

306 PASEO SANTA FE

VISTA'S MOST UNIQUE RETAIL OPPORTUNITY



306 Paseo Santa Fe offers a unique retail opportunity to lease a property with modern architecture combined with its original 1945 character. The 70 + year old 8,000 square foot building has gone through a complete renovation which is now an ideal location for retail, restaurant or brew pub type of uses.

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306 S. SANTA FE AVE, VISTA CA 92084





EXPOSED BOW-TRUSS CEILINGS

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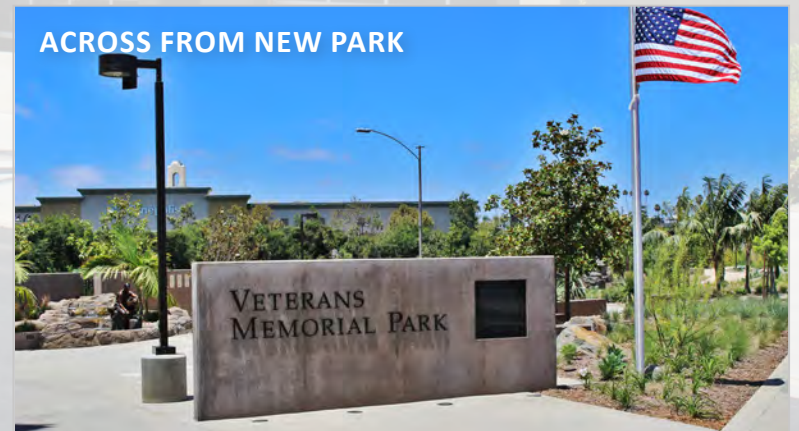
AN EMERGING SUBMARKET – DOWNTOWN VISTA

Downtown Vista has experienced tremendous change with new developments and a recent influx of new businesses to the downtown submarket like The Flying Pig Pub & Kitchen, Belching Beaver Tavern & Grille and Cinopolis Theatres amongst others. The “Paseo Santa Fe” corridor runs directly through downtown Vista has become North SD Counties new hot spot for developers, restaurants and retail related uses. With new road, infrastructure, streetscape and zoning improvements now complete, the cities vision to revitalize the corridor has become a reality thus providing the catalyst to spurring economic growth in the area.

LOCATED ON NEW ROUNDABOUT



ACROSS FROM NEW PARK



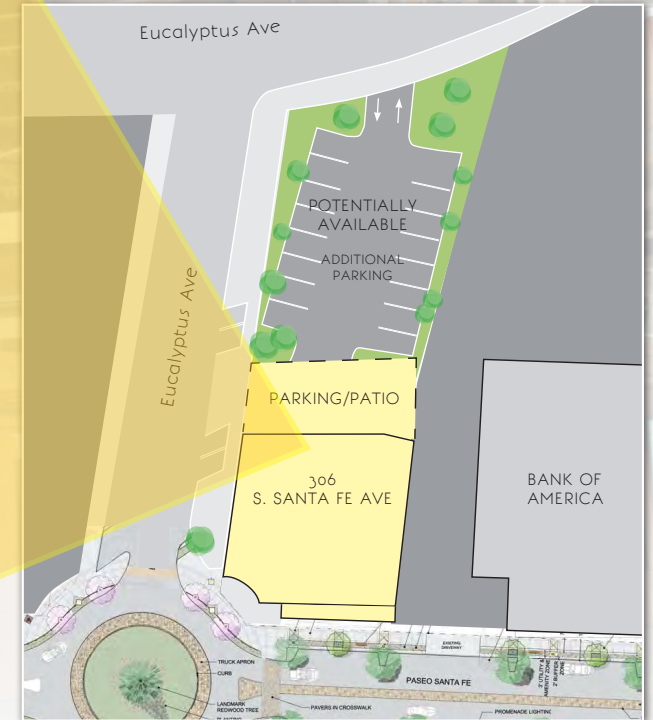
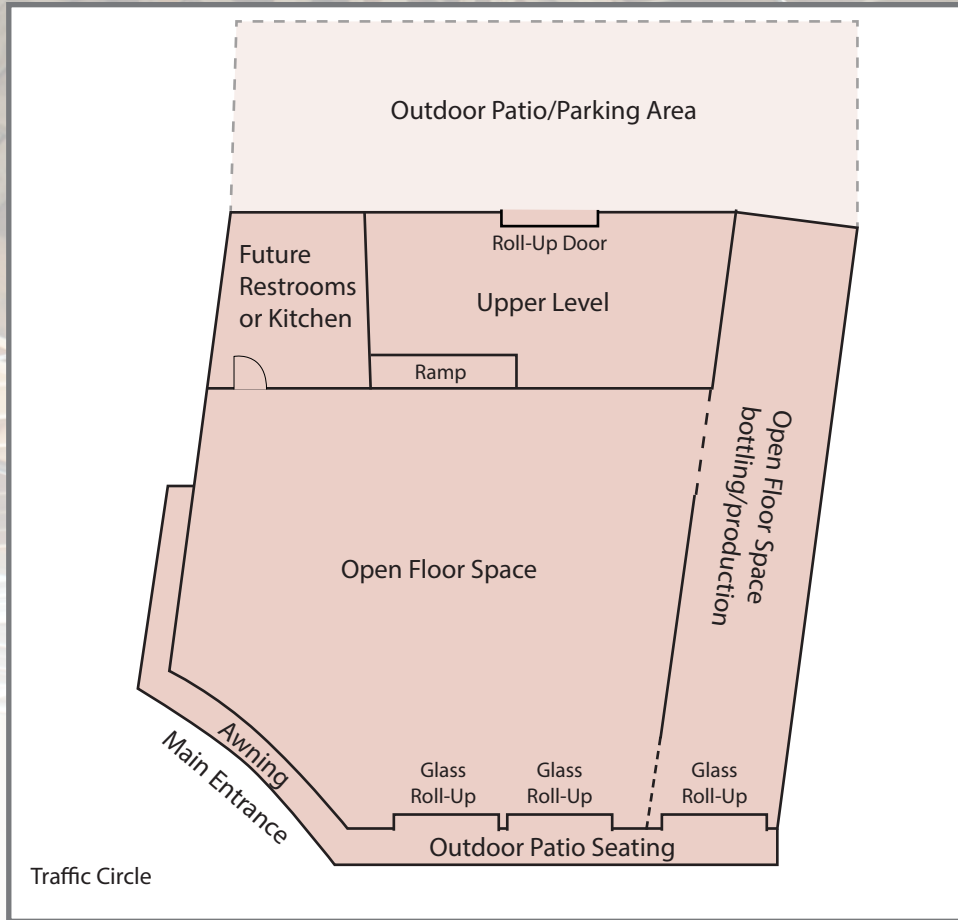
PROPERTY HIGHLIGHTS

Property Address:	306 S. Santa Fe Ave, Vista, CA
Size:	Approximately 8,000 SF
Type:	Single Tenant Freestanding Building
Condition:	Shell condition
New Renovations:	Completed 1st Q 2016
Roof:	Brand new Roof
Fire Suppression:	New Fire sprinkler system
Gas Service:	Yes, stubbed to building
Water Meter:	2" inch water meter
Power:	1,000 Amps, 277/480 V
Front Loading:	3 Glass 10' x 12" glass roll up doors along Santa Fe Ave
Rear Loading:	1 grade level loading door in back
Clear Height:	Varies throughout
Patio:	Front Patio area facing Santa Fe Ave (Potential for more in back)
Parking:	Onsite parking and street parking available
Signage:	Signage Available along major thoroughfare
Zoning:	Allows for retail, restaurant, Brew Pub & many commercial uses
Location:	Hard corner on the new Roundabout
Access HWY 78:	1 mile from 78 access via Vista Village Drive
Traffic Count:	19k Cars Per Day - S. Santa Fe Ave
Tenant Improvement Allowance:	Negotiable
Lease Rate:	\$1.50/SF NNN



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OUTDOOR PATIO WITH SLIDING GLASS ROLL-UP DOORS



PRIVATE PARKING LOT

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No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Any of the foregoing information will need to be separately verified by Buyer.

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