

1230 Activity Dr - Vista Business Park

Vista, California 92081 (San Diego County) - Vista Submarket



Manufacturing

Property Summary

RBA (% Leased)	14,800 SF (51.4%)
Built	2003
Tenancy	Multiple
Available	2,400 - 7,200 SF
Max Contiguous	4,800 SF
Asking Rent	\$1.39 SF/Month/MG
Clear Height	16'
Drive Ins	6 total/10' w x 12' h
Docks	None
Levelers	None
Parking Spaces	2.30/1,000 SF; Surface Spaces Available



Property Details

Land Area	1.91 AC (83,200 SF)	Sprinklers	Wet
Building FAR	0.18	Zoning	VBP, Vista
Power	200a/120 - 208v 3p	Parcel	219-041-12

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Month	Occupancy	Term	Docks	Drive Ins
B	Industrial	Direct	2,400 - 4,800	4,800	\$1.39 MG	Vacant	Negotiable	-	1
Lee & Associates: Peter Merz (760) 685-1813, Daniel Knoke (760) 809-6893									
C	Industrial	Direct	2,400/240 Office	2,400	\$1.39 MG	Vacant	Negotiable	-	-
Lee & Associates: Peter Merz (760) 685-1813, Daniel Knoke (760) 809-6893									

Amenities

- Skylights
- Skylights

Transportation

Parking Details	2.30/1,000 SF; Surface Spaces Available		
Traffic Volume	9,991 on la Mirada Dr (2025); 3,231 on Vallecitos Dr (2025); 8,035 on Dogwood Way (2025); 891 on Virginia Pl (2025); 1,006 on Vantage Ct (2025); 7,392 on Las Flores Dr (2025); 9,943 on Birch St (2018); 4,443 on Private Rd (2025); 808 on Fortune Way (2018); 8,196 on Las Flores Dr (2025)		
Frontage	280' on Activity Dr; 199' on Poinsettia Ave		
Commuter Rail	Carlsbad Poinsettia		16 min drive
	Carlsbad Village		20 min drive
Airport	San Diego International		49 min drive
Walk Score ®	Car-Dependent (38)		
Transit Score ®	Some Transit (28)		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Superior Case Coding Inc	1	2,400	5	May 2011	-
All Pro Biomedical LLC	1	-	5	Dec 2018	-
Pivot Lok	1	-	1	Jul 2016	-

Showing 3 of 3 Tenants

Property Summary

RBA (% Leased)	33,608 SF (89.1%)
Built	1999
Tenancy	Multiple
Available	3,651 SF
Max Contiguous	3,651 SF
Asking Rent	\$1.68 SF/Month/NNN
Clear Height	22'
Drive Ins	1 total/12' w x 15' h
Docks	None
Levelers	None
Parking Spaces	1.64/1,000 SF; 6 Surface Spaces



Property Details

Land Area	1.98 AC (86,249 SF)	Sprinklers	Wet
Building FAR	0.39	Zoning	SP-VBP
Crane	None	Parcel	219-031-33-01
Power	200a/120 - 208v 3p 3w		

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Month	Occupancy	Term	Docks	Drive Ins
B	Industrial	Direct	3,651/1,387 Office	3,651	\$1.68 NNN	Vacant	Negotiable	-	1

Coldwell Banker Commercial Realty: Chuck Iverson (949) 422-6657

Coldwell Banker Commercial: Kathy Taherian (949) 527-8333

Amenities

- 24 Hour Access
- Fluorescent Lighting
- Air Conditioning
- Skylights
- Air Conditioning
- Skylights
- Air Conditioning

Transportation

Parking Details	1.64/1,000 SF; 6 Surface Spaces
Traffic Volume	808 on Fortune Way (2018); 29,255 on la Mirada Dr (2025); 9,943 on Birch St (2018); 20,505 on Bus PkDr (2025); 8,035 on Dogwood Way (2025); 2,318 on Cades Way (2025); 501 on Sycamore Ave (2025); 10,302 on Joshua Way (2025); 245 on Grand Ave (2018); 1,112 on Woodcrest Ln (2018)
Commuter Rail	Carlsbad Poinsettia  16 min drive
Airport	San Diego International 48 min drive
Walk Score ®	Car-Dependent (37)
Transit Score ®	Some Transit (27)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Vibrant Water	2	4,294	3	Jan 1999	-
Stage Two Nine Llc	2	3,360	3	Jan 2019	-

Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
American Legacy Products, Inc	1	500	-	Jul 2025	-
Sew Sporty	1	500	5	Jan 2022	-

Showing 4 of 4 Tenants

2314 La Mirada Dr - Burke Sycamore Business

Vista, California 92081 (San Diego County) - Vista Submarket



Warehouse

Property Summary

RBA (% Leased)	3,952 SF (0.0%)
Built	2004
Tenancy	Single
Available	3,952 SF
Max Contiguous	3,952 SF
Asking Rent	\$1.75 SF/Month/FS
Clear Height	18'
Drive Ins	2 total/12' w x 12' h
Docks	None
Levelers	None
Parking Spaces	2.40/1,000 SF; 12 Surface Spaces



Property Details

Land Area	0.64 AC (27,878 SF)	Zoning	SP-VBP, Vista
Building FAR	0.14	Parcel	217-251-33

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Month	Occupancy	Term	Docks	Drive Ins
-	Industrial	Direct	3,952/909 Office	3,952	\$1.75 FS	Vacant	Negotiable	-	-

Kidder Mathews: Jim Benson (760) 822-7428

Amenities

- Storage Space
- Storage Space

Transportation

Parking Details	2.40/1,000 SF; 12 Surface Spaces								
Traffic Volume	20,505 on Bus PkDr (2025); 808 on Fortune Way (2018); 29,255 on la Mirada Dr (2025); 1,467 on Engineer St (2025); 10,302 on Joshua Way (2025); 632 on la Mirada Dr (2025); 1,295 on Pipeline Dr (2025); 9,943 on Birch St (2018); 245 on Grand Ave (2018); 501 on Sycamore Ave (2025)								
Commuter Rail	Carlsbad Poinsettia								16 min drive
Airport	San Diego International							48 min drive	
Walk Score [®]	Car-Dependent (42)								
Transit Score [®]	Some Transit (26)								

2332 La Mirada Dr - Thibodo Ranch Business Center

Vista, California 92081 (San Diego County) - Vista Submarket



Warehouse

Property Summary

RBA (% Leased)	19,536 SF (90.9%)
Built	2005
Tenancy	Multiple
Available	1,776 SF
Max Contiguous	1,776 SF
Asking Rent	\$1.79 SF/Month/MG
Clear Height	14'
Drive Ins	11 total/8' w x 12' h
Docks	None
Levelers	None
Parking Spaces	2.70/1,000 SF; 53 Surface Spaces



Property Details

Land Area	1.69 AC (73,616 SF)	Sprinklers	ESFR
Building FAR	0.27	Zoning	SPI
Crane	None	Parcel	217-251-28
Power	200a/120 - 208v		

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Month	Occupancy	Term	Docks	Drive Ins
700	Industrial	Direct	1,776	1,776	\$1.79 MG	Vacant	Negotiable	1	1

Lee & Associates: Marko Dragovic (858) 531-4523, Isaac Little (760) 672-1041, Olivia Baffert (707) 223-8214

Transportation

Parking Details	2.70/1,000 SF; 53 Surface Spaces								
Traffic Volume	20,505 on Bus PkDr (2025); 1,467 on Engineer St (2025); 808 on Fortune Way (2018); 10,302 on Joshua Way (2025); 632 on La Mirada Dr (2025); 29,255 on La Mirada Dr (2025); 1,295 on Pipeline Dr (2025); 9,943 on Birch St (2018); 245 on Grand Ave (2018); 21,673 on Hotspring Way (2025)								
Commuter Rail	Carlsbad Poinsettia								16 min drive
	Carlsbad Village								20 min drive
Airport	San Diego International							47 min drive	
Walk Score ®	Car-Dependent (44)								
Transit Score ®	Some Transit (26)								

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Dynamic Solutions Systems, Inc	1	500	6	Dec 2020	-
Cbs Window & Door	1	-	35	Mar 2017	-
Generous Spirits	1	-	-	Nov 2018	-
Icon Doors	1	-	5	Nov 2018	-

Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Tsf Holding	1	-	6	Sep 2017	-

Showing 5 of 5 Tenants

2780 La Mirada Dr - Coral Tree Commerce Center

Vista, California 92081 (San Diego County) - Vista Submarket



Warehouse

Property Summary

RBA (% Leased)	15,581 SF (69.3%)
Built	1989
Tenancy	Multiple
Available	2,684 - 7,463 SF
Max Contiguous	4,779 SF
Asking Rent	\$1.35 - 1.40 SF/Month/NNN
Clear Height	22'
Drive Ins	10 total/10' w x 14' h
Docks	None
Levelers	None
Parking Spaces	2.25/1,000 SF; Surface Spaces Available; Covered Spaces Available



Property Details

Land Area	3.17 AC (138,085 SF)	Zoning	RLI
Building FAR	0.11	Parcel	219-030-14

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Month	Occupancy	Term	Docks	Drive Ins
A	Industrial	Direct	4,779	4,779	\$1.35 NNN	Vacant	Negotiable	-	-
CBRE: Robert Gunness (760) 803-0842									
E	Industrial	Sublet	2,684	2,684	\$1.40 NNN	30 Days	Thru May 2026	-	2

Voit Real Estate Services: Josh West, SIOR (858) 431-9219

Amenities

- Signage
- Skylights
- Skylights

Transportation

Parking Details	2.25/1,000 SF; Surface Spaces Available; Covered Spaces Available								
Traffic Volume	8,035 on Dogwood Way (2025); 9,991 on La Mirada Dr (2025); 9,943 on Birch St (2018); 4,443 on Private Rd (2025); 808 on Fortune Way (2018); 891 on Virginia Pl (2025); 2,318 on Cades Way (2025); 340 on Poinsettia Ave (2025); 29,255 on La Mirada Dr (2025); 501 on Sycamore Ave (2025)								
Commuter Rail	Carlsbad Poinsettia								17 min drive
Airport	San Diego International							50 min drive	
Walk Score [®]	Car-Dependent (43)								
Transit Score [®]	Some Transit (27)								

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Open Source Maker Labs	1	3,818	10	Aug 2019	-
JR Ohana Ventures LLC	1	2,684	-	Apr 2023	May 2026

Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
OYC Americas, Inc.	1	1,714	11	Jul 2010	-
Wild Bills Old Fashioned Soda Pop	1	1,558	-	Jul 2021	-
Glass Curtains Usa	1	500	-	Sep 2024	-

Showing 5 of 6 Tenants

1205 N Melrose Dr - Hollow Business Center

Vista, California 92083 (San Diego County) - Vista Submarket



Manufacturing

Property Summary

RBA (% Leased)	17,135 SF (93.2%)
Built	1971
Tenancy	Multiple
Available	1,166 SF
Max Contiguous	1,166 SF
Asking Rent	\$1.71 SF/Month/IG
Clear Height	18'
Drive Ins	16 total
Docks	None
Levelers	None
Parking Spaces	2.04/1,000 SF; 35 Surface Spaces



Property Details

Land Area	0.70 AC (30,492 SF)	Sprinklers	Wet
Building FAR	0.56	Zoning	M
Power	100a/120 - 208v 3p 3w	Parcel	161-080-72

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Month	Occupancy	Term	Docks	Drive Ins
L	Industrial	Direct	1,166	1,166	\$1.71 IG	Vacant	Negotiable	-	-

Lee & Associates: Peter Merz (760) 685-1813, Daniel Knoke (760) 809-6893, Keith Dulmage (714) 900-0157

Transportation

Parking Details	2.04/1,000 SF; 35 Surface Spaces								
Traffic Volume	8,851 on North Dr (2025); 31,964 on Highland Dr (2025); 8,015 on Swallow Dr (2025); 4,417 on Melrose Pl (2025); 2,100 on Maryland Dr (2025); 2,503 on East Dr (2025); 8,094 on Private Rd (2025); 3,925 on W California Ave (2025); 29,980 on North Ave (2025); 4,928 on W Los Angeles Dr (2025)								
Transit/Subway	Melrose								13 min walk
Commuter Rail	Carlsbad Village								15 min drive
Airport	San Diego International							52 min drive	
Walk Score ®	Car-Dependent (37)								
Transit Score ®	Some Transit (37)								

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
A1 Health Care Center	1	2,800	2	Jul 2013	-
Discount Rocketry	1	2,407	-	Aug 2018	-
Fred L Quiroz	1	1,166	-	Apr 2019	-
Joe Hurley	1	1,166	-	Nov 2018	-
E Z Auto Care Center	1	500	2	Oct 2011	-

Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
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Showing 5 of 10 Tenants

990 Park Center Dr - Vista Business Park

Vista, California 92081 (San Diego County) - Vista Submarket



Manufacturing

Property Summary

RBA (% Leased)	35,264 SF (88.5%)
Built	1999
Tenancy	Multiple
Available	4,064 SF
Max Contiguous	4,064 SF
Asking Rent	\$1.42 SF/Month/NNN
Clear Height	18'
Drive Ins	8 total/12' w x 12' h
Docks	None
Levelers	None
Parking Spaces	2.50/1,000 SF; 45 Surface Spaces; Covered Spaces Available



Property Details

Land Area	4.95 AC (215,622 SF)	Sprinklers	Wet
Building FAR	0.16	Zoning	SPI
Crane	None	Parcel	219-011-49
Power	200a/277 - 480v 3p 4w		

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Month	Occupancy	Term	Docks	Drive Ins
G	Industrial	Direct	4,064/1,219 Office	4,064	\$1.42 NNN	Vacant	Negotiable	-	-

Lee & Associates: Stephen Crockett (760) 845-0311, Rusty Williams, SIOR (760) 644-1887

Amenities

- Signage

Transportation

Parking Details	2.50/1,000 SF; 45 Surface Spaces; Covered Spaces Available								
Traffic Volume	10,302 on Joshua Way (2025); 20,505 on Bus PkDr (2025); 8,606 on Scott St (2025); 1,738 on Bus Park Dr (2018); 1,295 on Pipeline Dr (2025); 1,467 on Engineer St (2025); 808 on Fortune Way (2018); 21,673 on Hotspring Way (2025); 1,744 on Bus Park Dr (2018); 632 on la Mirada Dr (2025)								
Commuter Rail	Carlsbad Poinsettia								15 min drive
	Carlsbad Village								19 min drive
Airport	San Diego International							48 min drive	
Walk Score [®]	Car-Dependent (37)								
Transit Score [®]	Some Transit (26)								

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Ultra Communications, Inc	1	8,317	5	Mar 2019	-

Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
BNi Building News	1	7,052	18	Mar 2019	-
American Security Group	1	6,000	15	Jun 2023	-
International Poly Bag & Packaging	1	4,064	3	Mar 2019	-
Construction Book Express	1	500	20	Jun 2022	-

Showing 5 of 7 Tenants

1175 Park Center Dr - Vista Business Park

Vista, California 92081 (San Diego County) - Vista Submarket



Warehouse

Property Summary

RBA (% Leased)	14,332 SF (90.7%)
Built	1989
Tenancy	Multiple
Available	1,329 SF
Max Contiguous	1,329 SF
Asking Rent	\$1.55 SF/Month/MG
Clear Height	14'
Drive Ins	8 total/10' w x 12' h
Docks	None
Levelers	None
Parking Spaces	2.70/1,000 SF; Covered Spaces Available; 25 Surface Spaces



Property Details

Land Area	2.90 AC (126,324 SF)	Power	100a/120 - 208v 3p
Building FAR	0.11	Zoning	M
Crane	None	Parcel	219-011-21

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Month	Occupancy	Term	Docks	Drive Ins
1185-P	Industrial	Direct	1,329	1,329	\$1.55 MG	Vacant	Negotiable	-	-

Lee & Associates: Peter Merz (760) 685-1813, Daniel Knoke (760) 809-6893

Amenities

- Signage
- Skylights
- Skylights

Transportation

Parking Details	2.70/1,000 SF; Covered Spaces Available; 25 Surface Spaces
Traffic Volume	8,606 on Scott St (2025); 10,302 on Joshua Way (2025); 1,738 on Bus Park Dr (2018); 1,744 on Bus Park Dr (2018); 4,346 on Ave Chelsea (2025); 20,505 on Bus PkDr (2025); 21,673 on Hotspring Way (2025); 1,576 on Scott St (2018); 1,295 on Pipeline Dr (2025); 9,545 on Keystone Way (2025)
Commuter Rail	Carlsbad Poinsettia  13 min drive
Airport	San Diego International 43 min drive
Walk Score [®]	Car-Dependent (42)
Transit Score [®]	Some Transit (27)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Tedco Tool	1	2,995	3	Apr 2003	-
The Flavor Chef	1	1,300	9	Mar 2016	-
Healthy Creations	1	500	2	Aug 2013	-

Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Carlson Catering & Events	1	-	-	Jun 2021	-
Hydro Components & Techs	1	-	17	Jul 2016	-

Showing 5 of 5 Tenants

2575 Pioneer Ave - Vista Business Park

Vista, California 92081 (San Diego County) - Vista Submarket



Warehouse

Property Summary

RBA (% Leased)	68,935 SF (84.6%)
Built/Renovated	1988/2006
Tenancy	Multiple
Available	4,957 - 24,085 SF
Max Contiguous	10,653 SF
Asking Rent	\$1.00 - 1.29 SF/Month
Clear Height	19'
Drive Ins	7 total/14' w x 14' h
Docks	4 exterior
Levelers	None
Parking Spaces	2.03/1,000 SF; 140 Surface Spaces; Covered Spaces Available



Property Details

Land Area	3.93 AC (171,191 SF)	Power	200 - 800a/277 - 480v 3p 4w Heavy
Building FAR	0.40	Zoning	M
Cross Docks	None	Parcel	219-030-49

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Month	Occupancy	Term	Docks	Drive Ins
101-A	Industrial	Direct	10,653/4,426 Office	10,653	\$1.29 MG	Vacant	Negotiable	1	3
Lee & Associates: Marko Dragovic (858) 531-4523, Isaac Little (760) 672-1041, Olivia Baffert (707) 223-8214									
106	Industrial	Sublet	8,475/847 Office	8,475	\$1.00 IG	30 Days	Thru Apr 2026	1	1
Lee & Associates: Marko Dragovic (858) 531-4523, Isaac Little (760) 672-1041, Olivia Baffert (707) 223-8214									
108	Office	Sublet	4,957	4,957	\$0.99 MG	Vacant	Thru Mar 2027	-	-
Lee & Associates: Marko Dragovic (858) 531-4523, Isaac Little (760) 672-1041, Olivia Baffert (707) 223-8214									

Amenities

- Fenced Lot

Transportation

Parking Details	2.03/1,000 SF; 140 Surface Spaces; Covered Spaces Available	
Traffic Volume	8,035 on Dogwood Way (2025); 9,943 on Birch St (2018); 808 on Fortune Way (2018); 9,991 on La Mirada Dr (2025); 29,255 on La Mirada Dr (2025); 2,318 on Cades Way (2025); 4,443 on Private Rd (2025); 891 on Virginia Pl (2025); 501 on Sycamore Ave (2025); 20,505 on Bus PkDr (2025)	
Commuter Rail	Carlsbad Poinsettia 	17 min drive
Airport	San Diego International	50 min drive
Walk Score ®	Car-Dependent (39)	
Transit Score ®	Some Transit (27)	

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Techniche International	1	13,612	20	Jun 2016	-
R.S. Hughes	1	13,417	16	Oct 2015	-
BioPharma Scientific	1	9,825	6	Mar 2019	-
NML, LLC	1	8,036	3	Jun 2006	-
Five Suits Brewing	1	4,764	-	Jul 2021	-

Showing 5 of 7 Tenants

1386 Poinsettia Ave - Waterview Business Park

Vista, California 92081 (San Diego County) - Vista Submarket



Manufacturing

Property Summary

RBA (% Leased)	16,605 SF (100%)
Built	1990
Tenancy	Multiple
Available	2,890 SF
Max Contiguous	2,890 SF
Asking Rent	\$1.49 SF/Month/MG
Clear Height	18'
Drive Ins	7 total
Docks	None
Levelers	None
Parking Spaces	2.71/1,000 SF; Covered Spaces Available; 45 Surface Spaces



Property Details

Land Area	1.10 AC (47,916 SF)	Power	3p
Building FAR	0.35	Zoning	M
Crane	None	Parcel	221-660-15

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Month	Occupancy	Term	Docks	Drive Ins
E	Industrial	Direct	2,890	2,890	\$1.49 MG	30 Days	Negotiable	-	-

Kidder Mathews: John Witherall (760) 815-9004

Amenities

- Storage Space
- Storage Space

Transportation

Parking Details	2.71/1,000 SF; Covered Spaces Available; 45 Surface Spaces		
Traffic Volume	1,006 on Vantage Ct (2025); 9,987 on Corporate Vw (2025); 29,923 on Ave de Las Rosas (2025); 29,386 on Cascade (2025); 9,545 on Keystone Way (2025); 12,920 on Linda Vista Dr (2025); 1,744 on Bus Park Dr (2018); 3,231 on Vallecitos Dr (2025); 1,576 on Scott St (2018); 1,738 on Bus Park Dr (2018)		
Commuter Rail	Carlsbad Poinsettia		14 min drive
	Carlsbad Village		18 min drive
Airport	San Diego International		48 min drive
Walk Score ®	Car-Dependent (48)		
Transit Score ®	Some Transit (29)		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Custom Aquatic, Inc.	1	7,640	10	Mar 2015	-
Wolfe Door Industries Inc.	1	2,937	-	Dec 2016	-

Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Electramotive Computers	1	500	5	Apr 2009	-
Biopharm Solutions Inc	1	-	3	Jul 2016	-
M & C Construction	1	-	2	Sep 2017	-

Showing 5 of 6 Tenants

1485 Poinsettia Ave - Lionshead Landing

Vista, California 92081 (San Diego County) - Vista Submarket



Manufacturing

Property Summary

RBA (% Leased)	22,463 SF (93.1%)
Built	1999
Tenancy	Multiple
Available	1,455 - 6,267 SF
Max Contiguous	1,695 SF
Asking Rent	\$1.75 - 1.80 SF/Month
Clear Height	16'
Drive Ins	13 total/10' w x 14' h
Docks	None
Levelers	None
Parking Spaces	3.00/1,000 SF; 45 Surface Spaces



Property Details

Land Area	19.68 AC (857,261 SF)	Power	200a/120 - 208v
Building FAR	0.03	Zoning	SPI
Crane	None	Parcel	221-010-08

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Month	Occupancy	Term	Docks	Drive Ins
117	Industrial	Sublet	1,695	1,695	\$1.80 MG	30 Days	Thru May 2027	-	-

Inland Pacific: Shayan Bahri (818) 292-4657, Aidan James (781) 879-2872

105	Industrial	Direct	1,566	1,566	\$1.75 NNN	04/2026	Negotiable	-	1
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Cushman & Wakefield: Conor Boyle (760) 458-5739, Tyler Stemley (760) 908-4270, Joe Crotty (760) 473-1811, Carson Odabashian (619) 733-6337

113	Industrial	Direct	1,551	1,551	\$1.75 NNN	Vacant	Negotiable	-	1
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Cushman & Wakefield: Conor Boyle (760) 458-5739, Tyler Stemley (760) 908-4270, Joe Crotty (760) 473-1811, Carson Odabashian (619) 733-6337

106	Industrial	Direct	1,455	1,455	\$1.75 NNN	04/2026	Negotiable	-	1
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Cushman & Wakefield: Conor Boyle (760) 458-5739, Tyler Stemley (760) 908-4270, Joe Crotty (760) 473-1811, Carson Odabashian (619) 733-6337

Amenities

- Car Charging Station
- Skylights
- Reception
- Skylights
- Reception
- Wheelchair Accessible
- Signage
- Wheelchair Accessible

Transportation

Parking Details	3.00/1,000 SF; 45 Surface Spaces		
Traffic Volume	9,987 on Corporate Vw (2025); 1,006 on Vantage Ct (2025); 9,545 on Keystone Way (2025); 12,920 on Linda Vista Dr (2025); 1,576 on Scott St (2018); 1,744 on Bus Park Dr (2018); 1,738 on Bus Park Dr (2018); 29,923 on Ave de Las Rosas (2025); 8,606 on Scott St (2025); 29,386 on Cascade (2025)		
Commuter Rail	Carlsbad Poinsettia		14 min drive
	Carlsbad Village		18 min drive
Airport	San Diego International		47 min drive

Transportation (Continued)

Walk Score [®] Car-Dependent (48)

Transit Score [®] Some Transit (28)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Mantel Depot	1	2,093	2	Jul 2019	-
Salons Only, Inc.	1	2,093	-	Feb 2005	-
Fine Line Screenprinting	1	1,566	1	Oct 2008	-
Original Watermen, Inc.	1	1,551	-	Mar 2025	-
Applied Technical Services	1	1,455	8	Aug 2005	-

Showing 5 of 14 Tenants

1495 Poinsettia Ave - Lionshead Landing

Vista, California 92081 (San Diego County) - Vista Submarket



Showroom

Property Summary

RBA (% Leased)	24,702 SF (89.3%)
Built	1999
Tenancy	Multiple
Available	2,651 - 5,302 SF
Max Contiguous	2,651 SF
Asking Rent	\$1.60 - 1.75 SF/Month/NNN
Clear Height	16'
Drive Ins	1 total
Docks	None
Levelers	None
Parking Spaces	3.00/1,000 SF; 18 Surface Spaces



Property Details

Land Area	2.10 AC (91,476 SF)	Zoning	SPI SPI
Building FAR	0.27	Parcel	221-010-08
Crane	None		

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Month	Occupancy	Term	Docks	Drive Ins
151	Industrial	Direct	2,651	2,651	\$1.75 NNN	Vacant	Negotiable	-	1
Cushman & Wakefield: Conor Boyle (760) 458-5739, Tyler Stemley (760) 908-4270, Joe Crotty (760) 473-1811, Carson Odabashian (619) 733-6337									
151	Flex	Sublet	2,651	2,651	\$1.60 NNN	30 Days	Thru Jul 2027	-	1
Lee & Associates: Christian Thompson (760) 814-4696									

Amenities

- Car Charging Station
- Skylights
- Reception
- Skylights
- Reception
- Wheelchair Accessible
- Signage
- Wheelchair Accessible

Transportation

Parking Details	3.00/1,000 SF; 18 Surface Spaces
Traffic Volume	9,987 on Corporate Vw (2025); 1,006 on Vantage Ct (2025); 9,545 on Keystone Way (2025); 12,920 on Linda Vista Dr (2025); 1,576 on Scott St (2018); 1,744 on Bus Park Dr (2018); 1,738 on Bus Park Dr (2018); 8,606 on Scott St (2025); 29,923 on Ave de Las Rosas (2025); 29,386 on Cascade (2025)
Commuter Rail	Carlsbad Poinsettia  14 min drive Carlsbad Village  17 min drive
Airport	San Diego International 47 min drive
Walk Score [®]	Car-Dependent (48)
Transit Score [®]	Some Transit (28)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Local Roots Kombucha	1	5,328	6	Nov 2018	-
California Wraps	1	2,612	4	Dec 2022	-
Solterra Lighting	1	2,587	8	Jul 2020	-
Harvest Kitchen	1	2,346	4	Feb 2020	-

Showing 4 of 4 Tenants

2588 Progress St - Vista Business Park

Vista, California 92081 (San Diego County) - Vista Submarket



Service

Property Summary

RBA (% Leased)	30,866 SF (92.6%)
Built	1994
Tenancy	Multiple
Available	927 - 3,207 SF
Max Contiguous	2,280 SF
Asking Rent	\$1.90 - 1.98 SF/Month/MG
Clear Height	14'
Drive Ins	25 total/10' w x 10' h
Docks	Yes
Levelers	None
Parking Spaces	2.11/1,000 SF; 65 Surface Spaces; Covered Spaces Available



Property Details

Land Area	2.71 AC (118,048 SF)	Power	100a/120 - 208v
Building FAR	0.26	Zoning	SPI
Crane	None	Parcel	219-030-18

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Month	Occupancy	Term	Docks	Drive Ins
8/20	Industrial	Direct	2,280	2,280	\$1.90 MG	Vacant	Negotiable	-	2
Lee & Associates: Isaac Little (760) 672-1041, Marko Dragovic (858) 531-4523, Olivia Baffert (707) 223-8214									
26	Industrial	Direct	927	927	\$1.98 MG	05/2026	Negotiable	-	1
Lee & Associates: Isaac Little (760) 672-1041, Marko Dragovic (858) 531-4523, Olivia Baffert (707) 223-8214									

Amenities

- Fenced Lot
- Signage

Transportation

Parking Details	2.11/1,000 SF; 65 Surface Spaces; Covered Spaces Available
Traffic Volume	9,991 on la Mirada Dr (2025); 8,035 on Dogwood Way (2025); 891 on Virginia Pl (2025); 9,943 on Birch St (2018); 3,231 on Vallecitos Dr (2025); 808 on Fortune Way (2018); 4,443 on Private Rd (2025); 340 on Poinsettia Ave (2025); 29,255 on la Mirada Dr (2025); 2,318 on Cades Way (2025)
Commuter Rail	Carlsbad Poinsettia  17 min drive
Airport	San Diego International 51 min drive
Walk Score [®]	Car-Dependent (39)
Transit Score [®]	Some Transit (27)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Shirley's Draperies	1	6,183	1	Apr 2003	-

Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Southwest Contemporary	1	6,183	3	Jun 2003	-
Vampola, Joe	1	6,183	6	Jun 2003	-
European Motorsports	1	4,108	-	Mar 2025	-
BombbuchaKombucha	1	2,318	-	Jan 2023	-

Showing 5 of 20 Tenants

1225-1381 E Vista Way - Foothill Center

Vista, California 92084 (San Diego County) - Vista Submarket



Retail

Property Summary

Center Type	Community Center
GLA (% Leased)	99,999 SF (75.9%)
Built	1986
Tenancy	Multiple
Available	1,112 - 24,061 SF
Max Contiguous	18,160 SF
Asking Rent	\$1.75 SF/Month/NNN
Frontage	92' on E Vista Way
Parking Spaces	5.50/1,000 SF; 550 Surface Spaces



Property Details

Land Area	8.24 AC (358,934 SF)	Zoning	C-6
Building FAR	0.28	Parcel	173-300-16 (+1 more)

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 1	1363	Retail	Direct	18,160	18,160	18,160	Withheld	Vacant	Negotiable
Retail Insite: Ron Pepper (858) 523-2085 X101									
P 1	1225	Retail	Direct	3,654	3,654	3,654	\$1.75 NNN	Vacant	Negotiable
PE Management Group: Franco Macklis (619) 852-3131									
P 1	1364	Industrial	Direct	1,135	1,135	1,135	\$1.75 MG	Vacant	Negotiable
PE Management Group: Franco Macklis (619) 852-3131									
P 1	1241	Retail	Direct	1,112	1,112	1,112	\$1.75 NNN	Vacant	Negotiable
PE Management Group: Franco Macklis (619) 852-3131									

Transportation

Parking Details	5.50/1,000 SF; 550 Surface Spaces
Traffic Volume	2,179 on E Vista Way (2018); 27,189 on Monte Mar Rd (2025); 13,419 on Oak Dr (2025); 3,678 on Foothill Dr (2025); 2,339 on Monte Mar Rd (2025); 16,340 on Cll Jules (2025); 2,882 on Madera Ln (2025); 1,489 on Via Felicidad (2025); 926 on Memory Ln (2025); 32,113 on Oak Dr (2025)
Frontage	92' on E Vista Way
Airport	San Diego International 56 min drive
Walk Score [®]	Very Walkable (71)
Transit Score [®]	Some Transit (27)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Albertsons	1	59,500	150	Apr 2007	-
U.S. Bank	1	3,000	7	May 2006	-

Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Starbucks	1	2,500	-	May 2024	-
World's Fare	1	2,000	4	Jul 2016	-
Jazzercise	Unkwn	1,500	-	Nov 2018	-

Showing 5 of 25 Tenants

2518 S Santa Fe Ave - South Santa Fe Industrial Park

Vista, California 92084 (San Diego County) - Vista Submarket



Warehouse

Property Summary

RBA (% Leased)	5,120 SF (100%)
Built	1977
Tenancy	Multiple
Available	640 - 1,920 SF
Max Contiguous	1,920 SF
Asking Rent	\$1.50 SF/Month/IG
Clear Height	14'
Drive Ins	8 total/10' w x 10' h
Docks	None
Levelers	None
Parking Spaces	2.34/1,000 SF; 12 Surface Spaces



Property Details

Land Area	1.00 AC (43,560 SF)	Sprinklers	Wet
Building FAR	0.12	Zoning	M52
Crane	None	Parcel	217-102-46
Power	3p		

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Month	Occupancy	Term	Docks	Drive Ins
F-4	Industrial	Direct	640 - 1,280	1,920	\$1.50 IG	60 Days	Negotiable	-	-
CEG Advisors: Dan Geary (619) 339-0730, Pat Geary (619) 504-6058									
F-5	Industrial	Direct	640	1,920	\$1.50 IG	60 Days	Negotiable	-	-
CEG Advisors: Dan Geary (619) 339-0730, Pat Geary (619) 504-6058									

Amenities

- Fenced Lot
- Property Manager on Site

Transportation

Parking Details	2.34/1,000 SF; 12 Surface Spaces
Traffic Volume	6,321 on Calinda Dr (2025); 29,452 on Bosstick Blvd (2025); 19,936 on Azalea Dr (2025); 141,545 on Smilax Rd (2025); 504 on Poinsettia Ave (2025); 751 on S Santa Fe Ave (2025); 3,741 on Estrelita Dr (2025); 4,334 on Primrose Ave (2025); 6,846 on Adeline Ct (2025)
Transit/Subway	Buena Creek 16 min walk
Airport	San Diego International 50 min drive
Walk Score ®	Car-Dependent (49)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Budget Garage Repair	1	591	2	Dec 2017	-

Showing 1 of 1 Tenants

515 Olive Ave

Vista, California 92083 (San Diego County) - Vista Submarket



Warehouse

Property Summary

RBA (% Leased)	9,880 SF (0.0%)
Built	1961
Tenancy	Multiple
Available	9,880 SF
Max Contiguous	9,880 SF
Asking Rent	Withheld
Clear Height	20'
Drive Ins	6 total/10' w x 14' h
Docks	1 exterior
Levelers	None
Parking Spaces	1.82/1,000 SF; 18 Surface Spaces



Property Details

Land Area	0.96 AC (41,818 SF)	Cross Docks	None
Building FAR	0.24	Zoning	M1
Crane	None	Parcel	163-130-17

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Month	Occupancy	Term	Docks	Drive Ins
CON-TRAC-TOR YARD	Industrial	Direct	9,880	9,880	Withheld	Vacant	3 - 10 Years	1	-

Urban West Ventures: James Bengala (760) 208-8798

Amenities

- Air Conditioning
- Floor Drains
- Yard
- Air Conditioning
- Mezzanine
- Yard
- Air Conditioning
- Storage Space
- Fenced Lot
- Storage Space

Transportation

Parking Details	1.82/1,000 SF; 18 Surface Spaces		
Traffic Volume	6,609 on Plymouth Dr (2025); 2,461 on Village Ln (2025); 4,284 on Private Rd (2025); 30,983 on Tatum St (2025); 7,226 on Plymouth Dr (2025); 6,667 on Pollyanna Ter (2025); 7,886 on Maryland Dr (2025); 1,745 on San del Dr (2025); 36,375 on Ascot Dr (2025); 5,397 on Alley (2025)		
Commuter Rail	Carlsbad Village		14 min drive
Airport	San Diego International		52 min drive
Walk Score [®]	Somewhat Walkable (62)		
Transit Score [®]	Some Transit (47)		

1316 N Melrose Dr - Melrose Business Center

Vista, California 92083 (San Diego County) - Vista Submarket



Service

Property Summary

RBA (% Leased)	15,545 SF (81.1%)
Built	1989
Tenancy	Multiple
Available	2,934 SF
Max Contiguous	2,934 SF
Asking Rent	\$1.55 SF/Month/IG
Clear Height	16'
Drive Ins	11 total
Levelers	None
Parking Spaces	1.74/1,000 SF; 27 Surface Spaces; Covered Spaces Available



Property Details

Land Area	1.51 AC (65,776 SF)	Zoning	IC
Building FAR	0.24	Parcel	161-071-16

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Month	Occupancy	Term	Docks	Drive Ins
H	Industrial	Direct	2,934	2,934	\$1.55 IG	Vacant	Negotiable	1	1

Kidder Mathews: Bob Willingham, SIOR (619) 889-9872, Ronald King, SIOR (619) 540-4348

Amenities

- Skylights
- Skylights

Transportation

Parking Details	1.74/1,000 SF; 27 Surface Spaces; Covered Spaces Available		
Traffic Volume	8,851 on North Dr (2025); 29,980 on North Ave (2025); 8,015 on Swallow Dr (2025); 2,503 on East Dr (2025); 18,024 on N Melrose Dr (2025); 2,749 on Lagan Ave (2025); 8,094 on Private Rd (2025); 4,417 on Melrose Pl (2025); 3,925 on W California Ave (2025); 31,964 on Highland Dr (2025)		
Transit/Subway	Melrose		10 min walk
Commuter Rail	Oceanside Transit Center		17 min drive
	Carlsbad Village		16 min drive
Airport	San Diego International		54 min drive
Walk Score [®]	Car-Dependent (33)		
Transit Score [®]	Some Transit (38)		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
A Plus Steel Construction	1	1,518	1	Mar 2020	-
Davis Mechanical Systems	1	1,518	10	Jan 2005	-
Tavos Motorcycles	1	1,518	1	Dec 2013	-

Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
The Shower Pan Man, Inc	1	1,518	8	Jan 2010	-

Showing 4 of 4 Tenants

2590 Pioneer Ave - Coral Tree Commerce Center

Vista, California 92081 (San Diego County) - Vista Submarket



Warehouse

Property Summary

RBA (% Leased)	34,071 SF (49.4%)
Built	1989
Tenancy	Multiple
Available	8,229 - 17,255 SF
Max Contiguous	17,255 SF
Asking Rent	\$1.30 SF/Month/NNN
Clear Height	24'
Drive Ins	12 total/8' w x 10' h
Docks	1 exterior; 1 interior
Levelers	None
Parking Spaces	2.00/1,000 SF; 65 Surface Spaces



Property Details

Land Area	7.14 AC (311,018 SF)	Cross Docks	None
Building FAR	0.11	Power	1,600a/120 - 208v 3p Heavy
Crane	None	Zoning	RLI
Column Spacing	Yes	Parcel	219-030-48

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Month	Occupancy	Term	Docks	Drive Ins
D-E	Industrial	Direct	9,026	17,255	\$1.30 NNN	Vacant	Negotiable	-	-
CBRE: Robert Gunness (760) 803-0842									
F	Industrial	Direct	8,229	17,255	\$1.30 NNN	Vacant	Negotiable	-	-
CBRE: Robert Gunness (760) 803-0842									

Amenities

- Signage

Transportation

Parking Details	2.00/1,000 SF; 65 Surface Spaces
Traffic Volume	8,035 on Dogwood Way (2025); 9,991 on La Mirada Dr (2025); 9,943 on Birch St (2018); 808 on Fortune Way (2018); 891 on Virginia Pl (2025); 3,231 on Vallecitos Dr (2025); 4,443 on Private Rd (2025); 29,255 on La Mirada Dr (2025); 2,318 on Cades Way (2025); 20,505 on Bus PkDr (2025)
Commuter Rail	Carlsbad Poinsettia  17 min drive
Airport	San Diego International 51 min drive
Walk Score [®]	Car-Dependent (39)
Transit Score [®]	Some Transit (27)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Premier Folding Doors	1	6,021	11	Dec 2017	-

Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
T Group Windows and Folding Doors	1	5,911	3	Dec 2017	-
Axycut Manufacturing LLC	1	4,861	6	Apr 2017	-

Showing 3 of 3 Tenants

1487 Poinsettia Ave - Lionshead Landing

Vista, California 92081 (San Diego County) - Vista Submarket



Warehouse

Property Summary

RBA (% Leased)	13,920 SF (89.2%)
Built	1999
Tenancy	Multiple
Available	1,504 SF
Max Contiguous	1,504 SF
Asking Rent	\$1.75 SF/Month/NNN
Clear Height	18'
Drive Ins	12 total
Levelers	None



Property Details

Land Area	19.68 AC (857,261 SF)	Zoning	SPI SPI SPI
Building FAR	0.02	Parcel	221-010-08

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Month	Occupancy	Term	Docks	Drive Ins
121	Industrial	Direct	1,504	1,504	\$1.75 NNN	Vacant	Negotiable	-	1

Cushman & Wakefield: Conor Boyle (760) 458-5739, Tyler Stemley (760) 908-4270, Joe Crotty (760) 473-1811, Carson Odabashian (619) 733-6337

Transportation

Traffic Volume	9,987 on Corporate Vw (2025); 1,006 on Vantage Ct (2025); 9,545 on Keystone Way (2025); 12,920 on Linda Vista Dr (2025); 1,576 on Scott St (2018); 1,744 on Bus Park Dr (2018); 1,738 on Bus Park Dr (2018); 8,606 on Scott St (2025); 29,923 on Ave de Las Rosas (2025); 29,386 on Cascade (2025)								
Commuter Rail	Carlsbad Poinsettia								14 min drive
	Carlsbad Village								18 min drive
Airport	San Diego International								47 min drive
Walk Score [®]	Car-Dependent (48)								
Transit Score [®]	Some Transit (28)								

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Precision Measurement Engineering	1	2,715	12	Mar 2014	-
Mybuellton LLC	1	1,530	10	Apr 2020	-
Optical Innovations Inc	1	1,456	3	Feb 2020	-
Himg Surface Repair	1	500	2	Jun 2022	-
Magnificent Trimmings Inc	1	500	-	Aug 2020	-

Showing 5 of 6 Tenants

1497 Poinsettia Ave - Lionshead Landing

Vista, California 92081 (San Diego County) - Vista Submarket



Manufacturing

Property Summary

RBA (% Leased)	35,297 SF (100%)
Built	1999
Tenancy	Multiple
Available	4,750 - 9,782 SF
Max Contiguous	5,032 SF
Asking Rent	\$1.55 SF/Month/NNN
Clear Height	18'
Drive Ins	14 total/12' w x 12' h
Docks	2 exterior
Levelers	None
Parking Spaces	3.00/1,000 SF; 46 Surface Spaces



Property Details

Land Area	2.20 AC (95,832 SF)	Zoning	SPI SPI
Building FAR	0.37	Parcel	221-010-08
Cross Docks	None		

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Month	Occupancy	Term	Docks	Drive Ins
154	Industrial	Direct	5,032	5,032	\$1.55 NNN	04/2026	Negotiable	-	2
Cushman & Wakefield: Conor Boyle (760) 458-5739, Tyler Stemley (760) 908-4270, Joe Crotty (760) 473-1811, Carson Odabashian (619) 733-6337									
153	Industrial	Direct	4,750	4,750	\$1.55 NNN	04/2026	Negotiable	-	2
Cushman & Wakefield: Conor Boyle (760) 458-5739, Tyler Stemley (760) 908-4270, Joe Crotty (760) 473-1811, Carson Odabashian (619) 733-6337									

Transportation

Parking Details	3.00/1,000 SF; 46 Surface Spaces
Traffic Volume	9,987 on Corporate Vw (2025); 9,545 on Keystone Way (2025); 1,006 on Vantage Ct (2025); 1,576 on Scott St (2018); 1,744 on Bus Park Dr (2018); 12,920 on Linda Vista Dr (2025); 1,738 on Bus Park Dr (2018); 8,606 on Scott St (2025); 29,923 on Ave de Las Rosas (2025); 10,302 on Joshua Way (2025)
Commuter Rail	Carlsbad Poinsettia  14 min drive Carlsbad Village  18 min drive
Airport	San Diego International 47 min drive
Walk Score [®]	Car-Dependent (46)
Transit Score [®]	Some Transit (28)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Fuse Manufacturing	1	6,706	-	Jul 2021	-
QC Charge	1	6,706	-	Aug 2020	-
Hawaii Kai Corporation	1	5,240	8	Apr 2022	-

Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
L & M Machining Center	1	4,790	10	May 2018	-
FCA Cheer	1	4,724	-	Apr 2020	-

Showing 5 of 6 Tenants

2502 S Santa Fe Ave - South Santa Fe Industrial Park

Vista, California 92084 (San Diego County) - Vista Submarket



Showroom

Property Summary

RBA (% Leased)	5,760 SF (100%)
Built	1994
Tenancy	Multiple
Available	960 SF
Max Contiguous	960 SF
Asking Rent	\$1.80 SF/Month/IG
Clear Height	14'
Drive Ins	6 total/10' w x 10' h
Docks	None
Levelers	None
Parking Spaces	2.43/1,000 SF; 14 Surface Spaces



Property Details

Land Area	0.44 AC (19,166 SF)	Zoning	M52
Building FAR	0.30	Parcel	217-102-46
Crane	None		

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Month	Occupancy	Term	Docks	Drive Ins
A-3	Industrial	Direct	960	960	\$1.80 IG	60 Days	Negotiable	-	-

CEG Advisors: Dan Geary (619) 339-0730, Pat Geary (619) 504-6058

Amenities

- Fenced Lot

Transportation

Parking Details	2.43/1,000 SF; 14 Surface Spaces
Traffic Volume	6,321 on Calinda Dr (2025); 19,936 on Azalea Dr (2025); 29,452 on Bosstick Blvd (2025); 504 on Poinsettia Ave (2025); 141,545 on Smilax Rd (2025); 3,741 on Estrelita Dr (2025); 4,334 on Primrose Ave (2025); 7,862 on Robelini Dr (2025); 12,921 on Primrose Ave (2025)
Transit/Subway	Buena Creek 14 min walk
Airport	San Diego International 49 min drive
Walk Score ®	Somewhat Walkable (53)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Balderas Auto Accessories	1	960	4	Oct 2016	-
Boboprint	1	960	-	Jan 2012	-
Herbalife	1	960	-	Jun 2013	-
High County	1	960	2	Aug 2013	-
Louis Bertrem	1	960	-	Jun 2013	-

Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
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Showing 5 of 9 Tenants

2510 S Santa Fe Ave - South Santa Fe Industrial Park

Vista, California 92084 (San Diego County) - Vista Submarket



Warehouse

Property Summary

RBA (% Leased)	6,400 SF (100%)
Built	1994
Tenancy	Multiple
Available	1,600 SF
Max Contiguous	1,600 SF
Asking Rent	\$1.65 SF/Month/IG
Clear Height	14'
Drive Ins	8 total/10' w x 10' h
Docks	None
Levelers	None
Parking Spaces	1.88/1,000 SF; 12 Surface Spaces



Property Details

Land Area	1.00 AC (43,560 SF)	Zoning	M52
Building FAR	0.15	Parcel	217-102-46
Crane	None		

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Month	Occupancy	Term	Docks	Drive Ins
D-1/2	Industrial	Direct	1,600	1,600	\$1.65 IG	30 Days	Negotiable	-	-

CEG Advisors: Dan Geary (619) 339-0730, Pat Geary (619) 504-6058

Amenities

- Fenced Lot

Transportation

Parking Details	1.88/1,000 SF; 12 Surface Spaces
Traffic Volume	6,321 on Calinda Dr (2025); 29,452 on Bosstick Blvd (2025); 19,936 on Azalea Dr (2025); 141,545 on Smilax Rd (2025); 504 on Poinsettia Ave (2025); 751 on S Santa Fe Ave (2025); 3,741 on Estrelita Dr (2025); 4,334 on Primrose Ave (2025); 7,862 on Robelini Dr (2025)
Transit/Subway	Buena Creek 16 min walk
Airport	San Diego International 50 min drive
Walk Score [®]	Car-Dependent (49)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Crescent Floors	1	800	-	Aug 2016	-
Jose Galindo	1	800	-	Sep 2015	-
Sunshine Communications Inc	1	800	-	May 2015	-
Coastal Analytical	1	500	-	Jun 2025	-
Aa South County Towing	1	400	8	Mar 2016	-

Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
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Showing 5 of 6 Tenants

2865 Scott St - Canyon Oaks Business Center

Vista, California 92081 (San Diego County) - Vista Submarket



Warehouse

Property Summary

RBA (% Leased)	15,008 SF (76.7%)
Built	2003
Tenancy	Multiple
Available	3,500 SF
Max Contiguous	3,500 SF
Asking Rent	\$1.35 SF/Month/NNN
Clear Height	18'
Drive Ins	8 total/8' w x 14' h
Docks	None
Levelers	None
Parking Spaces	3.00/1,000 SF; 12 Surface Spaces



Property Details

Land Area	1.39 AC (60,331 SF)	Power	100a/120 - 208v 3p
Building FAR	0.25	Zoning	SPI
Crane	None	Parcel	219-011-94

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Month	Occupancy	Term	Docks	Drive Ins
106-107	Industrial	Direct	3,500/1,400 Office	3,500	\$1.35 NNN	Vacant	Negotiable	-	-

CBRE: Weston Yahn (760) 707-9244

Amenities

- Fenced Lot
- Wheelchair Accessible
- Signage
- Wheelchair Accessible
- Skylights
- Skylights

Transportation

Parking Details	3.00/1,000 SF; 12 Surface Spaces
Traffic Volume	8,606 on Scott St (2025); 1,738 on Bus Park Dr (2018); 1,744 on Bus Park Dr (2018); 1,006 on Vantage Ct (2025); 9,545 on Keystone Way (2025); 1,576 on Scott St (2018); 9,987 on Corporate Vw (2025); 10,302 on Joshua Way (2025); 12,920 on Linda Vista Dr (2025); 20,505 on Bus PkDr (2025)
Commuter Rail	Carlsbad Poinsettia  14 min drive Carlsbad Village  18 min drive
Airport	San Diego International 48 min drive
Walk Score [®]	Car-Dependent (40)
Transit Score [®]	Some Transit (27)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Autopro SD	1	4,462	-	Jul 2021	-
Life Pack Labs	1	4,462	2	Mar 2020	-

Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Nuzee, Inc	1	4,462	10	Nov 2023	-
Landreth Construction Inc	1	1,750	2	Oct 2020	-

Showing 4 of 4 Tenants

1330 Specialty Dr - Rancho Vista Business Park

Vista, California 92081 (San Diego County) - Vista Submarket



Manufacturing

Property Summary

RBA (% Leased)	29,045 SF (85.9%)
Built	2003
Tenancy	Multiple
Available	4,106 SF
Max Contiguous	4,106 SF
Asking Rent	\$1.55 SF/Month/IG
Clear Height	18'
Drive Ins	7 total/12' w x 14' h
Docks	1 exterior
Levelers	None
Parking Spaces	2.14/1,000 SF; Surface Spaces Available; Covered Spaces Available



Property Details

Land Area	3.55 AC (154,638 SF)	Power	700a/277 - 480v
Building FAR	0.19	Sprinklers	Wet
Crane	None	Zoning	M
Column Spacing	56'w x 40'd	Parcel	219-025-46
Cross Docks	None		

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Month	Occupancy	Term	Docks	Drive Ins
D	Industrial	Direct	4,106	4,106	\$1.55 IG	Vacant	Negotiable	-	-

Lee & Associates: Barry Hendler (760) 448-2438

Kidder Mathews: Todd Davis (760) 445-4227

Transportation

Parking Details	2.14/1,000 SF; Surface Spaces Available; Covered Spaces Available								
Traffic Volume	1,006 on Vantage Ct (2025); 9,987 on Corporate Vw (2025); 3,231 on Vallecitos Dr (2025); 9,991 on la Mirada Dr (2025); 8,606 on Scott St (2025); 1,738 on Bus Park Dr (2018); 1,744 on Bus Park Dr (2018); 9,545 on Keystone Way (2025); 29,923 on Ave de Las Rosas (2025); 8,035 on Dogwood Way (2025)								
Commuter Rail	Carlsbad Poinsettia								16 min drive
	Carlsbad Village								20 min drive
Airport	San Diego International							49 min drive	
Walk Score ®	Car-Dependent (41)								
Transit Score ®	Some Transit (27)								

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Sun Diego Boardshop	1	8,211	15	Jun 2018	-
Old Guys Rule	1	5,809	12	Apr 2020	-

Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Anar Party Rentals, Inc	1	4,378	7	Jan 2019	-
H Industries	1	4,106	-	Aug 2021	-
I Force Nutrition	1	500	2	Jun 2017	-

Showing 5 of 6 Tenants

2055 Thibodo Rd - Shadowridge Business Center

Vista, California 92081 (San Diego County) - Vista Submarket



Manufacturing

Property Summary

RBA (% Leased)	34,500 SF (100%)
Built	1985
Tenancy	Multiple
Available	2,425 SF
Max Contiguous	2,425 SF
Asking Rent	\$1.50 SF/Month/NNN
Clear Height	16'
Drive Ins	14 total/12' w x 12' h
Docks	None
Levelers	None
Parking Spaces	3.16/1,000 SF; 109 Surface Spaces



Property Details

Land Area	2.10 AC (91,476 SF)	Power	3p 3w
Building FAR	0.38	Zoning	C-3
Crane	None	Parcel	217-023-32

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Month	Occupancy	Term	Docks	Drive Ins
K	Industrial	Direct	2,425	2,425	\$1.50 NNN	60 Days	Negotiable	-	1

RAF Pacifica Group, Inc.: Whitney Robinson (512) 680-4456

Amenities

- Floor Drains
- Skylights
- Skylights

Transportation

Parking Details	3.16/1,000 SF; 109 Surface Spaces
Traffic Volume	3,182 on Wellington Ln (2025); 5,227 on Thiboco Ct (2025); 15,491 on Watson Way (2025); 14,926 on Lupine Hills Dr (2025); 3,688 on Turnberry Dr (2025); 12,177 on Sycamore Ave (2025); 44,689 on Plumosa Ave (2025); 12,389 on Sycamore Ave (2025); 140,875 on Hwy 78 (2020)
Commuter Rail	Carlsbad Poinsettia  18 min drive
Airport	San Diego International 50 min drive
Walk Score [®]	Somewhat Walkable (65)
Transit Score [®]	Some Transit (33)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Rinsekit	1	6,864	-	Jul 2021	-
Mother Earth Brew Co	1	5,000	3	Apr 2010	-
Irene's Sweetz	1	3,432	-	Apr 2020	-
U-Haul	1	1,716	-	Jul 2021	-

Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Mac Donald Engineers In	1	1,163	-	Aug 2015	-

Showing 5 of 8 Tenants

1240 Activity Dr - Rancho Vista Business Park

Vista, California 92081 (San Diego County) - Vista Submarket



Manufacturing

Property Summary

RBA (% Leased)	16,560 SF (77.6%)
Built	1991
Tenancy	Multiple
Available	3,708 SF
Max Contiguous	3,708 SF
Asking Rent	\$1.55 SF/Month/IG
Clear Height	22'
Drive Ins	2 total/8' w x 12' h
Docks	7 exterior
Levelers	None
Parking Spaces	2.00/1,000 SF; 20 Surface Spaces



Property Details

Land Area	1.42 AC (61,855 SF)	Power	700a/120 - 208v 3p 3w
Building FAR	0.27	Zoning	SPI
Crane	None	Parcel	219-025-36
Cross Docks	None		

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Month	Occupancy	Term	Docks	Drive Ins
D	Industrial	Direct	3,708	3,708	\$1.55 IG	Vacant	Negotiable	-	-

Lee & Associates: Barry Hendler (760) 448-2438

Kidder Mathews: Todd Davis (760) 445-4227

Amenities

- Property Manager on Site
- Skylights
- Skylights

Transportation

Parking Details	2.00/1,000 SF; 20 Surface Spaces		
Traffic Volume	9,991 on La Mirada Dr (2025); 3,231 on Vallecitos Dr (2025); 8,035 on Dogwood Way (2025); 1,006 on Vantage Ct (2025); 891 on Virginia Pl (2025); 7,392 on Las Flores Dr (2025); 9,943 on Birch St (2018); 9,987 on Corporate Vw (2025); 808 on Fortune Way (2018); 4,443 on Private Rd (2025)		
Commuter Rail	Carlsbad Poinsettia 		15 min drive
	Carlsbad Village 		19 min drive
Airport	San Diego International		49 min drive
Walk Score [®]	Car-Dependent (38)		
Transit Score [®]	Some Transit (28)		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
187 Killer Pads	1	5,280	-	Apr 2017	-

Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Canyon Insulation Inc	1	-	3	Jul 2016	-
Killer Pad Distribution, LLC	1	-	2	Jan 2018	-
Range Mart	1	-	-	Jan 2017	-

Showing 4 of 4 Tenants

460 Olive Ave - 2.19 AC Storage Yard with Office/Warehouse

Vista, California 92083 (San Diego County) - Vista Submarket



Specialty

Property Summary

GBA (% Leased)	3,770 SF (100%)
Built	1970
Stories	1
Typical Floor	3,770 SF
Available	3,770 SF
Max Contiguous	3,770 SF
Asking Rent	Withheld
Parking Spaces	10.00/1,000 SF; 200 Surface Spaces



Property Details

Land Area	2.19 AC (95,396 SF)	Zoning	M-1
Building FAR	0.04	Parcel	163-280-56

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
E 1	-	Industrial	Sublet	3,770	3,770	3,770	Withheld	Vacant	Thru Aug 2026

Avison Young: Tresa Pugmire (858) 519-3253, Jamie Endres Keller (714) 448-9164

Amenities

- Air Conditioning
- Air Conditioning
- Air Conditioning
- Signage

Transportation

Parking Details	10.00/1,000 SF; 200 Surface Spaces		
Traffic Volume	6,609 on Plymouth Dr (2025); 2,461 on Village Ln (2025); 7,226 on Plymouth Dr (2025); 4,284 on Private Rd (2025); 30,983 on Tatum St (2025); 36,375 on Ascot Dr (2025); 7,886 on Maryland Dr (2025); 2,404 on Plymouth Hts (2025); 6,667 on Pollyanna Ter (2025); 1,779 on Windy Ln (2025)		
Transit/Subway	Vista Transit Center		14 min walk
Commuter Rail	Carlsbad Village		14 min drive
Airport	San Diego International		51 min drive
Walk Score [®]	Somewhat Walkable (62)		
Transit Score [®]	Some Transit (48)		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Qualtek	1	3,770	-	Dec 2023	Dec 2028

Showing 1 of 1 Tenants