

OLIVE AVE

515 OLIVE AVENUE

VISTA, CA 92083

N MELROSE DR

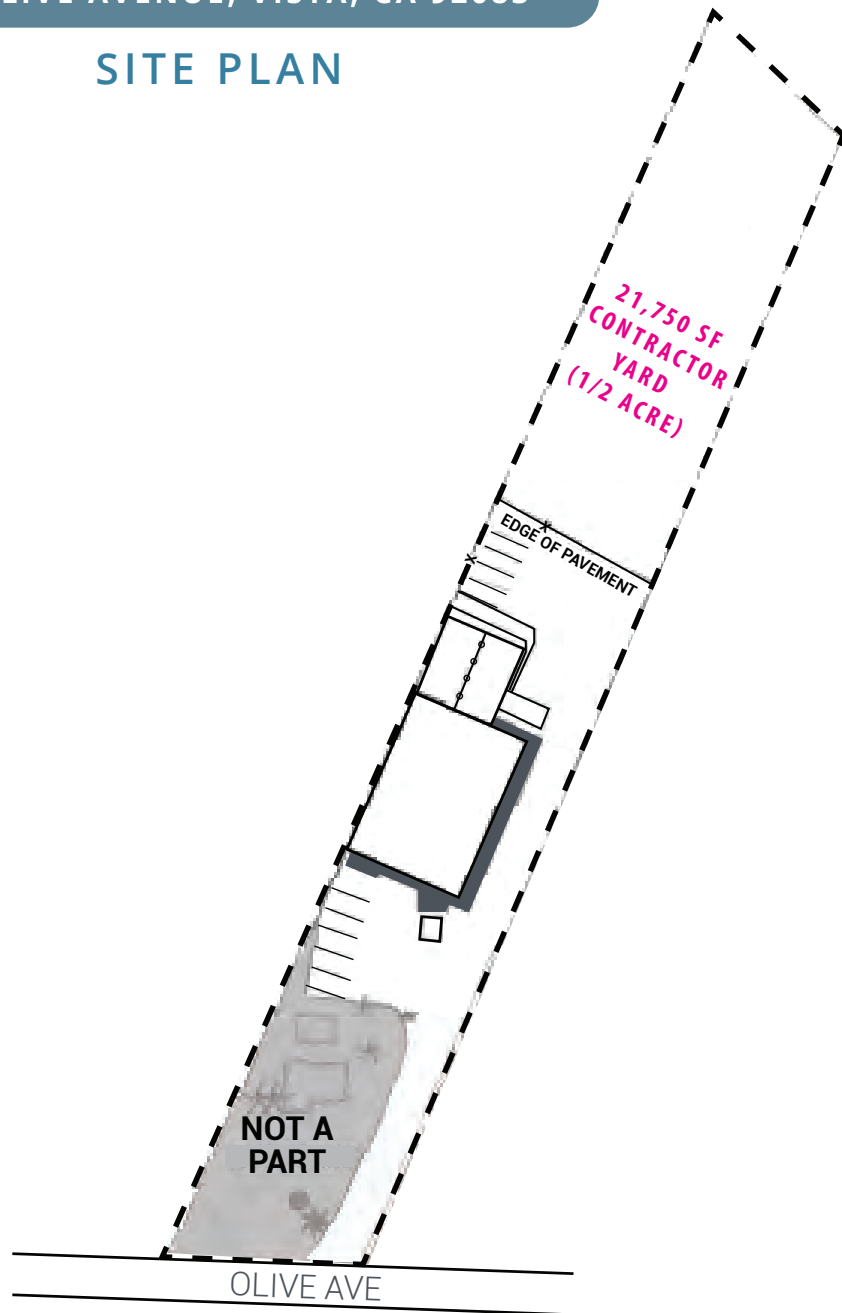


FOR LEASE 21,750 SF (1/2 Acre) Contractor Yard - \$8,000 Per Month

JAMES BENGALA
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 CalDRE Lic: 01950077
 CorpDRE Lic: 01350200



SITE PLAN



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.

PROPERTY OVERVIEW

Address: 515 Olive Avenue, Vista CA 92083

Available for Lease: 21,750 Rear Yard (1/2 Acre - appx)

Highlights: Fully Fenced & Secured
Ability to Install Electronic Gate Access
Power & Water Available
New Retention Wall, Grading & DG

HUB Zone: Property is located within the HUB Zone which may provide business benefits to tenant (tenant to verify)

Availability: IMMEDIATE

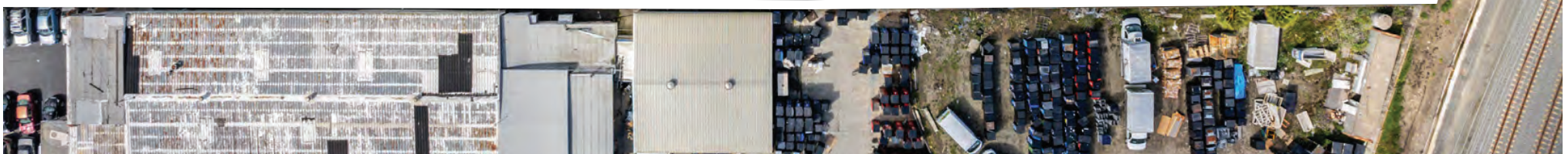
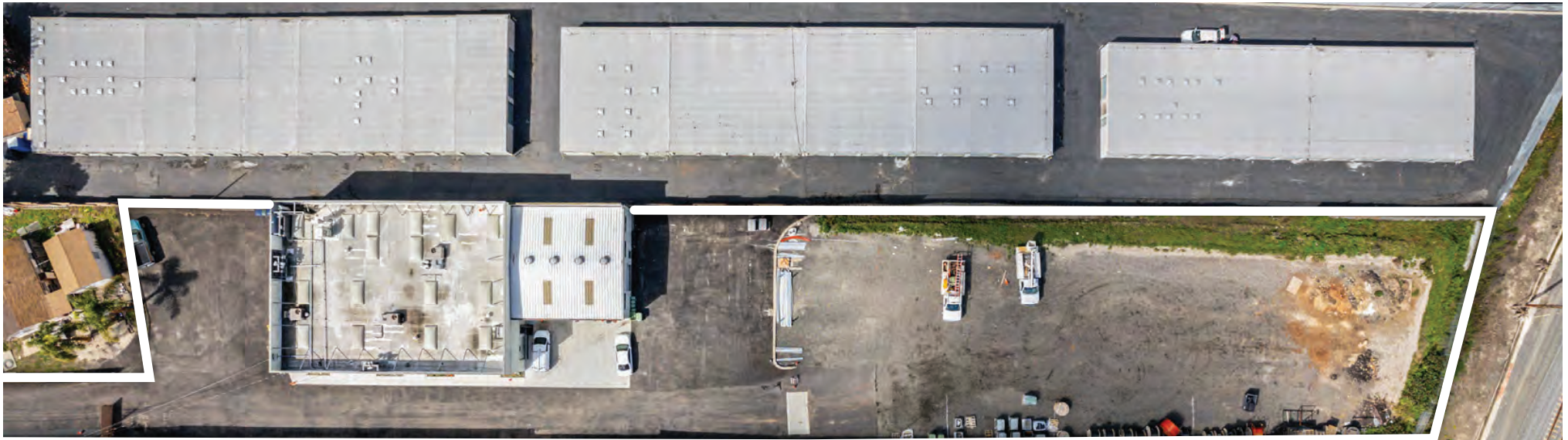
Lease Rate: \$8,000/month + Utilities (No NNN)

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YARD SIZE
21,750 SF

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urbn
 The Yellow Dot
 CURBSIDE CAFE
 VISTA VILLAGE PUB
 Wavelength
 BELCHING BEARER BREWERY
 Door Haus
 BIER GARTEN
 mikko sushi

Cinépolis
 LAMPOSTO PIZZA
 Swamis CAFE
 POKI POKI
 Massage Envy
 PANDA EXPRESS
 Lolo Cakes

FRAZIER FARMS
 STAPLES
 (chili's)
 Cane's

LOWE'S
 BevMo!



PETCO
 Where the pets go to live!
 FOOD 4 LESS
 ISLANDS
 Tuna burgers & drinks
 Baskin Robbins

LA FITNESS
 Rubio's
 STARBUCKS COFFEE
 Carls Jr.
 Jersey Mike's

SUPERIOR COURT
 NORTH COUNTY
 DIVISION

VISTA MAGNET MIDDLE

Vista Village Dr

Vista Way

Hacienda Dr

Wave Waterpark
 BURGER KING
 AT&T

75,000
 Annual Visitors to the
 Wave Waterpark

Melrose Dr

VISTA ACADEMY OF VISUAL AND PERFORMING ARTS

6+
 Award Winning
 Craft Breweries

BOYS & GIRLS CLUB

Olive Ave

17 min
 Drive from Carlsbad
 Village and Main
 Street Oceanside

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