

640 EAST VISTA WAY

VISTA | CALIFORNIA 92084

FOR LEASE | ± 400 to ± 800 SQ.FT. OFFICE SUITES



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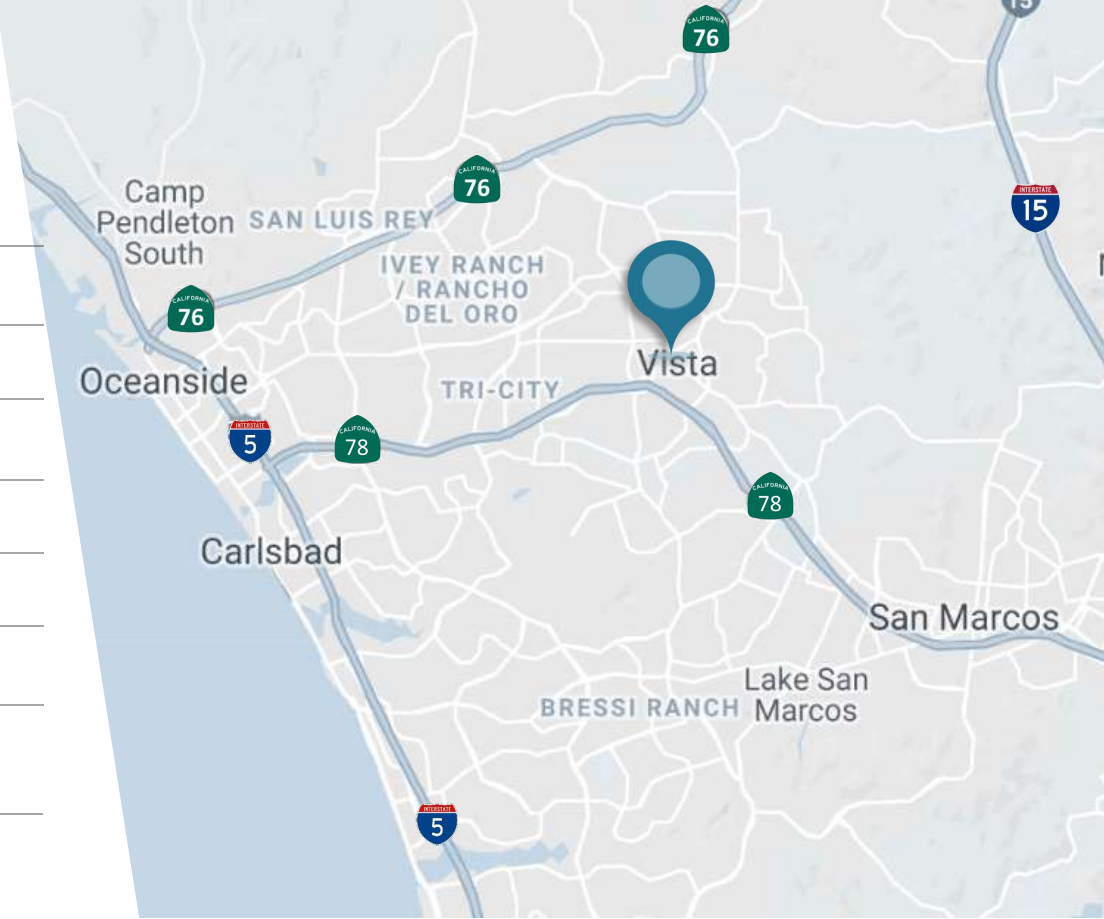
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The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information, including zoning and use, should be verified prior to transaction.

PROPERTY DETAILS

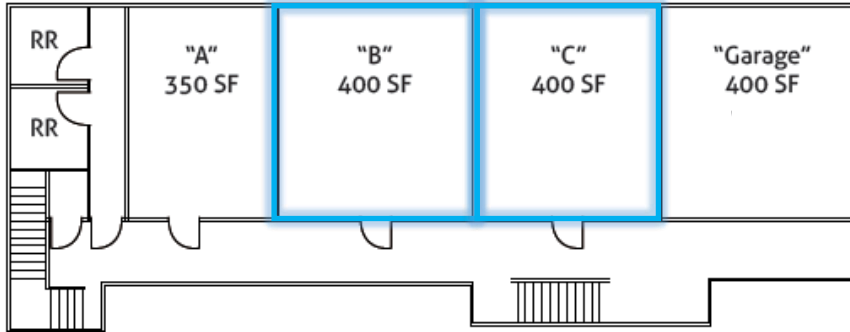
ADDRESS	640 East Vista Way, Vista, CA 92084
AVAILABILITY	Suites B and C ± 400 to 800 Sq. Ft. Office Space
PROPERTY TYPE	± 3,150 Sq. Ft. Two-Story Office Building
LOT SIZE	± 15,899 Sq. Ft.
APN	175-173-53-00
ZONING	C-1
PARKING	25 Free Surface Spaces (7.94/1,000 SF) Fully Fenced and Secured
LOCATION	Easy Access to Hwy 78 Near Numerous Retail Amenities (Very Walkable)
LEASE RATE	400 SF: \$850 Per Month 800 SF: \$1,600 Per Month



SITE PLAN

FLOOR	AVAILABLE	LEASE RATE	FEATURES
1	Suite B	\$850 Per Month	± 400 Sq. Ft. Ground Floor Suite Common Area Restrooms
1	Suite C	\$850 Per Month	± 400 Sq. Ft. Ground Floor Suite Common Area Restrooms
1	Suite B & C	\$1,600 Per Month	± 800 Sq. Ft. Ground Floor Suite Common Area Restrooms

LEVEL 1



SURROUNDING AREA



WITHIN A 5 MILE RADIUS



Population: 237,877



Businesses: 7,841



Households: 7,841



Employees: 79,397



Population (2023): 247,942