

**OFFICE SUITE FOR LEASE**

# VALE TERRACE MEDICAL OFFICE BUILDING

933-937 VALE TERRACE DRIVE  
VISTA, CA 92084



**MIKE HANNA**

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DRE #01456055

**LEE &  
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

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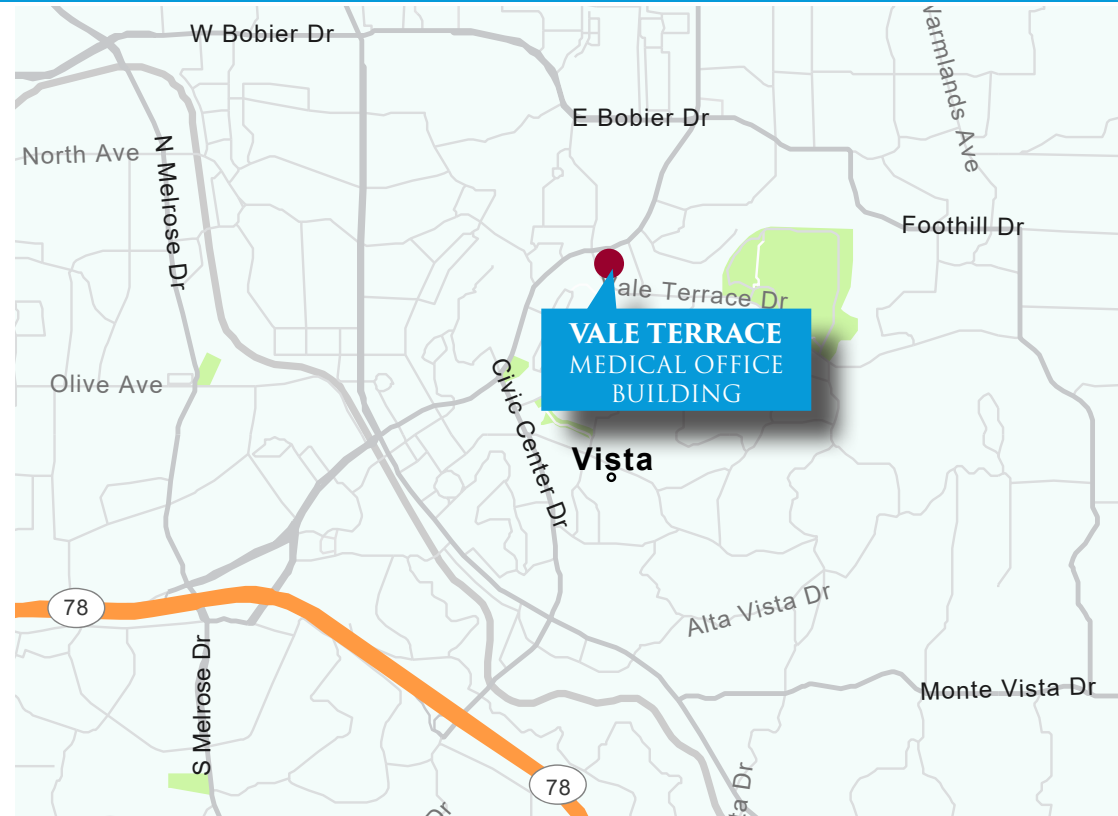
### PROPERTY FEATURES:

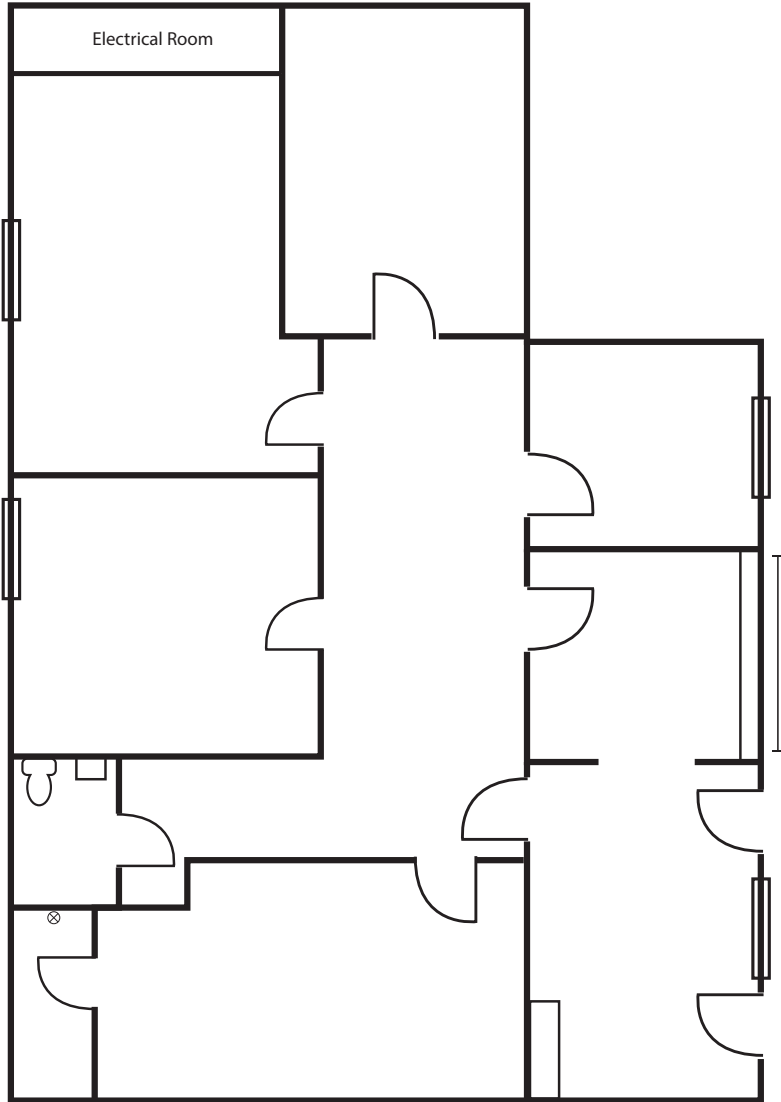
- Neighborhood Multi-Tenant Medical Office Building
- ±1,000 SF Office Suite Available
- Easy Access to 78 Freeway and 76 Freeway and I-15
- Immediate Occupancy Available
- Great Floorplan for Medical or Professional Office Uses
- Interior Restrooms
- Dining/Retail Amenities Nearby

### LEASE RATE:

**\$1.59 PER RSF NNN**

*(Tenant responsible for premises janitorial and electricity.  
NNN's currently estimated at \$0.52 psf per month.)*





SUITE	RSF	LEASE RATE	AVAILABILITY	DESCRIPTION
C	±1,000	\$1.59 PSF \$.52 SF NNN	Immediate Occupancy Available	Medical or Professional Office Suite – Reception/ Reception Desk, 5 exam or private offices, in suite restroom

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**Laurel Pointe  
by Pulte**  
• 160 new homes  
• 95% sold  
• \$650k-\$850k

Higher income residential neighborhoods to the north and east of Vista Terrace

**Shea Homes**  
• 73 Single Family Homes  
• \$500K-\$550K

**Endave at  
Delpy's Corner**  
• 124 townhomes  
• 2018 delivery

**Alexan Melrose**  
• 410 high-end apartment units  
• 96% leased

**Tesoro Homes**  
• 50 new homes  
• \$400k-\$500k  
• Sold out

**VISTA VILLAGE**

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