

Office & Retail For Lease



1010 East Vista Way, Vista, CA 92083

Multiple Suites Available:

- ❏ Suite D - 985 SF. This suite is undivided except for a restroom and storage area at the rear. This is a great space for retail thanks to full front glass and glass entry door.
- ❏ Suite E, F – 1,773 SF. This space has five offices, a reception area, a restroom, and a storage area.
- ❏ Suite G,H, & I - 2,212 SF. These suites were operated by the former tenant as a daycare center for nearly 15 years. This suite includes central air, restrooms, a child restroom (more can be added), several offices, class rooms, and a 2,588 SF play yard.
- ❏ 8,000 SF building with Illuminated Monument Panel Signage Available, 9.5-foot drop ceilings, HVAC, Ample Parking, and Easy Street Access.

Asking Rate: \$1.35 - \$1.65 PSF depending on suite

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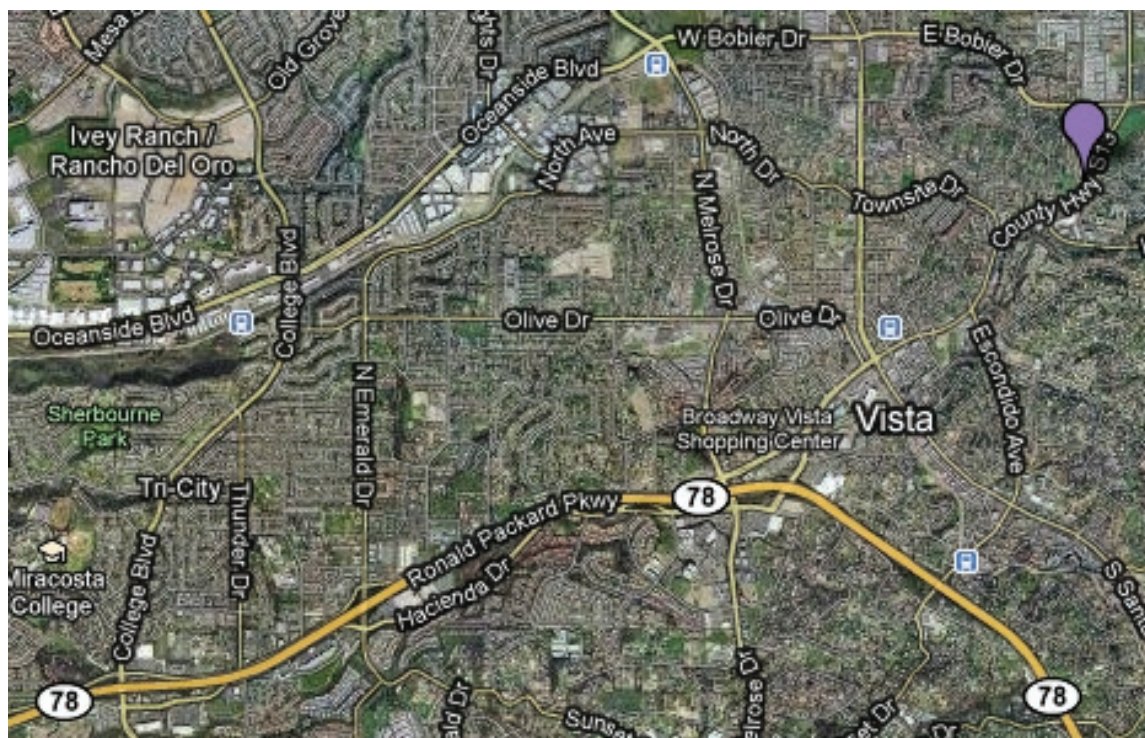
Information herein is deemed reliable and we have no reason to doubt its accuracy, but it is not guaranteed.

Suite	Size	Amenities	Lease Rate Per Square Foot	Total Monthly Rate
D	985	Open Plan Restroom Storage Area	\$1.35	\$1,330.00
E/F	1,773	Reception Group Room 5 offices 1 restroom	\$1.45	\$2,570.00
G/H/I	2,212	Group room Large Open Room 3 offices Storage 2 Restrooms 2,588 sq ft play yard	\$1.65	\$3,650.00

*Rates as shown do not include operating expenses which are billed pro-rata share based upon actual expenses for the prior calendar year.

Lessee to independently measure all spaces to lessee's satisfaction prior to lease signature.

All space offered subject to prior lease and rates and terms may change without notice.



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