1930 Watson Way • Shadowridge Business Center

1,465 SF • For Lease • Industrial • Vista Submarket • Vista, CA 92081

Listing Details

Available Size	1,465 SF
Asking Rent	$1.50/SF/month
Total Asking Rent	$2,198/month
Service Type	Triple Net
Occupancy	Immediately
Lease Type	Direct
Term	Negotiable
Time On Market	5 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 throughfares and major markets.

Available Spaces

Floor	Suite	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
P 1st	H	Industrial	Direct	1,465	1,465	1,465	$1.50 NNN	Immediately	Negotiable

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.

1 1930 Watson Way • Shadowridge Business Center

1,465 SF • For Lease • Industrial • Vista Submarket • Vista, CA 92081

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

RAF PACIFICA GROUP

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/

2 1235 Activity Dr • Vista Business Park

4,699 SF • For Lease • Industrial • Vista Submarket • Vista, CA 92081

Listing Details

Available Size	4,699 SF
Asking Rent	$1.55/SF/month
Total Asking Rent	$7,283/month
Service Type	Modified Gross
Occupancy	Immediately
Lease Type	Direct
Term	Negotiable
Time On Market	5 Days



Leasing Highlights

- High image industrial building
- Scenic location adjacent to canyon and open space trail
- 200 amps, 120/208v, 3 phase power
- Located a couple of blocks from Target and restaurants
- Clear Height 16' minimum
- Drive around truck access

Available Spaces

Floor	Suite	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
P 1st	C	Industrial	Direct	4,699	4,699	4,699	$1.55 MG	Immediately	Negotiable

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

Reception, 2 offices, restroom & warehouse

Property Overview

No Data Available

Building Details

Primary Property Type	Industrial	Ceiling Height	16'
Secondary Type	Warehouse	Docks	None
CoStar Rating	★★☆☆☆	Drive Ins	6 tot./10' w x 12' h
Building Class	C	Parking	45 Spaces
Year Built	2003	Levelators	None
Building Size	24,944 SF	Sprinklers	Wet

Contacts

Leasing Company

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

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Carlsbad, CA 92008 USA
(760) 929-9700
www.lee-associates.com/

Daniel Knoke Principal	dknoke@lee-associates.com	(760) 809-6893
Peter Merz Principal	pmerz@lee-associates.com	(760) 685-1813

2026 CoStar Group - Licensed to City of Vista Economic Development Dept. - 1381312

3 793 North Ave • Vista Gateway Industrial Park

2,250 - 9,527 SF • For Lease • Industrial • Vista Submarket • Vista, CA 92083

Listing Details

Available Size	2,250 - 9,527 SF
Asking Rent	$1.60 - 1.65/SF/month
Total Asking Rent	$3,600 - 7,726/month
Service Type	Modified Gross
Occupancy	Multiple
Lease Type	Direct
Term	Negotiable
Time On Market	1 Month 1 Day



Leasing Highlights

- Professional business park setting
- Flexible zoning to accommodate a variety of uses
- Oversized 16' high roll-up doors
- Multiple access points for easy truck flow
- Concrete driveways
- 18' clear height

Available Spaces

Address	Floor	Suite	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
793 North Ave	P 1st	C+D	Industrial	Direct	4,829	4,829	4,829	$1.60 MG	Jan 2027	Negotiable
Lee & Associates: Peter Merz (760) 685-1813, Daniel Knoke (760) 809-6893										
Two offices, restroom, warehouse and two grade level roll-up doors.										
795 North Ave	P 1st	D	Industrial	Direct	2,448	2,448	2,448	$1.65 MG	Nov 2026	Negotiable
Lee & Associates: Peter Merz (760) 685-1813, Daniel Knoke (760) 809-6893										
Office, restroom, warehouse and one grade level roll-up doors.										
797 North Ave	P 1st	D	Industrial	Direct	2,250	2,250	2,250	$1.60 MG	Jan 2027	Negotiable
Lee & Associates: Peter Merz (760) 685-1813, Daniel Knoke (760) 809-6893										
Office, restroom, warehouse and one grade level roll-up doors										

Property Overview

No Data Available

2026 CoStar Group - Licensed to City of Vista Economic Development Dept. - 1381312

3 793 North Ave • Vista Gateway Industrial Park

2,250 - 9,527 SF • For Lease • Industrial • Vista Submarket • Vista, CA 92083

Building Details

Primary Property Type	Industrial	Ceiling Height	18'
Secondary Type	Manufacturing	Docks	None
CoStar Rating	★★☆☆☆	Drive Ins	3 tot.
Building Class	C	Parking	56 Spaces
Year Built	1990	Levelators	None
Building Size	39,762 SF		

Contacts

Leasing Company

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Lee & Associates
1902 Wright Pl, Suite 180
Carlsbad, CA 92008 USA
(760) 929-9700
www.lee-associates.com/

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Daniel Knoke Principal	dknoke@lee-associates.com	(760) 809-6893

4 2320 La Mirada Dr • Burke Sycamore Business Center

3,948 SF • For Lease • Industrial • Vista Submarket • Vista, CA 92081

Listing Details

Available Size	3,948 SF
Asking Rent	$1.75/SF/month
Total Asking Rent	$6,909/month
Service Type	Industrial Gross
Occupancy	Immediately
Lease Type	Direct
Term	Negotiable
Time On Market	1 Month 4 Days



Leasing Highlights

- Constructed in 2004
- Two (2) Grade Level Doors
- 0.28 Acre Lot Size
- 16' Minimum Clear Height
- Located in Burke Sycamore Business Center

Available Spaces

Floor	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
E 1st	Industrial	Direct	3,948	3,948	3,948	$1.75 IG	Immediately	Negotiable

Lee & Associates: Marko Dragovic (858) 531-4523, Isaac Little (760) 672-1041, Jack Garabedian (805) 210-1346

Property Overview

No Data Available

Building Details

Primary Property Type	Industrial	Ceiling Height	16'
Secondary Type	Warehouse	Docks	None
CoStar Rating	★☆☆☆☆	Drive Ins	2 tot.
Building Class	B	Parking	10 Spaces
Year Built	2004	Levelators	None
Building Size	3,948 SF	Sprinklers	Yes

Contacts

Leasing Company

LEE & ASSOCIATES
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Isaac Little Principal	ilittle@lee-associates.com	(760) 672-1041
Jack Garabedian Associate	jgarabedian@lee-associates.com	(805) 210-1346

5 1260 Liberty Way • Vista Business Park

4,362 - 8,807 SF • For Lease • Industrial • Vista Submarket • Vista, CA 92081

Listing Details

Available Size	4,362 - 8,807 SF
Asking Rent	$1.60/SF/month
Total Asking Rent	$6,979 - 7,112/month
Service Type	Plus Utilities
Occupancy	Immediately
Lease Type	Direct
Term	Negotiable
Time On Market	2 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	C	Industrial	Direct	4,362	8,807	8,807	$1.60 +UTIL	Immediately	Negotiable
Kidder Mathews: John Witherall (760) 815-9004									
This space features a reception, two offices, breakroom, two restrooms and warehouse with 1 roll up door.									
P 1st	D	Industrial	Direct	4,445	8,807	8,807	$1.60 +UTIL	Immediately	Negotiable
Kidder Mathews: John Witherall (760) 815-9004									
This space features a reception, two offices, drop ceiling R&D room, two restrooms and warehouse with one roll up door.									

Property Overview

No Data Available

Building Details

Primary Property Type	Industrial	Ceiling Height	22'
Secondary Type	Manufacturing	Docks	None
CoStar Rating	★★☆☆☆	Drive Ins	5 tot./10' w x 12' h
Building Class	C	Parking	43 Spaces
Year Built	1991	Levelators	None
Building Size	19,664 SF	Sprinklers	Yes

Contacts

Leasing Company

Kidder Mathews
5927 Priestly Dr, Suite 101
Carlsbad, CA 92008 USA
(760) 430-1000
kidder.com/about/

John Witherall
Senior Vice President
john.witherall@kidder.com
(760) 815-9004

6 935 Poinsettia Ave • Century Industrial Center

3,132 SF • For Lease • Industrial • Vista Submarket • Vista, CA 92081

★★★☆☆

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	3 Months 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

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

Matthews Real Estate Investment Services
2301-2321 Rosecrans Ave, Suite 1225
El Segundo, CA 90245 USA
(866) 889-0550
www.matthews.com/

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Sam.sukut@matthews.com
(949) 939-1219

Matthews Real Estate Investment Services
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La Jolla, CA 92037 USA
(866) 889-0550
www.matthews.com/

Jack DeLine
Investment Sales Associate
jack.deline@matthews.com
(760) 525-4354

7 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	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	-	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

8 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	6 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.

Floor	Suite	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
P 1st	E	Industrial	Direct	4,200	4,200	4,200	$1.50 MG	Immediately	Negotiable

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

Coldwell Banker Commercial SC
27368 Via Industria, Suite 102
Temecula, CA 92590 USA
(951) 200-7683
cbcsocalgroup.com/

Carey Pastor
Senior Vice President

cpastor@cbcsocalgroup.com

(858) 336-4666

9 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	Immediately
Lease Type	Direct
Term	Negotiable
Time On Market	2 Months 1 Day



Leasing Highlights

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

Available Spaces

Floor	Suite	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
P 1st	B	Industrial	Direct	1,935	1,935	1,935	$1.69 IG	Immediately	Negotiable

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

20% office (all open) and 1 restroom with 1,395 SF of yard

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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12230 El Camino Real, Suite 400
San Diego, CA 92130 USA
(858) 509-1200
kidder.com/about/

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Ronald King, SIOR Executive Vice President | Shareholder	ron.king@kidder.com	(619) 540-4348

10 1300 Specialty Dr • Rancho Vista Business Park

3,150 - 34,089 SF • For Lease • Industrial • Vista Submarket • Vista, CA 92081

Listing Details

Available Size	3,150 - 34,089 SF
Asking Rent	$1.10 - 1.55/SF/month
Total Asking Rent	$4,883 - 29,990/month
Service Type	Industrial Gross, Modified Gross, Triple Net
Occupancy	Multiple
Lease Type	Direct
Term	Negotiable
Time On Market	8 Months 8 Days



Leasing Highlights

No Data Available

Available Spaces

Address	Floor	Suite	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
1330 Specialty Dr	P 1st	B	Industrial	Direct	3,150	3,150	3,150	$1.55 IG	60 Days	Negotiable
Lee & Associates: Barry Hendler (760) 448-2438 Kidder Mathews: Todd Davis (760) 445-4227 Rec, 1 private office, conf / production room, restroom										
1340 Specialty Dr	P 1st	A	Industrial	Direct	3,675	3,675	3,675	$1.55 MG	30 Days	Negotiable
Lee & Associates: Barry Hendler (760) 448-2438 Kidder Mathews: Todd Davis (760) 445-4227 Rec, 1 office, open area, two restrooms, warehouse										

Property Overview

No Data Available

Building Details

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

Contacts

Leasing Company

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

Todd R. Davis
Senior Vice President
Todd.Davis@Kidder.com
(760) 445-4227

11 1485 Poinsettia Ave • Lionshead Landing

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

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	10 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

Contacts (Continued)

Inland Pacific
8665 Argent St, Suite C
Santee, CA 92071 USA
(619) 596-1880
ipcommercialproperties.com

Shayan Bahri Associate Broker	shayan.bahri@ip-cre.com	(818) 292-4657
Aidan James Partner	aidan.james@ip-cre.com	(781) 879-2872

12 1205 N Melrose Dr • Hollow Business Center

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

Listing Details

Available Size	1,166 SF
Asking Rent	$1.71/SF/month
Total Asking Rent	$1,994/month
Service Type	Modified Gross
Occupancy	Immediately
Lease Type	Direct
Term	Negotiable
Time On Market	3 Months 23 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

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

Contacts

Leasing Company

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

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1902 Wright Pl, Suite 180
Carlsbad, CA 92008 USA
(760) 929-9700
www.lee-associates.com/

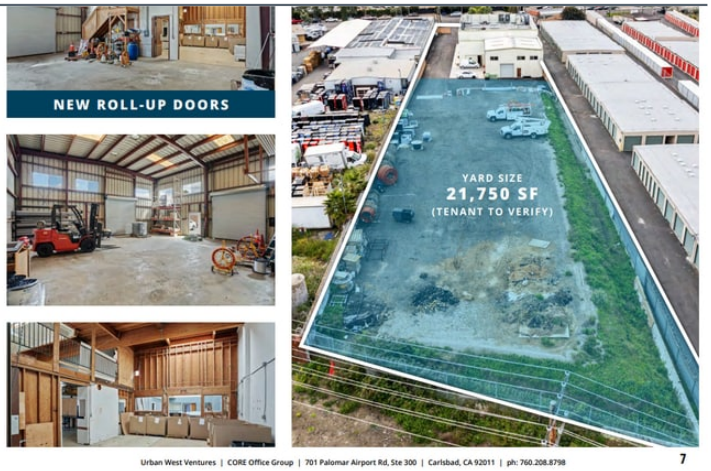
Peter Merz Principal	pmerz@lee-associates.com	(760) 685-1813
Daniel Knoke Principal	dknoke@lee-associates.com	(760) 809-6893

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 6 Months



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

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

Urban West Ventures
3511 Camino Del Rio S
San Diego, CA 92108 USA
(619) 307-3782
www.uwventures.com/

James Bengala
Director of Brokerage Services
James@uwventures.com
(760) 208-8798

14 2820-2834 La Mirada Dr • Vista Progress Center

1,722 - 13,822 SF • For Lease • Multiple Space Uses • Vista Submarket • Vista, CA 92081

Listing Details

Available Size	1,722 - 13,822 SF
Asking Rent	$0.96 - 1.55/SF/month
Total Asking Rent	$1,653 - 8,556/month
Service Type	Plus Utilities
Occupancy	Multiple
Lease Type	Direct
Term	Negotiable
Time On Market	1 Year 2 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	A	Industrial	Direct	4,080	4,080	4,080	$1.55 +UTIL	Nov 2026	Negotiable
Kidder Mathews: John Witherall (760) 815-9004									
Reception area, 4 private offices, 2 restrooms, coffee bar and warehouse with 2 grade level doors									
P 1st	C	Industrial	Direct	5,520	5,520	5,520	$1.55 +UTIL	Nov 2026	Negotiable
Kidder Mathews: John Witherall (760) 815-9004									
2 offices, conference room, 2 storage rooms, 2 restrooms and warehouse with 2 grade level doors.									

Property Overview

Flexible sizes available. Grade level loading with a common area dock in back of property. On site deli. Tenant pays for separately metered utilities.

Building Details

Primary Property Type	Industrial	Ceiling Height	18'
Secondary Type	Manufacturing	Docks	Yes
CoStar Rating	★★★☆☆	Drive Ins	2 tot.
Building Class	B	Parking	158 Spaces
Year Built	1989	Levelators	None
Building Size	81,167 SF	Sprinklers	Wet

Contacts

Leasing Company

Kidder Mathews
5927 Priestly Dr, Suite 101
Carlsbad, CA 92008 USA
(760) 430-1000
kidder.com/about/

John Witherall Senior Vice President	john.witherall@kidder.com	(760) 815-9004

15 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 7 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	Retail Available	22,926 SF
Type	Community Center	Available Spaces	3
GLA	122,871 SF	Percent Leased	81.3%
Anchor GLA	59,500 SF	Frontage	Bobier, Vista
Anchor Tenant	Albertsons	Parking	655 Surface Spaces
Number of Properties	5	Land Area	10.25 AC / 446,324 SF
Floors	1 - 2	Year Built	1986

Contacts

Leasing Company

2026 CoStar Group - Licensed to City of Vista Economic Development Dept. - 1381312

Contacts (Continued)

PE Management Group 18029 Calle Ambiente, Suite 500 Rancho Santa Fe, CA 92091 USA (858) 755-0216 www.pacificaenterprises.com/	**Franco Macklis** Director of Commercial Leasing	fmacklis@pemginc.com	(619) 852-3131

16 929 Poinsettia Ave • Century Industrial Center

3,789 SF • For Lease • Industrial • Vista Submarket • Vista, CA 92081

Listing Details

Available Size	3,789 SF
Asking Rent	$1.48/SF/month
Total Asking Rent	$5,608/month
Service Type	Industrial Gross
Occupancy	Nov 2026
Lease Type	Direct
Term	Negotiable
Time On Market	1 Month 29 Days



Leasing Highlights

- Strategic Highway 78 Corridor location with quick access to I-5, I-15, and Palomar Airport Road.
- Concrete block construction with oversized grade-level doors and dock-high loading options.
- Secure industrial campus with gated street access and excellent truck circulation.
- Located within Vista Business Park, benefiting from a strong employment base and tenant migration.

Available Spaces

Floor	Suite	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
P 1st	204	Industrial	Direct	3,789	3,789	3,789	$1.48 IG	Nov 2026	Negotiable

Lee & Associates: Isaac Little (760) 672-1041, Marko Dragovic (858) 531-4523, Jack Garabedian (805) 210-1346

Efficient corner unit offering a warehouse/open office configuration with reception area, wet bar, grade-level loading, 17'-18' clear height, and heavy power. Ideal for light manufacturing, service, or warehouse users seeking a smaller footprint. Available November 2026.

Property Overview

No Data Available

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	150 Spaces
Year Built	1989	Levelators	None
Building Size	115,330 SF	Sprinklers	Yes

Contacts

Leasing Company

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Lee & Associates
1902 Wright Pl, Suite 180
Carlsbad, CA 92008 USA
(760) 929-9700
www.lee-associates.com/

Isaac Little Principal	ilittle@lee-associates.com	(760) 672-1041
Marko Dragovic Principal	mdragovic@lee-associates.com	(858) 531-4523
Jack Garabedian Associate	jgarabedian@lee-associates.com	(805) 210-1346

17 2575 Pioneer Ave • Vista Business Park

4,957 - 11,579 SF • For Lease • Multiple Space Uses • Vista Submarket • Vista, CA 92081

Listing Details

Available Size	4,957 - 11,579 SF
Asking Rent	$0.95 - 1.45/SF/month
Total Asking Rent	$4,709 - 9,602/month
Service Type	Full Service, Industrial Gross
Occupancy	Immediately
Lease Type	Direct
Term	Negotiable
Time On Market	6 Months 26 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	103	Industrial	Direct	6,622	6,622	6,622	$1.45 IG	Immediately	Negotiable

Lee & Associates: Marko Dragovic (858) 531-4523, Isaac Little (760) 672-1041, Jack Garabedian (805) 210-1346

New office improvements underway consisting of reception, conference room, private office, upgraded restrooms & coffee bar.

Property Overview

No Data Available

Building Details

Primary Property Type	Industrial	Ceiling Height	19'
Secondary Type	Warehouse	Docks	4 ext
CoStar Rating	★★★☆☆	Drive Ins	7 tot./14' w x 14' h
Building Class	B	Parking	140 Spaces
Year Built	1988	Levelators	None
Renovated	2006	Sprinklers	Yes
Building Size	68,935 SF		

Contacts

Leasing Company

Lee & Associates
1902 Wright Pl, Suite 180
Carlsbad, CA 92008 USA
(760) 929-9700
www.lee-associates.com/

Marko Dragovic Principal	mdragovic@lee-associates.com	(858) 531-4523
Isaac Little Principal	ilittle@lee-associates.com	(760) 672-1041
Jack Garabedian Associate	jgarabedian@lee-associates.com	(805) 210-1346

18 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 2 Months



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
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'		

Contacts

Leasing Company

CEG Advisors
3709 Convoy St, Suite 300
San Diego, CA 92111 USA
(858) 737-9840
www.cegadvisors.com/

Dan Geary Vice President	dgeary@cegadvisors.com	(619) 339-0730
Pat Geary Managing Principal	pgeary@cegadvisors.com	(619) 504-6058

990 Park Center Dr • Vista Business Park

4,064 SF • For Lease • Industrial • Vista Submarket • Vista, CA 92081

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 10 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

Lee & Associates
1902 Wright Pl, Suite 180
Carlsbad, CA 92008 USA
(760) 929-9700
www.lee-associates.com/

Stephen Crockett Principal	scrockett@lee-associates.com	(760) 845-0311
Rusty Williams, SIOR Principal	rwilliams@lee-associates.com	(760) 644-1887

20 1491 Poinsettia Ave • Lionshead Landing

1,504 - 71,023 SF • For Lease • Multiple Space Uses • Vista Submarket • Vista, CA 92081

Listing Details

Available Size	1,504 - 71,023 SF
Asking Rent	$1.55/SF/month
Service Type	Triple Net, TBD
Occupancy	Immediately
Lease Type	Direct
Term	Negotiable
Time On Market	1 Year 6 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 Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
1485 Poinsettia Ave • Bldg C	P 1st	105	Industrial	Direct	1,566	1,566	1,566	Not Disclosed	Immediately	Negotiable
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	113	Industrial	Direct	1,551	1,551	1,551	Not Disclosed	Immediately	Negotiable
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										
1485 Poinsettia Ave • Bldg C	P 1st	116-117	Industrial	Direct	3,372	3,372	3,372	Not Disclosed	Immediately	Negotiable
Cushman & Wakefield: Conor Boyle (760) 458-5739, Tyler Stemley (760) 908-4270, Joe Crotty (760) 473-1811, Carson Odabashian (619) 733-6337										
- Warehouse - Lease Rate: Call Broker For Details										
1487 Poinsettia Ave • Building D	P 1st	121	Industrial	Direct	1,504	1,504	1,504	Not Disclosed	Immediately	Negotiable
Cushman & Wakefield: Conor Boyle (760) 458-5739, Tyler Stemley (760) 908-4270, Joe Crotty (760) 473-1811, Carson Odabashian (619) 733-6337										
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										

Available Spaces (Continued)

Address	Floor	Suite	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
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 Disclosed	Immediately	Negotiable
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										
1497 Poinsettia Ave • Bldg H	P 1st	153	Industrial	Direct	4,750	4,750	4,750	$1.55 NNN	Immediately	Negotiable
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										

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.

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

Cushman & Wakefield
12830 El Camino Real, Suite 100
San Diego, CA 92130 USA
(858) 452-6500
www.cushmanwake-field.com/en

Conor Boyle Senior Director	conor.boyle@cushwake.com	(760) 458-5739
Tyler Stemley Director	Tyler.Stemley@cushwake.com	(760) 908-4270
Joe Crotty Senior Director	joe.crotty@cushwake.com	(760) 473-1811
Carson Odabashian Senior Associate	Carson.Odabashian@cushwake.com	(619) 733-6337

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	7 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, Jack Garabedian (805) 210-1346									
Space consists of only warehouse.									
P 1st	26	Industrial	Direct	927	927	927	$1.70 MG	Immediately	Negotiable
Lee & Associates: Isaac Little (760) 672-1041, Marko Dragovic (858) 531-4523, Jack Garabedian (805) 210-1346									
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
Lee & Associates: Isaac Little (760) 672-1041, Marko Dragovic (858) 531-4523, Jack Garabedian (805) 210-1346									
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

Contacts

Leasing Company

Lee & Associates
1902 Wright Pl, Suite 180
Carlsbad, CA 92008 USA
(760) 929-9700
www.lee-associates.com/

Isaac Little Principal	ilittle@lee-associates.com	(760) 672-1041
Marko Dragovic Principal	mdragovic@lee-associates.com	(858) 531-4523
Jack Garabedian Associate	jgarabedian@lee-associates.com	(805) 210-1346

1240 Keystone Way • Saddleback Vista Park

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

Listing Details

Available Size	4,950 SF
Asking Rent	Not Disclosed
Service Type	TBD
Occupancy	Immediately
Lease Type	Direct
Term	Negotiable
Time On Market	3 Months 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

Contacts

Leasing Company

Cushman & Wakefield
12830 El Camino Real, Suite 100
San Diego, CA 92130 USA
(858) 452-6500
www.cushmanwake-field.com/en

Joe Crotty Senior Director	joe.crotty@cushwake.com	(760) 473-1811
Conor Boyle Senior Director	conor.boyle@cushwake.com	(760) 458-5739
Tyler Stemley Director	Tyler.Stemley@cushwake.com	(760) 908-4270

23 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	Not Disclosed
Service Type	Triple Net
Occupancy	Immediately
Lease Type	Direct
Term	Negotiable
Time On Market	4 Months 3 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	Not Disclosed	Immediately	Negotiable

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

- Lease Rate: Negotiable + *Est. NNN
- 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

Cushman & Wakefield
12830 El Camino Real, Suite 100
San Diego, CA 92130 USA
(858) 452-6500
www.cushmanwake-field.com/en

Tyler Stemley Director	Tyler.Stemley@cushwake.com	(760) 908-4270
Conor Boyle Senior Director	conor.boyle@cushwake.com	(760) 458-5739
Joe Crotty Senior Director	joe.crotty@cushwake.com	(760) 473-1811
Danielle Bergson Associate	Danielle.Bergson@cushwake.com	(808) 419-0042

24 1140 Joshua Way • Vista Business Park

6,111 SF • For Lease • Industrial • Vista Submarket • Vista, CA 92081

Listing Details

Available Size	6,111 SF
Asking Rent	$1.50/SF/month
Total Asking Rent	$9,167/month
Service Type	Triple Net
Occupancy	Immediately
Lease Type	Direct
Term	Negotiable
Time On Market	12 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	6,111	6,111	6,111	$1.50 NNN	Immediately	Negotiable

Matthews Real Estate Investment Services: Cade Remy (858) 337-0599, Jack DeLine (760) 525-4354, Christian Nelson (949) 280-6217

Property Overview

1140 Joshua Way presents a strong leasing opportunity within one of North County's established industrial corridors. Totaling 6,111 square feet on 0.61 acres, the property offers functional industrial space well suited for warehouse, light manufacturing, distribution, assembly, or flex industrial users seeking an efficient layout and strategic positioning within the market.

The building features two grade-level loading doors, providing tenants with flexible ingress and egress to accommodate a wide range of logistics and operational requirements. Its industrial improvements are designed to support day-to-day warehousing, storage, and production needs, while the 0.61 acre site allows for ample circulation, and parking making it an ideal solution for companies looking to optimize workflow and operational efficiency.

Building Details

Primary Property Type	Industrial	Year Built	1988
Secondary Type	Manufacturing	Building Size	6,111 SF
CoStar Rating	★★☆☆☆	Drive Ins	None
Building Class	C	Levelators	None

2026 CoStar Group - Licensed to City of Vista Economic Development Dept. - 1381312

Contacts

Leasing Company

Matthews Real Estate Investment Services
4250 Executive Sq, Suite 675
La Jolla, CA 92037 USA
(866) 889-0550
www.matthews.com/

Cade Remy Associate Industrial	cade.remy@matthews.com	(858) 337-0599
Jack DeLine Investment Sales Associate	jack.deline@matthews.com	(760) 525-4354
Christian Nelson FVP & Senior Director of Industrial Real Estate	chris.nelson@matthews.com	(949) 280-6217

25 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	6 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/

26 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	7 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

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Lee & Associates
1902 Wright Pl, Suite 180
Carlsbad, CA 92008 USA
(760) 929-9700
www.lee-associates.com/

Peter Merz Principal	pmerz@lee-associates.com	(760) 685-1813
Daniel Knoke Principal	dknoke@lee-associates.com	(760) 809-6893

27 1386 Poinsettia Ave • Waterview Business Park

2,700 SF • For Lease • Industrial • Vista Submarket • Vista, CA 92081

Listing Details

Available Size	2,700 SF
Asking Rent	$1.49/SF/month
Total Asking Rent	$4,023/month
Service Type	Plus Utilities
Occupancy	Immediately
Lease Type	Direct
Term	Negotiable
Time On Market	1 Month 25 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	B2	Industrial	Direct	2,700	2,700	2,700	$1.49 +UTIL	Immediately	Negotiable

Kidder Mathews: John Witherall (760) 815-9004

Great location near Palomar Airport Road.

Reception, one private office, open area, restroom and warehouse with one roll up door.

Property Overview

No Data Available

Building Details

Primary Property Type	Industrial	Ceiling Height	18'
Secondary Type	Manufacturing	Cranes	None
CoStar Rating	★★☆☆☆	Docks	None
Building Class	C	Drive Ins	7 tot.
Year Built	1990	Parking	45 Spaces
Building Size	16,605 SF	Levelators	None

Contacts

Leasing Company

Kidder Mathews
5927 Priestly Dr, Suite 101
Carlsbad, CA 92008 USA
(760) 430-1000
kidder.com/about/

John Witherall
Senior Vice President
john.witherall@kidder.com
(760) 815-9004

28 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	8 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

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

29 2590 Pioneer Ave • Coral Tree Commerce Center

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

Listing Details

Available Size	8,229 - 17,255 SF
Asking Rent	$1.35/SF/month
Total Asking Rent	$11,109 - 12,185/month
Service Type	Triple Net
Occupancy	Immediately
Lease Type	Direct
Term	Negotiable
Time On Market	8 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	Industrial	Direct	9,026	17,255	17,255	$1.35 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	E-F	Industrial	Direct	8,229	17,255	17,255	$1.35 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'		

Contacts

Leasing Company

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5790 Fleet St, Suite 130
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(760) 438-8500
www.cbre.com/

Robert C. Gunness First Vice President	rob.gunness@cbre.com	(760) 803-0842

30 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	$1.35/SF/month
Total Asking Rent	$4,725/month
Service Type	Triple Net
Occupancy	Immediately
Lease Type	Direct
Term	Negotiable
Time On Market	7 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	$1.35 NNN	Immediately	Negotiable

CBRE: Weston Yahn (805) 405-3337
CBRE: Sebastian Sak (805) 270-0795

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

Contacts

Leasing Company

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5790 Fleet St, Suite 130
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