFICE/RETAIL
BUILDING FOR LEASE

524

CIVIC CENTER DR

VISTA, CA 92084



± 2,219sf Freestanding Building | ±9,148sf Lot

PROPERTY OVERVIEW

BUILDING SIZE
±2,219SF

LEASE RATE
\$1.85 NNN



Monument signage availability



Traffic Counts: 37,276 on Civic Center Drive



Zoning M-U



Close access to Hwy 78



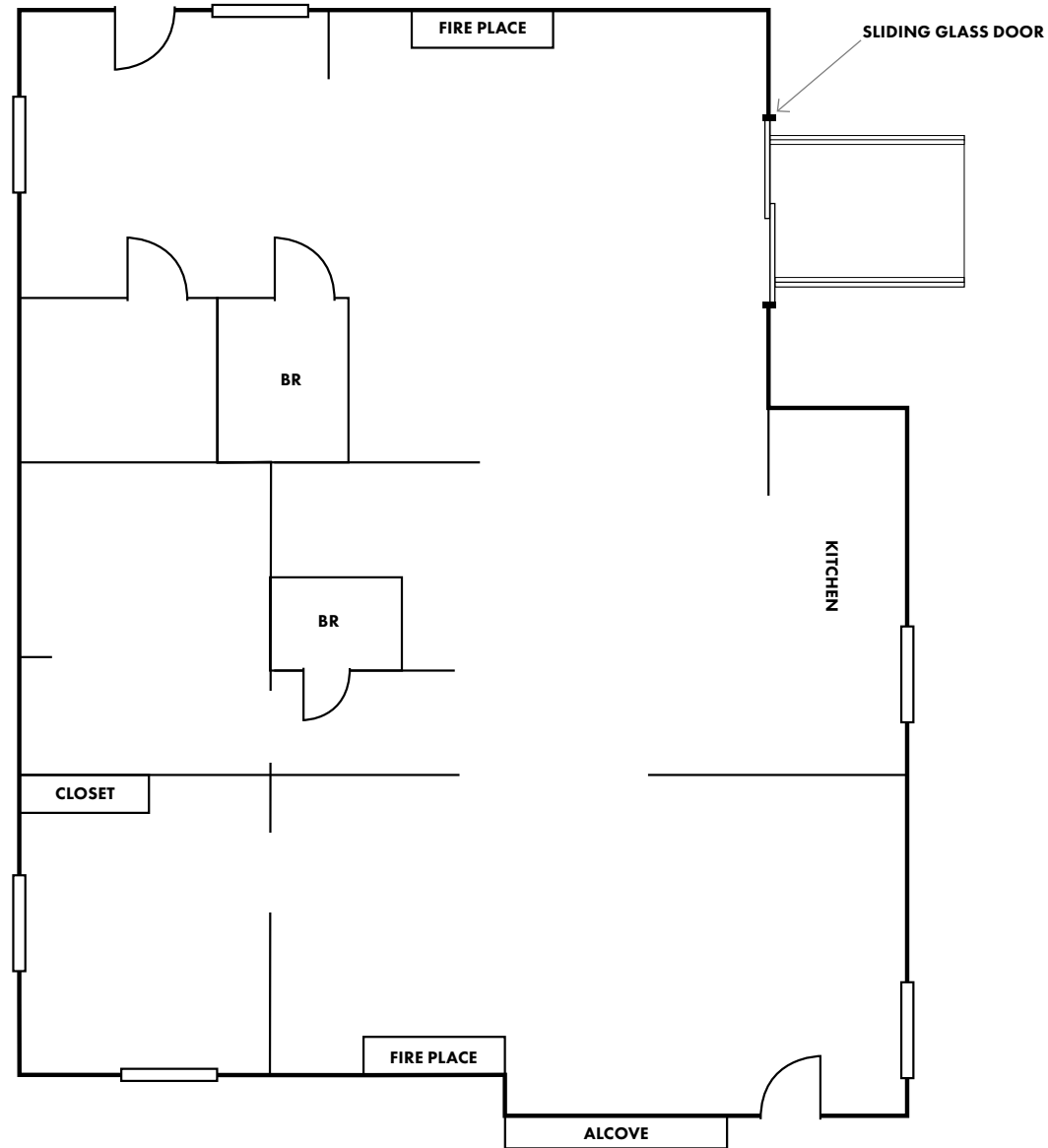
Close proximity to Vista City Hall and Local shopping centers



Total renovation just completed
*Restroom w/Shower



FLOOR PLAN



*FLOORPLAN NOT TO SCALE. TENANT TO VERIFY.

PROPERTY PHOTOS



PROPERTY PHOTOS



DEMOGRAPHICS

Traffic Counts

37,276 ADT

*Civic Center Dr

Population

233,036

*5-Mile Radius

Households

80,191

*5-Mile Radius

Median
household
income

\$109,265

*5-Mile Radius

Median age

38.3

*5-Mile Radius



524

CIVIC CENTER DR

VISTA, CA 92084



COMMERCIAL REAL ESTATE SERVICES

JACKSON RODEWALD
760.448.1366 | BRE #02087122
jrodewald@lee-associates.com

JEFF ABRAMSON
760.929.7835 | BRE #00956805
jabramson@lee-associates.com

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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