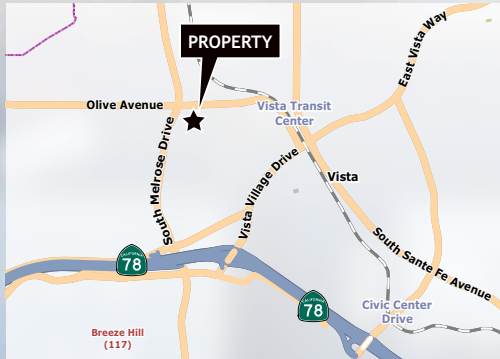




534-536 OLIVE AVE
VISTA, CA 92083

18,000 SF M1 ZONED STORAGE LOT/YARD WITH OFFICE
(EXPANDABLE TO APPROX 1 ACRE)



LEASE OPTIONS

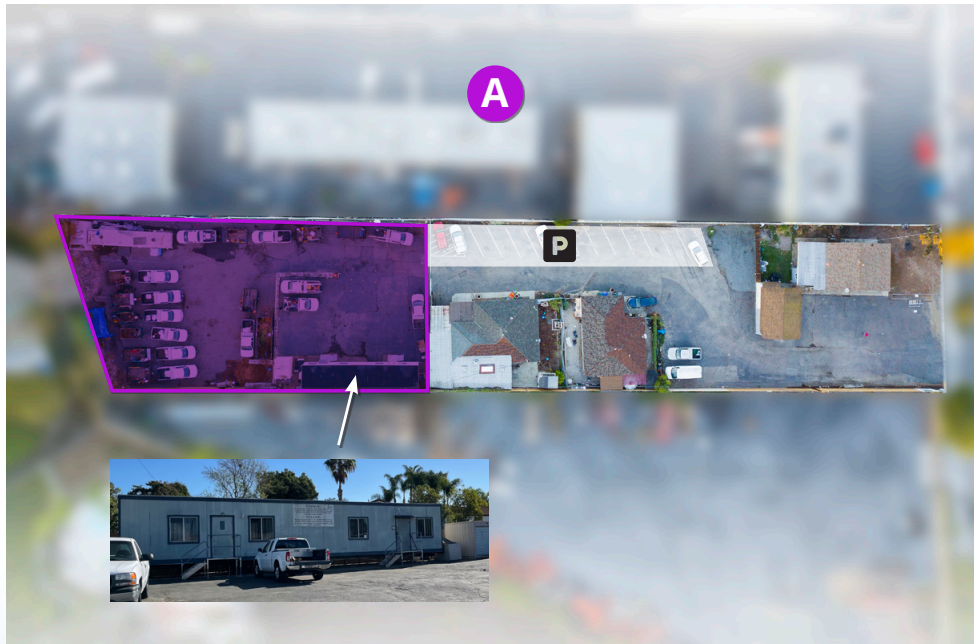
-  **OPTION A**
-  **OPTION B**



PALOMAR
COMMERCIAL
BUSINESS REAL ESTATE SERVICES

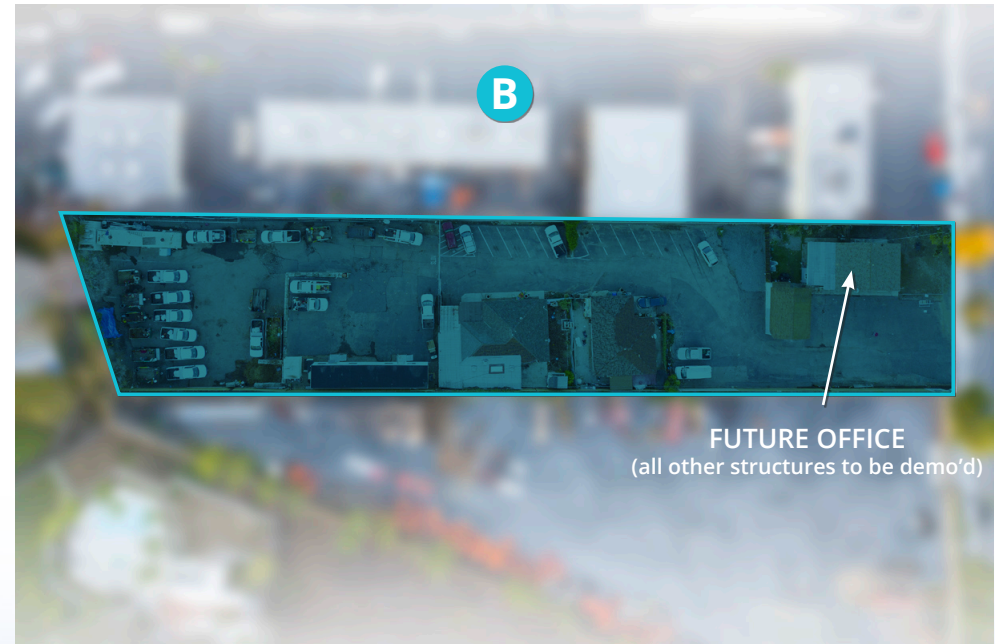
For more information, please contact:

Justin Beattie | 760.918.2600 | jbeattie@palomarcommercial.com | CA License 01522337



OPTION A

- Approx 18,000 SF fenced and gated lot / yard with office trailer (with plumbing and electrical)
- Approximately 13 parking spaces outside of the gated area for parking **P**
- Storage container
- Excellent location for parking of vehicles or storage of materials (Lessee to verify Lessee's use of the site with the City of Vista)
- Available Now
- Quick access to Highway 78
- **Lease rate: ~~\$5,500~~ \$4,900 per month** **PRICE REDUCED!**



OPTION B

- Approximately 1 acre of M1 zoned land
- Multiple existing structures that can be used as office. The front structure can remain in-place with the other structures demo'd to create the maximum area for yard / parking
- Timing to be determined based on scope of site prep work
- **Lease rate: Negotiable**

For more information, please contact:

Justin Beattie | 760.918.2600 | jbeattie@palomarcommercial.com | CA License 01522337