



**FOR SALE!** Rare Small Professional Office Building on Large Lot

# 950 VISTA VILLAGE DRIVE

VISTA, CA 92084

**CBRE**

# PROPERTY INFO



## BUILDING

2,180 square feet

## LAND

Two parcels totaling .52 acre

## PRICE

\$790,000

## FINANCING

Eligible for SBA backed 10% down, 25-year financing

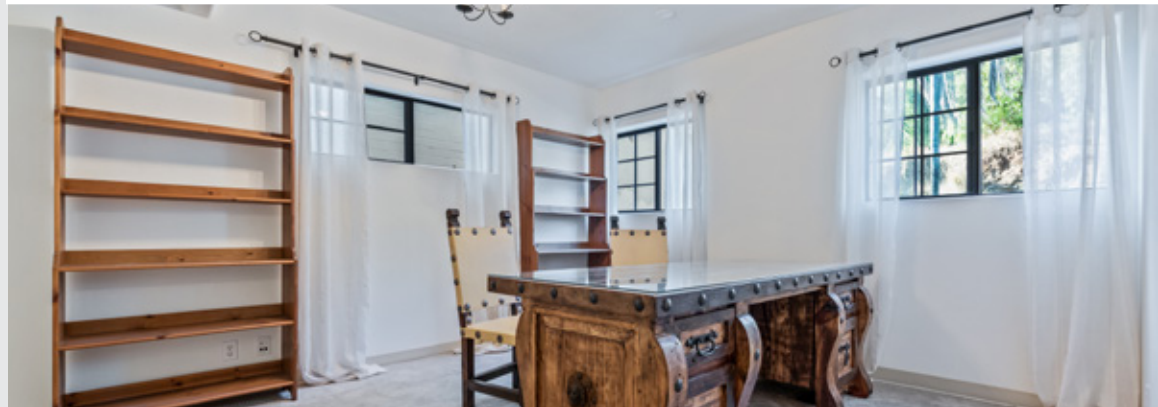
## APN

175-192-15 & 175-192-16

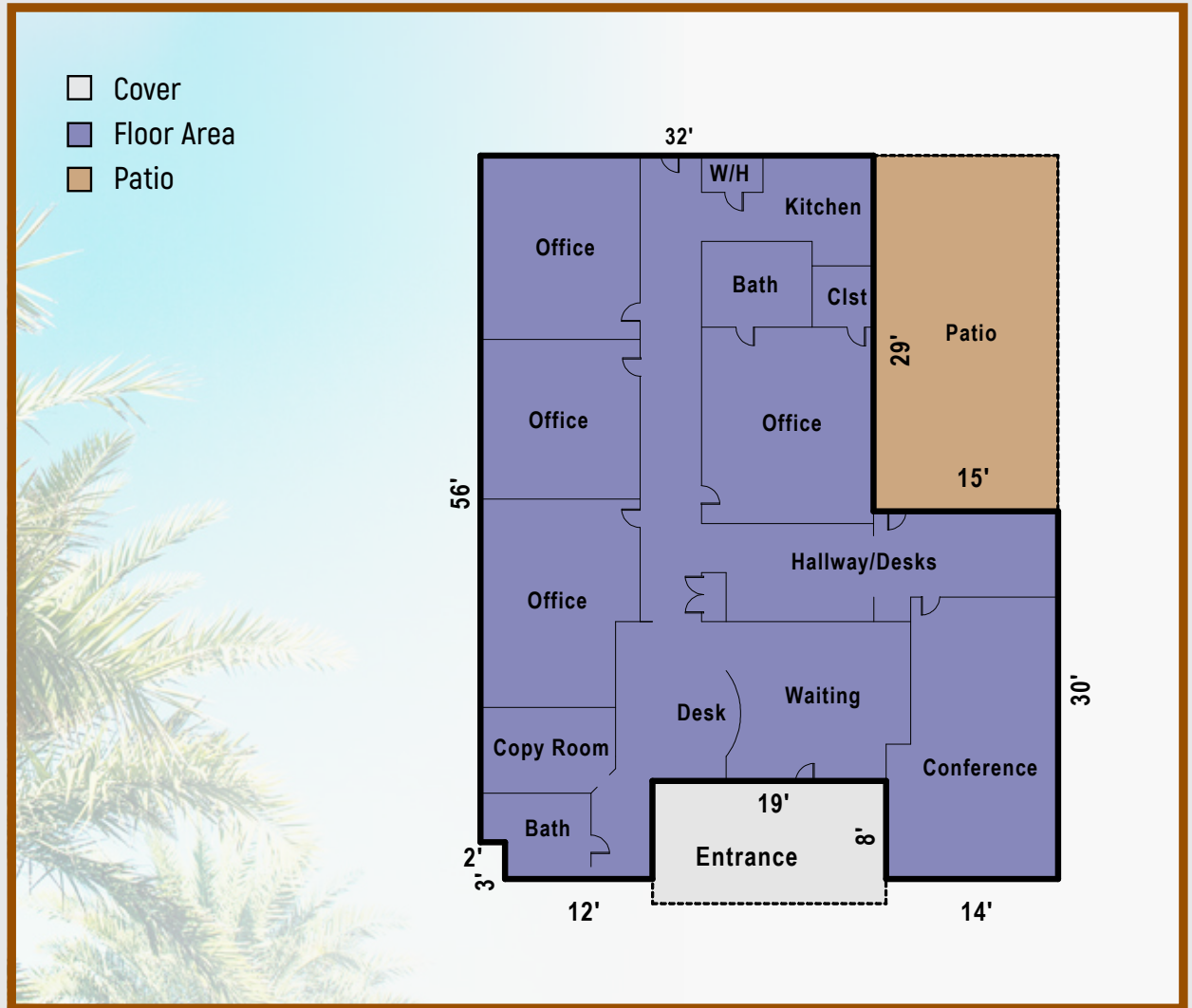


# PROPERTY FEATURES

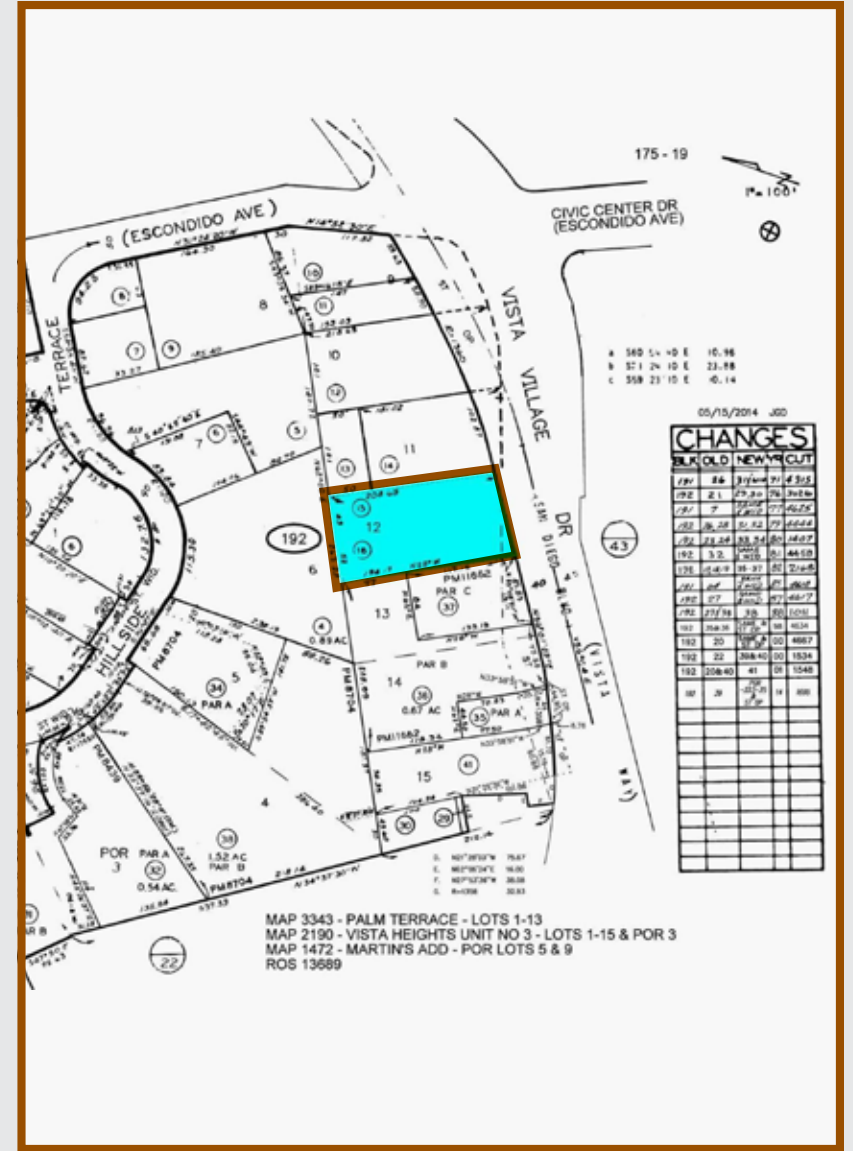
- Prominent location with high visibility signage on busy street
- 16 parking spaces (7.58/1000 SF)
- Comfortable interior design includes 4-5 professional offices, conference room, waiting room, reception area, two restrooms, shower, & fenced outdoor patio area
- Hacienda style finishes include French doors, tile floors, & operable windows
- Designer selected, hacienda style furniture available for purchase
- New industry standard PEX piping through the ceiling for easy access



# FLOOR PLAN



# PARCEL MAP



# CONVENIENT LOCATION



- Easy walk to Vista Village, restaurants, coffee shops, & services, and Civic Center
- 0.5 miles to Sprinter Commuter train, & Breeze Bus station
- 0.5 miles to CA 78
- 1.7 miles to Superior Court North
- Within the Downtown Vista Specific Plan
- Potential uses include medical, dental, law, financial services, real estate, retail services (Buyer to confirm zoning for its use)

# NEARBY AMENITIES





## CONTACT

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