

# CALIFORNIA BANK & TRUST BUILDING

138-140 Civic Center Drive, Vista, California 92084

± 790 to ± 6,786 Square Feet

Rates from **\$1.15/sf**  
Mod. Gross + \$.15 CAM

## Former Dental Office Available!

- Beautiful 2 story professional office building
- Prominent location in Downtown Vista adjacent to City Hall
- Well maintained with great access
- Well suited for general office or medical
- Ample parking in designated lot
- City of Vista C1 Zoning
- Call Listing agent for showing instructions

**One Month Free per Year of Lease!**  
**Minimum 3 Year Lease Term**

For more information on this property, your current property, or your future location, please contact:

**Kenneth P. Dubs, Jr.** CalBRE# 01277355  
kdjr@dubsandcompany.com

1850 Diamond Street, Suite 103, San Marcos, California 92078

Office (760) 591-4100 Fax (760) 591-4102

CalBRE# 01385958

The information contained herein is deemed reliable, however no representations, warranties, or guaranties of any kind are made by Dubs and Company, Inc.

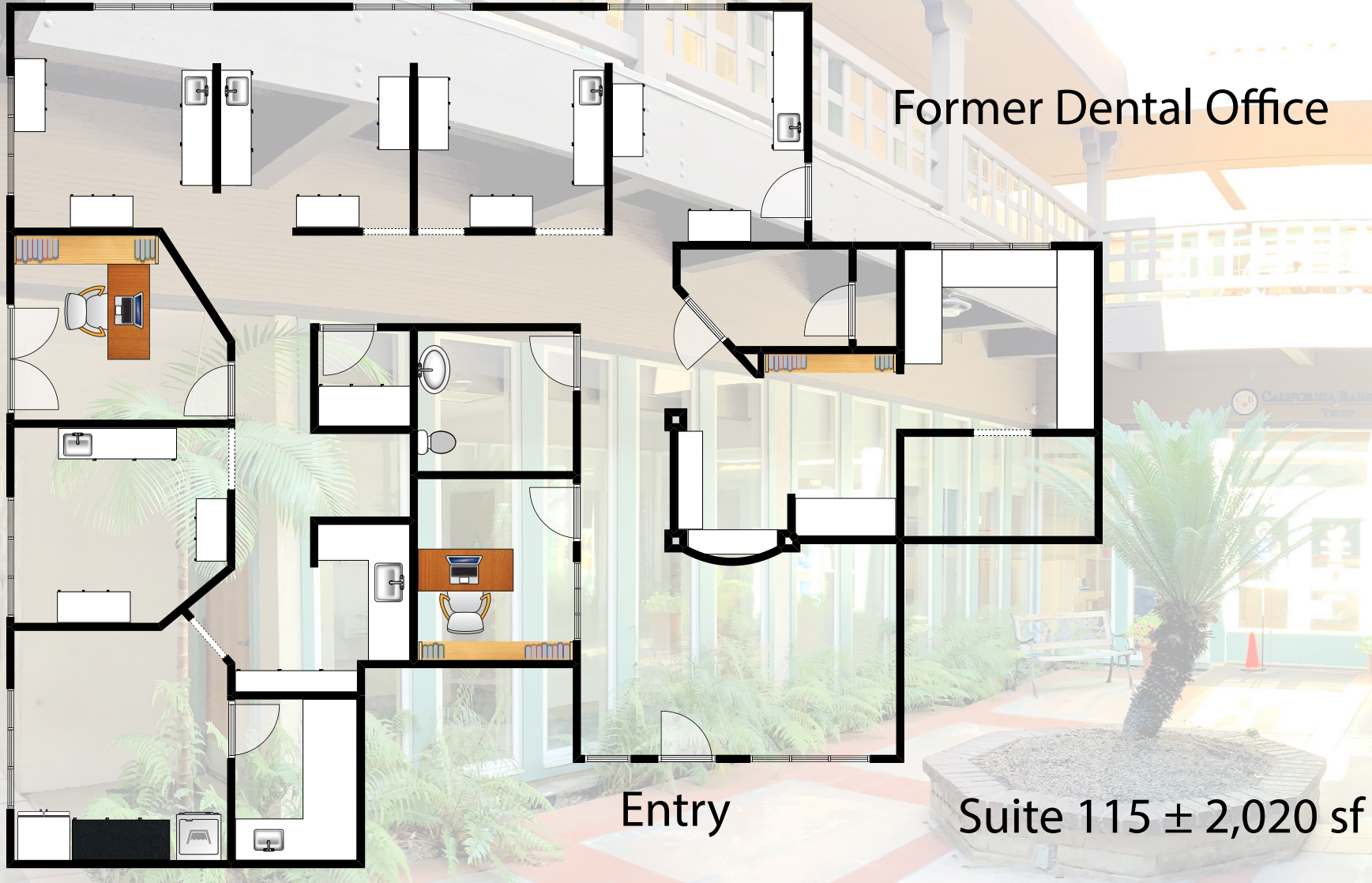




# CALIFORNIA BANK & TRUST BUILDING

± 2,020 Square Feet  
\$2.25/sf Mod. Gross  
+ \$.15 CAM

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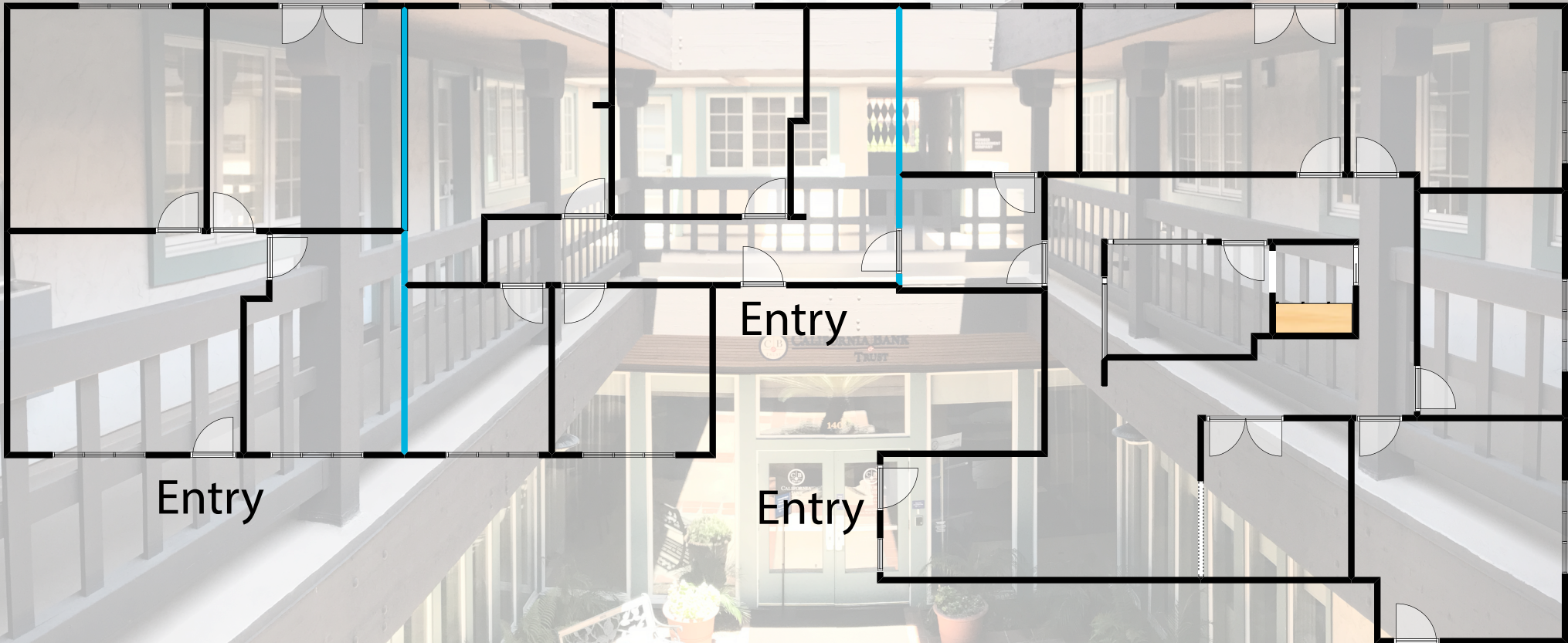
± 790 to ± 6,786 Square Feet

\$1.15/sf Mod. Gross  
+ \$.15 CAM

Suite 202 ± 790sf

Suite 203 ± 849sf

Suite 204 ± 1,653sf



Suites 203 & 204 Combined ± 2,501sf

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Entry



Suite 205 ± 894

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Suite 207 / 208 ± 1,289sf

Suite 209 ± 1,312sf



Suites 207 - 209 Combined ± 2,601sf

CALIFORNIA BANK & TRUST BUILDING	
115	VISTA DENTAL CARE
116	NORTH COUNTY BEHAVIORAL
116	TINA CASOLA, LMU-I
116	JEFFREY L. MATTHEI, PH
116	DIANNA L. COOK, PHD
138	CALIFORNIA BANK & TRUST
207	PRINCE MANAGEMENT
208	PAUL H. PROPERTIES

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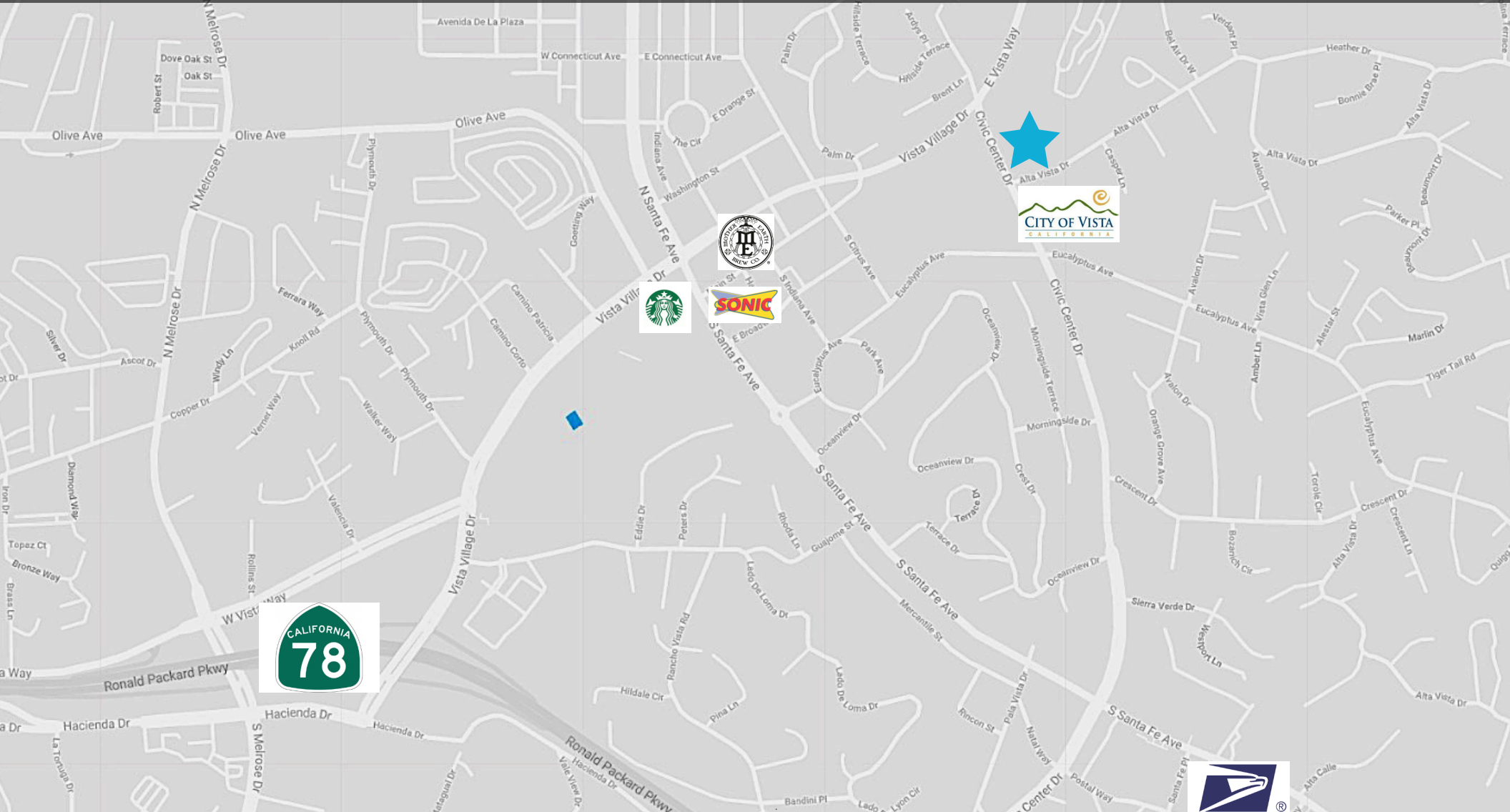


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