

For Sale / Freestanding Mixed Use Property / Monte Vista Plaza

CLICK TO VIEW
PROPERTY TOUR



MAJOR
PRICE
REDUCTION!

\$6,995,000

~~\$7,595,000~~



LEE & ASSOCIATES
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1070

s santa fe ave
vista, ca 92084

key features

1070 Santa Fe Ave

S Santa Fe Ave



31,840 SF Mixed Use 2-Story
Free Standing Building



31 Separate Suites



31 Electrical Meters for each
separate unit and 1 house meter



All suites have ground floor
access



Each Suite has their own
restroom



Situated on 2.34 AC



Excellent Parking Ratio
135 Parking Spaces



Strategically positioned for
repositioning its current uses

property highlights

Strategic Location

- Located directly along S. Santa Fe Ave., just east of Civic Center
- Conveniently located in North County San Diego just north of Hwy 78
- Multiple retail services offered within walking distance

Multi Use Configuration

- Current Configuration can accommodate office, residential and retail
- Restrooms & electrical meters in each unit
- Potential to convert all units to residential

Opportunity

- Well maintained structure and grounds
- Most leases on M2M terms at below market rents
- Great monthly income in place (94% occupied as of 5/1/2022)
- Huge upside potential



Downtown Specific Plan

[Click to view zoning](#)

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property overview

STREET ADDRESS: 1070 S Santa Fe Ave, Vista, CA 92084

BUILDING SIZES: 31,840 SF

APN 180-310-15

% IMPROVED: 100% Improved

LOT SIZE: 2.34 AC (101,930 SF)

BUILDING HEIGHT: 30'

PARKING: ±135 Spaces

ACCESS:

Property: 2 Ingress/Egress points with full drive around access

Building: Both floors offer ground floor access

ZONING:

[Downtown Specific Plan](#)

YEAR BUILT: 1980

PURCHASE PRICE: \$6,995,000

**Do Not Disturb Tenants; Call Brokers to Schedule Tour*

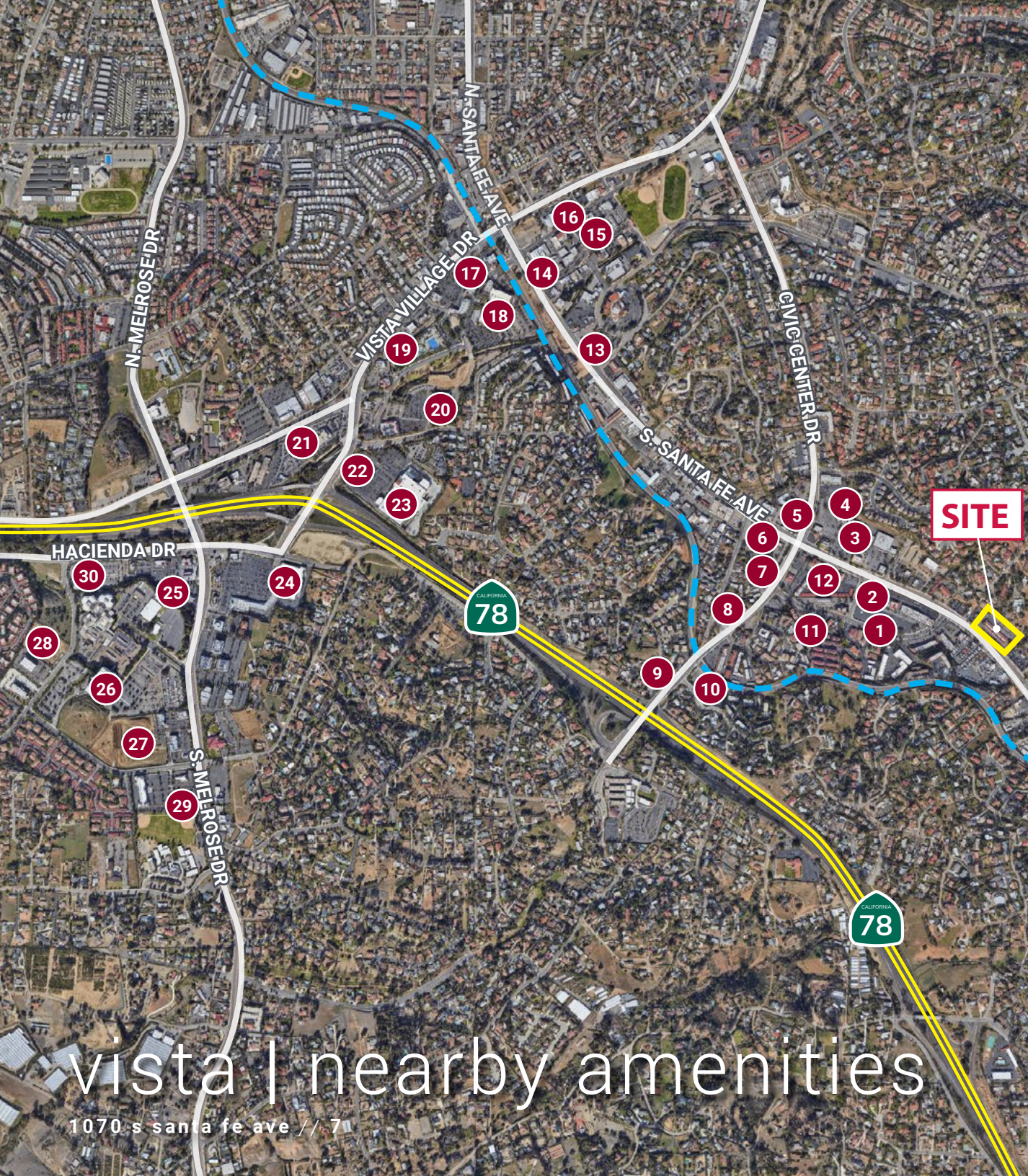


rent roll

SUITE	BUSINESS	NAME	SQUARE FOOTAGE	CURRENT RENT	LEASE ENDING
1	Real Glam	Reyna Real	1,100	\$1,815.00	1/31/2023
2	Express Relief Services, Inc.	Maria Cortez	1,300	\$2,000.00	M.T.M.
3	West Nail Lounge	Wendy Espinoza	900	\$1,450.00	M.T.M.
4	Moreno and Associates Law Firm, APC	Alina & Andres Moreno	1,400	\$2,342.00	M.T.M.
5	El Compa Barber Shop	Robinson Diego	800	\$1,350.00	M.T.M.
6	Barron Income Tax Services	Ester Barron	1,100	\$1,600.00	M.T.M.
7	John Castleman	John Castleman	510	\$900.00	M.T.M.
8	VACANT		2,780		
9	VACANT		1,100		
10	V & A Services	Victor & Aidee Pioquinto	1,100	\$1,900.00	5/31/2022
11	Aztec Traffic School	Flavio A. Munguia	1,100	\$1,750.00	M.T.M.
12	Aztec Traffic School	Flavio A. Munguia	1,100	\$1,900.00	M.T.M.
13	Iglesia Gran Aposento	Miguel Ramierz	1,100	\$2,000.00	3/31/2023
14	Pettit Financial Services	James Pettit	550	\$1,100.00	M.T.M.
14A	America Morris	America Morris	550	\$1,000.00	M.T.M.
15	A Better Way Out	Aaron & Lillitte Goldstein	550	\$1,100.00	M.T.M.
15A	Gloria Baldovinos	Gloria Baldovinos	550	\$1,500.00	M.T.M.
16	Pablo Mendoza & Eilinatha	Pablo Mendez & Elinathan Vasquez	1,270	\$2,100.00	M.T.M.
17	Juan Peez	Juan Peez	930	\$1,750.00	M.T.M.
18	Arturio Hernandez	Arturio Hernandez	1,100	\$1,700.00	M.T.M.
19	Elias Lopez Morales	Elias Lopez Morales	1,100	\$2,100.00	M.T.M.
20	Ray Sanchez	Sanchez/RLS	1,625	\$1,715.00	M.T.M.
21	Ray Sanchez	Sanchez/RLS	1,625	\$1,715.00	M.T.M.
22/23/24/25	Iglesia Tabernaculo de Reunion	Pastor Hernandez	4,400	\$5,500.00	M.T.M.
26	2 Miguel Rodriguez & Martina Orozco	Miguel Rodriguez & Martina Orozco	550	\$1,500.00	M.T.M.
26A	Gina Brown	Gina Brown	550	\$1,500.00	M.T.M.
27	Andrew Zajicek	Andrew Zajicek	550	\$1,500.00	M.T.M.
27A	Gauge Serna & Kelly Saunders	Gauge Serna & Kelly Saunders	550	\$1,300.00	M.T.M.

Denotes Lease Term in Place

Square Footage: 31,840 RSF Gross Rents: \$46,087.00



vista | nearby amenities

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- | | |
|---|---|
| 1.  | 17.  |
| 2.  | 18.  |
| 3.  | 19.  |
| 4.  | 20.  |
| 5.  | 21.  |
| 6.  | 22.  |
| 7.  | 23.  |
| 8.  | 24.  |
| 9.  | 25.  |
| 13.  | 26.  |
| 14.  | 28.  |
| 15.  | 29.  |
| 16.  | 30.  |

- 10. Vista Train Station
- 11. Grande Vista Apartments
- 12. Franciscan Inn
- 27. Avalon Vista Apartments

location map



Vista



population

103,381



corporate & local
businesses

±5,000



median household
income

\$78,948



multi-industry
job force

48,000+

california's craft beer capital

18
Breweries



1
Meadery



2
Wineries



most craft breweries per
capita of any california city

vista's local industries

manufacturing
warehousing
logistics
action sports

life sciences
maritime
active lifestyle
information technology



2021 demographics

1 MILE



POPULATION
14,332



ESTIMATED HOUSEHOLDS
4,488



AVERAGE HOUSEHOLD INCOME
\$103,617



MEDIAN HOUSEHOLD INCOME
\$84,158



TOTAL EMPLOYEES
4,004

3 MILES



POPULATION
124,316



ESTIMATED HOUSEHOLDS
39,750



AVERAGE HOUSEHOLD INCOME
\$99,631



MEDIAN HOUSEHOLD INCOME
\$83,553



TOTAL EMPLOYEES
47,019

5 MILES



POPULATION
251,630



ESTIMATED HOUSEHOLDS
83,991



AVERAGE HOUSEHOLD INCOME
\$105,888



MEDIAN HOUSEHOLD INCOME
\$87,906



TOTAL EMPLOYEES
128,239

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