

AVAILABLE FOR SALE / 2,900 SF FREESTANDING OFFICE / OWNER-USER OPPORTUNITY



150 E BROADWAY

VISTA, CALIFORNIA 92084

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NEARBY AMENITIES/RESTAURANTS:

1. Dog Haus Biergarten
2. Belching Beaver Brewery Tavern & Grill
3. Straightedge Barber Co.
4. The Yellow Deli
5. Mom's Kitchen
6. URBN Coal Fired Pizza
7. Flying Pig Pub & Kitchen
8. Mother Earth Tap House
9. Vista Village Pub
10. El Ranchero
11. Wavelength Brewing
12. AVO Playhouse
13. Curbside Cafe
14. Bistro on Main Street
15. MIKKO Sushi
16. Vista Village:
 17. Cinopolis
 18. Frazier Farms
 19. Culichi Town
 20. Raising Cane's Chicken
 21. Poki Poki
 22. Starbucks
 23. Chipotle
 24. Chili's
 25. Staples
 26. Crunch Fitness
 27. Lamppost Pizza
 28. Little Cakes Cupcakes



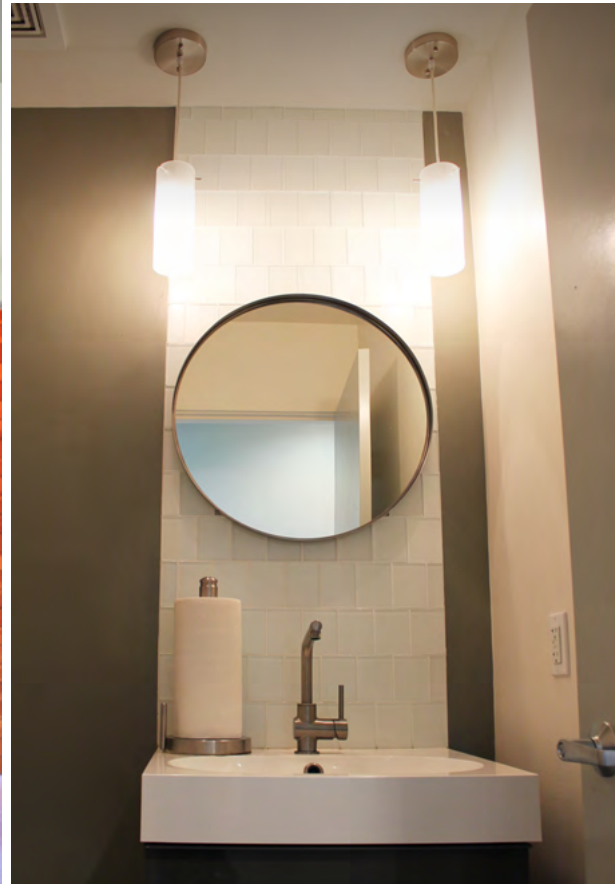
100 MAIN STREET
 126 APARTMENTS
 15,000 SF COMMERCIAL
 EST. COMPLETION FEBRUARY 2020



PROPERTY HIGHLIGHTS

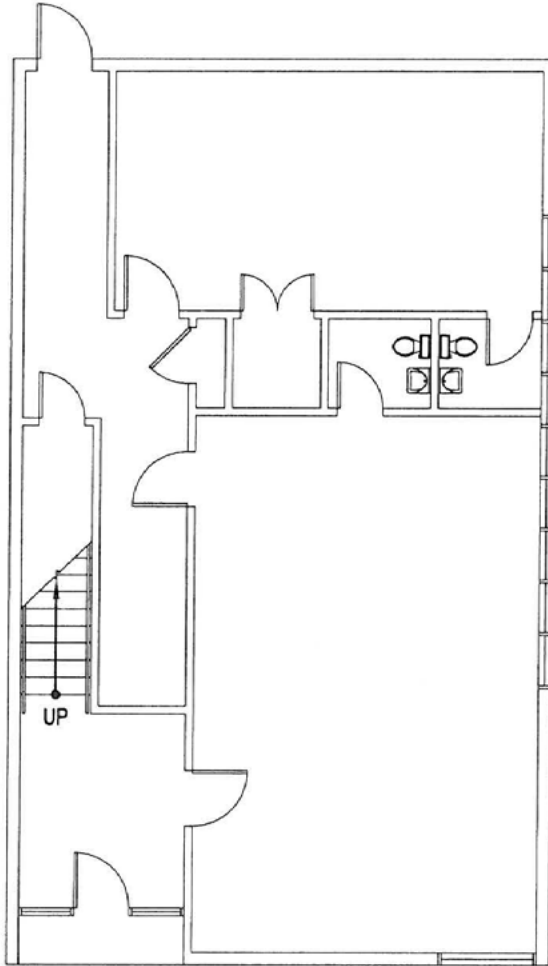
- Ideal Owner/User Opportunity
- 2,900 SF freestanding, two-story professional office building
- Excellent building signage
- Located in the heart of Vista Village offering unparalleled access to restaurants, shopping and service amenities
- Located in opportunity zone offering property tax advantage
- Full building renovation was completed in 2016
- 6 parking spaces available, plus adjacent to public parking lot & ample street parking
- Zoned GC
- APN 175-276-34
- **Price: \$915,000**

PHOTO GALLERY

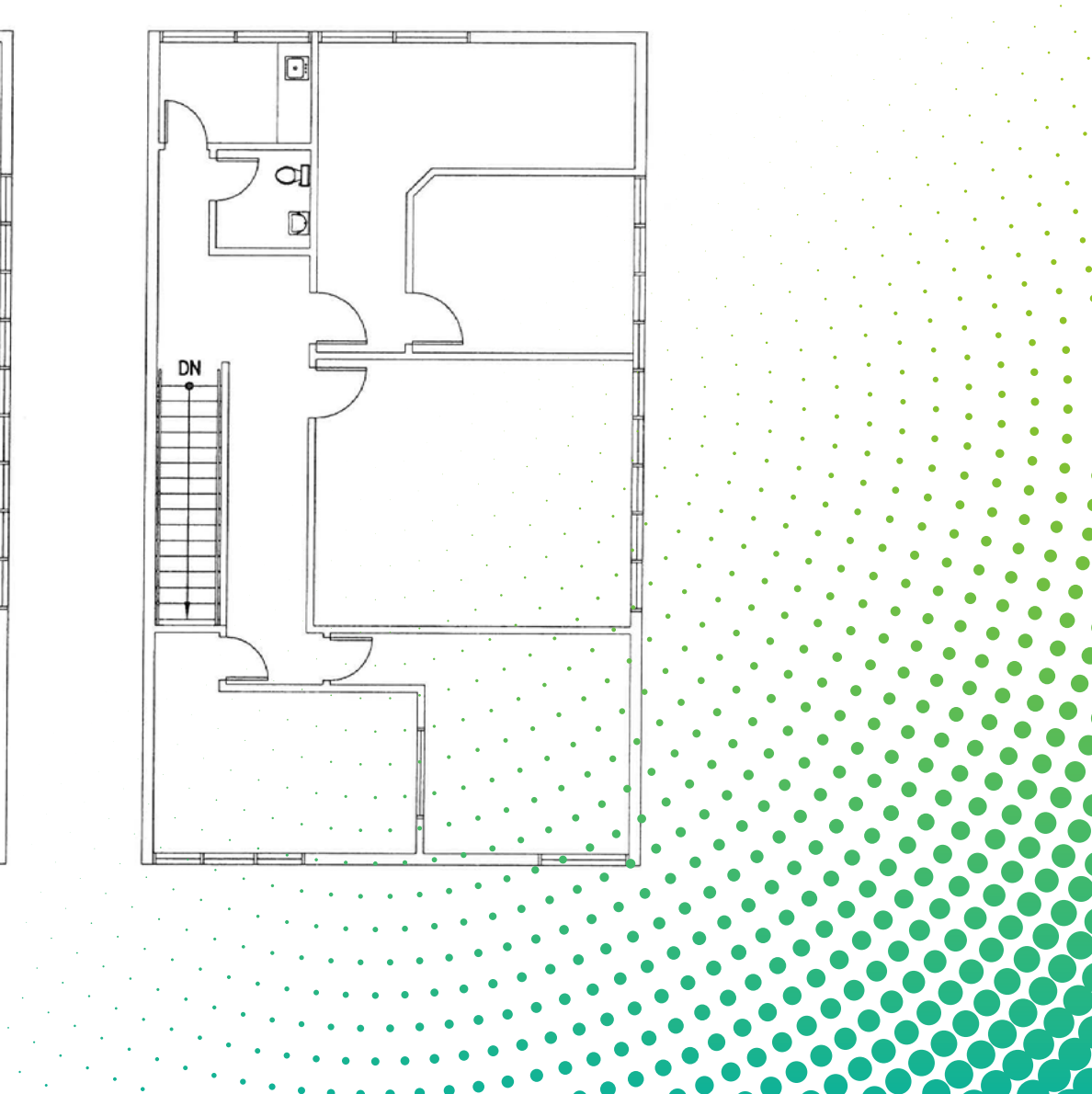
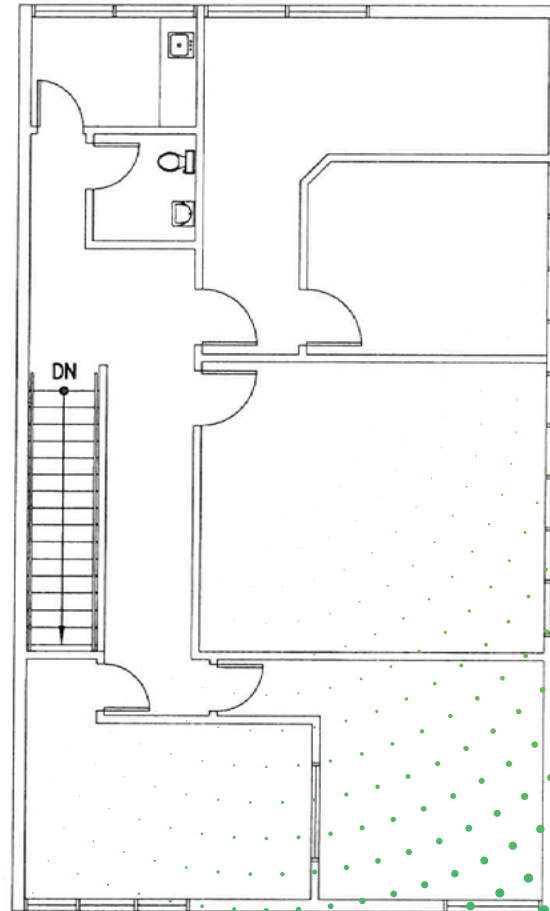


FLOOR PLAN AS BUILT

1ST

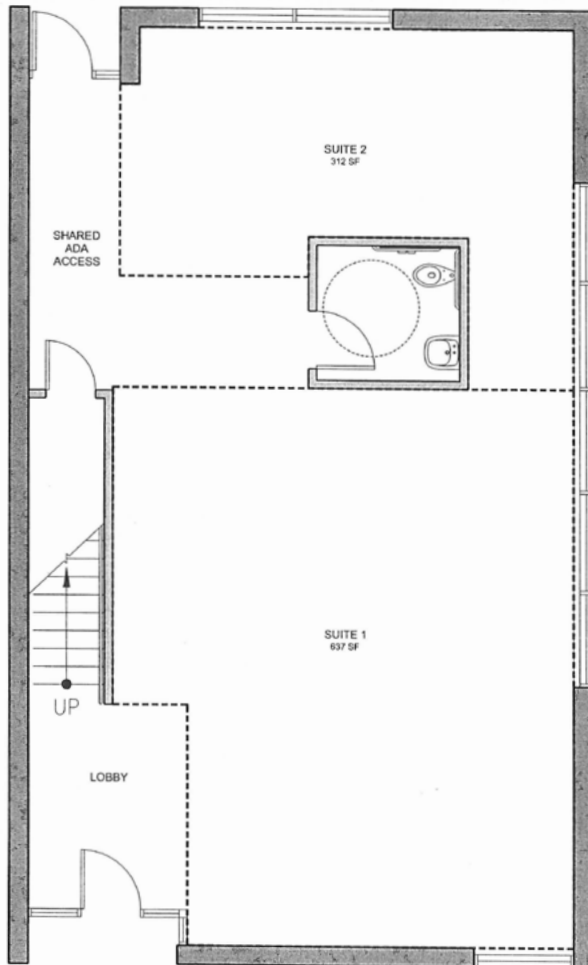


2ND



FLOOR PLAN DEMISING POTENTIAL

1ST



2ND

