

FOR LEASE

APPROXIMATELY 4,242 SF

1929

W. VISTA WAY
VISTA, CA 92083

YOUR BUSINESS NAME HERE



RYAN FOLEY
Associate
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PROPERTY FEATURES

- › Approximately 4,242 square feet available for lease.
- › Situated near Highway 78, this suite in Tri-City Plaza offers premium exposure to freeway travelers and an excellent opportunity for a tenant to customize their own business setting.
- › Freeway visible monument and building signage offered.
- › Close to Tri-City Hospital and many restaurant and retail amenities.
- › Uses allowed: retail, medical and office
- › **ASKING RATE:** \$0.99/SF + NNN
(NNN Expenses are estimated at \$0.30/SF)



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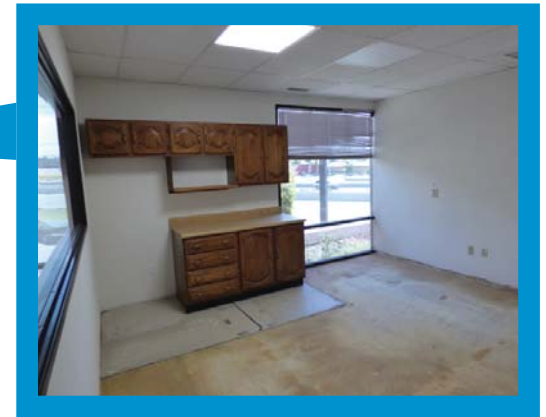
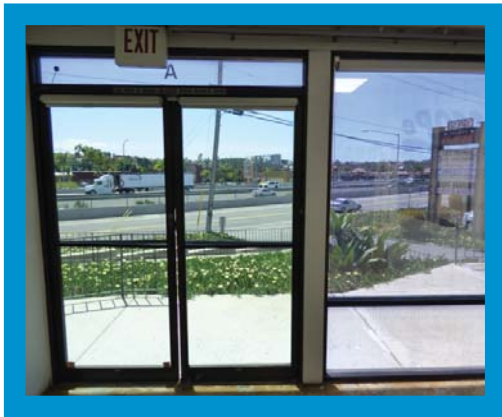
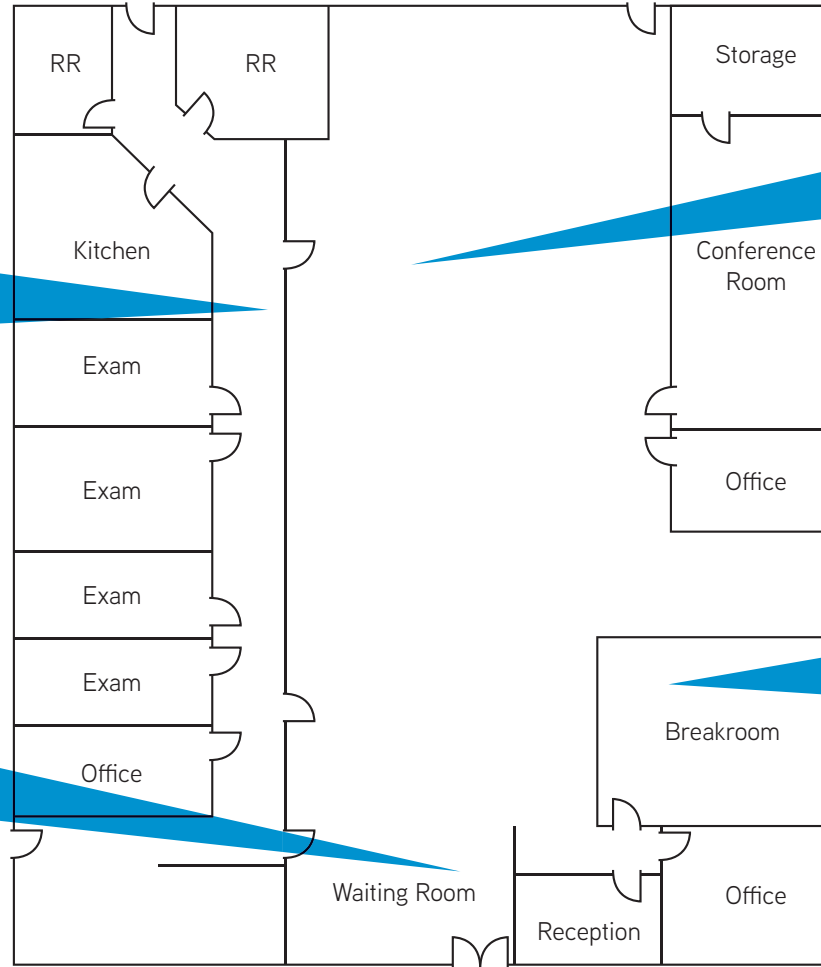
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FLOOR PLAN



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- 1 Walmart, Chick-fil-A, California Coast Credit Union
- 2 Kohl's Albertsons, PetSmart, Smashburger, Jamba Juice, Round Table Pizza, Chevron, Wells Fargo Bank, Poki Poki, King Burrito, Starbucks
- 3 **Tri-City Crossroads Shopping Center**
El Pollo Loco, Starbucks, Grocery Outlet Bargain Market, DICK'S Sporting Goods, T.J. Maxx, Sizzler, Rite Aid, Pizza Hut, Teri Cafe, Cusimano's Pizza, Dollar Tree

- 4 McDonald's, Jack-in-the-Box, Pep Boys Auto Parts, Motel 6
- 5 **Home Depot Shopping Center**
Home Depot, I love Bagels, Gianni's Pizza, Jose Taco Depot, Boot World, Guava Frozen Treats
- 6 **Tri-City Medical Center**
- 7 **Department of Motor Vehicles**
- 8 In-N-Out Burger, Little Ceasars Pizza
- 9 Subway, North Park Produce, Sun Hing Buffet, Vista CrossFit
- 10 Popeye's Louisiana Kitchen, Smart & Final Extra, Pizza on Tap
- 11 Costco, BMW of Vista

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