

2142

Industrial Court
Vista, California 92081

VIRTUAL
TOUR



For Sale or For Lease

REDUCED PRICE



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Building Features



Total property
+/- 14,529 SF



For Lease
+/- 7,421 SF



Perfect for
owner/user
or investor



Brand new
roof installed
in 2018



Excellent
visibility off
78 freeway



100% Climate
Controlled



Loading
1 grade level



New exterior
paint 2020

78

Pricing

For Sale: ~~\$2,310,000~~ \$2,195,000
+/- 14,529 SF (\$151/SF)

For Lease: \$0.95/SF MG
+/- 7,421 SF

**Massive Hwy 78 signage
visibility with night lighting**

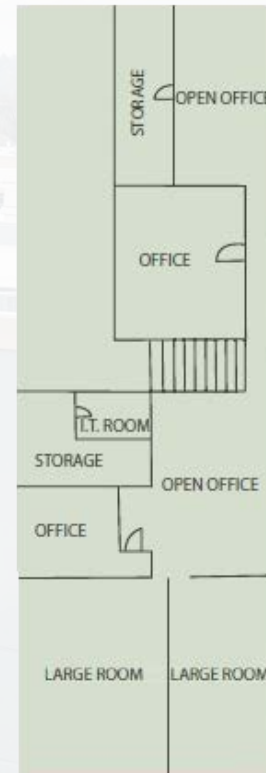
For Lease

+/- 7,421 SF of Flex Space for Lease

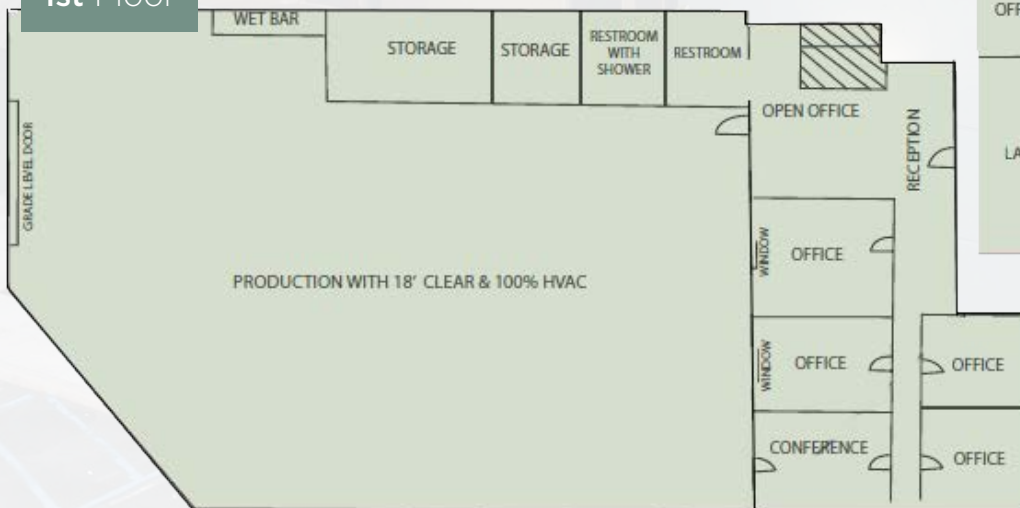
Suite Features

- Brand new interior office finishes
- \$0.95/SF MG
- 100% climate controlled
- Building signage visible from 78 freeway
- Flexible zoning (many uses allowed)
- CAM \$0.10/SF

2nd Floor



1st Floor



* Building remeasured by Stevenson Systems in 2020 to BOMA standards.

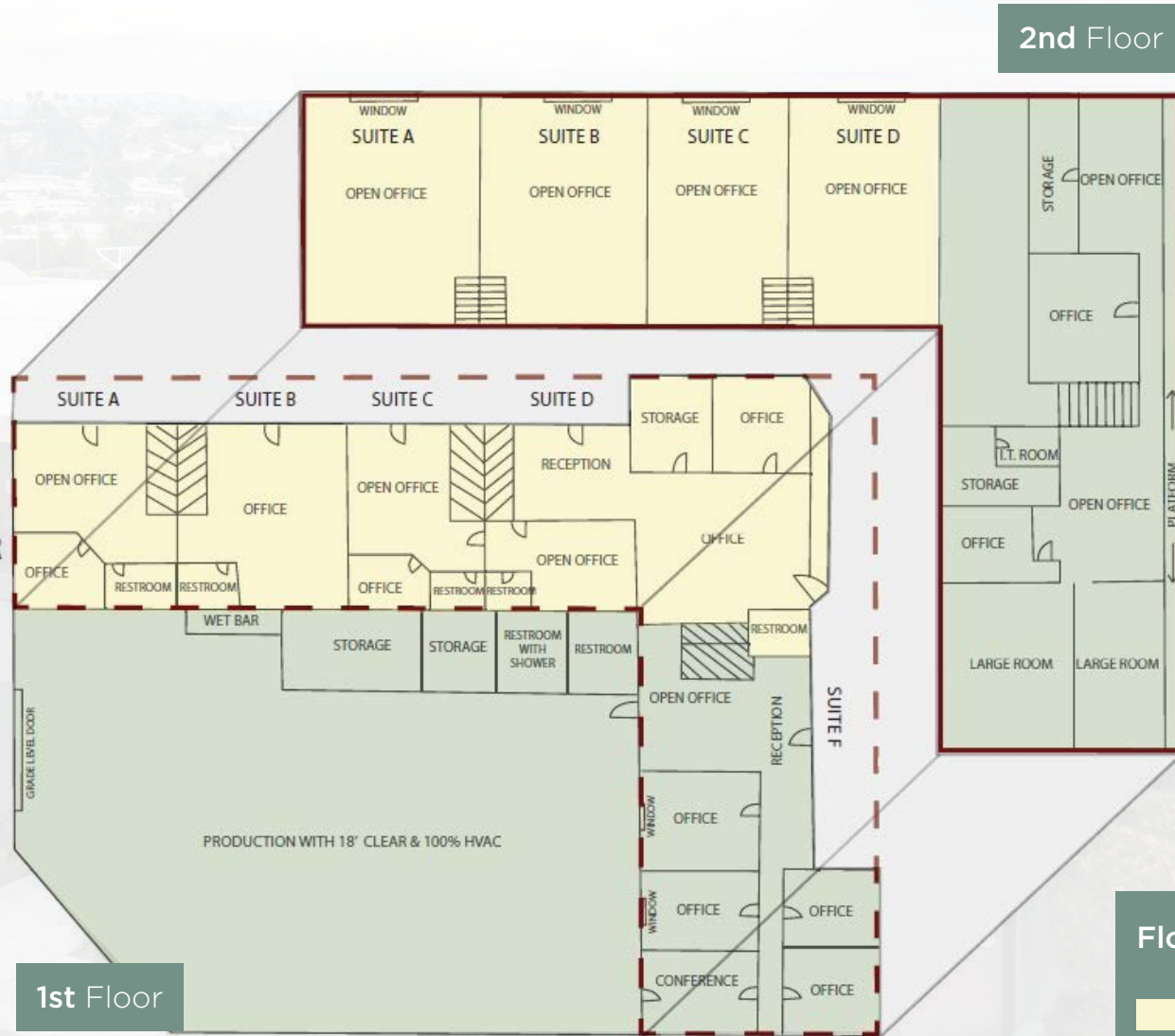
** Current square footage per in-place leases have not been modified to reflect new BOMA measurements.

For Sale

+/- 14,529 SF for sale at ~~\$2,310,000~~ \$2,195,000 (\$151/SF)

HIGHLIGHTS

- 7,421 SF vacancy
- Multi-tenant suites with private entrances
- All suites are separately metered
- SBA financing available
- Perfect for owner/user looking to purchase income property
- In-place rents are undermarket and at prior BOMA measurements which allow for increased rental income
- Excellent for investor looking for Value-add opportunity with future upside



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Income Summary

Investment Highlights

Annual Proforma

Potential Gross Revenue

Potential Base Rental Revenue \$16,420

Total Potential Gross Revenue \$197,039

General Vacancy @ 3.00% \$5,375

Effective Gross Revenue \$191,644

Operating Expenses

Expenses \$3,600

Annual Association \$9,120

Taxes @ 2.2 MM \$23,738

Total Operating Expenses \$36,458

NET OPERATING INCOME \$155,206

Proforma Cap Rate @ 7.06% \$2,198,391

In Place Rents

Suite	Sq. Ft.**	Lease Rate	Gross Rental Revenue/mo.	Lease Exp.
A	1,200	\$1.21	\$1,450	1/31/2022
B	1,250	\$1.00	\$1,250	1/31/2023
C	1,250	\$0.92	\$1,150	12/1/2021
D	1,250	\$1.16	\$1,450	2/28/2021
E	850	\$1.71	\$1,450	1/31/2023

Total Gross Monthly Rental Income

\$6,750

Potential Market Rents

Suite	Sq. Ft.*	Lease Rate	Potential Market Increase
A	1,625	\$1.15	\$1,869
B	1,549	\$1.15	\$1,781
C	1,550	\$1.15	\$1,783
D	1,556	\$1.15	\$1,789
E	827	\$1.70	\$1,406
F	7,421	\$1.05	\$7,792

Total Potential Monthly Rental Income

\$16,420

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Property Location



Nearby Amenities

- Starbucks
- Panda Express
- Indian Joe Brewing
- Mother Earth Brewing
- Rubios
- Albertacos
- Carl's Jr
- Target
- Walmart
- Michaels
- Old Navy
- Ross
- 24 Hour Fitness
- The Gym Vista



Property Images



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[COVID-19 Prevention Plan](#)

