

1150 Joshua Way | Vista, CA 92081



Description	A 9,515 SF single-tenant, concrete tilt, industrial building on 34,412 SF of land. Better Buzz's Lease expires 10/31/23.
Approximate 2022 NOI	\$97,452.72
Market Lease Rate	\$1.50 NNN
Proforma NOI (mark to market)	\$171,270.00
Investment Sale Price	\$3,114,000 (\$327 based on a 5.5% Cap rate on proforma rent)
Owner/User Sale Price	\$3,330,250 (\$350 PSF) – extremely high demand for 5-15k SF free standing buildings in Vista