

# For Sale or Lease

## 1939 W Vista Way

Vista, CA 92083

2,850 total SF

Recently renovated interior  
and exterior

Potential medical office use

Half-mile from Tri-City Hospital

Owner/User opportunity

Fronts Highway 78

Existing lighted pole sign

13 parking stalls

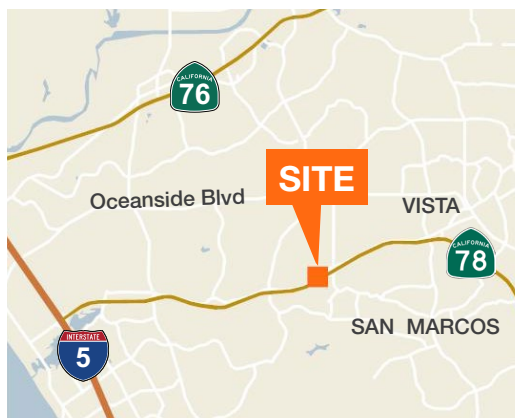
400 amp power panel

**Sale Price: \$1,000,000**

**Lease Rate: \$1.95/SF  
+ utilities & janitorial**



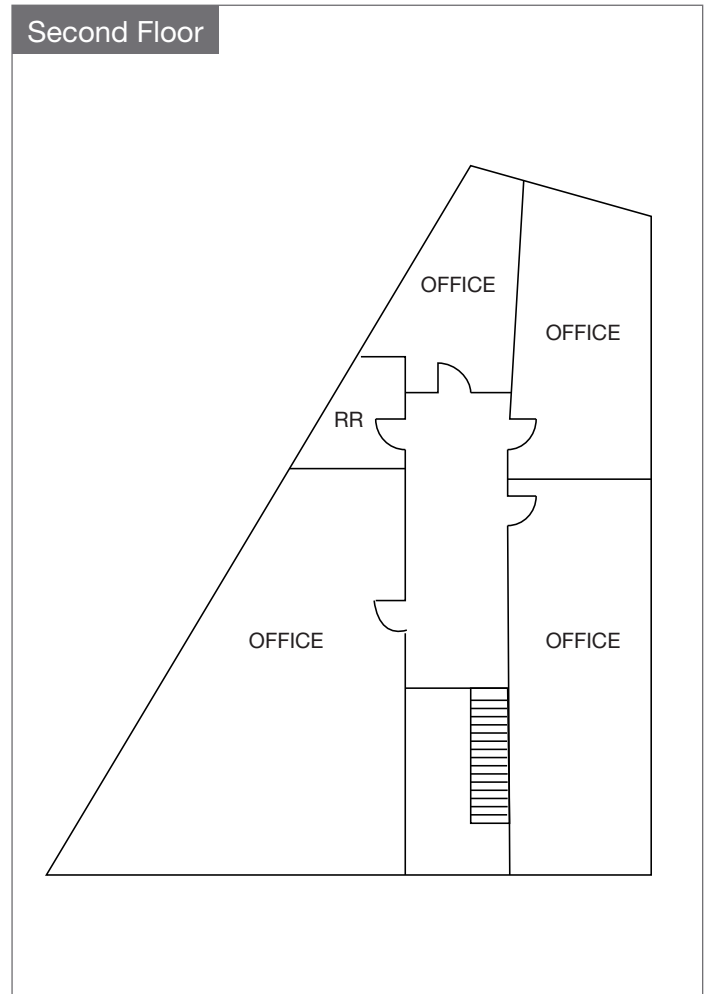
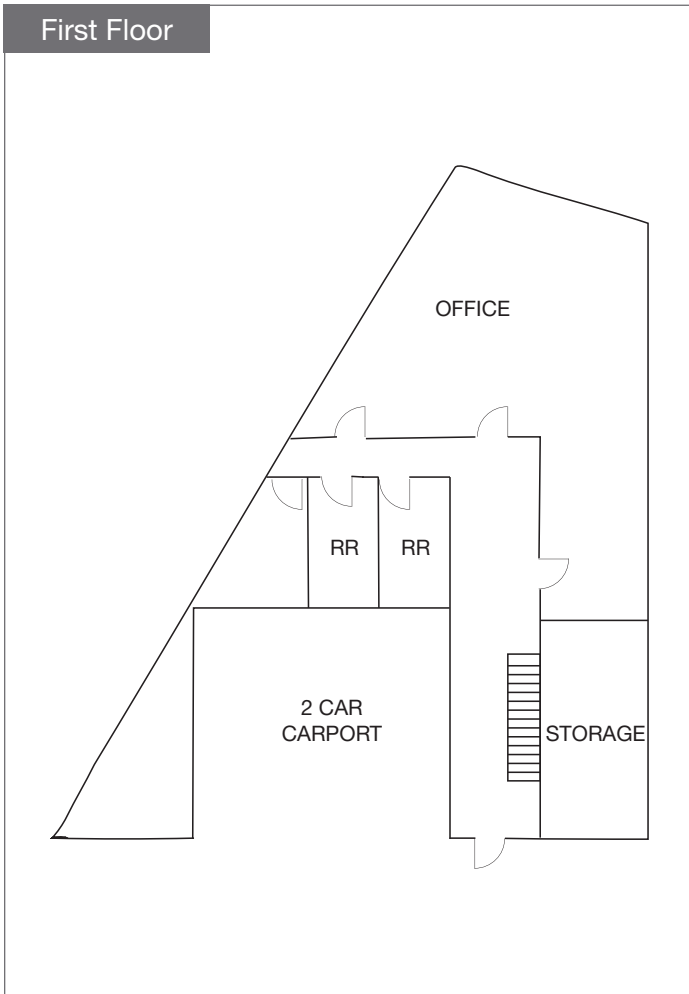
### Location



### Contact

**Jim Benson**  
858.369.3014  
jbenson@kiddermathews.com  
LIC #01204845

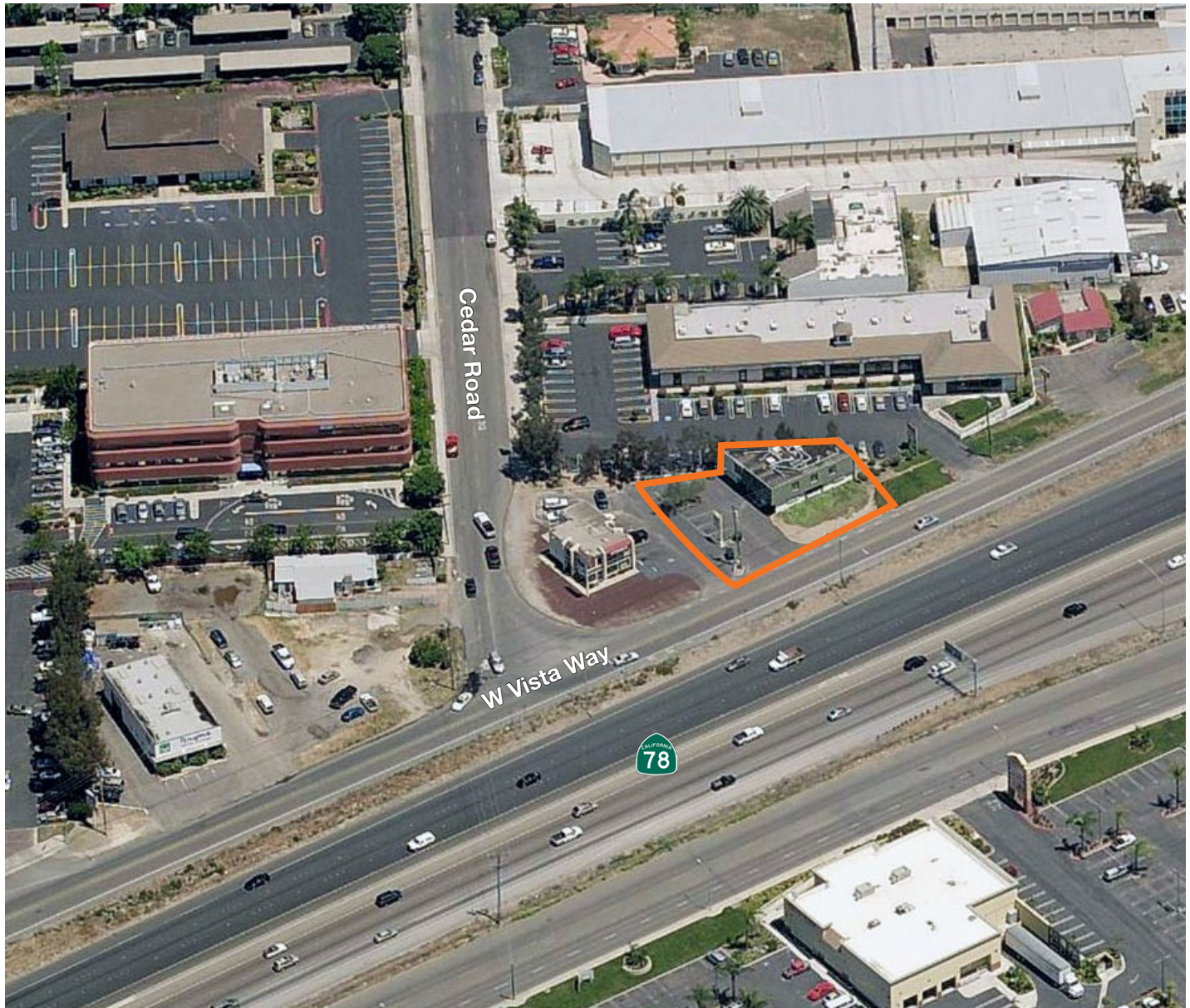
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