

1230 Activity Dr - Vista Business Park

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



Manufacturing

Property Summary

RBA (% Leased)	14,800 SF (83.8%)
Built	2003
Tenancy	Multiple
Available	2,400 SF
Max Contiguous	2,400 SF
Asking Rent	\$1.49 SF/Month/MG
Clear Height	16'
Drive Ins	6 total/ 10' w x 12' h
Docks	None
Levelers	None



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
C	Industrial	Direct	2,400/240 Office	2,400	\$1.49 MG	Vacant	Negotiable	-	-

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

Amenities

- Skylights

Transportation

Parking Details	Ratio of 2.30/1,000 SF
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  19 min drive
Airport	San Diego International 49 min drive
Walk Score ®	Car-Dependent (36)
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	-

1230 Activity Dr - Vista Business Park

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



Manufacturing

Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Pivot Lok	1	-	1	Jul 2016	-

Showing 3 of 3 Tenants

1265 Distribution Way - Vista Business Park

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



Showroom

Property Summary

RBA (% Leased)	8,694 SF (100%)
Built	1997
Tenancy	Single
Available	8,694 SF
Max Contiguous	8,694 SF
Asking Rent	\$1.50 SF/Month/IG
Clear Height	18'6"
Drive Ins	2 total
Levelers	None
Parking Spaces	23 (2.65/1,000 SF)



Property Details



Land Area	0.51 AC (22,216 SF)	Zoning	M
Building FAR	0.39	Parcel	219-531-19
Sprinklers	Wet		

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Month	Occupancy	Term	Docks	Drive Ins
-	Industrial	Sublet	8,694/2,400 Office	8,694	\$1.50 IG	Vacant	Thru Jul 2027	-	2

NAI San Diego: Jason Smithson (858) 361-1195, David Howorka (708) 205-6200

Transportation

Parking Details	23 Surface Spaces; Ratio of 2.65/1,000 SF
Traffic Volume	1,467 on Engineer St (2025); 632 on la Mirada Dr (2025); 1,295 on Pipeline Dr (2025); 20,505 on Bus PkDr (2025); 21,673 on Hotspring Way (2025); 1,176 on Jewell Ridge (2018); 10,302 on Joshua Way (2025); 1,012 on Oakcreek Ct (2025); 834 on S Melrose Dr (2018); 30,637 on Green Oak Rd (2025)
Commuter Rail	Carlsbad Poinsettia  15 min drive Carlsbad Village  18 min drive
Airport	San Diego International 47 min drive
Walk Score ®	Car-Dependent (39)
Transit Score ®	Some Transit (26)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
FinishMaster	1	8,608	12	Jul 2005	-

Showing 1 of 1 Tenants

1330 Distribution Way - North County Distribution

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



Manufacturing

Property Summary

RBA (% Leased)	16,018 SF (100%)
Built	2001
Tenancy	Multiple
Available	4,668 SF
Max Contiguous	4,668 SF
Asking Rent	\$1.50 SF/Month/MG
Clear Height	22'
Drive Ins	5 total/ 12' w x 14' h
Docks	14 exterior
Levelers	None
Parking Spaces	40 (2.50/1,000 SF)



Property Details

Land Area	1.20 AC (52,272 SF)	Power	400 - 2,000a/277 - 480v 3p 4w Heavy
Building FAR	0.31	Zoning	M1
Crane	None	Parcel	219-532-23
Cross Docks	None		

Available Spaces



Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Month	Occupancy	Term	Docks	Drive Ins
Suite E	Industrial	Sublet	4,668	4,668	\$1.50 MG	07/2025	Negotiable	-	-

Pacific Coast Commercial: Ethan Park (760) 978-8053, Hannah Cheadle (619) 940-4811

Amenities

- Fenced Lot
- Skylights

Transportation

Parking Details	40 Surface Spaces; Ratio of 2.50/1,000 SF
Traffic Volume	1,295 on Pipeline Dr (2025); 632 on la Mirada Dr (2025); 1,467 on Engineer St (2025); 1,176 on Jewell Ridge (2018); 21,673 on Hotspring Way (2025); 834 on S Melrose Dr (2018); 1,012 on Oakcreek Ct (2025); 10,302 on Joshua Way (2025); 20,505 on Bus PkDr (2025); 30,637 on Green Oak Rd (2025)
Commuter Rail	Carlsbad Poinsettia  15 min drive Carlsbad Village  18 min drive
Airport	San Diego International 48 min drive
Walk Score ®	Car-Dependent (38)
Transit Score ®	Some Transit (26)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Bivio Trucking Company	1	3,361	20	Feb 2020	-
Horticultural Sales	1	3,361	20	Feb 2020	-

1330 Distribution Way - North County Distribution

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



Manufacturing

Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Rocket Farms	1	3,361	15	Feb 2020	-

Showing 3 of 3 Tenants

2540 Fortune Way - Vista Business Park

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



Manufacturing

Property Summary

RBA (% Leased)	8,513 SF (0.0%)
Built	1991
Tenancy	Single
Available	8,513 SF
Max Contiguous	8,513 SF
Asking Rent	\$1.40 SF/Month/NNN
Clear Height	16'
Drive Ins	1 total/ 14' w x 15' h
Docks	None
Levelers	None
Parking Spaces	15 (1.80/1,000 SF)



Property Details

Land Area	0.59 AC (25,700 SF)	Zoning	RLI, Vista
Building FAR	0.33	Parcel	219-031-04
Power	600a/120 - 208v 3p		

Available Spaces



Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Month	Occupancy	Term	Docks	Drive Ins
-	Industrial	Direct	8,513	8,513	\$1.40 NNN	Vacant	Negotiable	-	-

Kidder Mathews: Jim Benson (760) 822-7428

Amenities

- Fenced Lot

Transportation

Parking Details	15 Surface Spaces; Ratio of 1.80/1,000 SF
Traffic Volume	808 on Fortune Way (2018); 9,943 on Birch St (2018); 8,035 on Dogwood Way (2025); 29,255 on la Mirada Dr (2025); 20,505 on Bus PkDr (2025); 2,318 on Cades Way (2025); 501 on Sycamore Ave (2025); 10,302 on Joshua Way (2025); 9,991 on la Mirada Dr (2025); 1,112 on Woodcrest Ln (2018)
Frontage	75' on Fortune
Transit/Subway	Buena Creek  16 min walk
Commuter Rail	Carlsbad Poinsettia  15 min drive
Airport	San Diego International 44 min drive
Walk Score ®	Car-Dependent (31)
Transit Score ®	Some Transit (27)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Mesa Power Systems	1	-	15	Jul 2021	-

Showing 1 of 1 Tenants

1068 La Mirada Ct - La Mirada Court Business Center

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



Service

Property Summary

RBA (% Leased)	3,908 SF (100%)
Built	2007
Tenancy	Multiple
Available	3,908 SF
Max Contiguous	3,908 SF
Asking Rent	\$1.40 SF/Month/NNN
Drive Ins	2 total/ 10' w x 12' h
Docks	None
Levelers	None
Parking Spaces	12 (2.40/1,000 SF)



Property Details

Land Area	3.09 AC (134,631 SF)	Zoning	M
Building FAR	0.03	Parcel	217-251-46-01
Crane	None		

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Month	Occupancy	Term	Docks	Drive Ins
-	Industrial	Direct	3,908	3,908	\$1.40 NNN	08/2025	Negotiable	-	2

Colliers: Tucker Hohenstein, SIOR (858) 336-4104, Mike Erwin, SIOR (760) 807-0909, Hank Jenkins (602) 882-0138

Transportation

Parking Details	12 Surface Spaces; Ratio of 2.40/1,000 SF								
Traffic Volume	29,255 on La Mirada Dr (2025); 808 on Fortune Way (2018); 501 on Sycamore Ave (2025); 9,943 on Birch St (2018); 2,318 on Cades Way (2025); 245 on Grand Ave (2018); 1,112 on Woodcrest Ln (2018); 20,505 on Bus PkDr (2025); 8,035 on Dogwood Way (2025); 1,467 on Engineer St (2025)								
Commuter Rail	Carlsbad Poinsettia								15 min drive
Airport	San Diego International								48 min drive
Walk Score ®	Car-Dependent (35)								
Transit Score ®	Some Transit (27)								

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Core Contracting, Inc.	1	3,908	-	Feb 2017	-
Noel Leverenz	1	-	-	Jul 2016	-

Showing 2 of 2 Tenants

2330 La Mirada Dr - Thibodo Ranch Business Center

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



Warehouse

Property Summary

RBA (% Leased)	14,356 SF (87.6%)
Built	2004
Tenancy	Multiple
Available	1,776 SF
Max Contiguous	1,776 SF
Asking Rent	\$1.75 SF/Month/MG
Clear Height	20'
Drive Ins	8 total/ 10' w x 12' h
Docks	None
Levelers	None
Parking Spaces	38 (2.70/1,000 SF)



Property Details

Land Area	1.24 AC (54,014 SF)	Zoning	SPI
Building FAR	0.27	Parcel	217-251-28
Power	200a/120 - 208v 3p		

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Month	Occupancy	Term	Docks	Drive Ins
400	Industrial	Direct	1,776/266 Office	1,776	\$1.75 MG	07/2025	Negotiable	-	1

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

Transportation

Parking Details	38 Surface Spaces; Ratio of 2.70/1,000 SF
Traffic Volume	20,505 on Bus PkDr (2025); 1,467 on Engineer St (2025); 10,302 on Joshua Way (2025); 808 on Fortune Way (2018); 1,295 on Pipeline Dr (2025); 632 on La Mirada Dr (2025); 29,255 on La Mirada Dr (2025); 21,673 on Hotspring Way (2025); 9,943 on Birch St (2018); 245 on Grand Ave (2018)
Walk Score ®	Car-Dependent (37)
Transit Score ®	Some Transit (26)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
El Nopalito, Inc	1	6,956	-	Dec 2017	-
Caremura Systems Inc	1	500	-	May 2024	-
Aztec Brewery	1	-	2	Jul 2016	-
Con Amore Inc.	1	-	7	Sep 2017	-
Lemken Kuhlwerk	1	-	4	Sep 2017	-

Showing 5 of 6 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 (100%)
Built	1989
Tenancy	Multiple
Available	2,684 - 7,463 SF
Max Contiguous	4,779 SF
Asking Rent	\$1.30 - 1.40 SF/Month
Clear Height	22'
Drive Ins	10 total/ 10' w x 14' h
Docks	None
Levelers	None



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	Sublet	4,779	4,779	\$1.30 MG	30 Days	Thru Oct 2027	-	2

Hometown National: Justin Sachs (760) 822-1985


E	Industrial	Sublet	2,684	2,684	\$1.40 NNN	30 Days	Thru May 2026	-	2
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Voit Real Estate Services: Josh West, SIOR (858) 431-9219

Amenities

- Signage
- Skylights

Transportation

Parking Details	Ratio of 2.25/1,000 SF
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 (34)
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

2780 La Mirada Dr - Coral Tree Commerce Center

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



Warehouse

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 5 Tenants

381 Olive Ave

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



Manufacturing

Property Summary

RBA (% Leased)	3,000 SF (0.0%)
Built	1976
Tenancy	Single
Available	3,000 SF
Max Contiguous	3,000 SF
Asking Rent	\$1.08 SF/Month/MG
Clear Height	13'
Drive Ins	None
Docks	Yes
Levelers	None
Parking Spaces	5 (1.67/1,000 SF)



Property Details

Land Area	0.81 AC (35,284 SF)	Zoning	M-1
Building FAR	0.09	Parcel	163-130-19
Power	200a/ 3p		

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Month	Occupancy	Term	Docks	Drive Ins
-	Industrial	Direct	3,000	3,000	\$1.08 MG	07/2025	Negotiable	-	-

Hutchins: Steve Hutchins (760) 809-3545

Transportation

Parking Details	5 Reserved Spaces; Ratio of 1.67/1,000 SF								
Traffic Volume	7,226 on Plymouth Dr (2025); 6,609 on Plymouth Dr (2025); 2,461 on Village Ln (2025); 4,284 on Private Rd (2025); 1,745 on San del Dr (2025); 5,397 on Alley (2025); 25,153 on W Orange St (2025); 6,667 on Pollyanna Ter (2025); 30,983 on Tatum St (2025); 26,507 on W California Ave (2025)								
Transit/Subway	Vista Transit Center								11 min walk
Commuter Rail	Carlsbad Village								13 min drive
Walk Score ®	Somewhat Walkable (66)								
Transit Score ®	Some Transit (49)								

990 Park Center Dr - Vista Business Park

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



Manufacturing

Property Summary

RBA (% Leased)	35,264 SF (77.5%)
Built	1999
Tenancy	Multiple
Available	3,870 - 7,934 SF
Max Contiguous	7,934 SF
Asking Rent	\$1.65 SF/Month/MG
Clear Height	18'
Drive Ins	8 total/ 12' w x 12' h
Docks	None
Levelers	None
Parking Spaces	45 (2.50/1,000 SF)



Property Details

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

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	7,934	\$1.65 MG	Vacant	Negotiable	-	-
Lee & Associates: Stephen Crockett (760) 845-0311, Rusty Williams, SIOR (760) 644-1887									
F	Industrial	Direct	3,870/967 Office	7,934	\$1.65 MG	Vacant	Negotiable	-	-
Lee & Associates: Stephen Crockett (760) 845-0311, Rusty Williams, SIOR (760) 644-1887									

Amenities

- Signage

Transportation

Parking Details	45 Surface Spaces; Ratio of 2.50/1,000 SF								
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 (36)								
Transit Score ®	Some Transit (26)								

Tenants

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

990 Park Center Dr - Vista Business Park

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



Manufacturing

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	-
Stromer	1	4,032	4	Sep 2018	-

Showing 5 of 8 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	3,871 - 19,481 SF
Max Contiguous	10,653 SF
Asking Rent	\$1.29 - 1.45 SF/Month/MG
Clear Height	19'
Drive Ins	7 total/ 14' w x 14' h
Docks	4 exterior
Levelers	None
Parking Spaces	140 (2.03/1,000 SF)



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	07/2025	3 - 10 Years	1	3
Lee & Associates: Marko Dragovic (858) 531-4523, Isaac Little (760) 672-1041, Olivia Baffert (707) 223-8214									
108	Office	Sublet	4,957/4,957 Office	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									
104	Industrial	Direct	3,871/835 Office	3,871	\$1.45 MG	10/2025	Negotiable	-	1
Lee & Associates: Marko Dragovic (858) 531-4523, Isaac Little (760) 672-1041, Olivia Baffert (707) 223-8214									

Amenities

- Fenced Lot

Transportation

Parking Details	140 Surface Spaces; Ratio of 2.03/1,000 SF
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 (32)
Transit Score ®	Some Transit (27)

2575 Pioneer Ave - Vista Business Park

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



Warehouse

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

2591 Pioneer Ave - Coral Tree Commerce Center

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



Warehouse

Property Summary

RBA (% Leased)	38,185 SF (71.3%)
Built	1988
Tenancy	Multiple
Available	5,472 - 10,944 SF
Max Contiguous	10,944 SF
Asking Rent	\$1.25 SF/Month/NNN
Clear Height	24'
Drive Ins	2 total/ 23' w x 23' h
Docks	12 exterior
Levelers	None
Parking Spaces	75 (2.25/1,000 SF)



Property Details

Land Area	2.30 AC (100,188 SF)	Power	200a/120 - 208v
Building FAR	0.38	Zoning	RLI
Column Spacing	Yes	Parcel	219-030-26
Cross Docks	None		

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Month	Occupancy	Term	Docks	Drive Ins
A&B	Industrial	Direct	5,472 - 10,944	10,944	\$1.25 NNN	Vacant	Negotiable	-	-

CBRE: Robert Gunness (760) 803-0842

Amenities

- Skylights

Transportation

Parking Details	75 Surface Spaces; Ratio of 2.25/1,000 SF								
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); 4,443 on Private Rd (2025); 2,318 on Cades Way (2025); 29,255 on la Mirada Dr (2025); 340 on Poinsettia Ave (2025); 3,231 on Vallecitos Dr (2025)								
Commuter Rail	Carlsbad Poinsettia								17 min drive
Airport	San Diego International							50 min drive	
Walk Score ®	Car-Dependent (32)								
Transit Score ®	Some Transit (27)								

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
South Shore Deli Provisions	1	8,020	12	May 2020	-
Forward Screen Printing, Inc	1	4,851	5	Jul 2017	-

2591 Pioneer Ave - Coral Tree Commerce Center

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



Warehouse

Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Hay House, Inc.	1	598	60	Jun 2015	-

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 (100%)
Built	1999
Tenancy	Multiple
Available	1,456 - 2,960 SF
Max Contiguous	1,504 SF
Asking Rent	\$1.62 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
128	Industrial	Sublet	1,504/538 Office	1,504	Withheld	30 Days	Thru Jul 2027	-	1

Real Estate iQ: Chris Musgjerd (619) 913-9636

122	Industrial	Sublet	1,456/291 Office	1,456	\$1.62 NNN	30 Days	Thru Sep 2025	-	1
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Voit Real Estate Services: Casey Brown (858) 395-2610, Josh West, SIOR (858) 431-9219

Transportation

Parking Details	Ratio of 3.00/1,000 SF
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
Airport	San Diego International 47 min drive
Walk Score ®	Car-Dependent (37)
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	-

1487 Poinsettia Ave - Lionshead Landing

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



Warehouse

Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Partow Technologies LLC	1	1,269	2	Jul 2016	-
Himg Surface Repair	1	500	2	Jun 2022	-

Showing 5 of 7 Tenants

2588 Progress St - Vista Business Park

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



Service

Property Summary

RBA (% Leased)	30,866 SF (96.4%)
Built	1994
Tenancy	Multiple
Available	1,116 SF
Max Contiguous	1,116 SF
Asking Rent	\$1.95 SF/Month/MG
Clear Height	14'
Drive Ins	25 total/ 10' w x 10' h
Docks	Yes
Levelers	None
Parking Spaces	65 (2.11/1,000 SF)



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
20	Industrial	Direct	1,116	1,116	\$1.95 MG	Vacant	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	65 Surface Spaces; Ratio of 2.11/1,000 SF
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 50 min drive
Walk Score ®	Car-Dependent (31)
Transit Score ®	Some Transit (27)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Shirley's Draperies	1	6,183	1	Apr 2003	-
Southwest Contemporary	1	6,183	3	Jun 2003	-
Vampola, Joe	1	6,183	6	Jun 2003	-
European Motorsports	1	4,108	-	Mar 2025	-

2588 Progress St - Vista Business Park

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



Service

Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
BombbuchaKombucha	1	2,318	-	Jan 2023	-

Showing 5 of 18 Tenants

1155 S Santa Fe Ave - 1155 S Santa Fe

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



Service

Property Summary

RBA (% Leased)	2,880 SF (0.0%)
Built	1965
Tenancy	Single
Available	2,880 SF
Max Contiguous	2,880 SF
Asking Rent	\$1.37 SF/Month/MG
Drive Ins	3 total
Levelers	None
Parking Spaces	4 (1.38/1,000 SF)



Property Details

Land Area	0.74 AC (32,071 SF)	Zoning	M-U
Building FAR	0.09	Parcel	180-150-06

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Month	Occupancy	Term	Docks	Drive Ins
A/B	Industrial	Direct	2,880/1,440 Office	2,880	\$1.37 MG	Vacant	Negotiable	-	-

Property Brokerage Inc.: Erik Acheff (760) 224-6017

Amenities

- 24 Hour Access
- Air Conditioning
- Fenced Lot
- Reception
- Signage
- Storage Space

Transportation

Parking Details	4 Surface Spaces; Ratio of 1.38/1,000 SF		
Traffic Volume	20,051 on Cypress Dr (2025); 1,527 on Kilby Ln (2025); 752 on Loni Ln (2025); 9,869 on Chelsea Ct (2025); 6,229 on Santa Fe Pl (2025); 10,930 on Phillips St (2025); 20,057 on Alta Calle (2025); 1,851 on Camille Way (2018); 1,503 on S Santa Fe Ave (2018); 5,626 on Santa Fe Pl (2025)		
Transit/Subway	Escondido Avenue		17 min walk
Commuter Rail	Carlsbad Village		15 min drive
Walk Score ®	Somewhat Walkable (61)		
Transit Score ®	Some Transit (34)		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Pro-Cal	1	2,880	-	May 2017	-

Showing 1 of 1 Tenants

2244 S Santa Fe Ave - Santa Fe Space Center

Vista, California 92084 (San Diego County) - Outlying SD County N Submarket



Manufacturing

Property Summary

RBA (% Leased)	15,837 SF (90.9%)
Built	1979
Tenancy	Multiple
Available	1,440 SF
Max Contiguous	1,440 SF
Asking Rent	\$1.40 SF/Month/IG
Drive Ins	10 total/ 9' w x 10' h
Docks	None
Levelers	None



Property Details

Land Area	1.00 AC (43,560 SF)	Zoning	I-7
Building FAR	0.36	Parcel	184-133-17
Crane	None		

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Month	Occupancy	Term	Docks	Drive Ins
A7	Industrial	Direct	1,440	1,440	\$1.40 IG	Vacant	1 - 3 Years	-	-

Pinamonti Rentals: Giancarlo Pinamonti (760) 805-4804

Amenities

- Signage

Transportation

Traffic Volume	3,741 on Estrelita Dr (2025); 19,936 on Azalea Dr (2025); 4,334 on Primrose Ave (2025); 14,927 on el Valle Opulento (2025); 7,862 on Robelini Dr (2025); 15,628 on Robelini Dr (2025); 16,328 on Robelini Dr (2025); 16,385 on Hwy 78 (2025); 12,921 on Primrose Ave (2025)		
Transit/Subway	Buena Creek		7 min walk
Walk Score ©	Somewhat Walkable (51)		

2496 S Santa Fe Ave

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



Warehouse

Property Summary

RBA (% Leased)	15,000 SF (82.4%)
Built	1990
Tenancy	Multiple
Available	2,640 SF
Max Contiguous	2,640 SF
Asking Rent	\$1.30 SF/Month/IG
Clear Height	22'
Drive Ins	6 total/ 14' w x 14' h
Docks	None
Levelers	None



Property Details

Land Area	2.67 AC (116,305 SF)	Power	200a/ 3p
Building FAR	0.13	Zoning	M-52, San Diego County
Crane	None	Parcel	217-050-54

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Month	Occupancy	Term	Docks	Drive Ins
C	Industrial	Direct	2,640	2,640	\$1.30 IG	Vacant	Negotiable	-	1

Melrose Square, LLC: Steve Hyndman (760) 727-0533

Amenities

- Fenced Lot

Transportation

Traffic Volume	29,452 on Bosstick Blvd (2025); 6,321 on Calinda Dr (2025); 751 on S Santa Fe Ave (2025); 19,936 on Azalea Dr (2025); 141,545 on Smilax Rd (2025); 504 on Poinsettia Ave (2025); 14,744 on N Las Flores Dr (2025); 3,741 on Estrelita Dr (2025); 4,334 on Primrose Ave (2025)								
Transit/Subway	Buena Creek								20 min walk
Airport	San Diego International								51 min drive
Walk Score ®	Car-Dependent (30)								

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
All Clean Sweeping	1	-	2	Sep 2017	-
S D Marble & Granite Works	1	-	6	Jul 2016	-

Showing 2 of 2 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 (94.1%)
Built	1986
Tenancy	Multiple
Available	1,112 - 5,901 SF
Max Contiguous	3,654 SF
Asking Rent	\$1.75 SF/Month/NNN
Parking Spaces	550 (5.50/1,000 SF)
Frontage	92' on E Vista Way



Property Details

Land Area	8.24 AC (359,096 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	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	550 Surface Spaces; Ratio of 5.50/1,000 SF
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
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	-
Rite Aid	1	13,000	15	Apr 2005	-
U.S. Bank	1	3,000	7	May 2006	-
Starbucks	1	2,500	-	May 2024	-

1225-1381 E Vista Way - Foothill Center

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



Retail

Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
World's Fare	1	2,000	4	Jul 2016	-

Showing 5 of 25 Tenants

1280 Activity Dr - Rancho Vista Business Park

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



Manufacturing

Property Summary

RBA (% Leased)	18,804 SF (73.0%)
Built	1991
Tenancy	Multiple
Available	5,074 SF
Max Contiguous	5,074 SF
Asking Rent	\$1.55 SF/Month/NNN
Clear Height	20'
Drive Ins	3 total/ 8' w x 12' h
Docks	8 exterior
Levelers	None
Parking Spaces	45 (2.00/1,000 SF)



Property Details

Land Area	1.65 AC (71,874 SF)	Power	700a/120 - 208v 3p 3w
Building FAR	0.26	Zoning	SPI
Crane	None	Parcel	219-025-33
Cross Docks	None		

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Month	Occupancy	Term	Docks	Drive Ins
A	Industrial	Direct	5,074	5,074	\$1.55 NNN	Vacant	Negotiable	1	1


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

Kidder Mathews: Todd Davis (760) 445-4227

Amenities

- Property Manager on Site
- Skylights

Transportation

Parking Details	45 Surface Spaces; Ratio of 2.00/1,000 SF
Traffic Volume	9,991 on La Mirada Dr (2025); 3,231 on Vallecitos Dr (2025); 1,006 on Vantage Ct (2025); 8,035 on Dogwood Way (2025); 891 on Virginia Pl (2025); 9,987 on Corporate Vw (2025); 7,392 on Las Flores Dr (2025); 29,386 on Cascade (2025); 9,943 on Birch St (2018); 29,923 on Ave de Las Rosas (2025)
Commuter Rail	Carlsbad Poinsettia  16 min drive
	Carlsbad Village  19 min drive
Airport	San Diego International 48 min drive
Walk Score ®	Car-Dependent (36)
Transit Score ®	Some Transit (28)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
C211	1	7,222	-	May 2015	-

1280 Activity Dr - Rancho Vista Business Park

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



Manufacturing

Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
D S S-C C TV Inc	1	-	2	Oct 2016	-
Spechops, LLC	1	-	5	Sep 2017	-
Sunshine Veggies & Herbs	1	-	3	Sep 2017	-

Showing 4 of 4 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	12 (2.34/1,000 SF)



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	12 Surface Spaces; Ratio of 2.34/1,000 SF
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 15 min walk
Airport	San Diego International 49 min drive
Walk Score ®	Car-Dependent (48)

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	18 (1.82/1,000 SF)



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
YARD	Industrial	Direct	9,880	9,880	Withheld	Vacant	Negotiable	-	-

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

Amenities

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

Transportation

Parking Details	18 Surface Spaces; Ratio of 1.82/1,000 SF		
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)		
Transit/Subway	Vista Transit Center		15 min walk
Commuter Rail	Carlsbad Village		13 min drive
Walk Score ®	Somewhat Walkable (62)		
Transit Score ®	Some Transit (47)		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Epitech Inc	1	-	5	Jan 2018	-

Showing 1 of 1 Tenants

2449 Cades Way - Vista Business Park

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



Warehouse

Property Summary

RBA (% Leased)	23,850 SF (76.9%)
Built	1988
Tenancy	Multiple
Available	4,200 - 9,700 SF
Max Contiguous	5,500 SF
Asking Rent	\$1.55 SF/Month/MG
Clear Height	20'
Drive Ins	6 total/ 10' w x 12' h
Docks	None
Levelers	None
Parking Spaces	49 (2.20/1,000 SF)



Property Details

Land Area	2.20 AC (95,832 SF)	Power	175 - 200a/110 - 208v 3p
Building FAR	0.25	Zoning	IP, Vista
Crane	None	Parcel	217-252-07

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Month	Occupancy	Term	Docks	Drive Ins
B	Industrial	Direct	5,500	5,500	\$1.55 MG	Vacant	3 Years	-	-
San Diego Commercial Realty Services: Tim Clepper (760) 402-4846									
D	Industrial	Direct	4,200	4,200	\$1.55 MG	30 Days	Negotiable	-	1
San Diego Commercial Realty Services: Tim Clepper (760) 402-4846									

Amenities

- Reception
- Signage
- Skylights
- Wheelchair Accessible

Transportation

Parking Details	49 Surface Spaces; Ratio of 2.20/1,000 SF	
Traffic Volume	29,255 on la Mirada Dr (2025); 501 on Sycamore Ave (2025); 808 on Fortune Way (2018); 2,318 on Cades Way (2025); 9,943 on Birch St (2018); 1,112 on Woodcrest Ln (2018); 245 on Grand Ave (2018); 8,035 on Dogwood Way (2025); 20,505 on Bus PkDr (2025); 30,449 on Watson Way (2025)	
Commuter Rail	Carlsbad Poinsettia 	17 min drive
Airport	San Diego International	50 min drive
Walk Score ®	Car-Dependent (38)	
Transit Score ®	Some Transit (27)	

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Precise Manufacturing	1	4,722	7	Apr 2009	-
Mostre Exhibits	1	2,000	4	Oct 2023	-

2449 Cades Way - Vista Business Park

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



Warehouse

Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Pacific Cabinetry	1	500	2	Jan 1977	-
Ebullition Brew Works	1	-	-	May 2021	-

Showing 4 of 4 Tenants

2453 Cades Way - Oak Ridge Business Center

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



Manufacturing

Property Summary

RBA (% Leased)	29,137 SF (68.1%)
Built	1988
Tenancy	Multiple
Available	4,200 - 9,300 SF
Max Contiguous	9,300 SF
Asking Rent	\$1.55 - 1.60 SF/Month/MG
Clear Height	22'
Drive Ins	6 total/ 10' w x 12' h
Levelers	None
Parking Spaces	61 (2.09/1,000 SF)



Property Details

Land Area	2.60 AC (113,256 SF)	Sprinklers	Wet
Building FAR	0.26	Zoning	RLI, Vista
Crane	None	Parcel	217-252-08
Power	200a/208v 3p		

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Month	Occupancy	Term	Docks	Drive Ins
D	Flex	Direct	5,100	9,300	\$1.60 MG	Vacant	Negotiable	-	1
San Diego Commercial Realty Services: Tim Clepper (760) 402-4846									
E	Industrial	Direct	4,200	9,300	\$1.55 MG	Vacant	Negotiable	-	1
San Diego Commercial Realty Services: Tim Clepper (760) 402-4846									

Amenities

- Air Conditioning
- Bio-Tech/ Lab Space
- Fenced Lot
- Property Manager on Site
- Signage
- Skylights
- Storage Space

Transportation

Parking Details	61 Surface Spaces; Ratio of 2.09/1,000 SF		
Traffic Volume	29,255 on la Mirada Dr (2025); 808 on Fortune Way (2018); 9,943 on Birch St (2018); 501 on Sycamore Ave (2025); 2,318 on Cades Way (2025); 1,112 on Woodcrest Ln (2018); 245 on Grand Ave (2018); 8,035 on Dogwood Way (2025); 20,505 on Bus PkDr (2025); 1,816 on Juniper Ln (2025)		
Frontage	100' on Cades		
Commuter Rail	Carlsbad Poinsettia		18 min drive
Airport	San Diego International		50 min drive
Walk Score ®	Car-Dependent (39)		
Transit Score ®	Some Transit (27)		

2453 Cades Way - Oak Ridge Business Center

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



Manufacturing

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Life Solutions	1	6,700	-	Mar 2021	-
Maria Esther Cortez	1	4,500	-	Oct 2017	-
Edith's Sewing Inc	1	3,500	15	Jan 2019	-
Mrm	1	500	2	Mar 2015	-
Psl Equipment Inc	1	500	8	Mar 2015	-

Showing 5 of 11 Tenants

1341 Distribution Way - Garden View Business Ctr

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



Distribution

Property Summary

RBA (% Leased)	36,444 SF (89.2%)
Built	2002
Tenancy	Multiple
Available	1,963 SF
Max Contiguous	1,963 SF
Asking Rent	\$1.70 SF/Month/IG
Clear Height	22'
Drive Ins	6 total
Docks	1 exterior
Levelers	None
Parking Spaces	45 (3.00/1,000 SF)



Property Details

Land Area	2.06 AC (89,734 SF)	Sprinklers	ESFR
Building FAR	0.41	Zoning	M-1
Cross Docks	None	Parcel	219-531-12-11
Power	200 - 1,600a/277 - 480v Heavy		

Available Spaces



Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Month	Occupancy	Term	Docks	Drive Ins
20	Industrial	Direct	1,963/589 Office	1,963	\$1.70 IG	Vacant	3 - 5 Years	-	1

CBRE: Blake Wilson (858) 740-7411

Amenities

- Property Manager on Site

Transportation

Parking Details	45 Surface Spaces; Ratio of 3.00/1,000 SF
Traffic Volume	632 on la Mirada Dr (2025); 1,176 on Jewell Ridge (2018); 1,295 on Pipeline Dr (2025); 1,467 on Engineer St (2025); 834 on S Melrose Dr (2018); 21,673 on HotSpring Way (2025); 1,012 on Oakcreek Ct (2025); 30,637 on Green Oak Rd (2025); 10,302 on Joshua Way (2025); 20,505 on Bus PkDr (2025)
Commuter Rail	Carlsbad Poinsettia  15 min drive Carlsbad Village  18 min drive
Airport	San Diego International 47 min drive
Walk Score ®	Car-Dependent (34)
Transit Score ®	Some Transit (27)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Omni Concepts Inc	1	2,900	7	Jul 2010	-
Blue Grace Logistics	1	2,299	3	Jul 2016	-

1341 Distribution Way - Garden View Business Ctr

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



Distribution

Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
In Ground Trampolines	2	1,822	-	Jul 2021	-
The Ray Allen Company	1	1,822	-	Jul 2021	-
Global Algae	1	1,251	-	Jun 2023	Jun 2026

Showing 5 of 6 Tenants

2336 La Mirada Dr - Thibodo Ranch Business Center

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



Warehouse

Property Summary

RBA (% Leased)	19,680 SF (100%)
Built	2005
Tenancy	Multiple
Available	1,824 SF
Max Contiguous	1,824 SF
Asking Rent	\$1.55 SF/Month/MG
Clear Height	14'
Drive Ins	11 total/ 8' w x 10' h
Docks	None
Levelers	None
Parking Spaces	53 (2.70/1,000 SF)



Property Details

Land Area	1.70 AC (74,052 SF)	Zoning	SPI
Building FAR	0.27	Parcel	217-251-28
Power	200a/208v 3p		

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Month	Occupancy	Term	Docks	Drive Ins
900	Industrial	Direct	1,824	1,824	\$1.55 MG	09/2025	Negotiable	-	1

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

Transportation

Parking Details	53 Surface Spaces; Ratio of 2.70/1,000 SF								
Traffic Volume	20,505 on Bus PkDr (2025); 1,467 on Engineer St (2025); 10,302 on Joshua Way (2025); 632 on la Mirada Dr (2025); 808 on Fortune Way (2018); 1,295 on Pipeline Dr (2025); 29,255 on la Mirada Dr (2025); 21,673 on Hotspring Way (2025); 9,943 on Birch St (2018); 245 on Grand Ave (2018)								
Commuter Rail	Carlsbad Poinsettia								13 min drive
Airport	San Diego International							43 min drive	
Walk Score ®	Car-Dependent (37)								
Transit Score ®	Some Transit (25)								

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Basiltops	1	1,728	5	Aug 2009	-
Soundaway Corporation	1	1,673	4	Dec 2009	-
Chesapeake Distributing West	1	500	2	Dec 2013	-
Regency Construction	1	500	40	Sep 2024	-
Socal Speedsters	1	500	-	Feb 2024	-

Showing 5 of 11 Tenants

1384 Poinsettia Ave - Waterview Business Park

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



Office

Property Summary

RBA (% Leased)	15,505 SF (100%)
Built	1990
Stories	2
Elevators	None
Typical Floor	7,753 SF
Tenancy	Multiple
Available	2,400 - 6,026 SF
Max Contiguous	6,026 SF
Asking Rent	\$1.25 SF/Month/FS
Parking Spaces	55 (3.55/1,000 SF)



Property Details

Land Area	1.22 AC (53,143 SF)	Owner Occupied	No
Building FAR	0.29	Zoning	M
Core Factor	14%	Parcel	221-660-16


Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 1	E	Industrial	Direct	3,626	6,026	6,026	\$1.55 FS	09/2025	Negotiable
Kidder Mathews: John Witherall (760) 815-9004									
P 1	C	Office	Direct	2,400	6,026	6,026	\$1.25 FS	09/2025	Negotiable
Kidder Mathews: John Witherall (760) 815-9004									

Amenities

- Smoke Detector
- Storage Space

Transportation

Parking Details	55 Surface Spaces; Ratio of 3.55/1,000 SF
Traffic Volume	1,006 on Vantage Ct (2025); 9,987 on Corporate Vw (2025); 29,923 on Ave de Las Rosas (2025); 9,545 on Keystone Way (2025); 29,386 on Cascade (2025); 12,920 on Linda Vista Dr (2025); 1,744 on Bus Park Dr (2018); 3,231 on Vallecitos Dr (2025); 1,738 on Bus Park Dr (2018); 1,576 on Scott St (2018)
Frontage	182' on Poinsettia
Commuter Rail	Carlsbad Poinsettia  14 min drive
Airport	San Diego International 47 min drive
Walk Score ®	Car-Dependent (46)
Transit Score ®	Some Transit (29)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Dataczar Corp	1	-	-	Dec 2018	-

1384 Poinsettia Ave - Waterview Business Park

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



Office

Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Geo Tek Inc	1	-	10	Apr 2003	-
Klemme Technolgy	1	-	3	Dec 2019	-

Showing 3 of 3 Tenants

1499 Poinsettia Ave - Lionshead Landing

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



Light Manufacturing

Property Summary

RBA (% Leased)	11,794 SF (49.7%)
Built	1999
Tenancy	Multiple
Available	5,928 SF
Max Contiguous	5,928 SF
Asking Rent	\$1.59 SF/Month/NNN
Clear Height	18'
Drive Ins	None
Levelers	None
Parking Spaces	37 (3.00/1,000 SF)



Property Details

Land Area	2.40 AC (104,544 SF)	Zoning	SPI
Building FAR	0.11	Parcel	221-010-08
Power	1,000a/277 - 480v 3p 4w Heavy		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 1	163	Industrial	Direct	5,928	5,928	5,928	\$1.59 NNN	Vacant	Negotiable

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
- Wheelchair Accessible
- Reception
- Signage
- Skylights

Transportation

Parking Details	37 Surface Spaces; Ratio of 3.00/1,000 SF		
Traffic Volume	9,987 on Corporate Vw (2025); 9,545 on Keystone Way (2025); 1,006 on Vantage Ct (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
Airport	San Diego International		47 min drive
Walk Score ®	Car-Dependent (37)		
Transit Score ®	Some Transit (28)		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
White Label Juice Co	1	5,928	7	May 2019	-

Showing 1 of 1 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	14 (2.43/1,000 SF)



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	14 Surface Spaces; Ratio of 2.43/1,000 SF
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 (52)

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	-

2502 S Santa Fe Ave - South Santa Fe Industrial Park

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



Showroom

Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Louis Bertrem	1	960	-	Jun 2013	-

Showing 5 of 9 Tenants

2055 Thibodo Rd - Shadowridge Business Center

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



Manufacturing

Property Summary

RBA (% Leased)	34,500 SF (93.3%)
Built	1985
Tenancy	Multiple
Available	2,313 SF
Max Contiguous	2,313 SF
Asking Rent	\$1.40 SF/Month/MG
Clear Height	16'
Drive Ins	14 total/ 12' w x 12' h
Docks	None
Levelers	None
Parking Spaces	109 (3.16/1,000 SF)



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
H	Industrial	Direct	2,313	2,313	\$1.40 MG	Vacant	Negotiable	-	1

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

Amenities

- Floor Drains
- Skylights

Transportation

Parking Details	109 Surface Spaces; Ratio of 3.16/1,000 SF
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
Walk Score ®	Somewhat Walkable (63)
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	-

2055 Thibodo Rd - Shadowridge Business Center

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



Manufacturing

Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
S & L Graphics & Printing Inc	1	1,388	3	Apr 2017	-

Showing 5 of 11 Tenants