

*Downtown Vista*

FOR SALE / LEASE | 7,859 SF FREESTANDING RETAIL

249

*S Indiana Avenue*

VISTA, CA 92084

RED  
TRAINING



**Marc Dudzik**

760.448.2456

mdudzik@lee-associates.com

Lic. 01070445



COMMERCIAL REAL ESTATE SERVICES

1900 Wright Place, Suite 200 | Carlsbad, CA 92008 | 760.929.9700 | [lee-associates.com/sandiegonoorth](http://lee-associates.com/sandiegonoorth)



BevMo!

STAPLES

chili's

Cane's

Panera  
BREAD

Massage Envy

Swami's  
CAFE

Red Bull  
Energy Drink

Little  
Cakes

COLD STONE

STARBUCKS  
COFFEE

PIZZA  
HUT

Cinépolis

FRAZIER FARMS

Lowe's

Smitty's  
DOWNTOWN

For more information, please contact:

**Marc Dudzik**

Senior Vice President

C 760.500.0111

D 760.448.2456

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**LEE &  
ASSOCIATES**  
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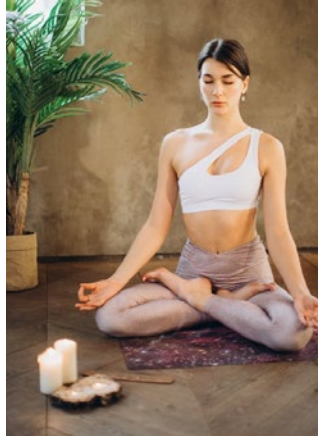


# NARRATIVE

The property consists of one building that appears to have been built in 1962 and is approximately 7,859 square feet, consisting of a second-floor office space (approximately 1,763 sf), ground floor retail or office space ( $\pm 4,333$  sf) and a basement ( $\pm 1,763$  sf). The building contains two bank vaults, from the original bank tenant, on the ground floor and in the basement. The building directly faces South Indiana Avenue and Eucalyptus Avenue. Eucalyptus Avenue has a daily traffic count of approximately 2,555 cars per day. This could be a single tenant or multi-tenant building with the second floor currently occupied by the Lawyer Referral Service and the ground floor and basement are currently vacant. The property sits on an approximately 23,522 square foot (.54 ac) lot.

There is parking on the property with approximately 30 parking spaces including two handicap spaces. There is also street parking available along S. Indiana Avenue. Most adjacent properties have limited to no parking giving this property an advantage over the other properties. There is also a public parking lot one block from the property. Access to the property is from S. Indiana Avenue. The property also has a small pylon sign available to the tenants in the building.

The current zoning for the property is Downtown Vista Specific Plan – Historic Downtown, which allows for most retail and office uses and also allows for mixed use developments. The property is also located within the Opportunity Zone which will offer a new buyer some different incentives for ownership.



# SITE SUMMARY

<b>Parcel Number</b>	175-303-12-00
<b>Location</b>	Located in vibrant Downtown Vista Village on the corner of S. Indiana Ave. & Eucalyptus. Located in The City of Vista, north of Highway 78, east of Interstate 5, and west of Interstate 15, in the County of San Diego.
<b>Zoning</b>	<ul style="list-style-type: none"> <li>• <a href="#">Downtown Vista Specific Plan – Historic Downtown</a></li> <li>• <a href="#">Zoning Map</a></li> <li>• <a href="#">Opportunity Zone</a></li> </ul>
<b>Uses</b>	Retail Stores (Personal Services, Photography, Travel) and Office uses
<b>Building Size*</b>	± 7,859 SF
<b>Available SF For Lease</b>	± 4,333 SF
<b>Lot Size</b>	± 23,522 SF (0.54 Acres)
<b>Year Built</b>	Approximately 1962
<b>Notable</b>	Equipped with a safe, drive-thru teller window and kitchen/ breakroom. Includes basement (approx. 1,763 SF)
<b>Lease Rate</b>	\$1.50 PSF Modified Gross
<b>Sale Price</b>	\$1,800,000

\*4,333 SF of building is available for lease



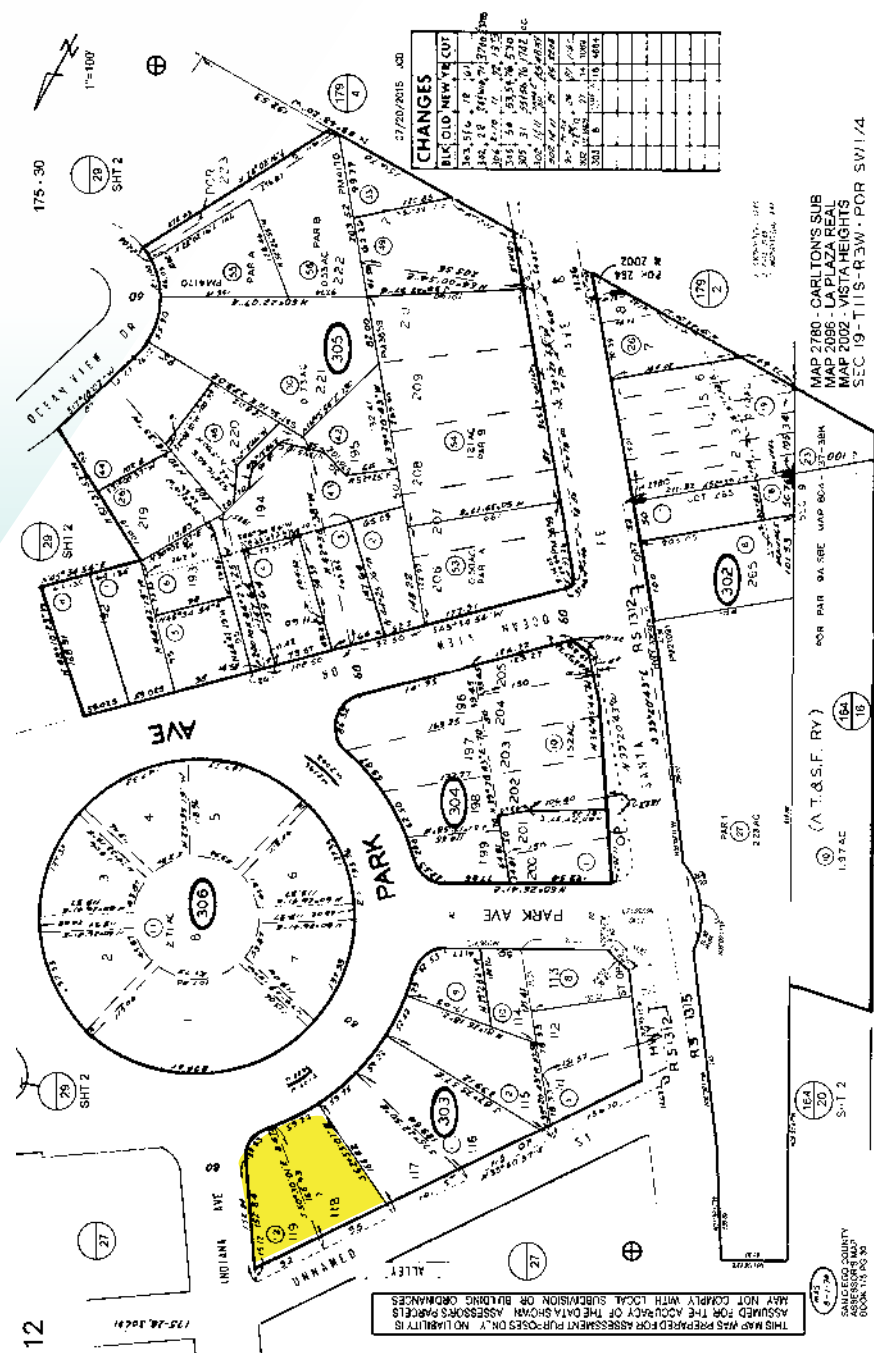
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VISTA, CA 92084



# 249

*S Indiana Avenue*  
VISTA, CA 92084





# 249

*S Indiana Avenue*

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mikko sushi

VISTA  
COURT  
HOUSE



Hacienda Dr

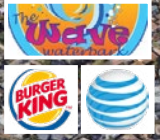




Melrose Dr

Vista Way

Vista Village Dr

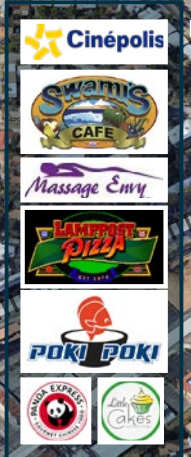


VISTA  
TRANSIT  
CENTER

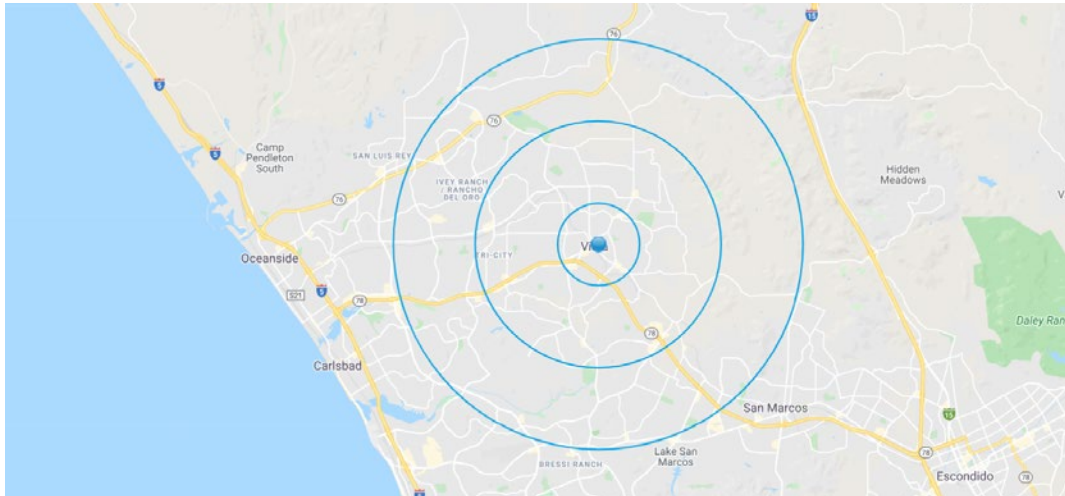
S Santa Fe Ave

Vista Way

VISTA MAGNET  
MIDDLE SCHOOL



# DEMOGRAPHICS



## Demographics

	1 Mile	3 Miles	5 Mile
<b>Population (2020)</b>	27,971	139,845	251,724
<b>Projected Population (2025)</b>	28,368	142,652	256,675
<b>Households</b>	7,407	45,231	85,008
<b>Employees</b>	9,346	32,866	93,219
<b>Median Age</b>	30.5	35.4	36.9
<b>Median Household Income</b>	\$63,874	\$75,415	\$81,232
<b>Total Retail Expenditure</b>	\$203.61M	\$1.45B	\$2.83B

## AREA HIGHLIGHTS



Vista has more than 25 educational institutions for youth, and a business park home to over 800 companies



**Prime Location:** Over the past couple of years, Vista has been experiencing major infrastructure improvements and commercial developments in the downtown area, from new businesses to new cool and hip restaurants, to popular local breweries, all of which are completely revamping the look and feel of Vista's downtown area and transforming it into a more vibrant commercial district.



**Exceptional Freeway Access:** Easy access to the Southern California freeway system is provided by Interstate 5, Interstate 15, California State Highway 78 and California State Highway 76.



Vista Village is booming with new Master Planned Multifamily developments popping up throughout the downtown Vista area and is fast becoming a destination spot.



**Thriving Market:** The City of Vista is undergoing a major transformation! This transformation has been the result of a Downtown Specific Plan that has strategically arranged for pedestrian-friendly infrastructure investments along a key transportation corridor, and a public involvement process that has generated support and enthusiasm for this exciting renovation. Vista has been very proactive in attracting several new restaurants, breweries, and new enterprises.

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AVAILABLE  
760-929-7836

*For more information, please contact one of the following individuals:*

**Marc Dudzik**

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