



Listing Details

Available Size	1,465 - 6,193 SF
Asking Rent	\$1.50/SF/month
Total Asking Rent	\$2,198 - 7,092/month
Service Type	Triple Net
Occupancy	Multiple
Lease Type	Direct
Term	Negotiable
Time On Market	3 Months 19 Days



Leasing Highlights

- Well-maintained professional flex/industrial business park just north of San Diego between Interstates 5 and 15.
- Offering desirable industrial amenities, including grade-level drive-in doors, approximately 16-foot ceiling heights, and ample parking.
- Suites in a wide range of sizes, plus flexible zoning, make Shadowridge Business Center ideal for light industrial, office, or service users.
- Take advantage of a strategic location off Highway 78, allowing quick access to frequented thoroughfares and major markets.

Available Spaces

Address	Floor	Suite	Use	Type	SF Avail	SF Flo- or Con- tig	SF Bldg Contig	Rent	Occupancy	Term
2025 Thibodo Rd • Shadowridge Business Center	P 1st	I & J	Industrial	Direct	4,728	4,728	4,728	\$1.50 NNN	Sep 2026	Nego- tiable
RAF Pacifica Group, Inc.: Whitney Robinson (512) 680-4456										
1930 Watson Way • Shadowridge Business Center	P 1st	H	Industrial	Direct	1,465	1,465	1,465	\$1.50 NNN	Immediately	Nego- tiable
RAF Pacifica Group, Inc.: Whitney Robinson (512) 680-4456										
Reception, Office, Restroom & Warehouse with 1 Grade Level Door										

Property Overview

Shadowridge Business Center is a multi-building industrial park in Vista, California, an inland city in the San Diego-Carlsbad Metropolitan Area known for its robust manufacturing industry. This facility offers a unique opportunity to lease space in a well-maintained flex building with various build-out options.

Amenities in the available suites include partitioned offices, private restrooms, drive-in bays, and reception areas. The buildings offer grade-level loading and 16-foot ceiling heights. Flexible zoning can accommodate a variety of uses, including flex, office, and some service retail. Ample on-site parking is available with a ratio of 3.16/1,000.

Shadowridge Business Center is less than a half-mile from Highway 78, providing connectivity to Downtown San Diego and Interstates 5 and 15. Nearby retail amenities and restaurants include Trader Joe's, Circle K, Walmart Supercenter, CoLab Public House, LA Fitness, Target, Aldi, and Shadowridge Plaza.

Nestled between Carlsbad and San Marcos, Vista is a scenic suburb in northwestern San Diego County. With its many lush parks and rolling hills, it's no surprise that Vista's name means to view in Spanish. Vista's natural beauty and mild climate afford residents access to year-round outdoor activities. Vista's manufacturing sector plays a vital role in the City and the regional economy. With more than 20,317 jobs, manufacturing represents roughly 15% of employment in Vista. Vista is recognized as a leader in precision manufacturing and high-quality specialty products, from medical devices and aerospace instruments to sporting goods and soap.



Building Details

Primary Property Type	Industrial	Ceiling Height	16'
Secondary Type	Manufacturing	Cranes	None
CoStar Rating	★★★★★	Docks	None
Building Class	B	Drive Ins	18 tot./10' w x 10' h
Year Built	1985	Parking	238 Spaces
Building Size	92,759 SF	Levelators	None

Contacts

Leasing Company



Whitney Robinson
Director of Leasing

whitney@rafpg.com

(512) 680-4456

RAF Pacifica Group, Inc.
687 S coast Hwy, Suite 111
Encinitas, CA 92024 USA
(858) 314-3116
www.rafpg.com/



2306 La Mirada Dr • Burke Sycamore Business

4,268 SF • For Lease • Industrial • Vista Submarket • Vista, CA 92081



Listing Details

Available Size	4,268 SF
Asking Rent	\$1.70/SF/month
Total Asking Rent	\$7,256/month
Service Type	Triple Net
Occupancy	Immediately
Lease Type	Direct
Term	Negotiable
Time On Market	2 Months 3 Days



Leasing Highlights

No Data Available

Available Spaces

Floor	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
E 1st	Industrial	Direct	4,268	4,268	4,268	\$1.70 NNN	Immediately	Negotiable

WeCann: Miklos Campuzano (858) 925-4553

Turnkey Industrial Space with Offices and Mezzanine

Natural light and CRI 90+ Lighting for Color Accuracy

Power Distribution throughout property

400A (3) Phase

Secured Trash Enclosure

ADA Bathroom (2)

Property Overview

No Data Available

Building Details

Primary Property Type	Industrial	Cranes	None
Secondary Type	Warehouse	Docks	None
CoStar Rating	★★★★☆	Drive Ins	2 tot./12' w x 14' h
Building Class	B	Parking	10 Spaces
Year Built	2004	Floor Thickness	6"
Building Size	4,268 SF	Levelators	None
Ceiling Height	18'	Sprinklers	Wet



2306 La Mirada Dr • Burke Sycamore Business

4,268 SF • For Lease • Industrial • Vista Submarket • Vista, CA 92081



Contacts

Leasing Company



Cannabis | Real Estate | Licensing | Advocacy

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WeCann

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2244 S Santa Fe Ave • Santa Fe Space Center

960 - 2,400 SF • For Lease • Industrial • Outlying SD County N Submarket • Vista, CA 92084



Listing Details

Available Size	960 - 2,400 SF
Asking Rent	\$1.40/SF/month
Service Type	Modified Gross
Occupancy	Immediately
Lease Type	Direct
Term	Negotiable
Time On Market	2 Months 16 Days



Leasing Highlights

No Data Available

Available Spaces

Floor	Suite	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
P 1st	-	Industrial	Direct	960	960	960	Not Disclosed	Immediately	Negotiable
Pinamonti Rentals: Giancarlo Pinamonti (760) 505-5593									
P 1st	A6	Industrial	Direct	1,440	1,440	1,440	\$1.40 MG	Immediately	Negotiable
Pinamonti Rentals: Giancarlo Pinamonti (760) 505-5593									

Property Overview

No Data Available

Building Details

Primary Property Type	Industrial	Cranes	None
Secondary Type	Manufacturing	Docks	None
CoStar Rating	★ ★ ☆ ☆ ☆	Drive Ins	16 tot./6' w x 10' h
Building Class	C	Parking	24 Spaces
Year Built	1970	Levelators	None
Building Size	19,825 SF		

Contacts

Leasing Company

Pinamonti Rentals 122 Civic Center Dr, Suite 201 Vista, CA 92084 USA (760) 727-4804	Giancarlo Pinamonti	pinamontigianni@gmail.com	(760) 505-5593
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2453 Cades Way • Oak Ridge Business Center

4,200 - 9,300 SF • For Lease • Industrial • Vista Submarket • Vista, CA 92081



Listing Details

Available Size	4,200 - 9,300 SF
Asking Rent	\$1.50/SF/month
Total Asking Rent	\$6,300 - 7,650/month
Service Type	Modified Gross
Occupancy	Immediately
Lease Type	Direct
Term	Negotiable
Time On Market	4 Months 23 Days



Leasing Highlights

- 4,200 SF - 5,100 SF Available
- 20'-22' Clear Height
- 20'-22' Clear Height
- Drive Around Access
- Industrial/Flex Space For Lease

Available Spaces

Floor	Suite	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
P 1st	D	Industrial	Direct	5,100	5,100	5,100	\$1.50 MG	Immediately	Negotiable

Coldwell Banker Commercial SC: Carey Pastor (858) 336-4666

Reception area, 4 private offices, storage closet, 4 open work spaces, kitchen, restroom, 2,500 SF bonus mezzanine and warehouse space. Lessor will consider modifications including removal of mezzanine. All HVAC in lower level. Remodeled new carpet and paint and polished concrete floors in lab and warehouse space. Can be combined with suite E for 9,300 SF.

P 1st	E	Industrial	Direct	4,200	4,200	4,200	\$1.50 MG	Immediately	Negotiable
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Coldwell Banker Commercial SC: Carey Pastor (858) 336-4666

Reception area, 2 private offices, open bullpen, kitchenette, restroom, polished concrete floors, extra bright led lighting and warehouse. Remodeled, new carpet and paint.

Can be combined with suite D for 9,300 SF.

Property Overview

- Building Size: 29,137 SF
- Space Available:
- Unit D - ±5,100 SF
- Unit E - ±4,200 SF
- Number of Stories: One (1)
- Year Built: 1988
- Clear Height: 20'-22'
- Power: 200 Amps, 208 Volt, 3-Phase, per suite
- Fire Sprinklers: Yes
- 1- 10'w x 12'h rear loading grade level roll-up door per unit
- Drive around access
- Parking Ratio: 2.09/1,000 SF
- Zoning: IP, City of Vista



2453 Cades Way • Oak Ridge Business Center

4,200 - 9,300 SF • For Lease • Industrial • Vista Submarket • Vista, CA 92081



Building Details

Primary Property Type	Industrial	Ceiling Height	22'
Secondary Type	Manufacturing	Cranes	None
CoStar Rating	★ ★ ☆ ☆ ☆	Drive Ins	6 tot./10' w x 12' h
Building Class	B	Parking	110 Spaces
Year Built	1988	Levelators	None
Building Size	52,987 SF	Sprinklers	Wet
Lab Space	Present, but size unknown		

Contacts

Leasing Company



**COLDWELL
BANKER
COMMERCIAL
SC**

Carey Pastor
Senior Vice President

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(858) 336-4666

Coldwell Banker Commercial SC

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(951) 200-7683
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1334 N Melrose Dr • Melrose Business Center

1,935 SF • For Lease • Industrial • Vista Submarket • Vista, CA 92083



Listing Details

Available Size	1,935 SF
Asking Rent	\$1.69/SF/month
Total Asking Rent	\$3,270/month
Service Type	Industrial Gross
Occupancy	Multiple
Lease Type	Direct
Term	Negotiable



Leasing Highlights

- Key Location on major thoroughfare
- Close to Fwy 78 & Fwy 76
- Adjacent to the N Melrose Dr & Oceanside Blvd intersection
- Walking distance to COASTER commuter station at Melrose Drive

Available Spaces

No Data Available

Property Overview

Adjacent to the N Melrose Dr & Oceanside Blvd intersection.

Building Details

Primary Property Type	Industrial	Ceiling Height	16'
Secondary Type	Service	Docks	None
CoStar Rating	★★★★☆	Drive Ins	12 tot.
Building Class	C	Parking	222 Spaces
Year Built	1988	Levelators	None
Building Size	99,983 SF		

Contacts

Leasing Company



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kidder.com/about/

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(619) 889-9872

Ronald King, SIOR
Executive Vice President | Shareholder

ron.king@kidder.com

(619) 540-4348



Listing Details

Available Size	3,150 - 38,228 SF
Asking Rent	\$1.10 - 1.55/SF/month
Total Asking Rent	\$4,883 - 29,990/month
Service Type	Industrial Gross, Triple Net
Occupancy	Multiple
Lease Type	Direct
Term	Negotiable
Time On Market	6 Months 8 Days



Leasing Highlights

No Data Available

Available Spaces

Address	Floor	Suite	Use	Type	SF Avail	SF Flo- or Con- tig	SF Bldg Contig	Rent	Occupancy	Term
1240 Activity Dr	P 1st	D	Industrial	Direct	3,708	3,708	3,708	\$1.55 IG	Immediately	Nego- tiable
Lee & Associates: Barry Hendler (760) 448-2438 Kidder Mathews: Todd Davis (760) 445-4227 Approx 25% office build out										
1330 Specialty Dr	P 1st	B	Industrial	Direct	3,150	3,150	3,150	\$1.55 IG	60 Days	Nego- tiable
Lee & Associates: Barry Hendler (760) 448-2438 Kidder Mathews: Todd Davis (760) 445-4227 Rec, 1 private office, conf / production room, restroom										
1330 Specialty Dr	P 1st	D	Industrial	Direct	4,106	4,106	4,106	\$1.55 IG	Immediately	Nego- tiable
Lee & Associates: Barry Hendler (760) 448-2438 Kidder Mathews: Todd Davis (760) 445-4227 Rec, 2 offices, 2 RR, break area, and warehouse										

Property Overview

No Data Available



Building Details

Primary Property Type	Industrial	Columns	50'w x 50'd
Secondary Type	Manufacturing	Cranes	None
CoStar Rating	★★★★☆	Docks	2 ext
Building Class	B	Drive Ins	2 tot.
Year Built	1993	Parking	657 Spaces
Building Size	605,910 SF	Levelators	None
Ceiling Height	24'	Sprinklers	Yes

Contacts

Leasing Company



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Principal

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(760) 448-2438



2314 La Mirada Dr • Burke Sycamore Business

3,952 SF • For Lease • Industrial • Vista Submarket • Vista, CA 92081



Listing Details

Available Size	3,952 SF
Asking Rent	\$1.75/SF/month
Total Asking Rent	\$6,916/month
Service Type	Full Service
Occupancy	Immediately
Lease Type	Direct
Term	Negotiable
Time On Market	5 Months 11 Days



Leasing Highlights

No Data Available

Available Spaces

Floor	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
E 1st	Industrial	Direct	3,952	3,952	3,952	\$1.75 FS	Immediately	Negotiable

Kidder Mathews: Jim Benson (760) 822-7428

2314 La Mirada Dr is a spacious ±3,952 SF, single-story, industrial building in a desirable North County location.

Property Overview

No Data Available

Building Details

Primary Property Type	Industrial	Ceiling Height	18'
Secondary Type	Warehouse	Docks	None
CoStar Rating	★ ★ ★ ☆ ☆	Drive Ins	2 tot./12' w x 12' h
Building Class	B	Parking	12 Spaces
Year Built	2004	Levelators	None
Building Size	3,952 SF		

Contacts

Leasing Company



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(760) 430-1000
kidder.com/about/

Jim Benson
Senior Vice President

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(760) 822-7428



1175 Park Center Dr • Vista Business Park

1,329 SF • For Lease • Industrial • Vista Submarket • Vista, CA 92081



Listing Details

Available Size	1,329 SF
Asking Rent	\$1.55/SF/month
Total Asking Rent	\$2,060/month
Service Type	Modified Gross
Occupancy	Immediately
Lease Type	Direct
Term	Negotiable
Time On Market	5 Months 12 Days



Leasing Highlights

No Data Available

Available Spaces

Floor	Suite	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
P 1st	1185-P	Industrial	Direct	1,329	1,329	1,329	\$1.55 MG	Immediately	Negotiable

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

One Office, 85% Warehouse, One Restroom

Property Overview

No Data Available

Building Details

Primary Property Type	Industrial	Cranes	None
Secondary Type	Warehouse	Docks	None
CoStar Rating	★ ★ ☆ ☆ ☆	Drive Ins	8 tot./10' w x 12' h
Building Class	B	Parking	25 Spaces
Year Built	1989	Levelators	None
Building Size	14,332 SF	Sprinklers	Yes
Ceiling Height	14'		

Contacts

Leasing Company



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Principal

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(760) 685-1813

Daniel Knoke
Principal

dknoke@lee-associates.com

(760) 809-6893

Listing Details

Available Size	1,695 SF
Asking Rent	\$1.65/SF/month
Total Asking Rent	\$2,797/month
Service Type	Modified Gross
Occupancy	30 Days
Lease Type	Sublet
Term	Thru May 2028
Time On Market	8 Months 21 Days



Leasing Highlights

No Data Available

Available Spaces

Floor	Suite	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
P 1st	114	Industrial	Sublet	1,695	1,695	1,695	\$1.65 MG	30 Days	Thru May 2028

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

Property Overview

No Data Available

Building Details

Primary Property Type	Industrial	Cranes	None
Secondary Type	Manufacturing	Docks	None
CoStar Rating	★★★★☆	Drive Ins	13 tot./10' w x 14' h
Building Class	B	Parking	45 Spaces
Year Built	1999	Levelators	None
Building Size	22,463 SF	Sprinklers	Yes
Ceiling Height	16'		

Contacts

Leasing Company



1485 Poinsettia Ave • Lionshead Landing

1,695 SF • For Lease • Industrial • Vista Submarket • Vista, CA 92081



Contacts (Continued)



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Associate Broker

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(818) 292-4657

Aidan James
Partner

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(781) 879-2872



1205 N Melrose Dr • Hollow Business Center

1,166 - 2,332 SF • For Lease • Industrial • Vista Submarket • Vista, CA 92083



Listing Details

Available Size	1,166 - 2,332 SF
Asking Rent	\$1.71/SF/month
Total Asking Rent	\$1,994/month
Service Type	Industrial Gross, Modified Gross
Occupancy	Immediately
Lease Type	Direct
Term	Negotiable
Time On Market	8 Months 28 Days



Leasing Highlights

No Data Available

Available Spaces

Floor	Suite	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
P 1st	E	Industrial	Direct	1,166	1,166	1,166	\$1.71 MG	Immediately	Negotiable
Lee & Associates: Peter Merz (760) 685-1813, Daniel Knoke (760) 809-6893									
P 1st	L	Industrial	Direct	1,166	1,166	1,166	\$1.71 IG	Immediately	Negotiable
Lee & Associates: Peter Merz (760) 685-1813, Daniel Knoke (760) 809-6893									
Reception, One Restroom, 80% Warehouse									

Property Overview

No Data Available

Building Details

Primary Property Type	Industrial	Ceiling Height	18'
Secondary Type	Manufacturing	Docks	None
CoStar Rating	★ ★ ☆ ☆ ☆	Drive Ins	16 tot.
Building Class	B	Parking	35 Spaces
Year Built	1971	Levelators	None
Building Size	17,135 SF	Sprinklers	Wet



1205 N Melrose Dr • Hollow Business Center

1,166 - 2,332 SF • For Lease • Industrial • Vista Submarket • Vista, CA 92083



Contacts

Leasing Company



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2780 La Mirada Dr • Coral Tree Commerce Center



2,684 SF • For Lease • Industrial • Vista Submarket • Vista, CA 92081

Listing Details

Available Size	2,684 SF
Asking Rent	\$1.40/SF/month
Total Asking Rent	\$3,758/month
Service Type	Triple Net
Occupancy	30 Days
Lease Type	Sublet
Term	Thru May 2026
Time On Market	1 Year 1 Month



Leasing Highlights

No Data Available

Available Spaces

Floor	Suite	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
P 1st	E	Industrial	Sublet	2,684	2,684	2,684	\$1.40 NNN	30 Days	Thru May 2026

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

±2,684 SF Industrial / Flex warehouse unit available for sublease at Coral Tree Commerce Center

Property Overview

No Data Available

Building Details

Primary Property Type	Industrial	Ceiling Height	22'
Secondary Type	Warehouse	Docks	None
CoStar Rating	★ ★ ☆ ☆ ☆	Drive Ins	10 tot./10' w x 14' h
Building Class	B	Parking	53 Spaces
Year Built	1989	Levelators	None
Building Size	15,581 SF		

Contacts

Leasing Company



2780 La Mirada Dr • Coral Tree Commerce Center

2,684 SF • For Lease • Industrial • Vista Submarket • Vista, CA 92081



Contacts (Continued)



REAL ESTATE SERVICES

Josh West, SIOR
Senior Vice President | Partner

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(858) 431-9219

Voit Real Estate Services

9530 Towne Centre Dr, Suite
100
San Diego, CA 92121 USA
(858) 453-0505
www.voitco.com



515 Olive Ave

9,880 SF • For Lease • Industrial • Vista Submarket • Vista, CA 92083



Listing Details

Available Size	9,880 SF
Asking Rent	\$0.81/SF/month
Total Asking Rent	\$8,003/month
Service Type	Plus Utilities
Occupancy	Immediately
Lease Type	Direct
Term	2 - 10 Years
Time On Market	1 Year 4 Months



Urban West Ventures | CORE Office Group | 701 Palomar Airport Rd, Ste 300 | Carlsbad, CA 92011 | ph: 760.208.8798

7

Leasing Highlights

- 21,750 SF Contractor Yard (Appx 1/2 Acre)
- Tons of Parking & Storage
- Secured/Fenced Rear Yard
- New Retention Wall, Grading & DG
- Power & Water Available

Available Spaces

Floor	Suite	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
E 1st	YARD - 21,750 SF	Industrial	Direct	9,880	9,880	9,880	\$0.81 +UTIL	Immediately	2 - 10 Years

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

INDUSTRIAL YARD ONLY

21,750 SF Industrial Outdoor Storage (IOS) - Appx 1/2 Acre

- Fully Fenced, Secured
- New Retention Wall, Grading & DG

BASE RENT

\$8,000 per month (No NNN's)

TERM

Flexible / 2-10 Years

CALL BROKER FOR TOURING INSTRUCTIONS

James Bengala

Director of Brokerage Services

Urban West Ventures, Inc.

c: 760-208-8798

e: james@uwventures.com

Property Overview

INDUSTRIAL YARD ONLY

21,750 SF Industrial Outdoor Storage (IOS)

- Fully Fenced, Secured
- New Retention Wall, Grading & DG





515 Olive Ave

9,880 SF • For Lease • Industrial • Vista Submarket • Vista, CA 92083



Property Overview (Continued)

- Power & Water Available

BASE RENT

\$8,000 Per Month (No NNN's)

- 21,750 Sq Ft Fully-Fenced Rear Storage Yard
- Zoned: M1 - Light Manufacturing
- Outside Storage Permitted (Tenant to Confirm Specific Use with City of Vista)

Building Details

Primary Property Type	Industrial	Ceiling Height	20'
Secondary Type	Warehouse	Cranes	None
CoStar Rating	★ ★ ☆ ☆ ☆	Docks	1 ext
Building Class	C	Drive Ins	6 tot./10' w x 14' h
Year Built	1961	Parking	18 Spaces
Building Size	9,880 SF	Levelators	None

Contacts

Leasing Company



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www.uwventures.com/

James Bengala
Director of Brokerage Services

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(760) 208-8798



1211-1381 E Vista Way • Foothill Center

1,112 - 5,901 SF • For Lease • Multiple Space Uses • Vista Submarket • Vista, CA 92084



Listing Details

Available Size	1,112 - 5,901 SF
Asking Rent	\$1.75/SF/month
Total Asking Rent	\$1,946 - 6,395/month
Service Type	Modified Gross, Triple Net
Occupancy	Immediately
Lease Type	Direct
Term	Negotiable
Time On Market	2 Years 5 Months



Leasing Highlights

No Data Available

Available Spaces

Floor	Suite	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
P 1st	1364	Industrial	Direct	1,135	1,135	1,135	\$1.75 MG	Immediately	Negotiable

PE Management Group: Franco Macklis (619) 852-3131

Property Overview

No Data Available

Shopping Center Details

Center	Foothill Center	Available Spaces	3
Type	Community Center	Percent Leased	81.3%
GLA	122,871 SF	Frontage	Bobier, Vista
Number of Properties	5	Parking	655 Surface Spaces
Floors	1 - 2	Land Area	10.25 AC / 446,324 SF
Retail Available	22,926 SF	Year Built	1986

Contacts

Leasing Company



Franco Macklis
Director of Commercial Leasing

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(619) 852-3131

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2330 La Mirada Dr • Thibodo Ranch Business Center

1,776 - 3,552 SF • For Lease • Industrial • Vista Submarket • Vista, CA 92081



Listing Details

Available Size	1,776 - 3,552 SF
Asking Rent	\$1.57 - 1.79/SF/month
Total Asking Rent	\$2,788 - 3,179/month
Service Type	Modified Gross
Occupancy	Immediately
Lease Type	Direct
Term	Negotiable
Time On Market	4 Months 25 Days



Leasing Highlights

No Data Available

Available Spaces

Address	Floor	Suite	Use	Type	SF Avail	SF Flo- or Con- tig	SF Bldg Contig	Rent	Occupancy	Term
2330 La Mirada Dr	P 1st	400	Industrial	Direct	1,776	1,776	1,776	\$1.79 MG	Immediately	Nego- tiable

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

Existing food preparation/kitchen space to include front office area, 3 compartment sink, 2 compartment sink, floor drains, mop sink, hand washing sink, additional plumbing, existing FRP on walls, and natural gas service. Balance of space to include RR, & warehouse with grade level loading.

2332 La Mirada Dr	P 1st	500	Industrial	Direct	1,776	1,776	1,776	\$1.57 MG	Immediately	Nego- tiable
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Lee & Associates: Marko Dragovic (858) 531-4523, Isaac Little (760) 672-1041, Olivia Baffert (707) 223-8214

Exist Layout: Space consists of reception/office, 3-compartment sink, floor drain, walk in cooler, one restroom, wet-bar, grade level loading, and remainder warehouse.

Conceptual Layout: Landlord will remove walk in cooler and restore back to a traditional industrial suite.

Property Overview

No Data Available

Building Details

Primary Property Type	Industrial	Ceiling Height	20'
Secondary Type	Warehouse	Docks	None
CoStar Rating	★ ★ ★ ☆ ☆	Drive Ins	8 tot./10' w x 12' h
Building Class	B	Parking	144 Spaces
Year Built	2004	Levelators	None
Building Size	53,572 SF	Sprinklers	Yes



2330 La Mirada Dr • Thibodo Ranch Business Center

1,776 - 3,552 SF • For Lease • Industrial • Vista Submarket • Vista, CA 92081



Contacts

Leasing Company



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2518 S Santa Fe Ave • South Santa Fe Industrial Park

640 - 1,280 SF • For Lease • Industrial • Vista Submarket • Vista, CA 92084



Listing Details

Available Size	640 - 1,280 SF
Asking Rent	\$1.50/SF/month
Total Asking Rent	\$960/month
Service Type	Industrial Gross
Occupancy	Multiple
Lease Type	Direct
Term	Negotiable
Time On Market	2 Years



Leasing Highlights

- Warehouse clear heights measure between approximately 12 and 14 feet for improved storage capacity.
- Convenient location near State Route 78 with connectivity to I-5 and I-15 corridors.
- Available in configurations starting at ±640 SF, accommodating varying operational needs.
- Each suite offers a 10' x 10' grade-level roll-up door for easy loading and deliveries.
- Situated in a multi-tenant industrial park with adjacent service and retail businesses.
- Located in North County San Diego, providing proximity to Vista, Carlsbad, and San Marcos markets.

Available Spaces

Floor	Suite	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
P 1st	F-5	Industrial	Direct	640	1,280	1,280	\$1.50 IG	60 Days	Negotiable

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

P 1st	F-6	Industrial	Direct	640	1,280	1,280	\$1.50 IG	Immediately	Negotiable
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CEG Advisors: Dan Geary (619) 339-0730, Pat Geary (619) 504-6058

Potentially contiguous with F4 & F5.

Property Overview

2502-2518 South Santa Fe Avenue comprises a series of industrial suites in Vista, California. The property is located near State Route 78, offering regional access to San Marcos, Carlsbad, and Oceanside. Features include grade-level roll-up doors and moderate warehouse clear heights. The site is positioned within a developed commercial and industrial area with multiple access points from South Santa Fe Avenue.

Building Details

Primary Property Type	Industrial	Cranes	None
Secondary Type	Warehouse	Docks	None
CoStar Rating	★ ★ ☆ ☆ ☆	Drive Ins	8 tot./10' w x 10' h
Building Class	C	Parking	104 Spaces
Year Built	1977	Levelators	None
Building Size	55,403 SF	Sprinklers	Wet
Ceiling Height	14'		



2518 S Santa Fe Ave • South Santa Fe Industrial Park

640 - 1,280 SF • For Lease • Industrial • Vista Submarket • Vista, CA 92084



Contacts

Leasing Company

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(619) 504-6058



Listing Details

Available Size	4,064 SF
Asking Rent	\$1.42/SF/month
Total Asking Rent	\$5,771/month
Service Type	Triple Net
Occupancy	Immediately
Lease Type	Direct
Term	Negotiable
Time On Market	1 Year 8 Months



Leasing Highlights

- 2 Separate Entrances to the Park
- Dual Building Multi-Tenant Industrial Park

Available Spaces

Floor	Suite	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
P 1st	G	Industrial	Direct	4,064	4,064	4,064	\$1.42 NNN	Immediately	Negotiable

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

- 4,064 SF Available Now
- 30% Office
- Quality Office Improvements
- Clear Height: 18'
- Power: 480/277v and 208/120v
- Loading: One (1) 12' x 12' Grade Level Door
- Parking: 2.5/1,000 SF
- Drive Around Truck Access
- Natural Gas Available
- 2 Separate Entrances to the Park
- Dual Building Multi-Tenant Industrial Park

Property Overview

No Data Available

Building Details

Primary Property Type	Industrial	Cranes	None
Secondary Type	Manufacturing	Docks	None
CoStar Rating	★★★★☆	Drive Ins	8 tot./12' w x 12' h
Building Class	B	Parking	45 Spaces
Year Built	1999	Levelators	None
Building Size	35,264 SF	Sprinklers	Wet
Ceiling Height	18'		



Contacts

Leasing Company



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1491 Poinsettia Ave • Lionshead Landing

1,455 - 82,487 SF • For Lease • Multiple Space Uses • Vista Submarket • Vista, CA 92081



Listing Details

Available Size	1,455 - 82,487 SF
Asking Rent	\$1.55/SF/month
Service Type	Triple Net, TBD
Occupancy	Immediately
Lease Type	Direct
Term	Negotiable
Time On Market	1 Year 4 Months



Leasing Highlights

- Lionshead Landing offers easy access to amenities and areas to live, work, and play along the innovate 78 corridor.
- Amenities include eight EV charging stations and ample parking with a 3:1,000 ratio.
- Contemporary finishes promote professional image and brand identity for tenants.
- Move-in ready industrial/flex units with office build-outs and fully sprinklered interiors.
- Loading facilitated by 14' oversized roll-up doors and enhanced power capacity.

Available Spaces

Address	Floor	Suite	Use	Type	SF Avail	SF Flo- or Con- tig	SF Bldg Contig	Rent	Occupancy	Term
1485 Poinsettia Ave • Bldg C	P 1st	105	Industrial	Direct	1,566	3,021	3,021	Not Dis- closed	Immediately	Nego- tiable
Cushman & Wakefield: Conor Boyle (760) 458-5739, Tyler Stemley (760) 908-4270, Joe Crotty (760) 473-1811, Carson Odabashian (619) 733-6337 - Reception, Private Offices, Restroom, Warehouse, and One (1) Grade Level Roll-Up Door										
Call Broker for Details										
1485 Poinsettia Ave • Bldg C	P 1st	106	Industrial	Direct	1,455	3,021	3,021	Not Dis- closed	Immediately	Nego- tiable
Cushman & Wakefield: Conor Boyle (760) 458-5739, Tyler Stemley (760) 908-4270, Joe Crotty (760) 473-1811, Carson Odabashian (619) 733-6337 - Reception, Private Office, Restroom, Warehouse, and One (1) Grade Level Roll-Up Door										
Call Broker for Details										
1485 Poinsettia Ave • Bldg C	P 1st	113	Industrial	Direct	1,551	1,551	1,551	Not Dis- closed	Immediately	Nego- tiable
Cushman & Wakefield: Conor Boyle (760) 458-5739, Tyler Stemley (760) 908-4270, Joe Crotty (760) 473-1811, Carson Odabashian (619) 733-6337 - Reception, Private Offices, 1 Restroom, Kitchenette, Warehouse and 1 Grade Level Roll-Up Door										
Call Broker for Details										
1487 Poinsettia Ave • Building D	P 1st	121	Industrial	Direct	1,504	1,504	1,504	Not Dis- closed	Immediately	Nego- tiable
Cushman & Wakefield: Conor Boyle (760) 458-5739, Tyler Stemley (760) 908-4270, Joe Crotty (760) 473-1811, Carson Odabashian (619) 733-6337										



1491 Poinsettia Ave • Lionshead Landing



1,455 - 82,487 SF • For Lease • Multiple Space Uses • Vista Submarket • Vista, CA 92081

Available Spaces (Continued)

Address	Floor	Suite	Use	Type	SF Avail	SF Flo- or Con- tig	SF Bldg Contig	Rent	Occupancy	Term
Move-in ready industrial/flex units featuring a high-quality office build-out. Strategically located on the border of Vista and Carlsbad, within walking distance of numerous amenities and trails. The property includes 8 EV charging stations and offers superior power in incubation suites. Warehouse space features 16'-18' ceiling heights, is fully sprinklered, and includes 14' oversized roll-up doors for loading. Parking is available at a ratio of 3.0/1,000 SF. High-image finishes throughout the property enhance brand identity, making it an ideal space for businesses looking for a professional and functional environment.										

Call Broker for Details

1487 Poinsettia Ave • Building D	P 1st	128	Industrial	Direct	1,504	1,504	1,504	Not Dis- closed	Immediately	Nego- tiable
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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
- Reception, Private Offices, Restroom, Warehouse and One (1) Grade Level Roll-Up Door

Call Broker for Details

1489 Poinsettia Ave • Bldg B	P 1st	131	Industrial	Direct	2,421	2,421	2,421	Not Dis- closed	Immediately	Nego- tiable
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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
Lease Rate: Call Broker For Details

Reception, Private Offices, Restroom, Warehouse, and One (1) Grade Level Roll-Up Door

1497 Poinsettia Ave • Bldg H	P 1st	153	Industrial	Direct	4,750	4,750	4,750	\$1.55 NNN	Immediately	Nego- tiable
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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
- MFG/ R&D/ Climate Controlled Warehouse
- Reception, Private Offices, Two (2) Restrooms, Warehouse, and Two (2) Grade Level Roll-Up Doors
- Heavy Power Available - 3 Phase, 277/480v

1497 Poinsettia Ave • Bldg H	P 1st	154	Industrial	Direct	5,032	5,032	5,032	\$1.55 NNN	Immediately	Nego- tiable
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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
- MFG/ R&D/ Climate Controlled Warehouse
- Reception, Private Offices, Kitchen, Two (2) Restrooms, Warehouse, and Two (2) Grade Level Roll-Up Doors
- Heavy Power Available - 3 Phase, 277/480v

Property Overview

Move-In Ready Industrial/Flex Space

Offering high-quality office build-out and modern warehouse features, these industrial/flex units provide a turnkey solution for businesses seeking functionality and image. Conveniently located on the border of Vista and Carlsbad, the property is within walking distance of numerous amenities and scenic trails.

Key features include eight EV charging stations, 14' oversized roll-up doors for efficient loading, and superior power within the incubation suites. The warehouse areas boast 16'-18' ceiling heights and are fully sprinklered for safety. With a parking ratio of 3.0/1,000 SF and high-image finishes throughout, this space is designed to enhance both operational performance and brand presence.



1491 Poinsettia Ave • Lionshead Landing



1,455 - 82,487 SF • For Lease • Multiple Space Uses • Vista Submarket • Vista, CA 92081

Building Details

Primary Property Type	Industrial	Ceiling Height	25'
Secondary Type	Manufacturing	Columns	Yes
CoStar Rating	★ ★ ★ ☆ ☆	Docks	4 ext
Building Class	B	Drive Ins	8 tot./12' w x 14' h
Year Built	Nov 1999	Parking	170 Spaces
Renovated	Apr 2014	Levelators	None
Building Size	224,794 SF	Sprinklers	Yes

Contacts

Leasing Company



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San Diego, CA 92130 USA
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2588 Progress St • Vista Business Park

927 - 3,207 SF • For Lease • Industrial • Vista Submarket • Vista, CA 92081



Listing Details

Available Size	927 - 3,207 SF
Asking Rent	\$1.70 - 1.98/SF/month
Service Type	Modified Gross
Occupancy	Immediately
Lease Type	Direct
Term	Negotiable
Time On Market	5 Months 12 Days



Leasing Highlights

- Wall mounted AC units
- Each unit is separately metered
- Tropical lush landscaping
- Ample parking

Available Spaces

Floor	Suite	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
P 1st	20	Industrial	Direct	1,116	2,280	2,280	Not Disclosed	Immediately	Negotiable

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

Space consists of only warehouse.

P 1st	26	Industrial	Direct	927	927	927	\$1.70 MG	Immediately	Negotiable
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Lee & Associates: Isaac Little (760) 672-1041, Marko Dragovic (858) 531-4523, Olivia Baffert (707) 223-8214

Space consists of a reception/office, one restroom, and remainder warehouse.

P 1st	8	Industrial	Direct	1,164	2,280	2,280	\$1.98 MG	Immediately	Negotiable
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Lee & Associates: Isaac Little (760) 672-1041, Marko Dragovic (858) 531-4523, Olivia Baffert (707) 223-8214

Space consists of a reception/office, one restroom, and remainder warehouse.

Property Overview

This is a 28 unit industrial property with units ranging between 1,104 and 2,263 square feet. The property offers grade level loading doors, separately metered electricity and private restrooms in each unit.

Building Details

Primary Property Type	Industrial	Ceiling Height	14'
Secondary Type	Service	Cranes	None
CoStar Rating	★ ★ ☆ ☆ ☆	Docks	Yes
Building Class	C	Drive Ins	25 tot./10' w x 10' h
Year Built	1994	Parking	65 Spaces
Building Size	30,866 SF	Levelators	None



2588 Progress St • Vista Business Park

927 - 3,207 SF • For Lease • Industrial • Vista Submarket • Vista, CA 92081



Contacts

Leasing Company



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Olivia Baffert
Associate

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(707) 223-8214



Listing Details

Available Size	4,950 SF
Asking Rent	Not Disclosed
Service Type	TBD
Occupancy	Immediately
Lease Type	Direct
Term	Negotiable
Time On Market	1 Month 9 Days



Leasing Highlights

- ±3,400 SF Fenced Yard with Automated Gate
- Central Vista quiet location with convenient access to I-5 and Hwy-78
- Parking: 11 spaces with access to handicapped parking
- Walking distance to Vista Palomar Park retail center

Available Spaces

Floor	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
E 1st	Industrial	Direct	4,950	4,950	4,950	Not Disclosed	Immediately	Negotiable

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

Call for rate

Property Overview

No Data Available

Building Details

Primary Property Type	Industrial	Ceiling Height	16'
Secondary Type	Manufacturing	Cranes	None
CoStar Rating	★★★★☆	Docks	None
Building Class	B	Drive Ins	1 tot./12' w x 14' h
Year Built	1990	Parking	11 Spaces
Building Size	4,950 SF	Levelators	None
Lab Space	495 SF (10.00% of RBA)	Sprinklers	Yes



1240 Keystone Way • Saddleback Vista Park

4,950 SF • For Lease • Industrial • Vista Submarket • Vista, CA 92081



Contacts

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(760) 458-5739

Tyler Stemley
Director

Tyler.Stemley@cushwake.com

(760) 908-4270



Listing Details

Available Size	3,132 SF
Asking Rent	\$1.35/SF/month
Total Asking Rent	\$4,228/month
Service Type	TBD
Occupancy	Immediately
Lease Type	Direct
Term	Negotiable
Time On Market	1 Month 24 Days



Leasing Highlights

- Premier North County Industrial Location – Situated within a highly established Vista industrial corridor
- Strong Market Fundamentals – North County San Diego continues to experience limited industrial inventory and sustained occupier demand
- Access to a Deep Employment Base – The surrounding area is home to a diverse mix of manufacturers, distributors, contractors, and corporate users
- Surrounded by Residential Growth – The property is positioned near numerous established and growing residential communities

Available Spaces

Floor	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
P 1st	Industrial	Direct	3,132	3,132	3,132	\$1.35 TBD	Immediately	Negotiable

Matthews Real Estate Investment Services: Sam Sukut (949) 939-1219

Matthews Real Estate Investment Services: Jack DeLine (760) 525-4354, Collin Hladik (909) 735-1956

The property at 935 Poinsettia Avenue is a high-quality industrial facility located in Vista's established business hub within North County San Diego. Constructed in 1989 within a business park environment, the building contains approximately 42,447 square feet on a 2.81-acre lot, supporting a range of industrial, manufacturing, and distribution operations.

The structure features 16-foot clear ceiling height, four drive-in bays, and a robust power supply (100–200 amps, 277/480 volts, 3-phase), accommodating light manufacturing and warehousing needs. It also includes approximately 55 dedicated parking spaces to support workforce and customer demand. The masonry construction and efficient layout offer both durability and adaptability for long-term use.

Property Overview

The property at 935 Poinsettia Avenue is a high-quality industrial facility located in Vista's established business hub within North County San Diego. Constructed in 1989 within a business park environment, the building contains approximately 42,447 square feet on a 2.81-acre lot, supporting a range of industrial, manufacturing, and distribution operations.

The structure features 16-foot clear ceiling height, four drive-in bays, and a robust power supply (100–200 amps, 277/480 volts, 3-phase), accommodating light manufacturing and warehousing needs. It also includes approximately 55 dedicated parking spaces to support workforce and customer demand. The masonry construction and efficient layout offer both durability and adaptability for long-term use.



Building Details

Primary Property Type	Industrial	Ceiling Height	16'
Secondary Type	Manufacturing	Docks	3 ext
CoStar Rating	★★★★☆	Drive Ins	4 tot./18' w x 14' h
Building Class	C	Parking	55 Spaces
Year Built	1989	Levelators	None
Building Size	42,447 SF	Sprinklers	Yes

Contacts

Leasing Company



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2515 Pioneer Ave • Vista Business Park

2,664 SF • For Lease • Industrial • Vista Submarket • Vista, CA 92081



Listing Details

Available Size	2,664 SF
Asking Rent	\$1.55/SF/month
Total Asking Rent	\$4,129/month
Service Type	Triple Net
Occupancy	Immediately
Lease Type	Direct
Term	Negotiable
Time On Market	2 Months 2 Days



Leasing Highlights

- Two-building business park with unified ownership and leasing
- Flexible industrial configuration suited for a variety of users

Available Spaces

Floor	Suite	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
P 1st	1	Industrial	Direct	2,664	2,664	2,664	\$1.55 NNN	Immediately	Negotiable

Cushman & Wakefield: Tyler Stemley (760) 908-4270, Conor Boyle (760) 458-5739, Joe Crotty (760) 473-1811, Danielle Bergson (808) 419-0042

- Reception, Private Offices, Open Office, Break Room, Restroom, Warehouse, and One (1) Grade Level Roll-Up Door

Property Overview

No Data Available

Building Details

Primary Property Type	Industrial	Docks	None
Secondary Type	Warehouse	Drive Ins	5 tot./10' w x 12' h
CoStar Rating	★ ★ ☆ ☆ ☆	Parking	36 Spaces
Building Class	C	Levelators	None
Year Built	1971	Sprinklers	Yes
Building Size	21,244 SF		

Contacts

Leasing Company



Contacts (Continued)



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Joe Crotty Senior Director	joe.crotty@cushwake.com	(760) 473-1811
Danielle Bergson Associate	Danielle.Bergson@cushwake.com	(808) 419-0042



2420 Grand Ave • Vista Business Park

2,001 SF • For Lease • Industrial • Vista Submarket • Vista, CA 92081



Listing Details

Available Size	2,001 SF
Asking Rent	\$1.55/SF/month
Total Asking Rent	\$3,102/month
Service Type	Triple Net
Occupancy	Immediately
Lease Type	Direct
Term	3 - 5 Years
Time On Market	4 Months 16 Days



Leasing Highlights

No Data Available

Available Spaces

Floor	Suite	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
P 1st	H-1	Industrial	Direct	2,001	2,001	2,001	\$1.55 NNN	Immediately	3 - 5 Years

JLL: Chris Baumgart (858) 736-1710

Private entrance with 2 private offices, warehouse and grade level loading

Property Overview

No Data Available

Building Details

Primary Property Type	Industrial	Cranes	None
Secondary Type	Warehouse	Docks	None
CoStar Rating	★★★★☆	Drive Ins	20 tot./8' w x 8' h
Building Class	B	Parking	119 Spaces
Year Built	1988	Levelators	None
Building Size	36,802 SF	Sprinklers	Wet
Ceiling Height	16'		



Contacts

Leasing Company



Chris Baumgart
Managing Director

chris.baumgart@jll.com

(858) 736-1710

JLL
4727 Executive Dr
San Diego, CA 92121 USA
(858) 410-1200
www.us.jll.com/



2780 La Mirada Dr • Coral Tree Commerce Center

4,779 SF • For Lease • Industrial • Vista Submarket • Vista, CA 92081



Listing Details

Available Size	4,779 SF
Asking Rent	\$1.35/SF/month
Total Asking Rent	\$6,452/month
Service Type	Triple Net
Occupancy	Immediately
Lease Type	Direct
Term	Negotiable
Time On Market	6 Months 9 Days



Leasing Highlights

No Data Available

Available Spaces

Floor	Suite	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
P 1st	A	Industrial	Direct	4,779	4,779	4,779	\$1.35 NNN	Immediately	Negotiable

CBRE: Robert Gunness (760) 803-0842

21' warehouse clearance, warehouse lighting, skylight, ample power, 6 private offices, lunch room, reception, work area and conference.

Property Overview

No Data Available

Building Details

Primary Property Type	Industrial	Ceiling Height	22'
Secondary Type	Warehouse	Docks	None
CoStar Rating	★ ★ ☆ ☆ ☆	Drive Ins	10 tot./10' w x 14' h
Building Class	B	Parking	53 Spaces
Year Built	1989	Levelators	None
Building Size	15,581 SF		

Contacts

Leasing Company



CBRE
5790 Fleet St, Suite 130
Carlsbad, CA 92008 USA
(760) 438-8500
www.cbre.com/

Robert C. Gunness
First Vice President

rob.gunness@cbre.com

(760) 803-0842



Listing Details

Available Size	8,229 - 17,255 SF
Asking Rent	\$1.30/SF/month
Total Asking Rent	\$10,698 - 11,734/month
Service Type	Triple Net
Occupancy	Immediately
Lease Type	Direct
Term	Negotiable
Time On Market	6 Months 9 Days



Leasing Highlights

No Data Available

Available Spaces

Floor	Suite	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
P 1st	D-E	Industrial	Direct	9,026	17,255	17,255	\$1.30 NNN	Immediately	Negotiable
CBRE: Robert Gunness (760) 803-0842									
21' warehouse clearance, warehouse lighting, skylight, ample power, 13% offices, and 3 restrooms. Available now.									
P 1st	F	Industrial	Direct	8,229	17,255	17,255	\$1.30 NNN	Immediately	Negotiable
CBRE: Robert Gunness (760) 803-0842									
21' warehouse clearance, warehouse lighting, skylight, ample power, 13% offices, and 3 restrooms. Available now.									

Property Overview

No Data Available

Building Details

Primary Property Type	Industrial	Columns	Yes
Secondary Type	Warehouse	Cranes	None
CoStar Rating	★★★★☆	Docks	1 ext 1 int
Building Class	B	Drive Ins	12 tot./8' w x 10' h
Year Built	1989	Parking	65 Spaces
Building Size	34,071 SF	Levelators	None
Ceiling Height	24'		



2590 Pioneer Ave • Coral Tree Commerce Center

8,229 - 17,255 SF • For Lease • Industrial • Vista Submarket • Vista, CA 92081



Contacts

Leasing Company



Robert C. Gunness
First Vice President

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(760) 803-0842

CBRE
5790 Fleet St, Suite 130
Carlsbad, CA 92008 USA
(760) 438-8500
www.cbre.com/



2880 Scott St • Canyon Oaks Business Center

3,500 SF • For Lease • Industrial • Vista Submarket • Vista, CA 92081



Listing Details

Available Size	3,500 SF
Asking Rent	\$1.30/SF/month
Total Asking Rent	\$4,550/month
Service Type	Triple Net
Occupancy	Immediately
Lease Type	Direct
Term	Negotiable
Time On Market	5 Months 11 Days



Leasing Highlights

- Extensive Use Of Glass
- Locally Owned and Managed
- Direct Access to Business Park Drive
- Grade Level Loading
- Concrete Driveways With Excellent Truck Circulation
- Fiber Optic Connectivity Available

Available Spaces

Floor	Suite	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
P 1st	106-107	Industrial	Direct	3,500	3,500	3,500	\$1.30 NNN	Immediately	Negotiable

CBRE: Weston Yahn (805) 405-3337

2 Grade-level Doors

Property Overview

Canyon Oaks Business Center, built in 2003, offers locally owned, flexible units with grade-level loading, 18-foot warehouse clearance, and fiber optic connectivity. The center features extensive glass, concrete driveways for excellent truck circulation, and direct access to Business Park Drive, with a 3.0/1,000 parking ratio.

Building Details

Primary Property Type	Industrial	Ceiling Height	18'
Secondary Type	Warehouse	Cranes	None
CoStar Rating	★ ★ ★ ☆ ☆	Docks	None
Building Class	B	Drive Ins	8 tot./8' w x 14' h
Year Built	2003	Parking	48 Spaces
Building Size	59,214 SF	Levelators	None



2880 Scott St • Canyon Oaks Business Center

3,500 SF • For Lease • Industrial • Vista Submarket • Vista, CA 92081



Contacts

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



3,770 SF • For Lease • Specialty • Vista Submarket • Vista, CA 92083

Listing Details

Available Size	3,770 SF
Asking Rent	Not Disclosed
Service Type	TBD
Occupancy	Immediately
Lease Type	Sublet
Term	Thru Aug 2026
Time On Market	10 Months 18 Days



Leasing Highlights

- 2.19 AC outside storage yard with three different road entrances/exits
- Centrally located in Vista near 78 Freeway
- 3,770 SF building on the property

Available Spaces

Floor	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
E 1st	Industrial	Sublet	3,770	3,770	3,770	Not Disclosed	Immediately	Thru Aug 2026

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

2.19 AC outside storage yard with three different access points off Olive Avenue

Property Overview

2.19 AC outside storage yard with three different access points off Olive Avenue. There is a office/warehouse building totaling 3,770 SF on the land.

Building Details

Primary Property Type	Specialty	Building Size	3,770 SF
Secondary Type	Contractor Storage Yard	Stories	1
CoStar Rating	★ ★ ★ ☆ ☆	Typical Floor	3,770 SF
Building Class	B	Parking	200 Spaces
Year Built	1970	Ceiling Height	12'

Contacts

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