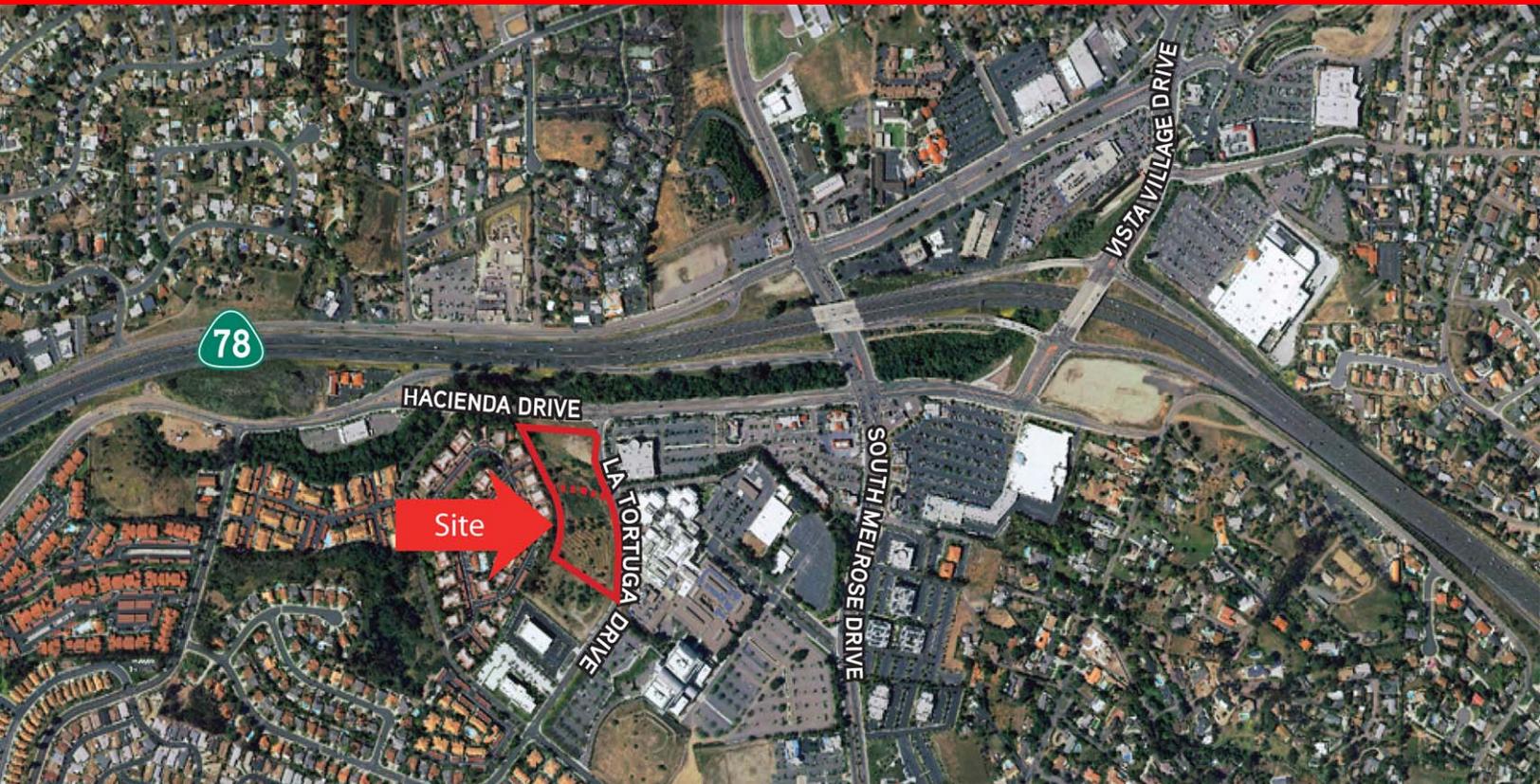


FOR SALE > WELL LOCATED COMMERCIAL LAND



LAND/ BUILD-TO-SUIT

PRICE REDUCTION



Breeze Hill

Parcels A & B (Two Parcels) Vista, CA 92083
APN 166-150-70-00 and 166-150-91-00

INVESTMENT HIGHLIGHTS

- > Offering price ~~\$3,950,000~~ \$2,988,000
- > In the heart of the Highway 78 corridor
- > Freeway visible
- > Convenient freeway access
- > Zoned C- commercial, prime for office, retail & medical

(O-P office- professional uses also allowed)

PROPERTY INFORMATION

- > +/- 2.5 to 4.9 gross acres (approx. 213,444 SF)
- > 2 legal parcels, +/-2.5 acres and +/-2.4 acres
- > Purchase parcels together or separate

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Breeze Hill Commercial Land

THE OPPORTUNITY

Colliers International is the exclusive investment advisor for the sale of Breeze Hill Parcels A & B Vista, California 92083. Located in the North San Diego County Highway 78 corridor, the Property consists of approximately 4.9 gross acres of land at the southwest corner of Hacienda Drive and La Tortuga Drive.

The offering represents an opportunity to acquire a one of a kind land parcel in the 78 corridor. This large freeway visible site at the signalized intersection will appeal to investors who desire to develop office, medical office, hotel or retail buildings or who desire to rezone the property to other uses that are supported by the City of Vista. The site is in proximity to the Tri-City Hospital, abundant retail amenities, Vista County Courthouse and surrounding residential community. The offering is made on an "as is, where is", unencumbered basis for the fee interest in the land.

SAN DIEGO NORTH COUNTY

HIGHWAY 78 CORRIDOR MARKET

Breeze Hill is centrally located on the Highway 78 corridor, which includes the communities of Carlsbad, Oceanside, Vista, San Marcos and Escondido. These communities provide a diverse economic base that includes retail shopping, major medical facilities, colleges, resorts, golf courses and corporate businesses. Many corporations have located their headquarters to this desirable area, including IDEC Pharmaceuticals, the Gemological Institute of America and Isis Pharmaceuticals. The area is recognized as the "golf capital of the world", and home to 30 different industry-related companies, including headquarters for Callaway Golf, TaylorMade, Ashworth, Acushnet and Orlimar Golf Company. Vista is home to major employers including Dimension One Spas, Polaris Pool Systems, DC Shoes and DJ Orthopedics to name just a few. Highway 78 corridor's centralized location makes this submarket an attractive location for businesses and residents alike, only 90 miles south of Los Angeles, 45 miles south of Orange County and 20 miles north of Downtown San Diego.

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