

**For Sale – “Santa Fe Plaza”
a Multi-Tenant Office Property
952-958 Postal Way
Vista, California 92083**

18,603 square feet (17,418 net rentable) in **2 buildings** (approximately 13,444 sf and 5,159 sf) on a **1.36 acre lot**. **89 parking spaces** for a **4.8 space per 1000sf parking ratio**. Campus-like setting constructed circa 1990. Approximately **36 suites** including **±20 small executive suites** of 400sf or less. Well located with easy access to the freeway (Highway 78) and walking distance to mass transit (Sprinter and bus stations) and to shops and restaurants. **APN 179-130-31**. Located in the Downtown Vista Specific Plan – South Gateway. South Gateway Area which allows for a broad range of uses including office, retail, medical, restaurant, financial, school, church, etc. Zoning may also allow for conversion of the property to apartments or senior living. There is extensive plumbing throughout the property with **17 restrooms** in the two buildings and the larger building has **fire sprinkler systems**.

Priced at \$2,650,000



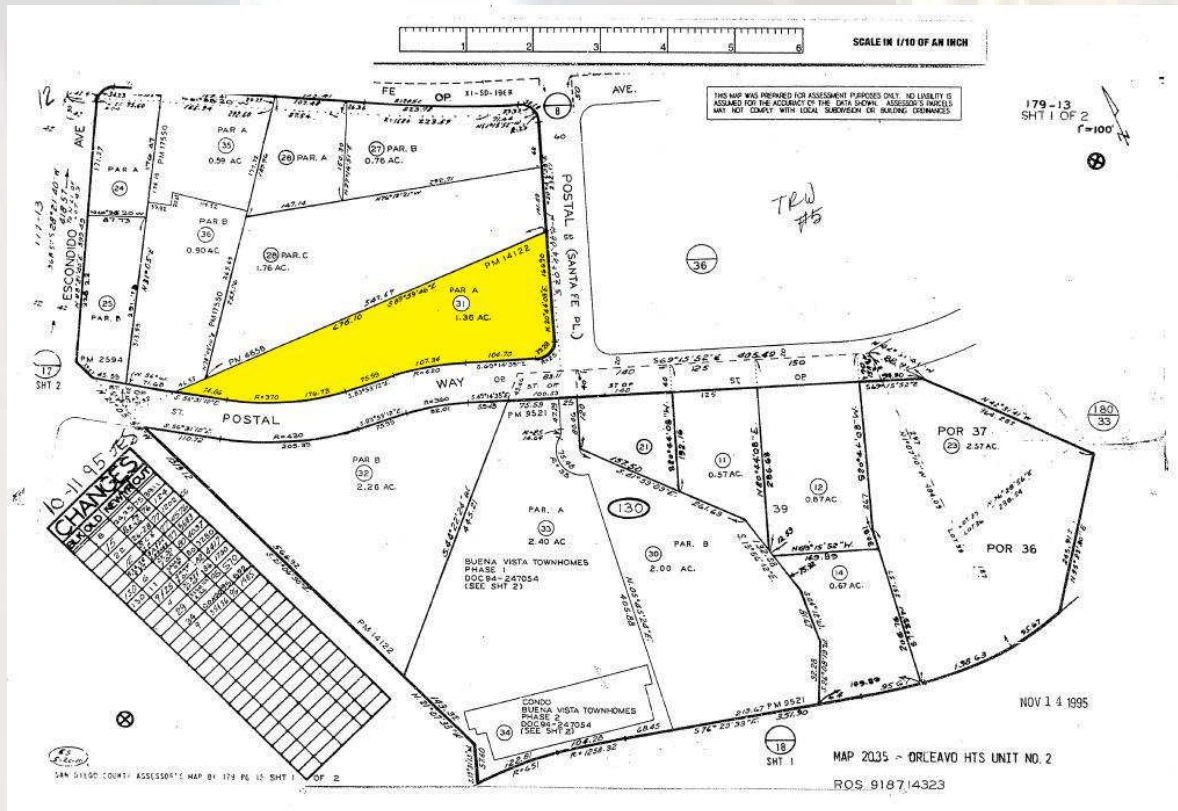
Information herein is compiled from data believed to be correct, but we assume no liability for inaccuracy of the data

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As of December 2016, occupancy is **±64%** of the net rentable space with current gross rents totaling **\$17,890** which is an average of **\$1.61psf** for current occupied space. Gross monthly rent potential at the current average rental rate is **±\$28,042** for an annualized gross rent potential of **±\$336,504**. The property is currently owner-managed and owner-maintained. Annual property expenses including property taxes, insurance and maintenance are **±\$82k** (**±39¢** per square foot per month on net rentable space or **±61¢ psf** on currently occupied space). CAP rate on current occupancy is **±5.03%**.

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