

FOR SALE OR LEASE
±5,000 SF WAREHOUSE BUILDING

PRICE REDUCTION!

123 WEST
ORANGE STREET
VISTA, CA 92083



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REAL ESTATE SERVICES



±5,000
SF AVAILABLE

\$0.75/SF MG
~~\$1.00/SF MG~~
LEASE RATE

\$650,000
~~\$700,000~~
SALE PRICE

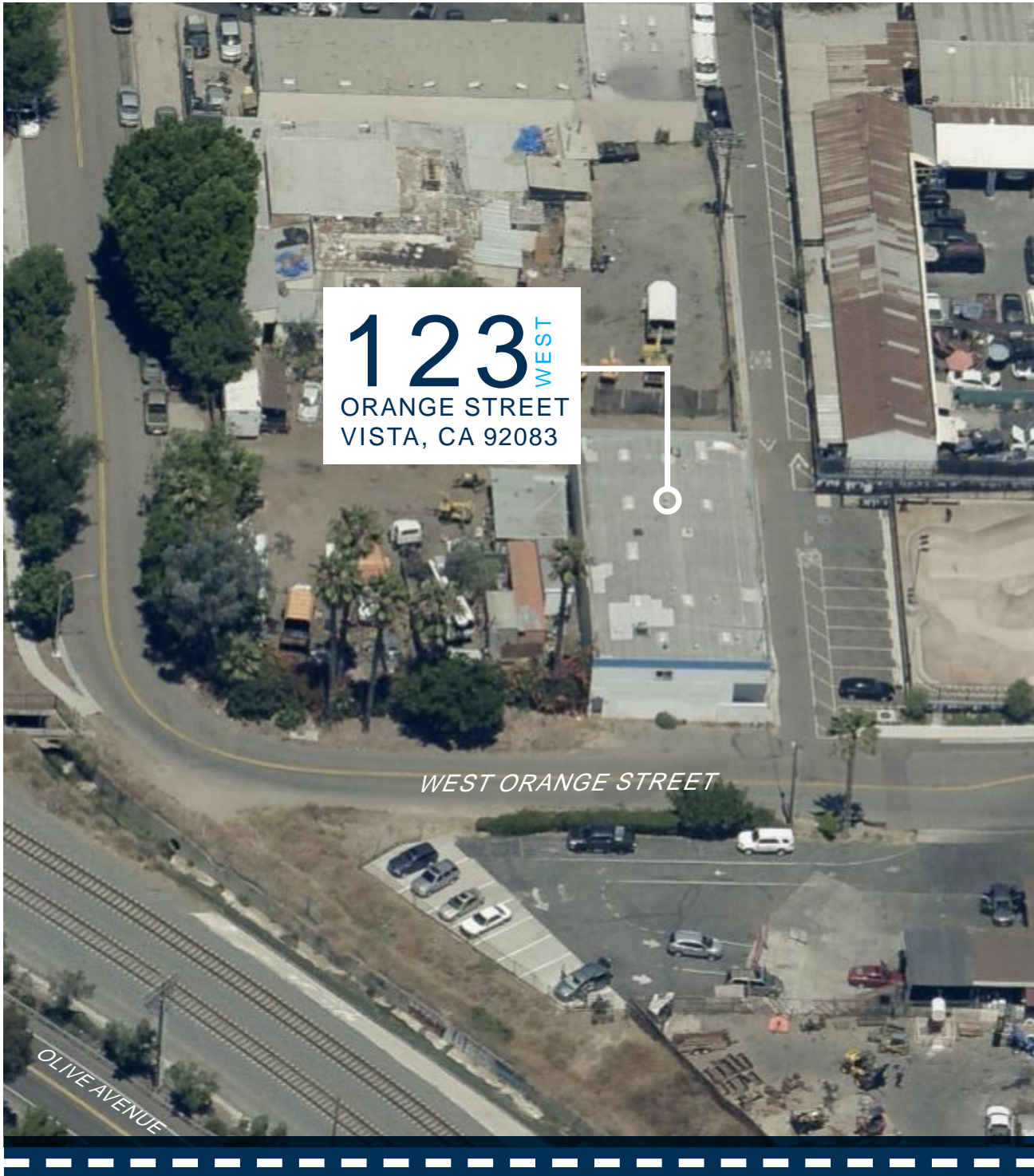
PROPERTY FEATURES

- » Approximately 5,000 SF freestanding building for sale or lease
- » 1,500 SF additional bonus mezzanine
- » 16'-18' clear height
- » New roof recently installed
- » Skylights throughout warehouse
- » Power: 600 amps, 120/208V
- » 1 automatic grade level loading door
- » Concrete tilt up construction
- » Signage on a major thoroughfare
- » Zoning: MU
- » Adjacent to brand new City Skate Park
- » Excellent location with close proximity to Highway 78
- » Location in Qualified HUB Zone

THE OPPORTUNITY

The subject property is an approximately 5,000 SF freestanding industrial building and zoned for mixed use. The concrete tilt-up building consists of approximately 1,500 SF of office space and ±3,500 SF of open warehouse space and was renovated in 2018.

Potential uses include a wide variety including storage, brewery, gym, auto shop etc.



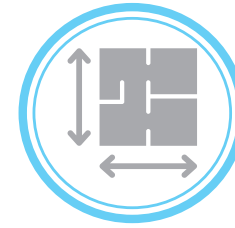
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WEST ORANGE STREET

OLIVE AVENUE



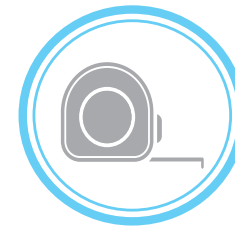
5,000 SF
Building Size



1,500 SF
Bonus Mezzanine



175-116-05-00
Parcel Number



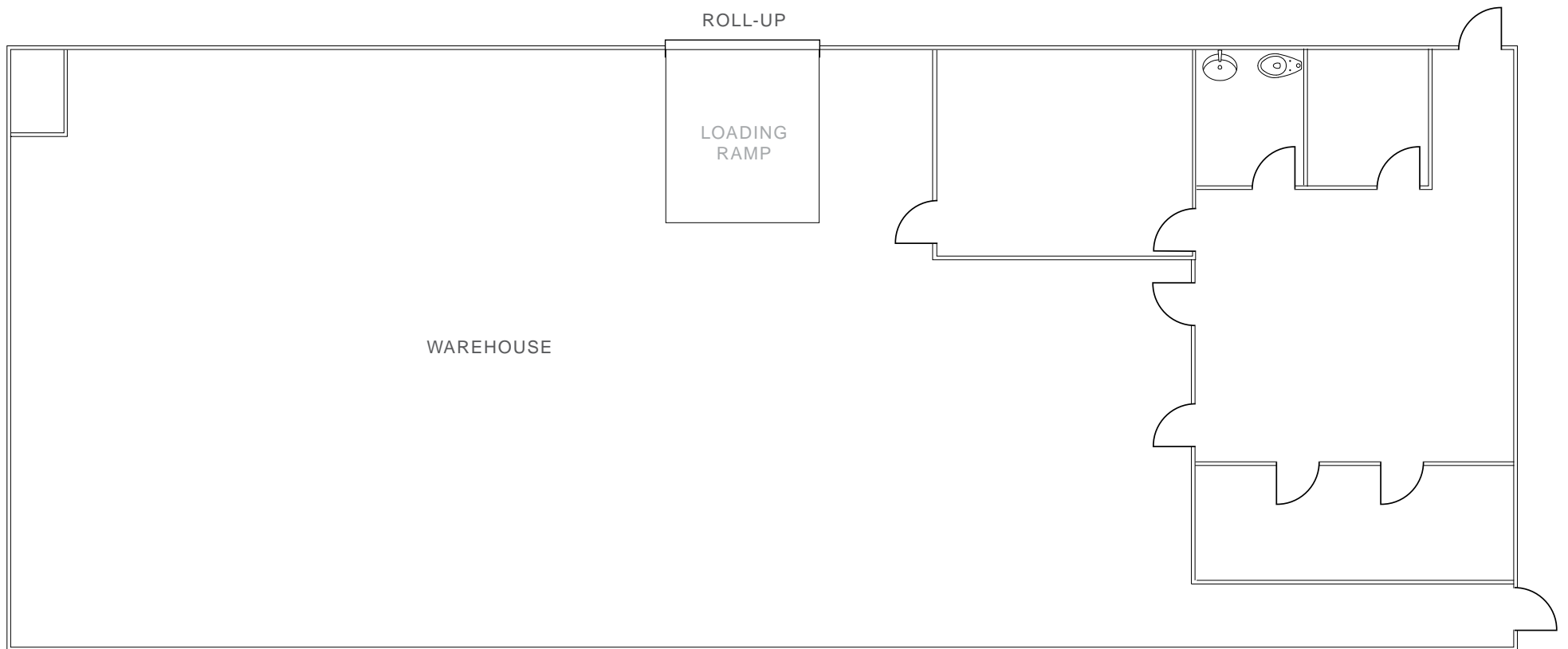
16'-18'
Clear Height



2018
Renovated



FLOOR PLAN





123
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20,273 CPD

23,656 CPD

36,983 CPD

DEMOGRAPHICS (5 MILE RADIUS)



257,129
Population



\$73,964
Household Income



85,848
of Households



2.24%
Pop. Growth



\$557,423
Home Value



2.90
Household Size

TRAFFIC COUNTS

COLLECTION STREET	CROSS STREET	DAILY TRAFFIC
North Santa Fe Avenue	West Orange Street	23,656
North Santa Fe Avenue	West California Avenue	20,273
South Santa Fe Avenue	Main Street	15,569
Vista Village Drive	North Indiana Avenue	21,931
Vista Village Drive	Olive Avenue Drive	36,983

LOCATION	MILES
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State Route 15	.11
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Highway 78	.08
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Carlsbad	9
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Oceanside	9.7
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State Route 56	10
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Escondido	13.1
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Temecula	26.6
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Downtown	42.5
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Camp Pendleton North

Bonsall

Camp Pendleton South

Oceanside

Vista

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Valley Center

78

San Marcos

Escondido

Carlsbad

Lake San Marcos

56

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