



Available Former AAMCO Transmission Automotive Building 1144 South Santa Fe Avenue Vista, CA 92084



1144 South Santa Fe Avenue
Vista, CA 92084

Lease Rate:	\$1.17 sf
CAM Expense:	\$0.20
Square feet:	3,876
Built:	1986
Remodeled:	Approx. 2010
Parcel:	Approx. 12,000 sf

Approximately 3,876 square foot, 6 bay former AAMCO Transmission/Autocare service shop with tremendous visibility to busy Santa Fe Avenue with traffic counts approximately 23,000 cars daily. The space is currently located at the entrance of Service Place Drive which caters to the automotive service industry in Vista. Built in 1986 for AAMCO, AAMCO had operated at this location for over 26 years and just remolded location within last 2 years. Location offers great curb appeal convenient ingress & egress, extreme visibility, pylon type signage, 26 parking spaces, parking lot recently re-sealed and striped. Other Automotive retailers nearby include Discount Tire, Midas Muffler, Cox Auto, O'Reilly Auto, Flyn Auto Body and more.

INVESTMENT HIGHLIGHTS

- Attractive Freestanding Retail/Automotive building
- Desirable location with frontage on Santa Fe Ave.
- Pylon signage
- Traffic counts approx. 23,000 cars daily
- 6 bays, plus offices, restrooms and storage
- Recently remodeled
 - Population growth over 13.54% within 5 miles
 - 26 parking spaces (6.7 per 1,000sf)
 - Population 118,514 within 3 miles
 - Household income \$70,468 within 3 miles



DEVELOPMENT & INVESTMENTS

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Area

Vista is a city in north San Diego County, California. Located just seven miles inland from the Pacific Ocean in northern San Diego County, the City of Vista has a Mediterranean climate. The population was 93,834 at the 2010 census. Vista has more than 25 educational institutions for youth, and a business park home to over 800 companies. Vista was listed as the seventh-best place in the United States for family life, based on factors such as jobs and business opportunities, education, climate, and cost-of-living in a 2008 review. According to the United States Census Bureau, the city has a total area of 18.7 square miles.

South Santa Fe Avenue is a four-lane roadway that runs parallel to State Route 78 and connects the cities of Vista and San Marcos.

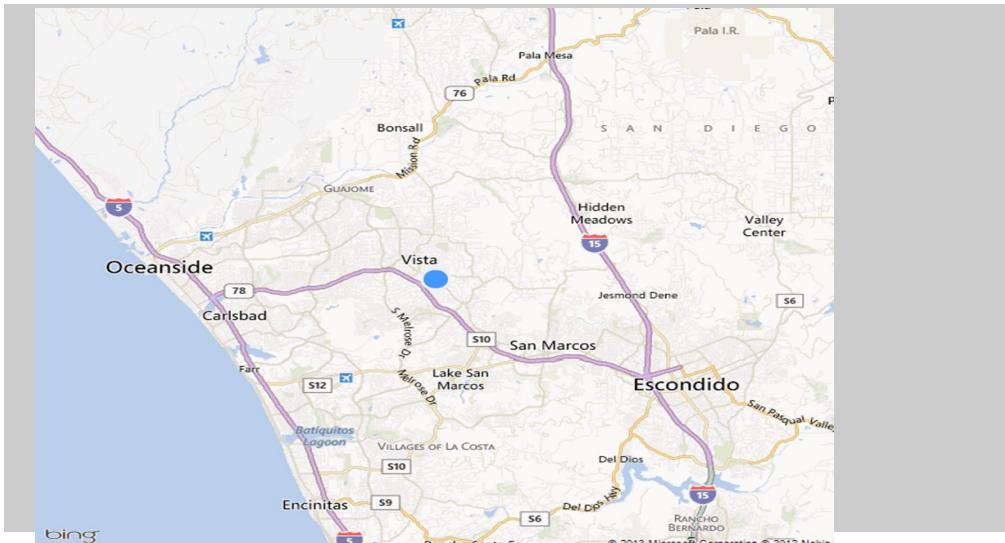
Demographics:

1 Mile	3 Mile	5 mile
13,243	118,514	237,641

Income:

1 Mile	3 Mile	5 mile
\$70,866	\$70,468	\$76,338

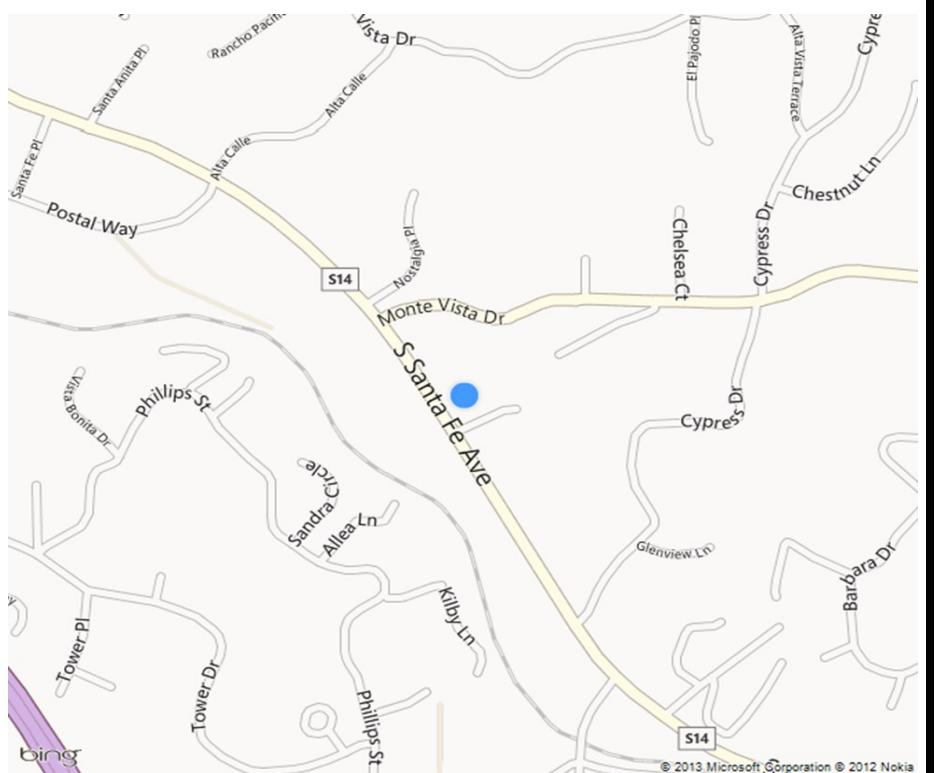
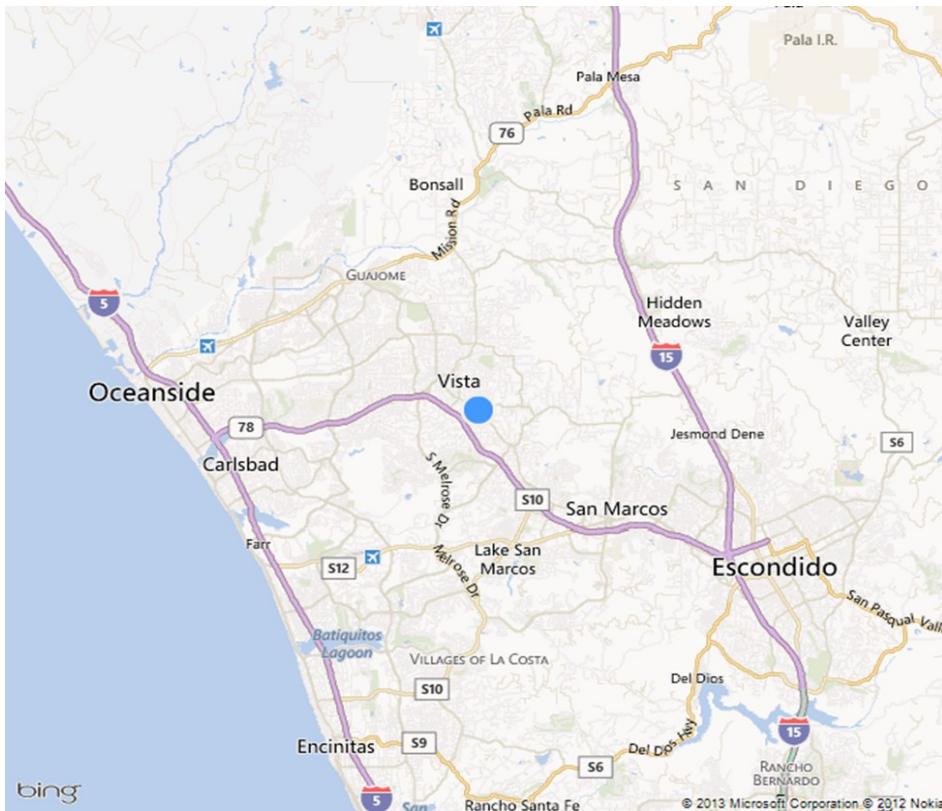
Population Growth 2000-2010 over 13.55% within 5 miles



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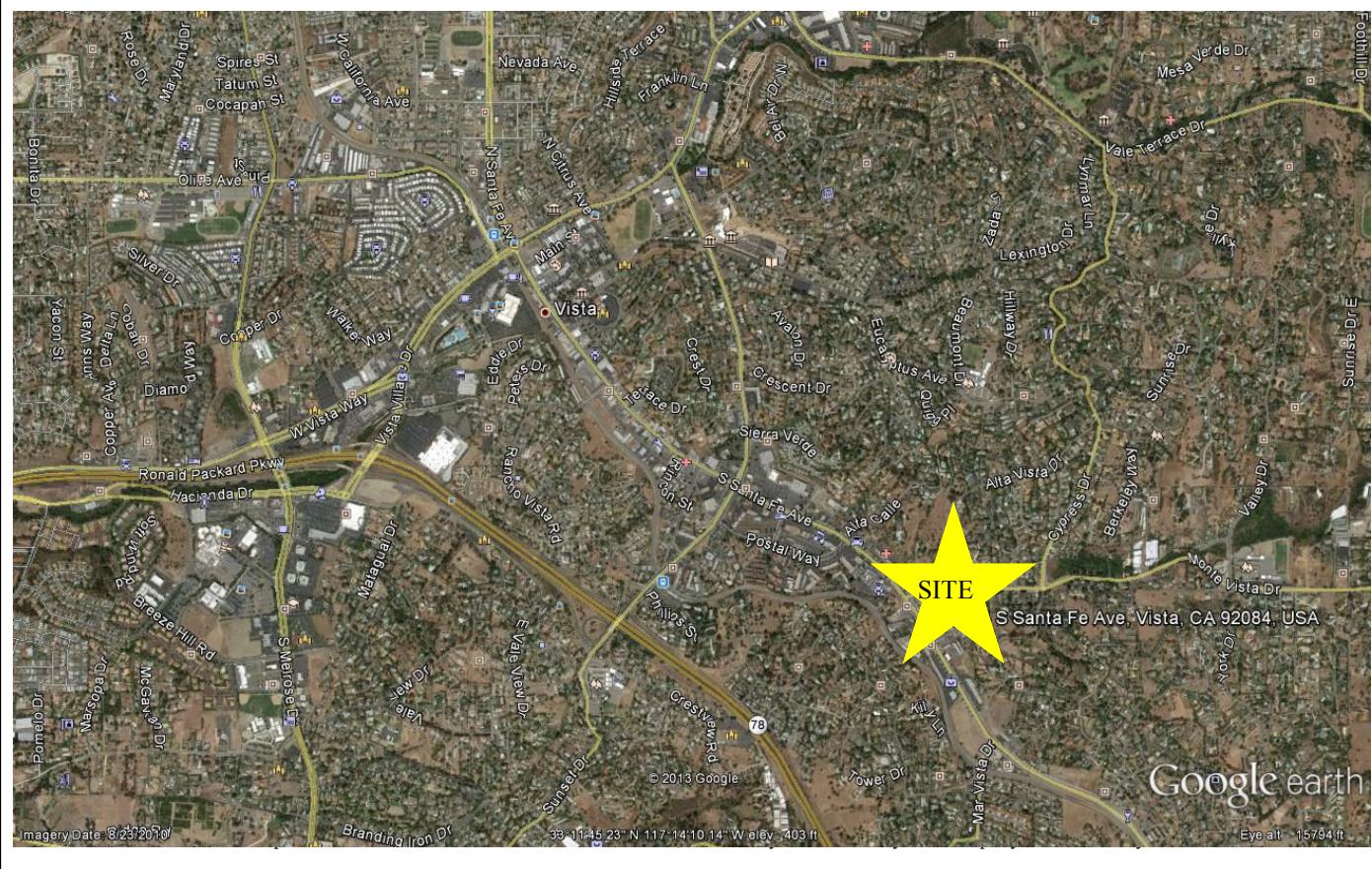
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AREA MAP



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Aerial Photo

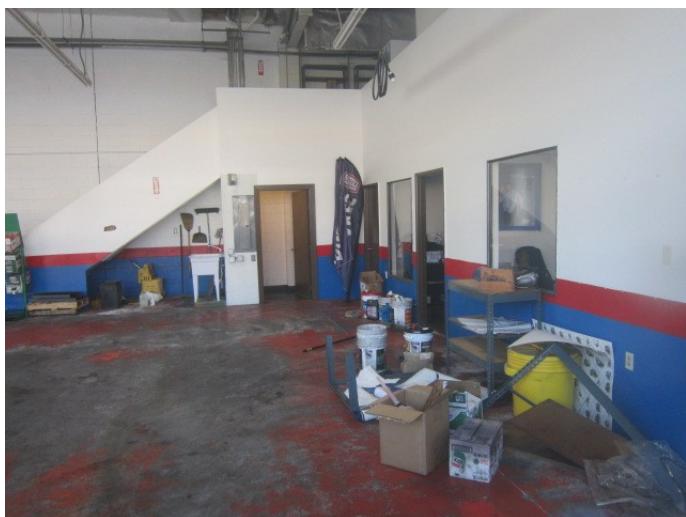


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