

FOR SALE

2530-34

SOUTH SANTA FE AVENUE
VISTA, CA 92084



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Voit

REAL ESTATE SERVICES

THE OFFERING

Voit Real Estate Services is pleased to present the opportunity to acquire 2530-34 South Santa Fe Avenue, an approximate 9,400 SF industrial property consisting of three buildings on an approximate 0.79 AC lot of industrial land in Vista.

SALE PRICE: \$2,350,000 (\$250/SF)

PROPERTY INFORMATION

SALE TYPE	Owner User or Investor
TOTAL BUILDING AREA	9,400 SF
NUMBER OF BUILDINGS	Three
LOT SIZE	0.79 AC
ZONING	M-52 (San Diego County)
GRADE LEVEL DOORS	7
CEILING HEIGHT	20' - 22'
PARKING	2.0/1,000 SF
APN	217-102-52-00
YEAR BUILT	1977
SPECIAL FEATURES	2,500 SF of covered outdoor storage
POWER	800 amps, 3 phase 480V*

**Site currently running on a generator. SDG&E power reconnection pending County permit approvals with new owner. Estimated timeline: 12-16 weeks. Inquire with agent for more information.*



Please do not disturb the tenant. Call agent to schedule a tour.



CLOSE FREEWAY PROXIMITY

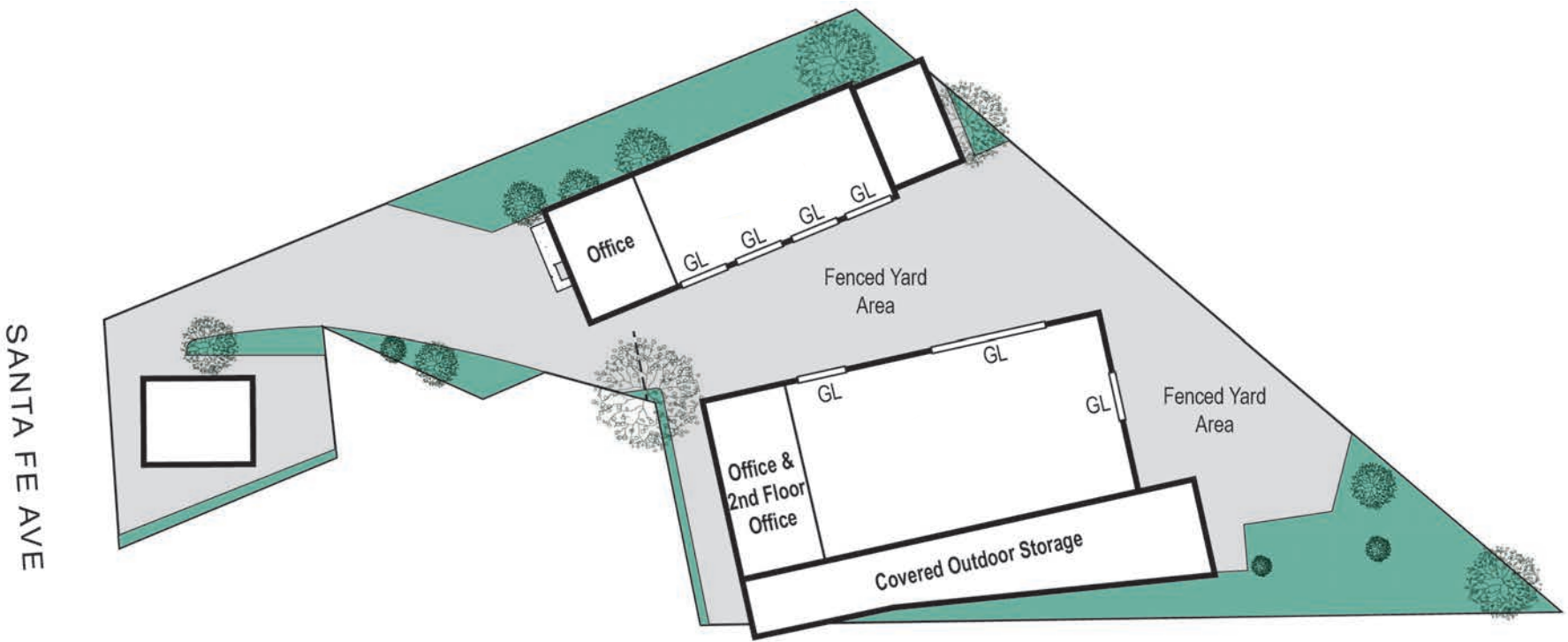


145,722
CARS/DAY

29,480
CARS/DAY

SOUTH SANTA FE AVENUE

SITE PLAN

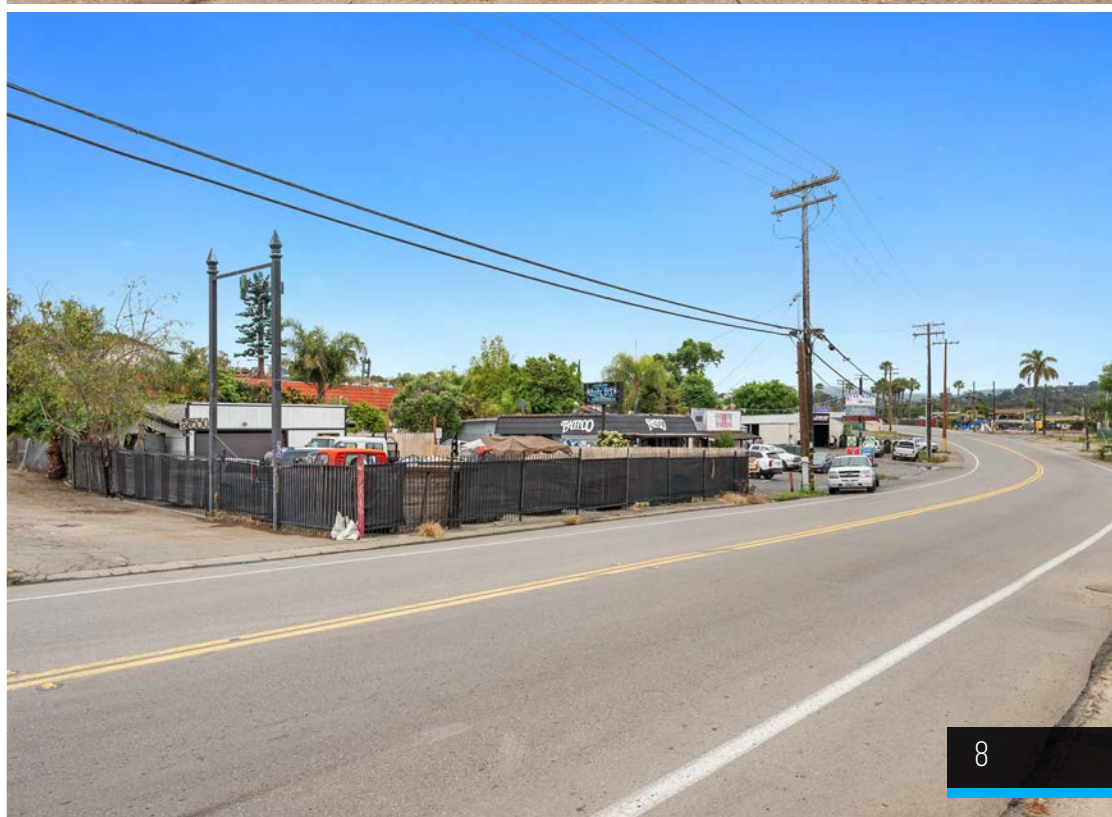




SOUTH SANTA FE AVENUE











POPULATION (2010)

15,665	89,828	224,899
1 MILE	3 MILE	5 MILE

POPULATION (2023)

16,095	96,196	244,058
1 MILE	3 MILE	5 MILE

HOUSEHOLDS (2010)

4,590	30,131	74,809
1 MILE	3 MILE	5 MILE

HOUSEHOLDS (2023)

4,75	32,463	81,766
1 MILE	3 MILE	5 MILE

AVERAGE HOUSEHOLD INCOME

\$96,288	\$96,288	\$107,511
1 MILE	3 MILE	5 MILE

MEDIAN HOME VALUE

\$611,191	\$650,778	\$664,671
1 MILE	3 MILE	5 MILE

M52 LIMITED IMPACT INDUSTRIAL USE REGULATIONS

The provisions of Section 2520 through Section 2529, inclusive, shall be known as the M52 Limited Impact Industrial Use Regulations. The M52 Use Regulations are intended to create and preserve areas where manufacturing and industrial uses which evidence no or very low nuisance characteristics may locate. Non-industrial uses which support or are adjuncts to industrial uses and are compatible with such uses are permitted within the zone particularly administrative, sales, and services uses. Typically, the M52 Use Regulations would be applied in urban or suburban areas where nuisance characteristics involving noise, odor, traffic generation or unsightliness were undesired and where all uses (with certain exceptions) would be conducted entirely within enclosed buildings. Various applications of the M52 Use Regulations with appropriate development designators can create a community of industries in a high quality industrial park or a strip of low impact industrial uses.

2522 PERMITTED USES.

The following use types are permitted by the M52 Use Regulations:

A. CIVIC USE TYPES.

- Ambulance Services
- Community Recreation
- Emergency Shelters (see Section 6911)
- Essential Services
- Fire Protection Services (Section 6905)
- Law Enforcement Services
- Parking Services
- Postal Services

B. COMMERCIAL USE TYPES.

- Administrative and Professional Services
- Automotive and Equipment: Parking
- Participant Sports and Recreation: Indoor
- Business Equipment Sales and Services
- Business Support Services
- Recycling Processing Facility, Wood and Green Materials
- Communications Services
- Laundry Services
- Research Services
- Wholesaling, Storage & Distribution: Mini-Warehouses (see Section 6300 & 6909)

C. INDUSTRIAL USE TYPES.

Custom Manufacturing (see Section 6300)

D. AGRICULTURAL USE TYPES.

- Horticulture (all types)
- Tree Crops
- Row and Field Crops
- Packing and Processing "Limited"
- Packing and Processing "Winery"
- Packing and Processing "General"

A. COMMERCIAL USE TYPES.

- Adult Entertainment Establishments "19"
- Agricultural & Horticultural Sales "8" (all types)
- Automotive & Equipment: Cleaning "8"
- Automotive & Equipment: Repairs, Heavy Equipment "8"
- Recycling Collection Facility, Small or Large "2"
- Automotive & Equipment: Repairs, Light Equipment "8"
- Automotive & Equipment: Sales/Rentals, Farm Equipment "9"
- Automotive & Equipment: Sales/Rentals, Heavy Equipment "9"
- Automotive & Equipment: Sales/Rentals, Light Equipment "9" (see Section 6800)
- Recycling Processing Facility, Light or Heavy "3"
- Building Maintenance Services "8"
- Construction Sales & Services "8" (see Section 6300)
- Food & Beverage Retail Sales "10"
- Gasoline Sales "12"
- Wholesaling, Storage and Distribution: Light "8" (see Section 6300)

B. INDUSTRIAL USE TYPES.

General Industrial "14"

2524 USES SUBJECT TO A MINOR USE PERMIT.

The following use types are permitted by the M52 Use Regulations upon issuance of a Minor Use Permit.

A. CIVIC USE TYPES.

- Minor Impact Utilities
- Small Schools

B. COMMERCIAL USE TYPES.

- Convenience Sales and Personal Services
- Eating and Drinking Establishments

2525 USES SUBJECT TO A MAJOR USE PERMIT.

The following use types are permitted by the M52 Use Regulations upon issuance of a Major Use Permit.

A. CIVIC USE TYPES.

- Administrative Services
- Clinic Services
- Civic, Fraternal or Religious Assembly
- Major Impact Services and Utilities
- Cultural Exhibits and Library Services
- Child Care Center

B. COMMERCIAL USE TYPES.

- Funeral and Interment Services:
Cremating
- Participant Sports and Recreation:
Outdoor
- Transient Habitation: Campground (see
Section 6450)
- Wholesaling, Storage and Distribution:
Heavy (see Section 6300)

C. EXTRACTIVE USE TYPES.

Site Preparation

[VIEW FULL ZONING](#)

CITY OF VISTA

Located just seven miles inland from the Pacific Ocean in northern San Diego County, the City of Vista has a perfect, mild Mediterranean climate. Residents enjoy a wide range of year-round outdoor activities in a setting of gentle rolling hills and pleasant rural surroundings. Vista is approximately 19 square miles with a population of 103,381.

Vista is 78 Corridor's craft beer capital. As of 2022, Vista had 24 breweries, with more in development, making it the city with the most breweries per capita in California (ranked #5 in the U.S.). Home to Eppig Brewing, Booze Brothers Brewery, Helia Brewing Company, Prohibition Brewing Company, Aztec Brewing Company, Belching Beaver Brewery, Pure Project Vista, and many others, Vista is a craft beer enthusiast's paradise. Vista is also home to several wineries, distilleries, and cider and seltzer producers, and has fostered a thriving ecosystem for beverage producers in North County.

However, Vista is known for more than its craft beer and beverage industry. Many of San Diego County's most prominent companies in maritime, medical device manufacturing and sports & active lifestyle are located in Vista's vibrant 14 million square foot Business Park. Vista is home to companies such as: Applied Membranes – one of the founding companies in the membrane separation industry; Aqua Lung – founded by Jacques Cousteau, who launched the SCUBA industry; Dr. Bronner's – producer of the top selling soap in the U.S. natural marketplace and other organic and fair-trade products; and Aptera – the manufacturer of the most efficient self-charging electric vehicle in the U.S.

In addition to its entrepreneurial ethos, Vista has a thriving arts and culture community. The downtown arts and culture district is home to dozens of public art installations including the alley cat themed metal sculptures, the kite themed mechanical art powered by the wind, and numerous murals, sculptures, and stained-glass pieces. The city is also home to the Avo Theater and Moonlight Amphitheater that host Broadway musicals, plays, and musical acts. Vista has a supportive environment for entrepreneurs and artists who have harnessed creativity and innovation to create a vibrant community of makers.



TOP INDUSTRIES



COMMUNICATION & TECHNOLOGY



LIFE SCIENCES



MICRO BREWERIES & SPECIALTY FOOD

KEY COMPANIES

Applied Membranes
AquaLung
Booze Brothers Brewing Co.
Broken Token
Carbon by Design
DART Aerospace
Diversified Tool & Die
Dr. Bronners
Easy Turf
Eppig Brewing
Exagen
Flux Power
HARO Bikes
HRE Wheels

Jeld-Wen Windows & Doors
Leica Biosystems
Leidos
LMI Aerospace
McCain Manufacturing
North County Biotech Incubator
NewRocket
NOVO Engineering
Open Source Makers Lab
Solatube International
Steeping Giant
Vista Brewers Guild
Vista Industrial Products
Watkins Manufacturing Co



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