

2630 Business Park Dr

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



Manufacturing

Property Summary

RBA (% Leased)	26,320 SF (0.0%)
Built	1984
Tenancy	Single
Available	12,958 - 26,320 SF
Max Contiguous	26,320 SF
Asking Rent	\$1.25 SF/Month/NNN
Clear Height	18'
Drive Ins	3 total/ 10' w x 10' h
Docks	2 exterior
Levelers	None
Parking Spaces	2.51/1,000 SF; Covered Spaces Available; 66 Surface Spaces



Property Details

Land Area	1.87 AC (81,457 SF)	Power	1,200a/277 - 480v 3p Heavy
Building FAR	0.32	Sprinklers	Wet
Crane	None	Zoning	I-7
Cross Docks	None	Parcel	219-013-51

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Month	Occupancy	Term	Docks	Drive Ins
-	Industrial	Direct	12,958 - 26,320	26,320	\$1.25 NNN	Vacant	3 - 5 Years	2	3

KA Enterprises: Eugene Marini (619) 820-6180

Amenities

- Signage

Transportation

Parking Details	2.51/1,000 SF; Covered Spaces Available; 66 Surface Spaces		
Traffic Volume	10,302 on Joshua Way (2025); 20,505 on Bus PkDr (2025); 1,295 on Pipeline Dr (2025); 1,467 on Engineer St (2025); 21,673 on Hotspring Way (2025); 8,606 on Scott St (2025); 632 on la Mirada Dr (2025); 1,738 on Bus Park Dr (2018); 808 on Fortune Way (2018); 4,346 on Ave Chelsea (2025)		
Commuter Rail	Carlsbad Poinsettia		14 min drive
	Carlsbad Village		18 min drive
Airport	San Diego International		47 min drive
Walk Score ®	Car-Dependent (39)		
Transit Score ®	Some Transit (26)		

2025 Thibodo Rd - Shadowridge Business Center

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



Manufacturing

Property Summary

RBA (% Leased)	15,950 SF (0.0%)
Built	1988
Tenancy	Single
Available	15,950 SF
Max Contiguous	15,950 SF
Asking Rent	\$1.25 SF/Month/NNN
Clear Height	16'
Drive Ins	3 total/ 14' w x 14' h
Docks	1 exterior
Levelers	None
Parking Spaces	1.50/1,000 SF; 24 Surface Spaces



Property Details

Land Area	1.50 AC (65,340 SF)	Power	2,500a/ Heavy
Building FAR	0.24	Zoning	C-3
Crane	None	Parcel	217-023-31

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Month	Occupancy	Term	Docks	Drive Ins
Free-standing	Industrial	Direct	15,950	15,950	\$1.25 NNN	Vacant	Negotiable	1	3

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

Amenities

- Fenced Lot

Transportation

Parking Details	1.50/1,000 SF; 24 Surface Spaces
Traffic Volume	3,182 on Wellington Ln (2025); 5,227 on Thiboco Ct (2025); 14,926 on Lupine Hills Dr (2025); 15,491 on Watson Way (2025); 3,688 on Turnberry Dr (2025); 12,177 on Sycamore Ave (2025); 4,953 on Lupine Hills Dr (2025); 44,689 on Plumosa Ave (2025); 12,389 on Sycamore Ave (2025)
Commuter Rail	Carlsbad Poinsettia  18 min drive
Airport	San Diego International 50 min drive
Walk Score ®	Somewhat Walkable (65)
Transit Score ®	Some Transit (33)

1230 Activity Dr - Vista Business Park

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



Manufacturing

Property Summary

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



Property Details

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

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Month	Occupancy	Term	Docks	Drive Ins
B	Industrial	Direct	2,400 - 4,800	4,800	\$1.39 MG	Vacant	Negotiable	-	1
Lee & Associates: Peter Merz (760) 685-1813, Daniel Knoke (760) 809-6893, Keith Dulmage (714) 900-0157									
C	Industrial	Direct	2,400/240 Office	2,400	\$1.39 MG	Vacant	Negotiable	-	-
Lee & Associates: Peter Merz (760) 685-1813, Daniel Knoke (760) 809-6893, Keith Dulmage (714) 900-0157									

Amenities

- Skylights
- Skylights

Transportation

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

Tenants

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

Showing 3 of 3 Tenants

1235 Activity Dr - Vista Business Park

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



Warehouse

Property Summary

RBA (% Leased)	24,944 SF (84.7%)
Built	2003
Tenancy	Multiple
Available	3,821 SF
Max Contiguous	3,821 SF
Asking Rent	\$1.55 SF/Month/MG
Clear Height	16'
Drive Ins	6 total/ 10' w x 12' h
Docks	None
Levelers	None
Parking Spaces	2.30/1,000 SF; 45 Surface Spaces



Property Details

Land Area	4.24 AC (184,694 SF)	Sprinklers	Wet
Building FAR	0.14	Zoning	RLI, Vista
Power	200a/120 - 208v 3p	Parcel	219-041-07

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Month	Occupancy	Term	Docks	Drive Ins
D	Industrial	Direct	3,821	3,821	\$1.55 MG	Vacant	Negotiable	-	1

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

Amenities

- Skylights
- Skylights

Transportation

Parking Details	2.30/1,000 SF; 45 Surface Spaces
Traffic Volume	9,991 on la Mirada Dr (2025); 3,231 on Vallecitos Dr (2025); 8,035 on Dogwood Way (2025); 891 on Virginia Pl (2025); 1,006 on Vantage Ct (2025); 9,943 on Birch St (2018); 808 on Fortune Way (2018); 7,392 on Las Flores Dr (2025); 4,443 on Private Rd (2025); 340 on Poinsettia Ave (2025)
Commuter Rail	Carlsbad Poinsettia  16 min drive Carlsbad Village  19 min drive
Airport	San Diego International 49 min drive
Walk Score ®	Car-Dependent (31)
Transit Score ®	Some Transit (28)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
SoCal Glazing	1	4,822	-	Aug 2012	-
Malo'o Outdoor Adventure Gear	1	4,699	-	Jul 2024	Jul 2027
Euro Tech San Diego	1	500	3	Oct 2011	-

Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Gen819 Roofing & Solar	1	500	-	Sep 2022	-
Hi Rez Digital Solutions	1	500	6	Mar 2025	-

Showing 5 of 6 Tenants

2446 Cades Way - Vista Business Park

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



Manufacturing

Property Summary

RBA (% Leased)	10,800 SF (100%)
Built	1998
Tenancy	Multiple
Available	10,800 SF
Max Contiguous	10,800 SF
Asking Rent	\$1.25 SF/Month/NNN
Clear Height	20'
Drive Ins	2 total/ 14' w x 16' h
Docks	None
Levelers	None
Parking Spaces	1.84/1,000 SF; 19 Surface Spaces



Property Details

Land Area	0.67 AC (29,185 SF)	Power	600a/277 - 480v
Building FAR	0.37	Zoning	RLI, Vista
Crane	None	Parcel	217-252-24

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Month	Occupancy	Term	Docks	Drive Ins
-	Industrial	Direct	10,800/1,500 Office	10,800	\$1.25 NNN	03/2026	Negotiable	-	2

Lee & Associates: Rusty Williams, SIOR (760) 644-1887, Chris Roth SIOR (760) 696-2273, Jake Rubendall, SIOR (818) 640-0838

Amenities

- Fenced Lot

Transportation

Parking Details	1.84/1,000 SF; 19 Surface Spaces
Traffic Volume	808 on Fortune Way (2018); 29,255 on la Mirada Dr (2025); 9,943 on Birch St (2018); 2,318 on Cades Way (2025); 501 on Sycamore Ave (2025); 8,035 on Dogwood Way (2025); 1,112 on Woodcrest Ln (2018); 245 on Grand Ave (2018); 20,505 on Bus PkDr (2025); 1,816 on Juniper Ln (2025)
Commuter Rail	Carlsbad Poinsettia  17 min drive
Airport	San Diego International 49 min drive
Walk Score ®	Car-Dependent (40)
Transit Score ®	Some Transit (27)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Morgann Hill Designs	1	10,800	2	Nov 2015	-
Enaqua	1	-	5	Jul 2016	-
Pfiefer Designs	1	-	1	Jul 2017	-

Showing 3 of 3 Tenants

1265 Distribution Way - Vista Business Park

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



Showroom

Property Summary

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



Property Details

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

Available Spaces

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

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

Amenities

- Storage Space
- Storage Space

Transportation

Parking Details	2.65/1,000 SF; 23 Surface Spaces
Traffic Volume	1,467 on Engineer St (2025); 632 on La Mirada Dr (2025); 1,295 on Pipeline Dr (2025); 20,505 on Bus PkDr (2025); 21,673 on Hotspring Way (2025); 1,176 on Jewell Ridge (2018); 10,302 on Joshua Way (2025); 1,012 on Oakcreek Ct (2025); 834 on S Melrose Dr (2018); 30,637 on Green Oak Rd (2025)
Commuter Rail	Carlsbad Poinsettia  14 min drive
	Carlsbad Village  18 min drive
Airport	San Diego International 48 min drive
Walk Score ®	Car-Dependent (42)
Transit Score ®	Some Transit (26)

Tenants

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

Showing 1 of 1 Tenants

2560 Fortune Way

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



Warehouse

Property Summary

RBA (% Leased)	6,888 SF (0.0%)
Built	1998
Tenancy	Single
Available	6,888 SF
Max Contiguous	6,888 SF
Asking Rent	\$1.40 SF/Month/NNN
Clear Height	18'
Drive Ins	3 total/ 12' w x 12' h
Docks	None
Levelers	None
Parking Spaces	1.89/1,000 SF; 13 Surface Spaces



Property Details

Land Area	0.56 AC (24,393 SF)	Zoning	RL-I, Vista
Building FAR	0.28	Parcel	219-031-28
Power	600a/277 - 480v		

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Month	Occupancy	Term	Docks	Drive Ins
-	Industrial	Direct	6,888/1,500 Office	6,888	\$1.40 NNN	Vacant	Negotiable	-	3

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

Transportation

Parking Details	1.89/1,000 SF; 13 Surface Spaces
Traffic Volume	808 on Fortune Way (2018); 9,943 on Birch St (2018); 29,255 on la Mirada Dr (2025); 20,505 on Bus PkDr (2025); 8,035 on Dogwood Way (2025); 2,318 on Cades Way (2025); 501 on Sycamore Ave (2025); 10,302 on Joshua Way (2025); 245 on Grand Ave (2018); 9,991 on la Mirada Dr (2025)
Frontage	104' on Fortune Way
Commuter Rail	Carlsbad Poinsettia  16 min drive Carlsbad Village  19 min drive
Airport	San Diego International 47 min drive
Walk Score ®	Car-Dependent (37)
Transit Score ®	Some Transit (27)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Matthew Kriegsfeld	1	6,888	-	May 2023	-

Showing 1 of 1 Tenants

2332 La Mirada Dr - Thibodo Ranch Business Center

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



Warehouse

Property Summary

RBA (% Leased)	19,536 SF (100%)
Built	2005
Tenancy	Multiple
Available	1,776 SF
Max Contiguous	1,776 SF
Asking Rent	\$1.79 SF/Month/MG
Clear Height	14'
Drive Ins	11 total/ 8' w x 12' h
Docks	None
Levelers	None
Parking Spaces	2.70/1,000 SF; 53 Surface Spaces



Property Details

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

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Month	Occupancy	Term	Docks	Drive Ins
700	Industrial	Direct	1,776	1,776	\$1.79 MG	02/2026	Negotiable	1	-

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

Transportation

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

Tenants

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

Tenants (Continued)

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

Showing 5 of 5 Tenants

Property Summary

RBA (% Leased)	29,475 SF (100%)
Built	1989
Tenancy	Single
Available	29,475 SF
Max Contiguous	29,475 SF
Asking Rent	\$1.30 SF/Month/NNN
Clear Height	24'
Drive Ins	6 total/ 10' w x 14' h
Docks	3 exterior
Levelers	None
Parking Spaces	1.86/1,000 SF; 55 Surface Spaces; Covered Spaces Available



Property Details

Land Area	1.71 AC (74,488 SF)	Power	1,600a/120 - 208v 3p Heavy
Building FAR	0.40	Sprinklers	Wet
Crane	None	Zoning	SP1, Vista
Cross Docks	None	Parcel	217-252-13

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Month	Occupancy	Term	Docks	Drive Ins
-	Industrial	Direct	29,475/6,725 Office	29,475	\$1.30 NNN	60 Days	Negotiable	3	-

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

Amenities

- Fenced Lot

Transportation

Parking Details	1.86/1,000 SF; 55 Surface Spaces; Covered Spaces Available		
Traffic Volume	808 on Fortune Way (2018); 29,255 on la Mirada Dr (2025); 9,943 on Birch St (2018); 2,318 on Cades Way (2025); 501 on Sycamore Ave (2025); 8,035 on Dogwood Way (2025); 20,505 on Bus PkDr (2025); 1,112 on Woodcrest Ln (2018); 245 on Grand Ave (2018); 10,302 on Joshua Way (2025)		
Frontage	219' on La Mirada		
Commuter Rail	Carlsbad Poinsettia		15 min drive
	Carlsbad Village		19 min drive
Airport	San Diego International		48 min drive
Walk Score ®	Car-Dependent (45)		
Transit Score ®	Some Transit (27)		

2780 La Mirada Dr - Coral Tree Commerce Center

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



Warehouse

Property Summary

RBA (% Leased)	15,581 SF (100%)
Built	1989
Tenancy	Multiple
Available	2,684 SF
Max Contiguous	2,684 SF
Asking Rent	\$1.40 SF/Month/NNN
Clear Height	22'
Drive Ins	10 total/ 10' w x 14' h
Docks	None
Levelers	None
Parking Spaces	2.25/1,000 SF; Surface Spaces Available; Covered Spaces Available



Property Details

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

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Month	Occupancy	Term	Docks	Drive Ins
E	Industrial	Sublet	2,684	2,684	\$1.40 NNN	30 Days	Thru May 2026	-	2

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

Amenities

- Signage
- Skylights
- Skylights

Transportation

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

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Open Source Maker Labs	1	3,818	10	Aug 2019	-
JR Ohana Ventures LLC	1	2,684	-	Apr 2023	May 2026
OYC Americas, Inc.	1	1,714	11	Jul 2010	-
Wild Bills Old Fashioned Soda Pop	1	1,558	-	Jul 2021	-

Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Glass Curtains Usa	1	500	-	Sep 2024	-

Showing 5 of 6 Tenants

2820-2834 La Mirada Dr - Vista Progress Center

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



Manufacturing

Property Summary

RBA (% Leased)	81,167 SF (75.5%)
Built	1989
Tenancy	Multiple
Available	2,500 - 19,894 SF
Max Contiguous	17,394 SF
Asking Rent	\$1.25 SF/Month/MG
Clear Height	24'
Drive Ins	18 total/ 12' w x 12' h
Docks	4 exterior
Levelers	1 exterior
Parking Spaces	1.95/1,000 SF; Covered Spaces Available; 158 Surface Spaces



Property Details

Land Area	4.40 AC (191,664 SF)	Power	400 - 800a/120 - 280v 3p 4w Heavy
Building FAR	0.42	Zoning	RLI, Vista
Cross Docks	Yes	Parcel	219-030-15

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Month	Occupancy	Term	Docks	Drive Ins
2834--A	Industrial	Direct	17,394	17,394	\$1.25 MG	Vacant	3 - 10 Years	-	-
Kidder Mathews: John Witherall (760) 815-9004									
2834--H	Office	Direct	2,500	2,500	\$0.96 MG	Vacant	Negotiable	-	-
Kidder Mathews: John Witherall (760) 815-9004									

Amenities

- Fenced Lot
- Signage
- Skylights
- Skylights

Transportation

Parking Details	1.95/1,000 SF; Covered Spaces Available; 158 Surface Spaces		
Traffic Volume	9,991 on la Mirada Dr (2025); 8,035 on Dogwood Way (2025); 891 on Virginia Pl (2025); 4,443 on Private Rd (2025); 9,943 on Birch St (2018); 340 on Poinsettia Ave (2025); 3,231 on Vallecitos Dr (2025); 808 on Fortune Way (2018); 2,318 on Cades Way (2025); 5,960 on Pvt Easement (2025)		
Commuter Rail	Carlsbad Poinsettia		17 min drive
Airport	San Diego International		49 min drive
Walk Score ®	Car-Dependent (46)		
Transit Score ®	Some Transit (28)		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
USA Bouquet Company	2	25,000	36	Dec 2025	-
Carenearable Engergies	1	8,116	-	Jul 2021	-
Columbia Stone Production	1	8,116	-	Sep 2022	-
Hameray Publishing Group	2	8,116	-	Jul 2021	-
Cal Americas	1	5,681	-	Jul 2021	-

Showing 5 of 16 Tenants

1205 N Melrose Dr - Hollow Business Center

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



Manufacturing

Property Summary

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



Property Details

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

Available Spaces

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

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

Transportation

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

Tenants

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

Tenants (Continued)

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

Property Summary

RBA (% Leased)	76,954 SF (100%)
Built	1989
Tenancy	Multiple
Available	17,424 - 94,378 SF
Max Contiguous	76,954 SF
Asking Rent	\$0.99 - 1.25 SF/Month/NNN
Clear Height	26'
Drive Ins	7 total/ 10' w x 16' h
Docks	2 exterior
Levelers	None
Parking Spaces	2.11/1,000 SF; 162 Surface Spaces; Covered Spaces Available



Property Details

Land Area	4.18 AC (182,081 SF)	Power	600a/120 - 208v 3p 4w
Building FAR	0.42	Sprinklers	Wet
Crane	None	Zoning	RLI, Vista
Column Spacing	40'w x 24'd	Parcel	219-011-26
Cross Docks	None		

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Month	Occupancy	Term	Docks	Drive Ins
-	Industrial	Direct	47,470 - 76,954/19,168 Office	76,954	\$1.25 NNN	30 Days	Negotiable	2	7
Lee & Associates: Rusty Williams, SIOR (760) 644-1887, Chris Roth SIOR (760) 696-2273, Jake Rubendall, SIOR (818) 640-0838									
C	Industrial	Sublet	17,424	17,424	\$0.99 NNN	Vacant	Thru Dec 2026	1	2
Savills: Shane Poppen (858) 354-9435, Louis Bickett (858) 255-9690									

Amenities

- Fenced Lot
- Skylights
- Skylights

Transportation

Parking Details	2.11/1,000 SF; 162 Surface Spaces; Covered Spaces Available		
Traffic Volume	10,302 on Joshua Way (2025); 8,606 on Scott St (2025); 20,505 on Bus PkDr (2025); 1,738 on Bus Park Dr (2018); 1,744 on Bus Park Dr (2018); 1,295 on Pipeline Dr (2025); 1,467 on Engineer St (2025); 21,673 on Hotspring Way (2025); 4,346 on Ave Chelsea (2025); 808 on Fortune Way (2018)		
Frontage	704' on Park Center Dr		
Commuter Rail	Carlsbad Poinsettia		15 min drive
	Carlsbad Village		19 min drive
Airport	San Diego International		48 min drive
Walk Score ®	Car-Dependent (42)		

Transportation (Continued)

Transit Score ®	Some Transit (27)
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Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Apem Inc	1	59,566	100	Dec 2012	-

Showing 1 of 1 Tenants

990 Park Center Dr - Vista Business Park

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



Manufacturing

Property Summary

RBA (% Leased)	35,264 SF (88.5%)
Built	1999
Tenancy	Multiple
Available	4,064 SF
Max Contiguous	4,064 SF
Asking Rent	\$1.65 SF/Month/MG
Clear Height	18'
Drive Ins	8 total/ 12' w x 12' h
Docks	None
Levelers	None
Parking Spaces	2.50/1,000 SF; 45 Surface Spaces; Covered Spaces Available



Property Details

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

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Month	Occupancy	Term	Docks	Drive Ins
G	Industrial	Direct	4,064/1,219 Office	4,064	\$1.65 MG	Vacant	Negotiable	-	-

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

Amenities

- Signage

Transportation

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

Tenants

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

Tenants (Continued)

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

Showing 5 of 7 Tenants

2575 Pioneer Ave - Vista Business Park

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



Warehouse

Property Summary

RBA (% Leased)	68,935 SF (78.9%)
Built/Renovated	1988/2006
Tenancy	Multiple
Available	3,871 - 27,956 SF
Max Contiguous	10,653 SF
Asking Rent	\$1.00 - 1.45 SF/Month
Clear Height	19'
Drive Ins	7 total/ 14' w x 14' h
Docks	4 exterior
Levelers	None
Parking Spaces	2.03/1,000 SF; 140 Surface Spaces; Covered Spaces Available



Property Details

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

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Month	Occupancy	Term	Docks	Drive Ins
101-A	Industrial	Direct	10,653/4,426 Office	10,653	\$1.29 MG	Vacant	Negotiable	1	3
Lee & Associates: Marko Dragovic (858) 531-4523, Isaac Little (760) 672-1041, Olivia Baffert (707) 223-8214									
106	Industrial	Sublet	8,475/847 Office	8,475	\$1.00 IG	30 Days	Thru Apr 2026	1	1
Lee & Associates: Marko Dragovic (858) 531-4523, Isaac Little (760) 672-1041, Olivia Baffert (707) 223-8214									
108	Office	Sublet	4,957	4,957	\$0.99 MG	Vacant	Thru Mar 2027	-	-
Lee & Associates: Marko Dragovic (858) 531-4523, Isaac Little (760) 672-1041, Olivia Baffert (707) 223-8214									
104	Industrial	Direct	3,871/835 Office	3,871	\$1.45 MG	Vacant	Negotiable	-	1
Lee & Associates: Marko Dragovic (858) 531-4523, Isaac Little (760) 672-1041, Olivia Baffert (707) 223-8214									

Amenities

- Fenced Lot

Transportation

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

Transportation (Continued)

Transit Score ®	Some Transit (27)
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Tenants

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

Showing 5 of 7 Tenants

2591 Pioneer Ave - Coral Tree Commerce Center

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



Warehouse

Property Summary

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



Property Details

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

Available Spaces

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

CBRE: Robert Gunness (760) 803-0842

Amenities

- Skylights
- Skylights

Transportation

Parking Details	2.25/1,000 SF; 75 Surface Spaces; Covered Spaces Available
Traffic Volume	8,035 on Dogwood Way (2025); 9,991 on la Mirada Dr (2025); 9,943 on Birch St (2018); 808 on Fortune Way (2018); 891 on Virginia Pl (2025); 4,443 on Private Rd (2025); 2,318 on Cades Way (2025); 29,255 on la Mirada Dr (2025); 340 on Poinsettia Ave (2025); 3,231 on Vallecitos Dr (2025)
Commuter Rail	Carlsbad Poinsettia  17 min drive
Airport	San Diego International 50 min drive
Walk Score ®	Car-Dependent (41)
Transit Score ®	Some Transit (27)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
South Shore Deli Provisions	1	8,020	12	May 2020	-
Hay House, Inc.	1	598	60	Jun 2015	-

Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
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Showing 2 of 2 Tenants

1485 Poinsettia Ave - Lionshead Landing

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



Manufacturing

Property Summary

RBA (% Leased)	22,463 SF (93.1%)
Built	1999
Tenancy	Multiple
Available	1,551 - 6,618 SF
Max Contiguous	3,372 SF
Asking Rent	\$1.67 - 1.80 SF/Month
Clear Height	16'
Drive Ins	13 total/ 10' w x 14' h
Docks	None
Levelers	None
Parking Spaces	3.00/1,000 SF; 45 Surface Spaces



Property Details

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

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Month	Occupancy	Term	Docks	Drive Ins
117	Industrial	Sublet	1,695	3,372	\$1.80 MG	30 Days	Thru May 2027	-	-
Inland Pacific: Shayan Bahri (818) 292-4657, Aidan James (781) 879-2872									
114	Industrial	Sublet	1,695	1,695	\$1.67 NNN	30 Days	Thru May 2028	-	1
Voit Real Estate Services: Brian Fischer (760) 859-6565 Voit Real Estate Services: Sully O'Brien (858) 602-2894									
116	Industrial	Sublet	1,677	3,372	\$1.80 MG	30 Days	Thru May 2027	-	-
Inland Pacific: Shayan Bahri (818) 292-4657, Aidan James (781) 879-2872									
113	Industrial	Direct	1,551	1,551	\$1.69 NNN	Vacant	Negotiable	-	-
Cushman & Wakefield: Conor Boyle (760) 458-5739, Tyler Stemley (760) 908-4270, Joe Crotty (760) 473-1811, Carson Odabashian (619) 733-6337									

Amenities

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

Transportation

Parking Details	3.00/1,000 SF; 45 Surface Spaces
Traffic Volume	9,987 on Corporate Vw (2025); 1,006 on Vantage Ct (2025); 9,545 on Keystone Way (2025); 12,920 on Linda Vista Dr (2025); 1,576 on Scott St (2018); 1,744 on Bus Park Dr (2018); 1,738 on Bus Park Dr (2018); 29,923 on Ave de Las Rosas (2025); 8,606 on Scott St (2025); 29,386 on Cascade (2025)

Transportation (Continued)

Commuter Rail	Carlsbad Poinsettia 	14 min drive
	Carlsbad Village 	18 min drive
Airport	San Diego International	47 min drive
Walk Score ®	Car-Dependent (48)	
Transit Score ®	Some Transit (28)	

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Mantel Depot	1	2,093	2	Jul 2019	-
Fine Line Screenprinting	1	1,566	1	Oct 2008	-
Original Watermen, Inc.	1	1,551	-	Mar 2025	-
Anko Electronics	1	1,455	8	Aug 2005	-
Adhesives & Tapes Industrial Supplies	1	-	3	Jul 2020	-

Showing 5 of 14 Tenants

1487 Poinsettia Ave - Lionshead Landing

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



Warehouse

Property Summary

RBA (% Leased)	13,920 SF (89.2%)
Built	1999
Tenancy	Multiple
Available	1,504 - 3,008 SF
Max Contiguous	1,504 SF
Asking Rent	\$1.69 SF/Month/NNN
Clear Height	18'
Drive Ins	12 total
Levelers	None



Property Details

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

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Month	Occupancy	Term	Docks	Drive Ins
128	Industrial	Sublet	1,504/538 Office	1,504	Withheld	30 Days	Thru Jul 2027	-	1

Savills: Drew DeMarco (949) 402-8069, McKenna Morgan (949) 294-1266, Jeff Manley (949) 697-8001

Savills: Louis Bickett (858) 255-9690

121	Industrial	Direct	1,504	1,504	\$1.69 NNN	Vacant	Negotiable	-	-
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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

Transportation

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

Tenants

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

Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Magnificent Trimmings Inc	1	500	-	Aug 2020	-

Showing 5 of 6 Tenants

1495 Poinsettia Ave - Lionshead Landing

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



Showroom

Property Summary

RBA (% Leased)	24,702 SF (100%)
Built	1999
Tenancy	Multiple
Available	2,612 - 5,263 SF
Max Contiguous	2,651 SF
Asking Rent	\$1.60 - 1.75 SF/Month/NNN
Clear Height	16'
Drive Ins	1 total
Docks	None
Levelers	None
Parking Spaces	3.00/1,000 SF; 18 Surface Spaces



Property Details

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

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Month	Occupancy	Term	Docks	Drive Ins
151	Flex	Sublet	2,651	2,651	\$1.60 NNN	30 Days	Thru Jul 2027	-	1

Lee & Associates: Christian Thompson (760) 814-4696

146	Industrial	Direct	2,612	2,612	\$1.75 NNN	02/2026	Negotiable	-	-
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Cushman & Wakefield: Conor Boyle (760) 458-5739, Tyler Stemley (760) 908-4270, Joe Crotty (760) 473-1811, Carson Odabashian (619) 733-6337

Amenities

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

Transportation

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

Tenants

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

Showing 4 of 4 Tenants

2588 Progress St - Vista Business Park

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



Service

Property Summary

RBA (% Leased)	30,866 SF (92.6%)
Built	1994
Tenancy	Multiple
Available	1,258 - 3,538 SF
Max Contiguous	2,280 SF
Asking Rent	\$1.98 SF/Month/MG
Clear Height	14'
Drive Ins	25 total/ 10' w x 10' h
Docks	Yes
Levelers	None
Parking Spaces	2.11/1,000 SF; 65 Surface Spaces; Covered Spaces Available



Property Details

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

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Month	Occupancy	Term	Docks	Drive Ins
8/20	Industrial	Direct	2,280	2,280	\$1.98 MG	Vacant	Negotiable	-	2
Lee & Associates: Isaac Little (760) 672-1041, Marko Dragovic (858) 531-4523, Olivia Baffert (707) 223-8214									
1	Industrial	Direct	1,258/250 Office	1,258	\$1.98 MG	30 Days	Negotiable	-	1
Lee & Associates: Isaac Little (760) 672-1041, Marko Dragovic (858) 531-4523, Olivia Baffert (707) 223-8214									

Amenities

- Fenced Lot
- Signage

Transportation

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

Tenants

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

Tenants (Continued)

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

Showing 5 of 19 Tenants

2750 Progress St - North County Corporate Center

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



Manufacturing

Property Summary

RBA (% Leased)	109,952 SF (100%)
Built	1999
Tenancy	Single
Available	50,000 - 219,904 SF
Max Contiguous	109,952 SF
Asking Rent	\$0.95 SF/Month/NNN
Clear Height	26'
Drive Ins	4 total/ 12' w x 12' h
Docks	14 exterior
Levelers	None
Parking Spaces	0.68/1,000 SF; 75 Surface Spaces; Covered Spaces Available



Property Details

Land Area	6.64 AC (289,238 SF)	Sprinklers	ESFR
Building FAR	0.38	Zoning	M
Crane	None	Parcel	219-012-42
Power	3,000a/277 - 480v 3p 3w Heavy		

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Month	Occupancy	Term	Docks	Drive Ins
-	Industrial	Sublet	50,000 - 109,952	109,952	\$0.95 NNN	30 Days	Thru Mar 2026	14	4
JLL: Joe Anderson (619) 573-7206									
2	Industrial	Direct	58,730/3,087 Office	109,952	Withheld	04/2026	Negotiable	7	2
Cushman & Wakefield: Aric Starck (619) 200-6660, Drew Dodds (720) 339-3004									
1	Industrial	Direct	51,222/3,087 Office	109,952	Withheld	04/2026	Negotiable	7	2
Cushman & Wakefield: Aric Starck (619) 200-6660, Drew Dodds (720) 339-3004									

Amenities

- Fenced Lot

Transportation

Parking Details	0.68/1,000 SF; 75 Surface Spaces; Covered Spaces Available		
Traffic Volume	20,505 on Bus PkDr (2025); 808 on Fortune Way (2018); 10,302 on Joshua Way (2025); 29,255 on la Mirada Dr (2025); 9,943 on Birch St (2018); 8,035 on Dogwood Way (2025); 1,467 on Engineer St (2025); 1,295 on Pipeline Dr (2025); 632 on la Mirada Dr (2025); 501 on Sycamore Ave (2025)		
Commuter Rail	Carlsbad Poinsettia		16 min drive
	Carlsbad Village		19 min drive
Airport	San Diego International		49 min drive
Walk Score ®	Car-Dependent (25)		

Transportation (Continued)

Transit Score ®	Some Transit (27)
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Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
JELD-WEN	1	109,952	100	Jul 2019	-

Showing 1 of 1 Tenants

2880 Scott St - Canyon Oaks Business Center

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



Warehouse

Property Summary

RBA (% Leased)	16,237 SF (88.1%)
Built	2003
Tenancy	Multiple
Available	1,930 SF
Max Contiguous	1,930 SF
Asking Rent	\$1.35 SF/Month/NNN
Clear Height	18'
Drive Ins	7 total/ 8' w x 14' h
Docks	None
Levelers	None
Parking Spaces	3.00/1,000 SF; 12 Surface Spaces; Covered Spaces Available



Property Details

Land Area	1.06 AC (46,174 SF)	Sprinklers	Wet
Building FAR	0.35	Zoning	SB-VBP
Crane	None	Parcel	219-011-93
Power	100 - 200a/120 - 208v 3p		

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Month	Occupancy	Term	Docks	Drive Ins
105	Industrial	Direct	1,930	1,930	\$1.35 NNN	Vacant	Negotiable	-	-

CBRE: Weston Yahn (760) 707-9244

Amenities

- Skylights
- Skylights

Transportation

Parking Details	3.00/1,000 SF; 12 Surface Spaces; Covered Spaces Available
Traffic Volume	1,738 on Bus Park Dr (2018); 8,606 on Scott St (2025); 1,744 on Bus Park Dr (2018); 1,006 on Vantage Ct (2025); 9,545 on Keystone Way (2025); 1,576 on Scott St (2018); 9,987 on Corporate Vw (2025); 10,302 on Joshua Way (2025); 12,920 on Linda Vista Dr (2025); 4,346 on Ave Chelsea (2025)
Commuter Rail	Carlsbad Poinsettia  14 min drive
	Carlsbad Village  18 min drive
Airport	San Diego International 47 min drive
Walk Score ®	Car-Dependent (40)
Transit Score ®	Some Transit (28)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
ADS Golf	1	1,942	10	Jul 2015	-

Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
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Showing 1 of 1 Tenants

1391 Specialty Dr - Rancho Vista Business Park

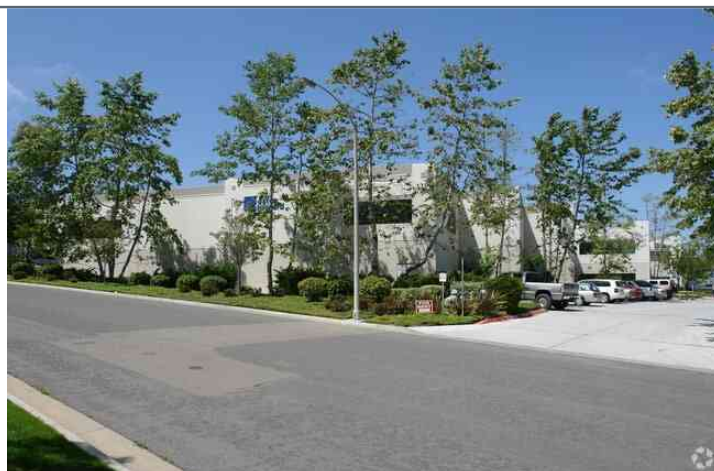
Vista, California 92081 (San Diego County) - Vista Submarket



Manufacturing

Property Summary

RBA (% Leased)	42,880 SF (36.4%)
Built	1999
Tenancy	Multiple
Available	27,264 SF
Max Contiguous	27,264 SF
Asking Rent	\$1.35 SF/Month/NNN
Clear Height	24'
Drive Ins	2 total
Docks	2 exterior
Levelers	None
Parking Spaces	1.89/1,000 SF; 81 Surface Spaces



Property Details

Land Area	2.68 AC (116,741 SF)	Cross Docks	None
Building FAR	0.37	Power	700a/270 - 480v 3p 3w
Crane	None	Zoning	I-7
Column Spacing	50'w x 50'd	Parcel	219-025-14

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Month	Occupancy	Term	Docks	Drive Ins
-	Industrial	Direct	27,264/4,000 Office	27,264	\$1.35 NNN	Vacant	Negotiable	-	-

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

Kidder Mathews: Todd Davis (760) 445-4227

Amenities

- Property Manager on Site
- Skylights
- Skylights
- Storage Space
- Storage Space

Transportation

Parking Details	1.89/1,000 SF; 81 Surface Spaces
Traffic Volume	1,006 on Vantage Ct (2025); 8,606 on Scott St (2025); 1,738 on Bus Park Dr (2018); 9,987 on Corporate Vw (2025); 1,744 on Bus Park Dr (2018); 9,545 on Keystone Way (2025); 1,576 on Scott St (2018); 10,302 on Joshua Way (2025); 12,920 on Linda Vista Dr (2025); 29,923 on Ave de Las Rosas (2025)
Commuter Rail	Carlsbad Poinsettia  15 min drive
	Carlsbad Village  19 min drive
Airport	San Diego International 48 min drive
Walk Score ®	Car-Dependent (37)
Transit Score ®	Some Transit (26)

1225-1381 E Vista Way - Foothill Center

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



Retail

Property Summary

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



Property Details

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

Available Spaces

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

Transportation

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

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Albertsons	1	59,500	150	Apr 2007	-
U.S. Bank	1	3,000	7	May 2006	-
Starbucks	1	2,500	-	May 2024	-

Tenants (Continued)

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

Showing 5 of 25 Tenants

2518 S Santa Fe Ave - South Santa Fe Industrial Park

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



Warehouse

Property Summary

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



Property Details

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

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Month	Occupancy	Term	Docks	Drive Ins
F-4	Industrial	Direct	640 - 1,280	1,920	\$1.50 IG	60 Days	Negotiable	-	-

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

F-5	Industrial	Direct	640	1,920	\$1.50 IG	60 Days	Negotiable	-	-
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CEG Advisors: Dan Geary (619) 339-0730, Pat Geary (619) 504-6058

Amenities

- Fenced Lot
- Property Manager on Site

Transportation

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

Tenants

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

Showing 1 of 1 Tenants

2465 Coral St - Vista Business Park

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



Distribution

Property Summary

RBA (% Leased)	26,026 SF (0.0%)
Built	1987
Tenancy	Single
Available	26,026 SF
Max Contiguous	26,026 SF
Asking Rent	Withheld
Clear Height	26'
Drive Ins	1 total/ 12' w x 12' h
Docks	4 exterior
Levelers	None
Parking Spaces	150/1,000 SF; 30 Surface Spaces; Covered Spaces Available



Property Details

Land Area	1.40 AC (60,984 SF)	Power	800a/277 - 480v 3p Heavy
Building FAR	0.43	Sprinklers	Wet
Crane	None	Zoning	RLI
Cross Docks	None	Parcel	217-252-15

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Month	Occupancy	Term	Docks	Drive Ins
-	Industrial	Direct	26,026/1,675 Office	26,026	Withheld	Vacant	Negotiable	4	1

Lee & Associates: Rusty Williams, SIOR (760) 644-1887, Chris Roth SIOR (760) 696-2273, Jake Rubendall, SIOR (818) 640-0838

Amenities

• Front Loading	• Mezzanine	• Reception	• Reception
• Signage			

Transportation

Parking Details	150/1,000 SF; 30 Surface Spaces; Covered Spaces Available
Traffic Volume	9,943 on Birch St (2018); 2,318 on Cades Way (2025); 808 on Fortune Way (2018); 29,255 on la Mirada Dr (2025); 501 on Sycamore Ave (2025); 8,035 on Dogwood Way (2025); 1,112 on Woodcrest Ln (2018); 245 on Grand Ave (2018); 1,816 on Juniper Ln (2025); 20,505 on Bus PkDr (2025)
Commuter Rail	Carlsbad Poinsettia  16 min drive
Airport	San Diego International 50 min drive
Walk Score ®	Car-Dependent (43)
Transit Score ®	Some Transit (27)

2611 Island View Way

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



Warehouse

Property Summary

RBA (% Leased)	52,775 SF (100%)
Built	1985
Tenancy	Single
Available	23,542 - 52,775 SF
Max Contiguous	52,775 SF
Asking Rent	Withheld
Clear Height	27'
Drive Ins	6 total/ 12' w x 14' h
Docks	10 exterior
Levelers	None
Parking Spaces	1.00/1,000 SF; 53 Surface Spaces



Property Details

Land Area	5.03 AC (219,107 SF)	Zoning	SPI
Building FAR	0.24	Parcel	221-660-06
Power	400a/120 - 208v 3p 4w		

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Month	Occupancy	Term	Docks	Drive Ins
-	Industrial	Direct	23,542 - 52,775/1,860 Office	52,775	Withheld	30 Days	Negotiable	10	6

Lee & Associates: Chris Roth SIOR (760) 696-2273, Rusty Williams, SIOR (760) 644-1887, Jake Rubendall, SIOR (818) 640-0838

Amenities

- Property Manager on Site

Transportation

Parking Details	1.00/1,000 SF; 53 Surface Spaces
Traffic Volume	1,006 on Vantage Ct (2025); 9,987 on Corporate Vw (2025); 9,545 on Keystone Way (2025); 1,744 on Bus Park Dr (2018); 12,920 on Linda Vista Dr (2025); 1,576 on Scott St (2018); 1,738 on Bus Park Dr (2018); 8,606 on Scott St (2025); 29,923 on Ave de Las Rosas (2025); 29,386 on Cascade (2025)
Commuter Rail	Carlsbad Poinsettia  14 min drive Carlsbad Village  18 min drive
Airport	San Diego International 48 min drive
Walk Score ®	Car-Dependent (42)
Transit Score ®	Some Transit (28)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Sullivan Moving & Storage	1	30,000	30	Jan 1993	-

Showing 1 of 1 Tenants

515 Olive Ave

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



Warehouse

Property Summary

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



Property Details

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

Available Spaces

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

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

Amenities

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

Transportation

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

1225 Park Center Dr - Vista Business Park

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



Warehouse

Property Summary

RBA (% Leased)	76,000 SF (79.8%)
Built	1990
Tenancy	Multiple
Available	15,360 SF
Max Contiguous	15,360 SF
Asking Rent	Withheld
Clear Height	18'
Drive Ins	4 total/ 12' w x 12' h
Docks	4 exterior
Levelers	None
Parking Spaces	1.26/1,000 SF; 100 Surface Spaces; Covered Spaces Available



Property Details

Land Area	5.97 AC (260,053 SF)	Power	200 - 1,000a/277 - 480v 3p 3w Heavy
Building FAR	0.29	Sprinklers	Wet
Crane	None	Zoning	SPI
Column Spacing	40'w x 48'd	Parcel	219-010-59
Cross Docks	None		

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Month	Occupancy	Term	Docks	Drive Ins
C	Industrial	Direct	15,360/3,000 Office	15,360	Withheld	Vacant	Negotiable	1	1

Cushman & Wakefield: Aric Starck (619) 200-6660, Drew Dodds (720) 339-3004, Conor Boyle (760) 458-5739, Jackie Sutton (619) 881-7979

Amenities

• Fenced Lot	• Reception	• Reception	• Signage
• Skylights	• Skylights	• Storage Space	• Storage Space

Transportation

Parking Details	1.26/1,000 SF; 100 Surface Spaces; Covered Spaces Available		
Traffic Volume	4,346 on Ave Chelsea (2025); 934 on Park Center Dr (2018); 8,606 on Scott St (2025); 1,738 on Bus Park Dr (2018); 771 on Park Center Dr (2018); 32,272 on Oak Ridge Way (2025); 1,744 on Bus Park Dr (2018); 3,822 on S Melrose Dr (2025); 21,673 on Hotspring Way (2025); 10,302 on Joshua Way (2025)		
Commuter Rail	Carlsbad Poinsettia		14 min drive
	Carlsbad Village		17 min drive
Airport	San Diego International		47 min drive
Walk Score ®	Car-Dependent (34)		
Transit Score ®	Some Transit (27)		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
All in One Good Faith	1	26,080	25	Dec 2024	-
Sunrun	1	24,332	15	May 2021	-
Dr Bronner's	1	15,200	20	Aug 2020	-

Showing 3 of 3 Tenants

943 Poinsettia Ave - Century Industrial Center

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



Manufacturing

Property Summary

RBA (% Leased)	5,603 SF (53.7%)
Built	1989
Tenancy	Multiple
Available	2,596 SF
Max Contiguous	2,596 SF
Asking Rent	Withheld
Drive Ins	None
Levelers	None
Parking Spaces	8.92/1,000 SF; Covered Spaces Available; 50 Surface Spaces



Property Details

Zoning	VBPSP, Vista
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Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Month	Occupancy	Term	Docks	Drive Ins
402	Industrial	Direct	2,596	2,596	Withheld	Vacant	Negotiable	-	-

Matthews Real Estate Investment Services: Sam Sukut (949) 939-1219, Jack DeLine (760) 525-4354

Transportation

Parking Details	8.92/1,000 SF; Covered Spaces Available; 50 Surface Spaces
Traffic Volume	4,443 on Private Rd (2025); 8,035 on Dogwood Way (2025); 9,991 on La Mirada Dr (2025); 340 on Poinsettia Ave (2025); 9,943 on Birch St (2018); 891 on Virginia Pl (2025); 2,318 on Cades Way (2025); 808 on Fortune Way (2018); 1,816 on Juniper Ln (2025); 7,138 on Wild Horse Ln (2025)
Commuter Rail	Carlsbad Poinsettia  17 min drive
Airport	San Diego International 50 min drive
Walk Score ®	Car-Dependent (37)
Transit Score ®	Some Transit (27)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Cosmic Solar	1	-	2	Sep 2017	-

Showing 1 of 1 Tenants

Property Summary

RBA (% Leased)	77,748 SF (36.5%)
Built/Renovated	1999/2014
Tenancy	Multiple
Available	49,384 SF
Max Contiguous	49,384 SF
Asking Rent	Withheld
Clear Height	25'
Drive Ins	8 total/ 12' w x 14' h
Docks	4 exterior
Levelers	None
Parking Spaces	3.00/1,000 SF; Surface Spaces Available



Property Details

Land Area	19.68 AC (857,261 SF)	Power	4,000a/277 - 480v 3p 4w Heavy
Building FAR	0.09	Zoning	SPI
Column Spacing	Yes	Parcel	221-010-08
Cross Docks	None		

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Month	Occupancy	Term	Docks	Drive Ins
136	Industrial	Direct	49,384	49,384	Withheld	Vacant	Negotiable	2	8

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

Amenities

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

Transportation

Parking Details	3.00/1,000 SF; Surface Spaces Available		
Traffic Volume	1,006 on Vantage Ct (2025); 9,987 on Corporate Vw (2025); 9,545 on Keystone Way (2025); 1,744 on Bus Park Dr (2018); 1,738 on Bus Park Dr (2018); 1,576 on Scott St (2018); 8,606 on Scott St (2025); 12,920 on Linda Vista Dr (2025); 29,923 on Ave de Las Rosas (2025); 10,302 on Joshua Way (2025)		
Commuter Rail	Carlsbad Poinsettia		15 min drive
	Carlsbad Village		19 min drive
Airport	San Diego International		48 min drive
Walk Score ®	Car-Dependent (39)		
Transit Score ®	Some Transit (28)		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Canteen	1	26,821	25	Sep 2024	-
Carbon by Design	1	26,386	47	Jan 2019	-
Access To Freedom To Freedom	1	500	-	Sep 2025	-
Gliding Discs	1	500	-	Oct 2025	-
New Genovation, Llc	1	500	-	Jul 2025	-

Showing 5 of 6 Tenants

2640 Progress St - Vista Business Park

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



Manufacturing

Property Summary

RBA (% Leased)	33,804 SF (0.0%)
Built	1997
Tenancy	Single
Available	33,804 SF
Max Contiguous	33,804 SF
Asking Rent	Withheld
Clear Height	28'
Drive Ins	1 total/ 12' w x 12' h
Docks	1 exterior
Levelers	None
Parking Spaces	2.30/1,000 SF; Surface Spaces Available; Covered Spaces Available



Property Details

Land Area	1.76 AC (76,666 SF)	Power	2,000a/277 - 480v Heavy
Building FAR	0.44	Zoning	M
Cross Docks	None	Parcel	219-024-28

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Month	Occupancy	Term	Docks	Drive Ins
-	Industrial	Direct	33,804/5,254 Office	33,804	Withheld	Vacant	Negotiable	-	-

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

Amenities

- Fenced Lot
- Property Manager on Site

Transportation

Parking Details	2.30/1,000 SF; Surface Spaces Available; Covered Spaces Available
Traffic Volume	8,035 on Dogwood Way (2025); 9,991 on la Mirada Dr (2025); 9,943 on Birch St (2018); 808 on Fortune Way (2018); 1,006 on Vantage Ct (2025); 3,231 on Vallecitos Dr (2025); 20,505 on Bus PkDr (2025); 891 on Virginia Pl (2025); 10,302 on Joshua Way (2025); 29,255 on la Mirada Dr (2025)
Commuter Rail	Carlsbad Poinsettia  17 min drive
Airport	San Diego International 51 min drive
Walk Score ®	Car-Dependent (35)
Transit Score ®	Some Transit (26)

2765 Progress St - North County Corporate Center

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



Manufacturing

Property Summary

RBA (% Leased)	72,127 SF (100%)
Built	1999
Tenancy	Multiple
Available	37,887 SF
Max Contiguous	37,887 SF
Asking Rent	Withheld
Clear Height	26'
Drive Ins	4 total/ 12' w x 12' h
Docks	14 exterior
Levelers	None
Parking Spaces	0.55/1,000 SF; 40 Surface Spaces; Covered Spaces Available



Property Details

Land Area	5.23 AC (227,819 SF)	Cross Docks	None
Building FAR	0.32	Power	3,000a/277 - 480v 3p 3w Heavy
Slab Thickness	6"	Sprinklers	Wet
Crane	None	Zoning	M
Column Spacing	50'w x 52'd	Parcel	219-012-44

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Month	Occupancy	Term	Docks	Drive Ins
A	Industrial	Direct	37,887/6,478 Office	37,887	Withheld	30 Days	Negotiable	7	2

Cushman & Wakefield: Aric Starck (619) 200-6660, Drew Dodds (720) 339-3004, Jackie Sutton (619) 881-7979

Amenities

- Fenced Lot
- Skylights
- Skylights

Transportation

Parking Details	0.55/1,000 SF; 40 Surface Spaces; Covered Spaces Available		
Traffic Volume	20,505 on Bus PkDr (2025); 10,302 on Joshua Way (2025); 808 on Fortune Way (2018); 8,606 on Scott St (2025); 1,467 on Engineer St (2025); 9,943 on Birch St (2018); 8,035 on Dogwood Way (2025); 29,255 on la Mirada Dr (2025); 1,295 on Pipeline Dr (2025); 1,738 on Bus Park Dr (2018)		
Commuter Rail	Carlsbad Poinsettia		16 min drive
	Carlsbad Village		20 min drive
Airport	San Diego International		49 min drive
Walk Score ®	Car-Dependent (28)		
Transit Score ®	Some Transit (26)		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Riverstone Logistics	1	37,445	-	May 2022	-
J. B. Hunt	1	34,019	30	Oct 2019	-
Packaging Solutions	1	34,019	-	Feb 2025	-
Crate & Barrel	1	23,500	-	Jun 2022	-
Ready America Inc.	1	10,000	-	Jun 2023	-

Showing 5 of 5 Tenants

1230 Avenida Chelsea - Vista Business Park

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



Warehouse

Property Summary

RBA (% Leased)	38,802 SF (100%)
Built	1991
Tenancy	Single
Available	38,802 SF
Max Contiguous	38,802 SF
Asking Rent	\$1.05 SF/Month/NNN
Clear Height	24'
Drive Ins	5 total/ 12' w x 14' h
Docks	2 exterior
Levelers	None
Parking Spaces	1.29/1,000 SF; 50 Surface Spaces



Property Details

Land Area	2.39 AC (104,108 SF)	Power	1,200a/277 - 480v 3p Heavy
Building FAR	0.37	Sprinklers	ESFR
Crane	None	Zoning	SP1, Vista
Column Spacing	40'w x 40'd	Parcel	219-011-85
Cross Docks	None		

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Month	Occupancy	Term	Docks	Drive Ins
-	Industrial	Sublet	38,802/6,000 Office	38,802	\$1.05 NNN	Vacant	Negotiable	2	5

Colliers: Tucker Hohenstein, SIOR (858) 336-4104, Hank Jenkins (602) 882-0138

Amenities

- Mezzanine
- Skylights
- Skylights

Transportation

Parking Details	1.29/1,000 SF; 50 Surface Spaces
Traffic Volume	10,302 on Joshua Way (2025); 21,673 on Hotspring Way (2025); 1,295 on Pipeline Dr (2025); 8,606 on Scott St (2025); 1,467 on Engineer St (2025); 20,505 on Bus PkDr (2025); 4,346 on Ave Chelsea (2025); 632 on la Mirada Dr (2025); 1,738 on Bus Park Dr (2018); 1,176 on Jewell Ridge (2018)
Frontage	422' on Avenida Chelsea
Commuter Rail	Carlsbad Poinsettia  15 min drive
	Carlsbad Village  18 min drive
Airport	San Diego International 47 min drive
Walk Score ®	Car-Dependent (36)
Transit Score ®	Some Transit (27)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Haro Bicycles Inc	1	37,954	25	Nov 2005	-

Showing 1 of 1 Tenants

2449 Cades Way - Vista Business Park

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



Warehouse

Property Summary

RBA (% Leased)	23,850 SF (100%)
Built	1988
Tenancy	Multiple
Available	4,200 SF
Max Contiguous	4,200 SF
Asking Rent	\$1.55 SF/Month/MG
Clear Height	20'
Drive Ins	6 total/ 10' w x 12' h
Docks	None
Levelers	None
Parking Spaces	2.20/1,000 SF; 49 Surface Spaces; Covered Spaces Available



Property Details

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

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Month	Occupancy	Term	Docks	Drive Ins
D	Industrial	Direct	4,200	4,200	\$1.55 MG	30 Days	Negotiable	-	1

San Diego Commercial Realty Services: Tim Clepper (760) 402-4846

Amenities

- Reception
- Skylights
- Reception
- Wheelchair Accessible
- Signage
- Wheelchair Accessible
- Skylights

Transportation

Parking Details	2.20/1,000 SF; 49 Surface Spaces; Covered Spaces Available
Traffic Volume	29,255 on La Mirada Dr (2025); 501 on Sycamore Ave (2025); 808 on Fortune Way (2018); 2,318 on Cades Way (2025); 9,943 on Birch St (2018); 1,112 on Woodcrest Ln (2018); 245 on Grand Ave (2018); 8,035 on Dogwood Way (2025); 20,505 on Bus PkDr (2025); 30,449 on Watson Way (2025)
Commuter Rail	Carlsbad Poinsettia  17 min drive
Airport	San Diego International 51 min drive
Walk Score ®	Car-Dependent (42)
Transit Score ®	Some Transit (27)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Precise Manufacturing	1	4,722	7	Apr 2009	-
Mostre Exhibits	1	2,000	4	Oct 2023	-
Pacific Cabinetry	1	500	2	Jan 1977	-

Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Ebullition Brew Works	1	-	-	May 2021	-

Showing 4 of 4 Tenants

2453 Cades Way - Oak Ridge Business Center

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



Manufacturing

Property Summary

RBA (% Leased)	29,137 SF (82.5%)
Built	1988
Tenancy	Multiple
Available	5,100 SF
Max Contiguous	5,100 SF
Asking Rent	\$1.55 SF/Month/MG
Clear Height	22'
Drive Ins	6 total/ 10' w x 12' h
Levelers	None
Parking Spaces	2.09/1,000 SF; 61 Surface Spaces; Covered Spaces Available



Property Details

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

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Month	Occupancy	Term	Docks	Drive Ins
D	Industrial	Direct	5,100/4,080 Office	5,100	\$1.55 MG	Vacant	Negotiable	-	1

San Diego Commercial Realty Services: Tim Clepper (760) 402-4846

Amenities

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

Transportation

Parking Details	2.09/1,000 SF; 61 Surface Spaces; Covered Spaces Available
Traffic Volume	29,255 on la Mirada Dr (2025); 808 on Fortune Way (2018); 9,943 on Birch St (2018); 501 on Sycamore Ave (2025); 2,318 on Cades Way (2025); 1,112 on Woodcrest Ln (2018); 245 on Grand Ave (2018); 8,035 on Dogwood Way (2025); 20,505 on Bus PkDr (2025); 1,816 on Juniper Ln (2025)
Frontage	100' on Cades
Commuter Rail	Carlsbad Poinsettia  17 min drive
Airport	San Diego International 51 min drive
Walk Score ®	Car-Dependent (48)
Transit Score ®	Some Transit (27)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Life Solutions	1	6,700	-	Mar 2021	-

Tenants (Continued)

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

Showing 5 of 11 Tenants

Property Summary

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



Property Details

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

Available Spaces

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

Kidder Mathews: Jim Benson (760) 822-7428

Amenities

- Fenced Lot

Transportation

Parking Details	1.80/1,000 SF; 15 Surface Spaces
Traffic Volume	808 on Fortune Way (2018); 9,943 on Birch St (2018); 8,035 on Dogwood Way (2025); 29,255 on la Mirada Dr (2025); 20,505 on Bus PkDr (2025); 2,318 on Cades Way (2025); 501 on Sycamore Ave (2025); 10,302 on Joshua Way (2025); 9,991 on la Mirada Dr (2025); 1,112 on Woodcrest Ln (2018)
Frontage	75' on Fortune
Commuter Rail	Carlsbad Poinsettia  15 min drive
	Carlsbad Village  19 min drive
Airport	San Diego International 49 min drive
Walk Score ®	Car-Dependent (40)
Transit Score ®	Some Transit (27)

Tenants

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

Showing 1 of 1 Tenants

1220 Liberty Way - Vista Business Park

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



Manufacturing

Property Summary

RBA (% Leased)	17,440 SF (100%)
Built	1991
Tenancy	Multiple
Available	10,906 SF
Max Contiguous	10,906 SF
Asking Rent	\$1.19 SF/Month/NNN
Clear Height	24'
Drive Ins	5 total/ 12' w x 14' h
Docks	None
Levelers	None
Parking Spaces	2.00/1,000 SF; 35 Surface Spaces; Covered Spaces Available



Property Details

Land Area	1.00 AC (43,560 SF)	Zoning	M, Vista
Building FAR	0.40	Parcel	221-013-19
Power	800a/120 - 208v 3p Heavy		

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Month	Occupancy	Term	Docks	Drive Ins
A	Industrial	Direct	10,906	10,906	\$1.19 NNN	30 Days	Negotiable	-	2

CBRE: Roger Carlson (760) 438-8533, Blake Wilson (858) 740-7411, Don Trapani (858) 322-7900

Amenities

- Storage Space
- Storage Space

Transportation

Parking Details	2.00/1,000 SF; 35 Surface Spaces; Covered Spaces Available		
Traffic Volume	1,744 on Bus Park Dr (2018); 1,738 on Bus Park Dr (2018); 1,576 on Scott St (2018); 8,606 on Scott St (2025); 9,545 on Keystone Way (2025); 9,987 on Corporate Vw (2025); 12,920 on Linda Vista Dr (2025); 1,006 on Vantage Ct (2025); 4,346 on Ave Chelsea (2025); 10,302 on Joshua Way (2025)		
Commuter Rail	Carlsbad Poinsettia		14 min drive
	Carlsbad Village		17 min drive
Airport	San Diego International		46 min drive
Walk Score ®	Car-Dependent (45)		
Transit Score ®	Some Transit (28)		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
FinishMaster	1	5,000	11	Jul 2016	-
Green Door LLC	1	-	-	Jan 2019	-

Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Hub Dwellings LLC	1	-	-	Jan 2019	-
World Buyers Inc	1	-	3	Jul 2016	-

Showing 4 of 4 Tenants

1304 N Melrose Dr - Melrose Business Center

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



Service

Property Summary

RBA (% Leased)	12,726 SF (92.4%)
Built	1991
Tenancy	Multiple
Available	970 SF
Max Contiguous	970 SF
Asking Rent	\$1.75 SF/Month/NNN
Clear Height	16'
Drive Ins	12 total/ 12' w x 14' h
Docks	None
Levelers	None
Parking Spaces	2.75/1,000 SF; 35 Surface Spaces



Property Details

Land Area	1.23 AC (53,671 SF)	Zoning	M
Building FAR	0.24	Parcel	161-071-16
Power	100a/ 3p		

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Month	Occupancy	Term	Docks	Drive Ins
E	Industrial	Direct	970	970	\$1.75 NNN	Vacant	Negotiable	-	-

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

Amenities

- Fenced Lot

Transportation

Parking Details	2.75/1,000 SF; 35 Surface Spaces
Traffic Volume	8,851 on North Dr (2025); 8,015 on Swallow Dr (2025); 29,980 on North Ave (2025); 2,503 on East Dr (2025); 18,024 on N Melrose Dr (2025); 4,417 on Melrose Pl (2025); 8,094 on Private Rd (2025); 3,925 on W California Ave (2025); 2,749 on Lagan Ave (2025); 31,964 on Highland Dr (2025)
Transit/Subway	Melrose 9 min walk
Commuter Rail	Oceanside Transit Center 17 min drive
	Carlsbad Village 16 min drive
Airport	San Diego International 54 min drive
Walk Score ®	Car-Dependent (43)
Transit Score ®	Some Transit (38)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
MTG Enterprises, Inc.	1	2,900	2	Apr 2020	-
California Progressive Engineering	1	2,547	-	Jul 2021	-

Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Bob Workman's European Auto	1	1,783	2	Apr 2020	-
R-Solution Termite and Construction Inc.	1	1,273	2	Jul 2016	-
Strategic Recovery Institute	1	1,273	3	Mar 2020	-

Showing 5 of 8 Tenants

1389 Park Center Dr - Oak Ridge Business Park

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



Manufacturing

Property Summary

RBA (% Leased)	43,493 SF (57.7%)
Built	2006
Tenancy	Multiple
Available	18,382 SF
Max Contiguous	18,382 SF
Asking Rent	\$1.25 SF/Month/NNN
Clear Height	30'
Drive Ins	4 total
Docks	4 exterior
Levelers	None
Parking Spaces	1.70/1,000 SF; 40 Surface Spaces



Property Details

Land Area	2.63 AC (114,563 SF)	Power	600a/120 - 208v
Building FAR	0.38	Zoning	M
Cross Docks	None	Parcel	219-541-18

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Month	Occupancy	Term	Docks	Drive Ins
101	Industrial	Direct	18,382/2,342 Office	18,382	\$1.25 NNN	Vacant	Negotiable	1	2

CBRE: Dennis Visser (760) 518-4216, Weston Yahn (760) 707-9244

Amenities

- Signage
- Storage Space
- Storage Space

Transportation

Parking Details	1.70/1,000 SF; 40 Surface Spaces
Traffic Volume	771 on Park Center Dr (2018); 3,822 on S Melrose Dr (2025); 934 on Park Center Dr (2018); 17,359 on Brookhaven Pass (2025); 32,272 on Oak Ridge Way (2025); 4,346 on Ave Chelsea (2025); 12,364 on Imperial Loop (2025); 26,957 on Lionshead Ave (2025); 21,673 on Hotspring Way (2025); 1,738 on Bus Park Dr (2018)
Commuter Rail	Carlsbad Poinsettia  12 min drive Carlsbad Village  16 min drive
Airport	San Diego International 46 min drive
Walk Score ®	Car-Dependent (26)
Transit Score ®	Some Transit (28)

2550 Pioneer Ave - Vista Business Park

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



Manufacturing

Property Summary

RBA (% Leased)	12,579 SF (0.0%)
Built	1989
Tenancy	Single
Available	12,579 SF
Max Contiguous	12,579 SF
Asking Rent	\$1.20 SF/Month/NNN
Clear Height	18'
Drive Ins	2 total/ 14' w x 12' h
Levelers	None
Parking Spaces	0.87/1,000 SF; 11 Surface Spaces



Property Details

Land Area	0.64 AC (27,878 SF)	Power	800a/277 - 480v Heavy
Building FAR	0.45	Zoning	S-P-1, Vista
Crane	None	Parcel	219-030-44

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Month	Occupancy	Term	Docks	Drive Ins
-	Industrial	Direct	12,579	12,579	\$1.20 NNN	Vacant	Negotiable	-	2

Cushman & Wakefield: Brant Aberg, SIOR (858) 413-5600, Conor Boyle (760) 458-5739

Amenities

- Floor Drains
- Property Manager on Site

Transportation

Parking Details	0.87/1,000 SF; 11 Surface Spaces
Traffic Volume	8,035 on Dogwood Way (2025); 9,943 on Birch St (2018); 808 on Fortune Way (2018); 9,991 on la Mirada Dr (2025); 29,255 on la Mirada Dr (2025); 20,505 on Bus PkDr (2025); 2,318 on Cades Way (2025); 891 on Virginia Pl (2025); 4,443 on Private Rd (2025); 501 on Sycamore Ave (2025)
Commuter Rail	Carlsbad Poinsettia  17 min drive
Airport	San Diego International 48 min drive
Walk Score ®	Car-Dependent (35)
Transit Score ®	Some Transit (27)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Rainbow Stone USA Inc	1	12,579	5	Jul 2016	-

Showing 1 of 1 Tenants

1384 Poinsettia Ave - Waterview Business Park

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



Manufacturing

Property Summary

RBA (% Leased)	15,505 SF (93.6%)
Built	1990
Tenancy	Multiple
Available	1,000 SF
Max Contiguous	1,000 SF
Asking Rent	\$0.90 SF/Month/FS
Drive Ins	None
Levelers	None
Parking Spaces	3.55/1,000 SF; 55 Surface Spaces



Property Details

Land Area	1.22 AC (53,143 SF)	Zoning	M
Building FAR	0.29	Parcel	221-660-16

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Month	Occupancy	Term	Docks	Drive Ins
G2	Industrial	Direct	1,000	1,000	\$0.90 FS	Vacant	Negotiable	-	-

Kidder Mathews: John Witherall (760) 815-9004

Amenities

- Storage Space
- Storage Space

Transportation

Parking Details	3.55/1,000 SF; 55 Surface Spaces
Traffic Volume	1,006 on Vantage Ct (2025); 9,987 on Corporate Vw (2025); 29,923 on Ave de Las Rosas (2025); 9,545 on Keystone Way (2025); 29,386 on Cascade (2025); 12,920 on Linda Vista Dr (2025); 1,744 on Bus Park Dr (2018); 3,231 on Vallecitos Dr (2025); 1,738 on Bus Park Dr (2018); 1,576 on Scott St (2018)
Frontage	182' on Poinsettia
Commuter Rail	Carlsbad Poinsettia  14 min drive
Airport	San Diego International 47 min drive
Walk Score ®	Car-Dependent (48)
Transit Score ®	Some Transit (29)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Datacarz Corp	1	2,400	-	Dec 2018	-
Klemme Technolgy	1	2,145	3	Dec 2019	-
Geo Tek Inc	1	1,705	10	Apr 2003	-

Showing 3 of 3 Tenants

1386 Poinsettia Ave - Waterview Business Park

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



Manufacturing

Property Summary

RBA (% Leased)	16,605 SF (100%)
Built	1990
Tenancy	Multiple
Available	2,890 SF
Max Contiguous	2,890 SF
Asking Rent	\$1.57 SF/Month/FS
Clear Height	18'
Drive Ins	7 total
Docks	None
Levelers	None
Parking Spaces	2.71/1,000 SF; 45 Surface Spaces; Covered Spaces Available



Property Details

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

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Month	Occupancy	Term	Docks	Drive Ins
E	Industrial	Direct	2,890	2,890	\$1.57 FS	30 Days	Negotiable	-	-

Kidder Mathews: John Witherall (760) 815-9004

Transportation

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

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Custom Aquatic, Inc.	1	7,640	10	Mar 2015	-
Wolfe Door Industries Inc.	1	2,937	-	Dec 2016	-
Electramotive Computers	1	500	5	Apr 2009	-
Biopharm Solutions Inc	1	-	3	Jul 2016	-
M & C Construction	1	-	2	Sep 2017	-

Tenants (Continued)

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

2502 S Santa Fe Ave - South Santa Fe Industrial Park

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



Showroom

Property Summary

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



Property Details

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

Available Spaces

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

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

Amenities

- Fenced Lot

Transportation

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

Tenants

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

Tenants (Continued)

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

1240 Activity Dr - Rancho Vista Business Park

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



Manufacturing

Property Summary

RBA (% Leased)	16,560 SF (77.0%)
Built	1991
Tenancy	Multiple
Available	3,809 SF
Max Contiguous	3,809 SF
Asking Rent	\$1.40 SF/Month/MG
Clear Height	22'
Drive Ins	2 total/ 8' w x 12' h
Docks	7 exterior
Levelers	None
Parking Spaces	2.00/1,000 SF; 20 Surface Spaces



Property Details

Land Area	1.42 AC (61,855 SF)
Building FAR	0.27
Crane	None
Cross Docks	None

Power	700a/120 - 208v 3p 3w
Zoning	SPI
Parcel	219-025-36

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Month	Occupancy	Term	Docks	Drive Ins
C	Industrial	Direct	3,809	3,809	\$1.40 MG	Vacant	Negotiable	-	-

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

Kidder Mathews: Todd Davis (760) 445-4227

Amenities

- Property Manager on Site
- Skylights
- Skylights

Transportation

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

Tenants

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

Tenants (Continued)

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

Showing 4 of 4 Tenants

1359 Keystone Way - Keystone Innovation Campus

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



Warehouse

Property Summary

RBA (% Leased)	47,205 SF (61.5%)
Built	2019
Tenancy	Multiple
Available	18,188 SF
Max Contiguous	18,188 SF
Asking Rent	Withheld
Drive Ins	10 total
Docks	2 exterior
Levelers	None
Parking Spaces	2.65/1,000 SF; Covered Tandem Spaces Available; Reserved Spaces Available; Industrial Trailer Spaces Available; 103 Surface Spaces; Covered Spaces Available; Surface Tandem Spaces Available



Property Details

Land Area	2.50 AC (108,900 SF)	Sprinklers	ESFR
Building FAR	0.43	Trailer Parking	Available
Cross Docks	None	Zoning	I-7
Power	3p 4w Heavy	Parcel	221-011-19

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Month	Occupancy	Term	Docks	Drive Ins
A	Industrial	Direct	18,188	18,188	Withheld	Vacant	Negotiable	-	-

CBRE: Roger Carlson (760) 438-8533, Blake Wilson (858) 740-7411, Don Trapani (858) 322-7900

Amenities

- 24 Hour Access
- Bio-Tech/ Lab Space
- Skylights
- Air Conditioning
- Car Charging Station
- Skylights
- Air Conditioning
- Fireplace
- Storage Space
- Air Conditioning
- Signage
- Storage Space

Transportation

Parking Details	2.65/1,000 SF; Covered Tandem Spaces Available; Reserved Spaces Available; Industrial Trailer Spaces Available; 103 Surface Spaces; Covered Spaces Available; Surface Tandem Spaces Available		
Traffic Volume	1,576 on Scott St (2018); 1,744 on Bus Park Dr (2018); 771 on Park Center Dr (2018); 9,545 on Keystone Way (2025); 1,738 on Bus Park Dr (2018); 4,346 on Ave Chelsea (2025); 1,250 on Pso Valindo (2025); 934 on Park Center Dr (2018); 31,438 on Melrose Ave (2025); 8,606 on Scott St (2025)		
Commuter Rail	Carlsbad Poinsettia		15 min drive
	Carlsbad Village		18 min drive
Airport	San Diego International		48 min drive
Walk Score ®	Car-Dependent (31)		
Transit Score ®	Some Transit (27)		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Azzure Cleanrooms on Demand	Unkwn	500	-	Aug 2022	-

Showing 1 of 1 Tenants

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

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



Specialty

Property Summary

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



Property Details

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

Available Spaces

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

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

Amenities

- Air Conditioning
- Air Conditioning
- Air Conditioning
- Signage

Transportation

Parking Details	10.00/1,000 SF; 200 Surface Spaces
Traffic Volume	6,609 on Plymouth Dr (2025); 2,461 on Village Ln (2025); 7,226 on Plymouth Dr (2025); 4,284 on Private Rd (2025); 30,983 on Tatum St (2025); 36,375 on Ascot Dr (2025); 7,886 on Maryland Dr (2025); 2,404 on Plymouth Hts (2025); 6,667 on Pollyanna Ter (2025); 1,779 on Windy Ln (2025)
Transit/Subway	Vista Transit Center  13 min walk
Commuter Rail	Carlsbad Village  13 min drive
Walk Score ®	Somewhat Walkable (62)
Transit Score ®	Some Transit (48)

Tenants

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

Showing 1 of 1 Tenants

1211 Park Center Dr - Park Center Dr

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



Warehouse

Property Summary

RBA (% Leased)	90,500 SF (68.6%)
Built	1990
Tenancy	Multiple
Available	28,400 SF
Max Contiguous	28,400 SF
Asking Rent	Withheld
Clear Height	24'
Drive Ins	1 total/ 14' w x 14' h
Docks	10 exterior
Levelers	None
Parking Spaces	0.66/1,000 SF; 60 Surface Spaces



Property Details

Land Area	4.86 AC (211,702 SF)	Cross Docks	None
Building FAR	0.43	Power	800a/277 - 480v 3p 3w Heavy
Crane	None	Zoning	I-7
Column Spacing	40'w x 56'd	Parcel	219-011-80

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Month	Occupancy	Term	Docks	Drive Ins
1211	Industrial	Direct	28,400	28,400	Withheld	Vacant	Negotiable	3	-

Cushman & Wakefield: Aric Starck (619) 200-6660, Drew Dodds (720) 339-3004

Amenities

- Fenced Lot
- Signage

Transportation

Parking Details	0.66/1,000 SF; 60 Surface Spaces
Traffic Volume	4,346 on Ave Chelsea (2025); 8,606 on Scott St (2025); 1,738 on Bus Park Dr (2018); 10,302 on Joshua Way (2025); 1,744 on Bus Park Dr (2018); 21,673 on Hotspring Way (2025); 934 on Park Center Dr (2018); 32,272 on Oak Ridge Way (2025); 1,576 on Scott St (2018); 771 on Park Center Dr (2018)
Commuter Rail	Carlsbad Poinsettia  13 min drive
	Carlsbad Village  17 min drive
Airport	San Diego International 47 min drive
Walk Score ®	Car-Dependent (39)
Transit Score ®	Some Transit (27)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Natural Alternatives International, Inc.	1	62,000	-	Nov 2010	-

Showing 1 of 1 Tenants