

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; 66 Surface Spaces; Covered Spaces Available



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; 66 Surface Spaces; Covered Spaces Available								
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	
Pedestrian Friendly	50 - Fairly friendly								
Cycling Friendly	50 - Fairly friendly								
Car Friendly	90 - Exceptionally friendly								
Transit Friendly	30 - Somewhat friendly								

1930 Watson Way - Shadowridge Business Center

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



Manufacturing

Property Summary

RBA (% Leased)	26,359 SF (94.4%)
Built	1985
Tenancy	Multiple
Available	1,465 - 3,025 SF
Max Contiguous	1,560 SF
Asking Rent	\$1.45 - 1.50 SF/Month/NNN
Clear Height	16'
Drive Ins	18 total/10' w x 10' h
Docks	None
Levelers	None
Parking Spaces	3.05/1,000 SF; 80 Surface Spaces



Property Details

Land Area	2.00 AC (87,120 SF)	Power	2,000a/277 - 480v 3p Heavy
Building FAR	0.30	Zoning	C-3
Crane	None	Parcel	217-023-29

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Month	Occupancy	Term	Docks	Drive Ins
C	Flex	Sublet	1,560/780 Office	1,560	\$1.45 MG	30 Days	Thru Feb 2029	-	1

Voit Real Estate Services: Sully O'Brien (858) 602-2894

CAST Capital Partners: Brian Fischer (760) 859-6565

H	Industrial	Direct	1,465	1,465	\$1.50 NNN	07/2026	Negotiable	-	-
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RAF Pacifica Group, Inc.: Whitney Robinson (512) 680-4456

Amenities

- Signage

Transportation

Parking Details	3.05/1,000 SF; 80 Surface Spaces								
Traffic Volume	3,182 on Wellington Ln (2025); 14,926 on Lupine Hills Dr (2025); 3,688 on Turnberry Dr (2025); 5,227 on Thiboco Ct (2025); 15,491 on Watson Way (2025); 4,953 on Lupine Hills Dr (2025); 12,177 on Sycamore Ave (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	
Pedestrian Friendly	50 - Fairly friendly								
Cycling Friendly	40 - Fairly friendly								
Car Friendly	100 - Exceptionally friendly								
Transit Friendly	30 - Somewhat friendly								

1930 Watson Way - Shadowridge Business Center

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



Manufacturing

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Hot Tub Spa Supplies	1	2,902	5	Nov 2021	-
Cali General Construction	1	2,635	24	Nov 2017	-
Maid Brigade	1	2,000	-	Apr 2024	-
Green Flash Pest Control	1	1,500	25	Jan 2018	-
Ideate Design-Build	1	1,476	10	Sep 2017	-

Showing 5 of 13 Tenants

1230 Activity Dr - Vista Business Park

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



Manufacturing

Property Summary

RBA (% Leased)	14,800 SF (67.6%)
Built	2003
Tenancy	Multiple
Available	2,400 - 4,800 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	\$1.39 MG	Vacant	Negotiable	-	1
Lee & Associates: Peter Merz (760) 685-1813, Daniel Knoke (760) 809-6893									
C	Industrial	Direct	2,400/240 Office	4,800	\$1.39 MG	Vacant	Negotiable	-	-
Lee & Associates: Peter Merz (760) 685-1813, Daniel Knoke (760) 809-6893									

Amenities

- Skylights
- Skylights

Transportation

Parking Details	2.30/1,000 SF; Surface Spaces Available		
Traffic Volume	9,991 on la Mirada Dr (2025); 3,231 on Vallecitos Dr (2025); 8,035 on Dogwood Way (2025); 891 on Virginia Pl (2025); 1,006 on Vantage Ct (2025); 7,392 on Las Flores Dr (2025); 9,943 on Birch St (2018); 4,443 on Private Rd (2025); 808 on Fortune Way (2018); 8,196 on Las Flores Dr (2025)		
Frontage	280' on Activity Dr; 199' on Poinsettia Ave		
Commuter Rail	Carlsbad Poinsettia		16 min drive
	Carlsbad Village		20 min drive
Airport	San Diego International		49 min drive
Pedestrian Friendly	40 - Fairly friendly		
Cycling Friendly	50 - Fairly friendly		
Car Friendly	90 - Exceptionally friendly		
Transit Friendly	30 - Somewhat friendly		

1230 Activity Dr - Vista Business Park

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



Manufacturing

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

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

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

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  14 min drive Carlsbad Village  18 min drive
Airport	San Diego International 46 min drive
Pedestrian Friendly	40 - Fairly friendly
Cycling Friendly	50 - Fairly friendly
Car Friendly	90 - Exceptionally friendly
Transit Friendly	30 - Somewhat friendly

1230 Avenida Chelsea - Vista Business Park

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



Warehouse

Tenants

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

Showing 1 of 1 Tenants

2453 Cades Way - Oak Ridge Business Center

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



Manufacturing

Property Summary

RBA (% Leased)	29,137 SF (68.1%)
Built	1988
Tenancy	Multiple
Available	4,200 - 9,300 SF
Max Contiguous	5,100 SF
Asking Rent	\$1.50 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	5,100	\$1.50 MG	Vacant	Negotiable	-	1
Coldwell Banker Commercial SC: Carey Pastor (858) 336-4666									
E	Industrial	Direct	4,200	4,200	\$1.50 MG	Vacant	Negotiable	-	1
Coldwell Banker Commercial SC: Carey Pastor (858) 336-4666									

Amenities

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

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
Pedestrian Friendly	50 - Fairly friendly		
Cycling Friendly	40 - Fairly friendly		
Car Friendly	100 - Exceptionally friendly		

2453 Cades Way - Oak Ridge Business Center

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



Manufacturing

Transportation (Continued)

Transit Friendly 30 - Somewhat friendly

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Life Solutions	1	6,700	-	Mar 2021	-
Maria Esther Cortez	1	4,500	-	Oct 2017	-
Edith's Sewing Inc	1	3,500	15	Jan 2019	-
Hre Performance Wheelles	1	-	-	Jul 2016	-
International Mission Board	1	-	-	Nov 2019	-

Showing 5 of 11 Tenants

3270 Corporate View - Palomar Corporate Center

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



Manufacturing

Property Summary

RBA (% Leased)	45,076 SF (44.4%)
Built	2005
Tenancy	Multiple
Available	25,042 SF
Max Contiguous	25,042 SF
Asking Rent	\$1.35 SF/Month/NNN
Clear Height	24'
Drive Ins	4 total/8' w x 14' h
Docks	1 exterior
Levelers	None
Parking Spaces	2.17/1,000 SF; 98 Surface Spaces



Property Details

Land Area	2.66 AC (115,870 SF)	Power	1,600a/277 - 480v Heavy
Building FAR	0.39	Zoning	VPSP
Crane	None	Parcel	221-661-33 (+1 more)
Cross Docks	None		

Available Spaces



Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Month	Occupancy	Term	Docks	Drive Ins
A&B	Industrial	Direct	25,042/8,083 Office	25,042	\$1.35 NNN	Vacant	Negotiable	-	2

Palomar Commercial: David Steffy (760) 845-6307

Amenities

- Fenced Lot
- Signage

Transportation

Parking Details	2.17/1,000 SF; 98 Surface Spaces
Traffic Volume	9,987 on Corporate Vw (2025); 12,920 on Linda Vista Dr (2025); 29,923 on Ave de Las Rosas (2025); 1,006 on Vantage Ct (2025); 9,545 on Keystone Way (2025); 1,576 on Scott St (2018); 1,744 on Bus Park Dr (2018); 29,386 on Cascade (2025); 1,738 on Bus Park Dr (2018); 8,606 on Scott St (2025)
Commuter Rail	Carlsbad Poinsettia  14 min drive Carlsbad Village  18 min drive
Airport	San Diego International 45 min drive
Pedestrian Friendly	50 - Fairly friendly
Cycling Friendly	50 - Fairly friendly
Car Friendly	100 - Exceptionally friendly
Transit Friendly	30 - Somewhat friendly

3270 Corporate View - Palomar Corporate Center

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



Manufacturing

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Machine Vision Products, Inc.	1	45,076	50	Apr 2018	-
RRPM Exotics Inc	1	-	-	Jun 2021	-

Showing 2 of 2 Tenants

2459 Dogwood Way - Vista Business Park

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



Manufacturing

Property Summary

RBA (% Leased)	40,322 SF (100%)
Built	1985
Tenancy	Multiple
Available	25,815 SF
Max Contiguous	25,815 SF
Asking Rent	\$1.25 SF/Month/NNN
Clear Height	18'
Drive Ins	1 total/10' w x 14' h
Docks	6 exterior; 2 interior
Levelers	None
Parking Spaces	1.36/1,000 SF; 55 Surface Spaces; Covered Spaces Available



Property Details

Land Area	2.75 AC (119,790 SF)	Power	1,200a/ Heavy
Building FAR	0.34	Zoning	I-7
Crane	None	Parcel	217-253-11
Cross Docks	None		

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Month	Occupancy	Term	Docks	Drive Ins
100	Industrial	Direct	25,815/2,968 Office	25,815	\$1.25 NNN	30 Days	Negotiable	4	1

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

Amenities

- Fenced Lot
- Signage

Transportation

Parking Details	1.36/1,000 SF; 55 Surface Spaces; Covered Spaces Available
Traffic Volume	9,943 on Birch St (2018); 8,035 on Dogwood Way (2025); 808 on Fortune Way (2018); 2,318 on Cades Way (2025); 29,255 on la Mirada Dr (2025); 501 on Sycamore Ave (2025); 4,443 on Private Rd (2025); 9,991 on la Mirada Dr (2025); 1,816 on Juniper Ln (2025); 1,112 on Woodcrest Ln (2018)
Commuter Rail	Carlsbad Poinsettia  16 min drive
Airport	San Diego International 50 min drive
Pedestrian Friendly	50 - Fairly friendly
Cycling Friendly	50 - Fairly friendly
Car Friendly	90 - Exceptionally friendly
Transit Friendly	30 - Somewhat friendly

2459 Dogwood Way - Vista Business Park

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



Manufacturing

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Lee-Mar Aquarium & Pet Supplies	1	40,000	50	Aug 2000	-
Diego Delivery	1	13,047	-	Oct 2025	-

Showing 2 of 2 Tenants

2465 Dogwood Way

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



Warehouse

Property Summary

RBA (% Leased)	28,000 SF (100%)
Built	1971
Tenancy	Multiple
Available	12,865 SF
Max Contiguous	12,865 SF
Asking Rent	\$1.25 SF/Month/NNN
Clear Height	18'
Drive Ins	1 total/10' w x 12' h
Docks	2 exterior
Levelers	None
Parking Spaces	2.14/1,000 SF; 60 Surface Spaces



Property Details

Land Area	0.70 AC (30,492 SF)	Power	800a/120 - 208v Heavy
Building FAR	0.92	Zoning	RL1
Crane	None	Parcel	217-253-12
Cross Docks	None		

Available Spaces


Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Month	Occupancy	Term	Docks	Drive Ins
102	Industrial	Direct	12,865/1,588 Office	12,865	\$1.25 NNN	30 Days	Negotiable	2	1

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

Amenities

- Fenced Lot
- Signage

Transportation

Parking Details	2.14/1,000 SF; 60 Surface Spaces
Traffic Volume	8,035 on Dogwood Way (2025); 9,943 on Birch St (2018); 808 on Fortune Way (2018); 2,318 on Cades Way (2025); 29,255 on La Mirada Dr (2025); 501 on Sycamore Ave (2025); 9,991 on La Mirada Dr (2025); 4,443 on Private Rd (2025); 1,816 on Juniper Ln (2025); 20,505 on Bus PkDr (2025)
Commuter Rail	Carlsbad Poinsettia  16 min drive
Airport	San Diego International 47 min drive
Pedestrian Friendly	50 - Fairly friendly
Cycling Friendly	40 - Fairly friendly
Car Friendly	90 - Exceptionally friendly
Transit Friendly	30 - Somewhat friendly

Property Summary

RBA (% Leased)	33,608 SF (89.1%)
Built	1999
Tenancy	Multiple
Available	3,651 SF
Max Contiguous	3,651 SF
Asking Rent	\$1.62 SF/Month/NNN
Clear Height	22'
Drive Ins	1 total/12' w x 15' h
Docks	None
Levelers	None
Parking Spaces	1.64/1,000 SF; 6 Surface Spaces



Property Details

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

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Month	Occupancy	Term	Docks	Drive Ins
B	Industrial	Direct	3,651/1,387 Office	3,651	\$1.62 NNN	Vacant	Negotiable	-	1


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

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

Amenities

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

Transportation

Parking Details	1.64/1,000 SF; 6 Surface Spaces
Traffic Volume	808 on Fortune Way (2018); 29,255 on la Mirada Dr (2025); 9,943 on Birch St (2018); 20,505 on Bus PkDr (2025); 8,035 on Dogwood Way (2025); 2,318 on Cades Way (2025); 501 on Sycamore Ave (2025); 10,302 on Joshua Way (2025); 245 on Grand Ave (2018); 1,112 on Woodcrest Ln (2018)
Commuter Rail	Carlsbad Poinsettia  16 min drive
Airport	San Diego International 48 min drive
Pedestrian Friendly	40 - Fairly friendly
Cycling Friendly	40 - Fairly friendly
Car Friendly	100 - Exceptionally friendly
Transit Friendly	30 - Somewhat friendly

2575 Fortune Way - Vista Business Park

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



Warehouse

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Vibrant Water	2	4,294	3	Jan 1999	-
Stage Two Nine Llc	2	3,360	3	Jan 2019	-
American Legacy Products, Inc	1	-	-	Jul 2025	-
Sew Sporty	1	-	5	Jan 2022	-

Showing 4 of 4 Tenants

2314 La Mirada Dr - Burke Sycamore Business

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



Warehouse

Property Summary

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



Property Details

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

Available Spaces

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

Kidder Mathews: Jim Benson (760) 822-7428

Amenities

- Storage Space
- Storage Space

Transportation

Parking Details	2.40/1,000 SF; 12 Surface Spaces								
Traffic Volume	20,505 on Bus PkDr (2025); 808 on Fortune Way (2018); 29,255 on la Mirada Dr (2025); 1,467 on Engineer St (2025); 10,302 on Joshua Way (2025); 632 on la Mirada Dr (2025); 1,295 on Pipeline Dr (2025); 9,943 on Birch St (2018); 245 on Grand Ave (2018); 501 on Sycamore Ave (2025)								
Commuter Rail	Carlsbad Poinsettia								16 min drive
Airport	San Diego International							48 min drive	
Pedestrian Friendly	50 - Fairly friendly								
Cycling Friendly	50 - Fairly friendly								
Car Friendly	100 - Exceptionally friendly								
Transit Friendly	20 - Somewhat friendly								

2330 La Mirada Dr - Thibodo Ranch Business Center

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



Warehouse

Property Summary

RBA (% Leased)	14,356 SF (87.6%)
Built	2004
Tenancy	Multiple
Available	1,776 SF
Max Contiguous	1,776 SF
Asking Rent	\$1.79 SF/Month/MG
Clear Height	20'
Drive Ins	8 total/10' w x 12' h
Docks	None
Levelers	None
Parking Spaces	2.70/1,000 SF; 38 Surface Spaces



Property Details

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

Available Spaces

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

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; 38 Surface Spaces
Traffic Volume	20,505 on Bus PkDr (2025); 1,467 on Engineer St (2025); 10,302 on Joshua Way (2025); 808 on Fortune Way (2018); 1,295 on Pipeline Dr (2025); 632 on La Mirada Dr (2025); 29,255 on La Mirada Dr (2025); 21,673 on Hotspring Way (2025); 9,943 on Birch St (2018); 245 on Grand Ave (2018)
Pedestrian Friendly	50 - Fairly friendly
Cycling Friendly	50 - Fairly friendly
Car Friendly	100 - Exceptionally friendly
Transit Friendly	20 - Somewhat friendly

Tenants

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

Showing 5 of 7 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
Pedestrian Friendly	50 - Fairly friendly		
Cycling Friendly	40 - Fairly friendly		
Car Friendly	100 - Exceptionally friendly		
Transit Friendly	30 - Somewhat friendly		

2780 La Mirada Dr - Coral Tree Commerce Center

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



Warehouse

Property Summary

RBA (% Leased)	15,581 SF (69.3%)
Built	1989
Tenancy	Multiple
Available	2,684 - 10,147 SF
Max Contiguous	4,779 SF
Asking Rent	\$1.35 - 1.40 SF/Month/NNN
Clear Height	22'
Drive Ins	10 total/10' w x 14' h
Docks	None
Levelers	None
Parking Spaces	2.25/1,000 SF; Covered Spaces Available; Surface Spaces Available



Property Details

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

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Month	Occupancy	Term	Docks	Drive Ins
A	Industrial	Direct	4,779	4,779	\$1.35 NNN	Vacant	Negotiable	-	-
CBRE: Robert Gunness (760) 803-0842									
E	Industrial	Sublet	2,684	2,684	\$1.40 NNN	30 Days	Thru May 2026	-	2
Voit Real Estate Services: Josh West, SIOR (858) 431-9219									
E	Industrial	Direct	2,684	2,684	\$1.40 NNN	06/2026	Negotiable	-	2
CBRE: Robert Gunness (760) 803-0842									

Amenities

- Signage
- Skylights
- Skylights

Transportation

Parking Details	2.25/1,000 SF; Covered Spaces Available; Surface 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
Pedestrian Friendly	50 - Fairly friendly								
Cycling Friendly	50 - Fairly friendly								
Car Friendly	90 - Exceptionally friendly								
Transit Friendly	30 - Somewhat friendly								

2780 La Mirada Dr - Coral Tree Commerce Center

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



Warehouse

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	-
Glass Curtains Usa	1	-	-	Sep 2024	-

Showing 5 of 7 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	\$1.00 SF/Month/MG
Clear Height	24'
Drive Ins	2 total
Docks	2 exterior
Levelers	1 exterior
Parking Spaces	1.95/1,000 SF; 158 Surface Spaces; Covered Spaces Available



Property Details

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

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	\$1.00 MG	Vacant	Negotiable	2	2
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; 158 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); 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
Pedestrian Friendly	50 - Fairly friendly
Cycling Friendly	50 - Fairly friendly
Car Friendly	90 - Exceptionally friendly
Transit Friendly	30 - Somewhat friendly

2820-2834 La Mirada Dr - Vista Progress Center

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



Manufacturing

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
The USA Bouquet Company	1	25,000	36	Jul 2014	-
Carenewable Energies	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	
Pedestrian Friendly	40 - Fairly friendly								
Cycling Friendly	50 - Fairly friendly								
Car Friendly	100 - Exceptionally friendly								
Transit Friendly	60 - Moderately friendly								

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	-

1205 N Melrose Dr - Hollow Business Center

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



Manufacturing

Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Joe Hurley	1	1,166	-	Nov 2018	-
Budget Smog & Automotive	1	-	4	Jul 2016	-

Showing 5 of 10 Tenants

1280 N Melrose Dr

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



Manufacturing

Property Summary

RBA (% Leased)	45,214 SF (100%)
Built	1982
Tenancy	Multiple
Available	10,900 SF
Max Contiguous	10,900 SF
Asking Rent	\$1.15 SF/Month/MG
Clear Height	21'
Drive Ins	2 total/10' w x 14' h
Docks	12 exterior
Levelers	None
Parking Spaces	1.81/1,000 SF; 82 Surface Spaces



Property Details

Land Area	2.75 AC (119,790 SF)	Power	1,200a/277 - 480v 3p 3w Heavy
Building FAR	0.38	Zoning	SP-8
Crane	None	Parcel	161-110-26
Cross Docks	None		

Available Spaces


Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Month	Occupancy	Term	Docks	Drive Ins
-	Industrial	Sublet	10,900/900 Office	10,900	\$1.15 MG	08/2026	Thru Jun 2027	4	1

Kidder Mathews: Jim Benson (760) 822-7428

Amenities

- Fenced Lot
- Property Manager on Site
- Storage Space
- Storage Space

Transportation

Parking Details	1.81/1,000 SF; 82 Surface Spaces
Traffic Volume	8,851 on North Dr (2025); 8,015 on Swallow Dr (2025); 2,503 on East Dr (2025); 4,417 on Melrose Pl (2025); 29,980 on North Ave (2025); 31,964 on Highland Dr (2025); 3,925 on W California Ave (2025); 2,100 on Maryland Dr (2025); 8,094 on Private Rd (2025); 4,928 on W Los Angeles Dr (2025)
Frontage	414' on Melrose
Commuter Rail	Carlsbad Village  15 min drive
Airport	San Diego International 53 min drive
Pedestrian Friendly	40 - Fairly friendly
Cycling Friendly	50 - Fairly friendly
Car Friendly	90 - Exceptionally friendly
Transit Friendly	70 - Moderately friendly

1280 N Melrose Dr

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



Manufacturing

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
American Marble	1	35,214	-	Jun 2022	Jun 2027
San Diego County Flower-Plant	1	-	-	Aug 2021	-

Showing 2 of 2 Tenants

1316 N Melrose Dr - Melrose Business Center

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



Service

Property Summary

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



Property Details

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

Available Spaces

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

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

Amenities

- Skylights
- Skylights

Transportation

Parking Details	1.74/1,000 SF; 27 Surface Spaces; Covered Spaces Available		
Traffic Volume	8,851 on North Dr (2025); 29,980 on North Ave (2025); 8,015 on Swallow Dr (2025); 2,503 on East Dr (2025); 18,024 on N Melrose Dr (2025); 2,749 on Lagan Ave (2025); 8,094 on Private Rd (2025); 4,417 on Melrose Pl (2025); 3,925 on W California Ave (2025); 31,964 on Highland Dr (2025)		
Transit/Subway	Melrose		10 min walk
Commuter Rail	Oceanside Transit Center		17 min drive
	Carlsbad Village		16 min drive
Airport	San Diego International		54 min drive
Pedestrian Friendly	40 - Fairly friendly		
Cycling Friendly	50 - Fairly friendly		
Car Friendly	90 - Exceptionally friendly		
Transit Friendly	60 - Moderately friendly		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
A Plus Steel Construction	1	1,518	1	Mar 2020	-

1316 N Melrose Dr - Melrose Business Center

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



Service

Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Davis Mechanical Systems	1	1,518	10	Jan 2005	-
Tavos Motorcycles	1	1,518	1	Dec 2013	-
The Shower Pan Man, Inc	1	1,518	8	Jan 2010	-

Showing 4 of 4 Tenants

Property Summary

RBA	76,954 SF
Built	1989
Tenancy	Multiple
Available	47,470 - 76,954 SF
Max Contiguous	76,954 SF
Asking Rent	\$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; Covered Spaces Available; 162 Surface Spaces



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

Amenities

- Fenced Lot
- Skylights
- Skylights

Transportation

Parking Details	2.11/1,000 SF; Covered Spaces Available; 162 Surface Spaces		
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
Pedestrian Friendly	40 - Fairly friendly		
Cycling Friendly	50 - Fairly friendly		
Car Friendly	90 - Exceptionally friendly		

970 Park Center Dr - Vista Business Park

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



Manufacturing

Transportation (Continued)

Transit Friendly

30 - Somewhat friendly

990 Park Center Dr - Vista Business Park

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



Manufacturing

Property Summary

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



Property Details

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

Available Spaces

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

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

Amenities

- Signage

Transportation

Parking Details	2.50/1,000 SF; 45 Surface Spaces; Covered Spaces Available		
Traffic Volume	10,302 on Joshua Way (2025); 20,505 on Bus PkDr (2025); 8,606 on Scott St (2025); 1,738 on Bus Park Dr (2018); 1,295 on Pipeline Dr (2025); 1,467 on Engineer St (2025); 808 on Fortune Way (2018); 21,673 on Hotspring Way (2025); 1,744 on Bus Park Dr (2018); 632 on la Mirada Dr (2025)		
Commuter Rail	Carlsbad Poinsettia		15 min drive
	Carlsbad Village		19 min drive
Airport	San Diego International		48 min drive
Pedestrian Friendly	40 - Fairly friendly		
Cycling Friendly	50 - Fairly friendly		
Car Friendly	90 - Exceptionally friendly		
Transit Friendly	30 - Somewhat friendly		

990 Park Center Dr - Vista Business Park

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



Manufacturing

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Ultra Communications, Inc	1	8,317	5	Mar 2019	-
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	-	20	Jun 2022	-

Showing 5 of 7 Tenants

1175 Park Center Dr - Vista Business Park

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



Warehouse

Property Summary

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



Property Details

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

Available Spaces


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

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

Amenities

- Signage
- Skylights
- Skylights

Transportation

Parking Details	2.70/1,000 SF; Covered Spaces Available; 25 Surface Spaces
Traffic Volume	8,606 on Scott St (2025); 10,302 on Joshua Way (2025); 1,738 on Bus Park Dr (2018); 1,744 on Bus Park Dr (2018); 4,346 on Ave Chelsea (2025); 20,505 on Bus PkDr (2025); 21,673 on Hotspring Way (2025); 1,576 on Scott St (2018); 1,295 on Pipeline Dr (2025); 9,545 on Keystone Way (2025)
Commuter Rail	Carlsbad Poinsettia  13 min drive
Airport	San Diego International 43 min drive
Pedestrian Friendly	50 - Fairly friendly
Cycling Friendly	50 - Fairly friendly
Car Friendly	90 - Exceptionally friendly
Transit Friendly	30 - Somewhat friendly

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Tedco Tool	1	2,995	3	Apr 2003	-

1175 Park Center Dr - Vista Business Park

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



Warehouse

Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
The Flavor Chef	1	1,300	9	Mar 2016	-
Carlson Catering & Events	1	-	-	Jun 2021	-
Healthy Creations	1	-	2	Aug 2013	-
Hydro Components & Techs	1	-	17	Jul 2016	-

Showing 5 of 5 Tenants

2575 Pioneer Ave - Vista Business Park

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



Warehouse

Property Summary

RBA (% Leased)	68,935 SF (77.4%)
Built/Renovated	1988/2006
Tenancy	Multiple
Available	4,957 - 15,610 SF
Max Contiguous	10,653 SF
Asking Rent	\$1.29 SF/Month/MG
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									
108	Office	Direct	4,957	4,957	\$0.95 MG	Vacant	Negotiable	-	-
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	
Pedestrian Friendly	40 - Fairly friendly								
Cycling Friendly	50 - Fairly friendly								
Car Friendly	90 - Exceptionally friendly								
Transit Friendly	30 - Somewhat friendly								

2575 Pioneer Ave - Vista Business Park

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



Warehouse

Tenants

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

Showing 5 of 7 Tenants

1485 Poinsettia Ave - Lionshead Landing

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



Manufacturing

Property Summary

RBA (% Leased)	22,463 SF (79.7%)
Built	1999
Tenancy	Multiple
Available	1,455 - 6,267 SF
Max Contiguous	1,695 SF
Asking Rent	\$1.65 SF/Month/MG
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
114	Industrial	Sublet	1,695	1,695	\$1.65 MG	30 Days	Thru May 2028	-	-

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

105	Industrial	Direct	1,566	1,566	Withheld	Vacant	Negotiable	-	1
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Cushman & Wakefield: Conor Boyle (760) 458-5739, Tyler Stemley (760) 908-4270, Joe Crotty (760) 473-1811, Carson Odabashian (619) 733-6337

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

106	Industrial	Direct	1,455	1,455	Withheld	Vacant	Negotiable	-	1
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Cushman & Wakefield: Conor Boyle (760) 458-5739, Tyler Stemley (760) 908-4270, Joe Crotty (760) 473-1811, Carson Odabashian (619) 733-6337

Amenities

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

Transportation

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

1485 Poinsettia Ave - Lionshead Landing

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



Manufacturing

Transportation (Continued)

Pedestrian Friendly	40 - Fairly friendly
Cycling Friendly	50 - Fairly friendly
Car Friendly	90 - Exceptionally friendly
Transit Friendly	30 - Somewhat friendly

Tenants

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

Showing 5 of 14 Tenants

2588 Progress St - Vista Business Park

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



Service

Property Summary

RBA (% Leased)	30,866 SF (89.6%)
Built	1994
Tenancy	Multiple
Available	927 - 3,207 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	Industrial	Direct	1,164	2,280	\$1.98 MG	Vacant	Negotiable	-	1
Lee & Associates: Isaac Little (760) 672-1041, Marko Dragovic (858) 531-4523, Olivia Baffert (707) 223-8214									
20	Industrial	Direct	1,116	2,280	Withheld	Vacant	Negotiable	-	1
Lee & Associates: Isaac Little (760) 672-1041, Marko Dragovic (858) 531-4523, Olivia Baffert (707) 223-8214									
26	Industrial	Direct	927	927	\$1.98 MG	Vacant	Negotiable	-	1
Lee & Associates: Isaac Little (760) 672-1041, Marko Dragovic (858) 531-4523, Olivia Baffert (707) 223-8214									

Amenities

- Fenced Lot
- Signage

Transportation

Parking Details	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
Pedestrian Friendly	40 - Fairly friendly	
Cycling Friendly	50 - Fairly friendly	
Car Friendly	90 - Exceptionally friendly	
Transit Friendly	20 - Somewhat friendly	

2588 Progress St - Vista Business Park

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



Service

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
CrossFit	1	20,000	3	Sep 2017	-
Shirley's Draperies	1	6,183	1	Apr 2003	-
Southwest Contemporary	1	6,183	3	Jun 2003	-
Vampola, Joe	1	6,183	6	Jun 2003	-
European Motorsports	1	4,108	-	Mar 2025	-

Showing 5 of 20 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 (87.5%)
Built	1977
Tenancy	Multiple
Available	640 - 6,400 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 - 1,920	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	1,920	\$1.50 IG	60 Days	Negotiable	-	-
CEG Advisors: Dan Geary (619) 339-0730, Pat Geary (619) 504-6058									
F-6	Industrial	Direct	640 - 1,920	1,920	\$1.50 IG	06/2026	Negotiable	-	-
CEG Advisors: Dan Geary (619) 339-0730, Pat Geary (619) 504-6058									
F-2	Industrial	Direct	640	640	\$1.50 IG	Vacant	Negotiable	-	-
CEG Advisors: Dan Geary (619) 339-0730, Pat Geary (619) 504-6058									

Amenities

- Fenced Lot
- Property Manager on Site

Transportation

Parking Details	2.34/1,000 SF; 12 Surface Spaces
Traffic Volume	6,321 on Calinda Dr (2025); 29,452 on Bosstick Blvd (2025); 19,936 on Azalea Dr (2025); 141,545 on Smilax Rd (2025); 504 on Poinsettia Ave (2025); 751 on S Santa Fe Ave (2025); 3,741 on Estrelita Dr (2025); 4,334 on Primrose Ave (2025); 6,846 on Adeline Ct (2025)
Transit/Subway	Buena Creek 16 min walk
Airport	San Diego International 50 min drive
Pedestrian Friendly	40 - Fairly friendly
Cycling Friendly	30 - Somewhat friendly

2518 S Santa Fe Ave - South Santa Fe Industrial Park

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



Warehouse

Transportation (Continued)

Car Friendly	100 - Exceptionally friendly
Transit Friendly	30 - Somewhat friendly

Tenants

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

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	\$1.10 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
A	Industrial	Direct	27,264/4,000 Office	27,264	\$1.10 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
Pedestrian Friendly	40 - Fairly friendly		
Cycling Friendly	50 - Fairly friendly		
Car Friendly	90 - Exceptionally friendly		
Transit Friendly	20 - Somewhat friendly		

1225-1381 E Vista Way - Foothill Center

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



Retail

Property Summary

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



Property Details

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

Available Spaces

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

Transportation

Parking Details	5.50/1,000 SF; 550 Surface Spaces	
Traffic Volume	2,179 on E Vista Way (2018); 27,189 on Monte Mar Rd (2025); 13,419 on Oak Dr (2025); 3,678 on Foothill Dr (2025); 2,339 on Monte Mar Rd (2025); 16,340 on Cll Jules (2025); 2,882 on Madera Ln (2025); 1,489 on Via Felicidad (2025); 926 on Memory Ln (2025); 32,113 on Oak Dr (2025)	
Frontage	92' on E Vista Way	
Airport	San Diego International	56 min drive
Pedestrian Friendly	50 - Fairly friendly	
Cycling Friendly	40 - Fairly friendly	
Car Friendly	100 - Exceptionally friendly	
Transit Friendly	30 - Somewhat friendly	

1225-1381 E Vista Way - Foothill Center

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



Retail

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	-
World's Fare	1	2,000	4	Jul 2016	-
Jazzercise	Unkwn	1,500	-	Nov 2018	-

Showing 5 of 25 Tenants

515 Olive Ave

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



Warehouse

Property Summary

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



Property Details

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

Available Spaces

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

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

Amenities

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

Transportation

Parking Details	1.82/1,000 SF; 18 Surface Spaces		
Traffic Volume	6,609 on Plymouth Dr (2025); 2,461 on Village Ln (2025); 4,284 on Private Rd (2025); 30,983 on Tatum St (2025); 7,226 on Plymouth Dr (2025); 6,667 on Pollyanna Ter (2025); 7,886 on Maryland Dr (2025); 1,745 on San del Dr (2025); 36,375 on Ascot Dr (2025); 5,397 on Alley (2025)		
Commuter Rail	Carlsbad Village		14 min drive
Airport	San Diego International		52 min drive
Pedestrian Friendly	50 - Fairly friendly		
Cycling Friendly	50 - Fairly friendly		
Car Friendly	100 - Exceptionally friendly		
Transit Friendly	50 - Fairly friendly		

1205-1211 Park Center Dr - Park Center Dr

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



Warehouse

Property Summary

RBA (% Leased)	178,221 SF (17.4%)
Built	1990
Tenancy	Multiple
Available	28,400 - 147,200 SF
Max Contiguous	147,200 SF
Asking Rent	Withheld
Clear Height	24'
Drive Ins	2 total/12' w x 12' h
Docks	19 exterior
Levelers	None
Parking Spaces	1.66/1,000 SF; 150 Surface Spaces



Property Details

Land Area	9.17 AC (399,343 SF)	Cross Docks	None
Building FAR	0.45	Power	2,000a/ 3p 3w Heavy
Crane	None	Zoning	I-7
Column Spacing	40'w x 56'd	Parcel	219-011-80 (+1 more)

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Month	Occupancy	Term	Docks	Drive Ins
1205	Industrial	Direct	28,400 - 118,800	147,200	Withheld	Vacant	Negotiable	16	2
Cushman & Wakefield: Aric Starck (619) 200-6660, Drew Dodds (720) 339-3004									
1211	Industrial	Direct	28,400	147,200	Withheld	Vacant	Negotiable	3	-
Cushman & Wakefield: Aric Starck (619) 200-6660, Drew Dodds (720) 339-3004									

Amenities

- Fenced Lot

Transportation

Parking Details	1.66/1,000 SF; 150 Surface Spaces
Traffic Volume	8,606 on Scott St (2025); 4,346 on Ave Chelsea (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); 1,576 on Scott St (2018); 1,295 on Pipeline Dr (2025); 32,272 on Oak Ridge Way (2025)
Commuter Rail	Carlsbad Poinsettia 14 min drive Carlsbad Village 18 min drive
Airport	San Diego International 47 min drive
Pedestrian Friendly	40 - Fairly friendly
Cycling Friendly	50 - Fairly friendly
Car Friendly	90 - Exceptionally friendly
Transit Friendly	30 - Somewhat friendly

1205-1211 Park Center Dr - Park Center Dr

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



Warehouse

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
US Foods	1	90,500	160	Apr 1990	-
Natural Alternatives International, Inc.	1	62,000	-	Nov 2010	-

Showing 2 of 2 Tenants

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	250 - 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
- Skylights
- Reception
- Skylights
- Reception
- Storage Space
- Signage
- 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
Pedestrian Friendly	40 - Fairly friendly		
Cycling Friendly	50 - Fairly friendly		
Car Friendly	90 - Exceptionally friendly		
Transit Friendly	30 - Somewhat friendly		

1225 Park Center Dr - Vista Business Park

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



Warehouse

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	Jun 2028
Dr Bronner's	1	15,200	20	Aug 2020	-

Showing 3 of 3 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
- Skylights
- Reception
- Skylights
- Reception
- Wheelchair Accessible
- Signage
- 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
Pedestrian Friendly	40 - Fairly friendly
Cycling Friendly	50 - Fairly friendly
Car Friendly	90 - Exceptionally friendly
Transit Friendly	30 - Somewhat friendly

1491 Poinsettia Ave - Lionshead Landing

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



Manufacturing

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	-	-	Sep 2025	-
Gliding Discs	1	-	-	Oct 2025	-
New Genovation, LLC	1	-	-	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
Pedestrian Friendly	40 - Fairly friendly		
Cycling Friendly	50 - Fairly friendly		
Car Friendly	90 - Exceptionally friendly		
Transit Friendly	20 - Somewhat friendly		

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	1.33/1,000 SF; Covered Spaces Available; 96 Surface Spaces



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	1.33/1,000 SF; Covered Spaces Available; 96 Surface Spaces		
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
Pedestrian Friendly	40 - Fairly friendly		
Cycling Friendly	50 - Fairly friendly		
Car Friendly	90 - Exceptionally friendly		
Transit Friendly	30 - Somewhat friendly		

2765 Progress St - North County Corporate Center

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



Manufacturing

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

2449 Cades Way - Oak Ridge Business Center

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



Warehouse

Property Summary

RBA (% Leased)	23,850 SF (82.4%)
Built	1988
Tenancy	Multiple
Available	4,200 SF
Max Contiguous	4,200 SF
Asking Rent	\$1.50 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	\$1.50 MG	Vacant	Negotiable	-	1

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

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
Pedestrian Friendly	50 - Fairly friendly		
Cycling Friendly	40 - Fairly friendly		
Car Friendly	100 - Exceptionally friendly		
Transit Friendly	30 - Somewhat friendly		

2449 Cades Way - Oak Ridge Business Center

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



Warehouse

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	-
Ebullition Brew Works	1	-	-	May 2021	-

Showing 4 of 4 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 (90.9%)
Built	2005
Tenancy	Multiple
Available	1,776 SF
Max Contiguous	1,776 SF
Asking Rent	\$1.79 SF/Month/MG
Clear Height	14'
Drive Ins	11 total/8' w x 12' h
Docks	None
Levelers	None
Parking Spaces	2.70/1,000 SF; 53 Surface Spaces



Property Details



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

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Month	Occupancy	Term	Docks	Drive Ins
500	Industrial	Direct	1,776	1,776	\$1.79 MG	Vacant	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
Pedestrian Friendly	50 - Fairly friendly
Cycling Friendly	50 - Fairly friendly
Car Friendly	100 - Exceptionally friendly
Transit Friendly	20 - Somewhat friendly

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Cbs Window & Door	1	-	35	Mar 2017	-
Dynamic Solutions Systems, Inc	1	-	6	Dec 2020	-

2332 La Mirada Dr - Thibodo Ranch Business Center

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



Warehouse

Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Generous Spirits	1	-	-	Nov 2018	-
Icon Doors	1	-	5	Nov 2018	-
Tsf Holding	1	-	6	Sep 2017	-

Showing 5 of 5 Tenants

1338 N Melrose Dr - Melrose Business Center

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



Showroom

Property Summary

RBA (% Leased)	17,415 SF (90.7%)
Built	1988
Tenancy	Multiple
Available	1,615 SF
Max Contiguous	1,615 SF
Asking Rent	\$1.69 SF/Month/IG
Clear Height	18'
Drive Ins	14 total/12' w x 14' h
Docks	None
Levelers	None
Parking Spaces	1.95/1,000 SF; 34 Surface Spaces



Property Details

Land Area	1.31 AC (57,230 SF)	Zoning	IC
Building FAR	0.30	Parcel	161-071-20
Power	3p		

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Month	Occupancy	Term	Docks	Drive Ins
M	Industrial	Direct	1,615	1,615	\$1.69 IG	Vacant	Negotiable	-	-

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

Amenities

- Fenced Lot
- Skylights
- Skylights

Transportation

Parking Details	1.95/1,000 SF; 34 Surface Spaces		
Traffic Volume	29,980 on North Ave (2025); 8,851 on North Dr (2025); 18,024 on N Melrose Dr (2025); 8,015 on Swallow Dr (2025); 2,503 on East Dr (2025); 8,094 on Private Rd (2025); 2,749 on Lagan Ave (2025); 19,544 on Dorsey Way (2025); 19,413 on Meadowbrook Dr (2025); 4,417 on Melrose PI (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
Pedestrian Friendly	40 - Fairly friendly		
Cycling Friendly	50 - Fairly friendly		
Car Friendly	90 - Exceptionally friendly		
Transit Friendly	50 - Fairly friendly		

1338 N Melrose Dr - Melrose Business Center

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



Showroom

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Jacintos Drywall	1	4,525	-	Jul 2021	-
California Enviromental Solutions	1	2,032	-	Mar 2020	-
Hot Rod Helper	1	1,508	-	Jul 2021	-
Motorcycle Man	1	1,508	-	Jul 2021	-
Tiptop Door and Gate Service	1	970	-	Sep 2021	-

Showing 5 of 6 Tenants

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	\$1.05 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	\$1.05 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	
Pedestrian Friendly	40 - Fairly friendly								
Cycling Friendly	50 - Fairly friendly								
Car Friendly	90 - Exceptionally friendly								
Transit Friendly	30 - Somewhat friendly								

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

2590 Pioneer Ave - Coral Tree Commerce Center

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



Warehouse

Property Summary

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



Property Details

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


Available Spaces

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

Amenities

- Signage

Transportation

Parking Details	2.00/1,000 SF; 65 Surface Spaces
Traffic Volume	8,035 on Dogwood Way (2025); 9,991 on La Mirada Dr (2025); 9,943 on Birch St (2018); 808 on Fortune Way (2018); 891 on Virginia Pl (2025); 3,231 on Vallecitos Dr (2025); 4,443 on Private Rd (2025); 29,255 on La Mirada Dr (2025); 2,318 on Cades Way (2025); 20,505 on Bus PkDr (2025)
Commuter Rail	Carlsbad Poinsettia  17 min drive
Airport	San Diego International 51 min drive
Pedestrian Friendly	40 - Fairly friendly
Cycling Friendly	50 - Fairly friendly
Car Friendly	90 - Exceptionally friendly
Transit Friendly	20 - Somewhat friendly

2590 Pioneer Ave - Coral Tree Commerce Center

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



Warehouse

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Premier Folding Doors	1	6,021	11	Dec 2017	-
T Group Windows and Folding Doors	1	5,911	3	Dec 2017	-
Axycut Manufacturing LLC	1	4,861	6	Apr 2017	-

Showing 3 of 3 Tenants

1497 Poinsettia Ave - Lionshead Landing

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



Manufacturing

Property Summary

RBA (% Leased)	35,297 SF (72.3%)
Built	1999
Tenancy	Multiple
Available	4,750 - 9,782 SF
Max Contiguous	5,032 SF
Asking Rent	\$1.55 SF/Month/NNN
Clear Height	18'
Drive Ins	14 total/12' w x 12' h
Docks	2 exterior
Levelers	None
Parking Spaces	3.00/1,000 SF; 46 Surface Spaces



Property Details

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

Available Spaces

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

Transportation

Parking Details	3.00/1,000 SF; 46 Surface Spaces
Traffic Volume	9,987 on Corporate Vw (2025); 9,545 on Keystone Way (2025); 1,006 on Vantage Ct (2025); 1,576 on Scott St (2018); 1,744 on Bus Park Dr (2018); 12,920 on Linda Vista Dr (2025); 1,738 on Bus Park Dr (2018); 8,606 on Scott St (2025); 29,923 on Ave de Las Rosas (2025); 10,302 on Joshua Way (2025)
Commuter Rail	Carlsbad Poinsettia  14 min drive Carlsbad Village  18 min drive
Airport	San Diego International 47 min drive
Pedestrian Friendly	50 - Fairly friendly
Cycling Friendly	50 - Fairly friendly
Car Friendly	90 - Exceptionally friendly
Transit Friendly	30 - Somewhat friendly

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Fuse Manufacturing	1	6,706	-	Jul 2021	-

1497 Poinsettia Ave - Lionshead Landing

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



Manufacturing

Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
QC Charge	1	6,706	-	Aug 2020	-
Hawaii Kai Corporation	1	5,240	8	Apr 2022	-
L & M Machining Center	1	4,790	10	May 2018	-
FCA Cheer	1	4,724	-	Apr 2020	-

Showing 5 of 6 Tenants

2510 S Santa Fe Ave - South Santa Fe Industrial Park

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



Warehouse

Property Summary

RBA (% Leased)	6,400 SF (87.5%)
Built	1994
Tenancy	Multiple
Available	800 SF
Max Contiguous	800 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	1.88/1,000 SF; 12 Surface Spaces



Property Details

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

Available Spaces


Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Month	Occupancy	Term	Docks	Drive Ins
D-4	Industrial	Direct	800	800	\$1.50 IG	Vacant	Negotiable	-	-

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

Amenities

- Fenced Lot

Transportation

Parking Details	1.88/1,000 SF; 12 Surface Spaces
Traffic Volume	6,321 on Calinda Dr (2025); 29,452 on Bosstick Blvd (2025); 19,936 on Azalea Dr (2025); 141,545 on Smilax Rd (2025); 504 on Poinsettia Ave (2025); 751 on S Santa Fe Ave (2025); 3,741 on Estrelita Dr (2025); 4,334 on Primrose Ave (2025); 7,862 on Robelini Dr (2025)
Transit/Subway	Buena Creek  16 min walk
Airport	San Diego International 50 min drive
Pedestrian Friendly	40 - Fairly friendly
Cycling Friendly	30 - Somewhat friendly
Car Friendly	100 - Exceptionally friendly
Transit Friendly	30 - Somewhat friendly

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Crescent Floors	1	800	-	Aug 2016	-
Jose Galindo	1	800	-	Sep 2015	-

2510 S Santa Fe Ave - South Santa Fe Industrial Park

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



Warehouse

Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Sunshine Communications Inc	1	800	-	May 2015	-
Aa South County Towing	1	400	8	Mar 2016	-
Stokey's Custom Painting	1	400	1	Nov 2018	-

Showing 5 of 6 Tenants

2865 Scott St - Canyon Oaks Business Center

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



Warehouse

Property Summary

RBA (% Leased)	15,008 SF (76.7%)
Built	2003
Tenancy	Multiple
Available	3,500 SF
Max Contiguous	3,500 SF
Asking Rent	\$1.30 SF/Month/NNN
Clear Height	18'
Drive Ins	8 total/8' w x 14' h
Docks	None
Levelers	None
Parking Spaces	3.00/1,000 SF; 12 Surface Spaces



Property Details

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

Available Spaces



Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Month	Occupancy	Term	Docks	Drive Ins
106-107	Industrial	Direct	3,500/1,400 Office	3,500	\$1.30 NNN	Vacant	Negotiable	-	2

CBRE: Weston Yahn (760) 707-9244

Amenities

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

Transportation

Parking Details	3.00/1,000 SF; 12 Surface Spaces
Traffic Volume	8,606 on Scott St (2025); 1,738 on Bus Park Dr (2018); 1,744 on Bus Park Dr (2018); 1,006 on Vantage Ct (2025); 9,545 on Keystone Way (2025); 1,576 on Scott St (2018); 9,987 on Corporate Vw (2025); 10,302 on Joshua Way (2025); 12,920 on Linda Vista Dr (2025); 20,505 on Bus PkDr (2025)
Commuter Rail	Carlsbad Poinsettia  14 min drive Carlsbad Village  18 min drive
Airport	San Diego International 48 min drive
Pedestrian Friendly	40 - Fairly friendly
Cycling Friendly	50 - Fairly friendly
Car Friendly	90 - Exceptionally friendly
Transit Friendly	30 - Somewhat friendly

2865 Scott St - Canyon Oaks Business Center

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



Warehouse

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Autopro SD	1	4,462	-	Jul 2021	-
Life Pack Labs	1	4,462	2	Mar 2020	-
Nuzee, Inc	1	4,462	10	Nov 2023	-
Landreth Construction Inc	1	1,750	2	Oct 2020	-

Showing 4 of 4 Tenants

1330 Specialty Dr - Rancho Vista Business Park

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



Manufacturing

Property Summary

RBA (% Leased)	29,045 SF (85.9%)
Built	2003
Tenancy	Multiple
Available	3,150 - 14,349 SF
Max Contiguous	7,093 SF
Asking Rent	\$1.55 SF/Month/IG
Clear Height	18'
Drive Ins	7 total/12' w x 14' h
Docks	1 exterior
Levelers	None
Parking Spaces	2.14/1,000 SF; Surface Spaces Available; Covered Spaces Available



Property Details

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

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Month	Occupancy	Term	Docks	Drive Ins
A	Industrial	Direct	7,093	7,093	\$1.55 IG	60 Days	Negotiable	-	-
Lee & Associates: Barry Hendler (760) 448-2438 Kidder Mathews: Todd Davis (760) 445-4227									
D	Industrial	Direct	4,106	4,106	\$1.55 IG	Vacant	Negotiable	-	-
Lee & Associates: Barry Hendler (760) 448-2438 Kidder Mathews: Todd Davis (760) 445-4227									
B	Industrial	Direct	3,150	3,150	\$1.55 IG	60 Days	Negotiable	-	-
Lee & Associates: Barry Hendler (760) 448-2438 Kidder Mathews: Todd Davis (760) 445-4227									

Transportation

Parking Details	2.14/1,000 SF; Surface Spaces Available; Covered Spaces Available								
Traffic Volume	1,006 on Vantage Ct (2025); 9,987 on Corporate Vw (2025); 3,231 on Vallecitos Dr (2025); 9,991 on la Mirada Dr (2025); 8,606 on Scott St (2025); 1,738 on Bus Park Dr (2018); 1,744 on Bus Park Dr (2018); 9,545 on Keystone Way (2025); 29,923 on Ave de Las Rosas (2025); 8,035 on Dogwood Way (2025)								
Commuter Rail	Carlsbad Poinsettia								16 min drive
	Carlsbad Village								20 min drive
Airport	San Diego International							49 min drive	
Pedestrian Friendly	40 - Fairly friendly								

1330 Specialty Dr - Rancho Vista Business Park

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



Manufacturing

Transportation (Continued)

Cycling Friendly	50 - Fairly friendly
Car Friendly	90 - Exceptionally friendly
Transit Friendly	20 - Somewhat friendly

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Sun Diego Boardshop	1	8,211	15	Jun 2018	-
Old Guys Rule	1	5,809	12	Apr 2020	-
Anar Party Rentals, Inc	1	4,378	7	Jan 2019	-
H Industries	1	4,106	-	Aug 2021	-
I Force Nutrition	1	500	2	Jun 2017	-

Showing 5 of 6 Tenants

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
Pedestrian Friendly	50 - Fairly friendly
Cycling Friendly	40 - Fairly friendly
Car Friendly	100 - Exceptionally friendly
Transit Friendly	30 - Somewhat friendly

1240 Activity Dr - Rancho Vista Business Park

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



Manufacturing

Property Summary

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



Property Details

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

Available Spaces

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



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

Kidder Mathews: Todd Davis (760) 445-4227

Amenities

- Property Manager on Site
- Skylights
- Skylights

Transportation

Parking Details	2.00/1,000 SF; 20 Surface Spaces		
Traffic Volume	9,991 on La Mirada Dr (2025); 3,231 on Vallecitos Dr (2025); 8,035 on Dogwood Way (2025); 1,006 on Vantage Ct (2025); 891 on Virginia Pl (2025); 7,392 on Las Flores Dr (2025); 9,943 on Birch St (2018); 9,987 on Corporate Vw (2025); 808 on Fortune Way (2018); 4,443 on Private Rd (2025)		
Commuter Rail	Carlsbad Poinsettia 		15 min drive
	Carlsbad Village 		19 min drive
Airport	San Diego International		49 min drive
Pedestrian Friendly	40 - Fairly friendly		
Cycling Friendly	50 - Fairly friendly		
Car Friendly	90 - Exceptionally friendly		
Transit Friendly	30 - Somewhat friendly		

1240 Activity Dr - Rancho Vista Business Park

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



Manufacturing

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
187 Killer Pads	1	5,280	-	Apr 2017	-
Canyon Insulation Inc	1	-	3	Jul 2016	-
Hydrion Scientific Instrument	1	-	-	Apr 2026	-
Killer Pad Distribution, LLC	1	-	2	Jan 2018	-
Range Mart	1	-	-	Jan 2017	-

Showing 5 of 5 Tenants

2420 Grand Ave - Vista Business Park

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



Warehouse

Property Summary

RBA (% Leased)	36,802 SF (94.6%)
Built	1988
Tenancy	Multiple
Available	2,001 SF
Max Contiguous	2,001 SF
Asking Rent	Withheld
Clear Height	16'
Drive Ins	20 total/8' w x 8' h
Docks	None
Levelers	None
Parking Spaces	3.00/1,000 SF; 119 Surface Spaces



Property Details

Land Area	4.76 AC (207,346 SF)	Sprinklers	Wet
Building FAR	0.18	Zoning	RLI, Vista
Crane	None	Parcel	217-252-03
Power	1,600a/120 - 208v 3p Heavy		

Available Spaces


Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Month	Occupancy	Term	Docks	Drive Ins
H-1	Industrial	Direct	2,001	2,001	Withheld	Vacant	Negotiable	-	1

JLL: Chris Baumgart (858) 736-1710

Amenities

- Signage

Transportation

Parking Details	3.00/1,000 SF; 119 Surface Spaces
Traffic Volume	501 on Sycamore Ave (2025); 29,255 on la Mirada Dr (2025); 2,318 on Cades Way (2025); 1,112 on Woodcrest Ln (2018); 9,943 on Birch St (2018); 245 on Grand Ave (2018); 808 on Fortune Way (2018); 30,449 on Watson Way (2025); 6,400 on Private Rd (2025); 1,816 on Juniper Ln (2025)
Commuter Rail	Carlsbad Poinsettia  16 min drive
Airport	San Diego International 49 min drive
Pedestrian Friendly	50 - Fairly friendly
Cycling Friendly	40 - Fairly friendly
Car Friendly	100 - Exceptionally friendly
Transit Friendly	30 - Somewhat friendly

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Orkin	1	4,325	5	Apr 2020	Apr 2028

2420 Grand Ave - Vista Business Park

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



Warehouse

Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Misadventure & Co	1	3,680	5	Apr 2020	-
Pacific Metrology	1	3,680	24	Jan 2019	-
Innovative Sign Systems	1	3,106	5	Jan 2019	-
Guedes Construction	1	3,060	3	Apr 2020	-

Showing 5 of 11 Tenants

995 Joshua Way - North County Corporate Center

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



Manufacturing

Property Summary

RBA (% Leased)	106,268 SF (55.6%)
Built	1999
Tenancy	Multiple
Available	47,174 SF
Max Contiguous	47,174 SF
Asking Rent	Withheld
Clear Height	26'
Drive Ins	3 total/12' w x 14' h
Docks	14 exterior
Levelers	None
Parking Spaces	1.30/1,000 SF; Surface Spaces Available



Property Details

Land Area	5.61 AC (244,372 SF)	Power	3,000a/277 - 480v 3p 3w Heavy
Building FAR	0.43	Sprinklers	ESFR
Crane	None	Zoning	M
Column Spacing	52'w x 50'd	Parcel	219-012-45
Cross Docks	None		

Available Spaces



Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Month	Occupancy	Term	Docks	Drive Ins
A	Industrial	Direct	47,174/20,974 Office	47,174	Withheld	Vacant	Negotiable	-	-

Cushman & Wakefield: Aric Starck (619) 200-6660, Drew Dodds (720) 339-3004, Alexander Bush (858) 602-2054

Amenities

- Skylights
- Skylights

Transportation

Parking Details	1.30/1,000 SF; Surface Spaces Available
Traffic Volume	20,505 on Bus PkDr (2025); 10,302 on Joshua Way (2025); 808 on Fortune Way (2018); 1,467 on Engineer St (2025); 8,606 on Scott St (2025); 1,295 on Pipeline Dr (2025); 632 on la Mirada Dr (2025); 29,255 on la Mirada Dr (2025); 1,738 on Bus Park Dr (2018); 21,673 on Hotspring Way (2025)
Commuter Rail	Carlsbad Poinsettia  15 min drive Carlsbad Village  19 min drive
Airport	San Diego International 49 min drive
Pedestrian Friendly	40 - Fairly friendly
Cycling Friendly	50 - Fairly friendly
Car Friendly	90 - Exceptionally friendly
Transit Friendly	20 - Somewhat friendly

995 Joshua Way - North County Corporate Center

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



Manufacturing

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Datron	1	47,174	-	Apr 2021	-
The Country Malt Group	1	32,000	3	Feb 2020	-

Showing 2 of 2 Tenants

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

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



Specialty

Property Summary

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



Property Details

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

Available Spaces

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

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

Amenities

- Air Conditioning
- Air Conditioning
- Air Conditioning
- Signage

Transportation

Parking Details	10.00/1,000 SF; 200 Surface Spaces		
Traffic Volume	6,609 on Plymouth Dr (2025); 2,461 on Village Ln (2025); 7,226 on Plymouth Dr (2025); 4,284 on Private Rd (2025); 30,983 on Tatum St (2025); 36,375 on Ascot Dr (2025); 7,886 on Maryland Dr (2025); 2,404 on Plymouth Hts (2025); 6,667 on Pollyanna Ter (2025); 1,779 on Windy Ln (2025)		
Transit/Subway	Vista Transit Center		14 min walk
Commuter Rail	Carlsbad Village		14 min drive
Airport	San Diego International		51 min drive
Pedestrian Friendly	50 - Fairly friendly		
Cycling Friendly	50 - Fairly friendly		
Car Friendly	100 - Exceptionally friendly		
Transit Friendly	50 - Fairly friendly		

Tenants

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

Showing 1 of 1 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	Withheld
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	Direct	1,504	1,504	Withheld	06/2026	Negotiable	-	1
Cushman & Wakefield: Conor Boyle (760) 458-5739, Tyler Stemley (760) 908-4270, Joe Crotty (760) 473-1811, Carson Odabashian (619) 733-6337									
121	Industrial	Direct	1,504	1,504	Withheld	Vacant	Negotiable	-	1
Cushman & Wakefield: Conor Boyle (760) 458-5739, Tyler Stemley (760) 908-4270, Joe Crotty (760) 473-1811, Carson Odabashian (619) 733-6337									

Transportation

Traffic Volume	9,987 on Corporate Vw (2025); 1,006 on Vantage Ct (2025); 9,545 on Keystone Way (2025); 12,920 on Linda Vista Dr (2025); 1,576 on Scott St (2018); 1,744 on Bus Park Dr (2018); 1,738 on Bus Park Dr (2018); 8,606 on Scott St (2025); 29,923 on Ave de Las Rosas (2025); 29,386 on Cascade (2025)								
Commuter Rail	Carlsbad Poinsettia								14 min drive
	Carlsbad Village								18 min drive
Airport	San Diego International							47 min drive	
Pedestrian Friendly	40 - Fairly friendly								
Cycling Friendly	50 - Fairly friendly								
Car Friendly	90 - Exceptionally friendly								
Transit Friendly	30 - Somewhat friendly								

Tenants

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

1487 Poinsettia Ave - Lionshead Landing

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



Warehouse

Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Magnificent Trimmings Inc	1	500	-	Aug 2020	-
Mexico City Cuisine	1	500	6	Dec 2020	-

Showing 5 of 6 Tenants