

OFFICE/RETAIL
BUILDING FOR LEASE

524

CIVIC CENTER DR

VISTA, CA 92084



\pm 2,219sf Freestanding Building | \pm 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



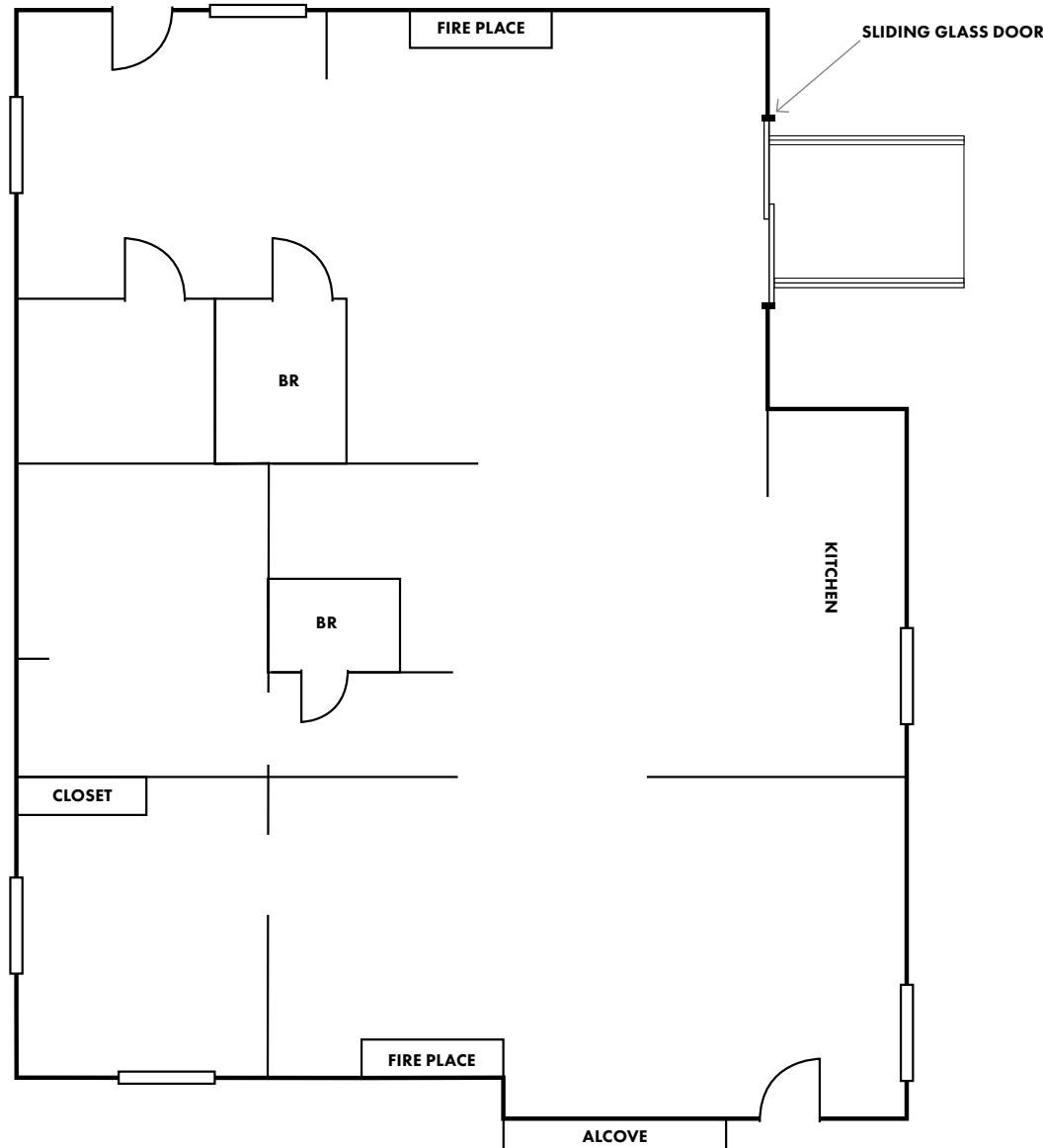
Close proximity to Vista City Hall and Local shopping centers



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





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

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

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