

Property Summary

RBA (% Leased)	26,320 SF (0.0%)
Built	1971
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	66 (2.51/1,000 SF)



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	Negotiable	2	3

KA Enterprises: Eugene Marini (619) 820-6180

Amenities

- Signage

Transportation

Parking Details	66 Surface Spaces; Ratio of 2.51/1,000 SF
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 (100%)
Built	1988
Tenancy	Single
Available	15,950 SF
Max Contiguous	15,950 SF
Asking Rent	\$1.30 SF/Month/NNN
Clear Height	16'
Drive Ins	3 total/ 14' w x 14' h
Docks	1 exterior
Levelers	None
Parking Spaces	24 (1.50/1,000 SF)



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	\$1.30 NNN	11/2025	Negotiable	1	3

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

Amenities

- Fenced Lot

Transportation

Parking Details	24 Surface Spaces; Ratio of 1.50/1,000 SF
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
Walk Score ®	Somewhat Walkable (63)
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 (83.8%)
Built	2003
Tenancy	Multiple
Available	2,400 SF
Max Contiguous	2,400 SF
Asking Rent	\$1.49 SF/Month/MG
Clear Height	16'
Drive Ins	6 total/ 10' w x 12' h
Docks	None
Levelers	None



Property Details

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

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Month	Occupancy	Term	Docks	Drive Ins
C	Industrial	Direct	2,400/240 Office	2,400	\$1.49 MG	Vacant	Negotiable	-	-

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

Amenities

- Skylights

Transportation

Parking Details	Ratio of 2.30/1,000 SF
Traffic Volume	9,991 on la Mirada Dr (2025); 3,231 on Vallecitos Dr (2025); 8,035 on Dogwood Way (2025); 891 on Virginia Pl (2025); 1,006 on Vantage Ct (2025); 7,392 on Las Flores Dr (2025); 9,943 on Birch St (2018); 4,443 on Private Rd (2025); 808 on Fortune Way (2018); 8,196 on Las Flores Dr (2025)
Frontage	280' on Activity Dr; 199' on Poinsettia Ave
Commuter Rail	Carlsbad Poinsettia  16 min drive
	Carlsbad Village  19 min drive
Airport	San Diego International 49 min drive
Walk Score ®	Car-Dependent (36)
Transit Score ®	Some Transit (28)

Tenants

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

1230 Activity Dr - Vista Business Park

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



Manufacturing

Tenants (Continued)

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

Showing 3 of 3 Tenants

Property Summary

RBA (% Leased)	22,480 SF (0.0%)
Built	2025
Tenancy	Single
Available	22,480 SF
Max Contiguous	22,480 SF
Asking Rent	\$1.45 SF/Month/NNN
Clear Height	28'
Drive Ins	3 total
Docks	2 exterior
Levelers	None
Parking Spaces	46 (2.05/1,000 SF)



Property Details

Land Area	1.67 AC (72,745 SF)	Sprinklers	ESFR
Building FAR	0.31	Zoning	RLI
Cross Docks	None	Parcel	217-253-05
Power	1,600a/277 - 480v Heavy		

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Month	Occupancy	Term	Docks	Drive Ins
-	Industrial	Direct	22,480/2,936 Office	22,480	\$1.45 NNN	Vacant	Negotiable	2	3

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

Transportation

Parking Details	46 Surface Spaces; Ratio of 2.05/1,000 SF
Traffic Volume	2,318 on Cades Way (2025); 9,943 on Birch St (2018); 501 on Sycamore Ave (2025); 29,255 on la Mirada Dr (2025); 808 on Fortune Way (2018); 8,035 on Dogwood Way (2025); 1,112 on Woodcrest Ln (2018); 1,816 on Juniper Ln (2025); 245 on Grand Ave (2018); 6,400 on Private Rd (2025)
Commuter Rail	Carlsbad Poinsettia  16 min drive
Airport	San Diego International 49 min drive
Walk Score ®	Car-Dependent (34)
Transit Score ®	Some Transit (27)

2465 Coral St - Vista Business Park

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



Distribution

Property Summary

RBA (% Leased)	26,026 SF (100%)
Built	1987
Tenancy	Single
Available	26,026 SF
Max Contiguous	26,026 SF
Asking Rent	\$1.30 SF/Month/NNN
Clear Height	26'
Drive Ins	1 total/ 12' w x 12' h
Docks	4 exterior
Levelers	None
Parking Spaces	30 (1.50/1,000 SF)



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	\$1.30 NNN	30 Days	Negotiable	4	1

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

Amenities

- Front Loading
- Mezzanine
- Reception
- Signage

Transportation

Parking Details	30 Surface Spaces; Ratio of 1.50/1,000 SF
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 49 min drive
Walk Score ®	Car-Dependent (34)
Transit Score ®	Some Transit (27)

1265 Distribution Way - Vista Business Park

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



Showroom

Property Summary

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



Property Details

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

Available Spaces

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

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

Transportation

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

Tenants

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

Showing 1 of 1 Tenants

1330 Distribution Way - North County Distribution

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



Manufacturing

Property Summary

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



Property Details

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

Available Spaces

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

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

Amenities

- Fenced Lot
- Skylights

Transportation

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

Tenants

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

1330 Distribution Way - North County Distribution

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



Manufacturing

Tenants (Continued)

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

Showing 3 of 3 Tenants

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	Single
Available	13,047 - 38,665 SF
Max Contiguous	38,665 SF
Asking Rent	\$1.20 SF/Month/NNN
Clear Height	18'
Drive Ins	1 total/ 10' w x 14' h
Docks	6 exterior; 2 interior
Levelers	None
Parking Spaces	55 (1.36/1,000 SF)



Property Details

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

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Month	Occupancy	Term	Docks	Drive Ins
100	Industrial	Direct	25,618/2,693 Office	38,665	\$1.20 NNN	60 Days	Negotiable	4	1
CBRE: Roger Carlson (760) 438-8533, Blake Wilson (858) 740-7411, Don Trapani (858) 322-7900									
101	Industrial	Direct	13,047/1,703 Office	38,665	\$1.20 NNN	60 Days	Negotiable	2	1
CBRE: Roger Carlson (760) 438-8533, Blake Wilson (858) 740-7411, Don Trapani (858) 322-7900									

Amenities

• Fenced Lot	• Signage
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Transportation

Parking Details	55 Surface Spaces; Ratio of 1.36/1,000 SF
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  17 min drive
Airport	San Diego International 49 min drive
Walk Score ®	Car-Dependent (31)
Transit Score ®	Some Transit (27)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Lee-Mar Aquarium & Pet Supplies	1	40,000	50	Aug 2000	-

Showing 1 of 1 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	15 (1.80/1,000 SF)



Property Details

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

Available Spaces

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

Kidder Mathews: Jim Benson (760) 822-7428

Amenities

- Fenced Lot

Transportation

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

Tenants

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

Showing 1 of 1 Tenants

1068 La Mirada Ct - La Mirada Court Business Center

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



Service

Property Summary

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



Property Details

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

Available Spaces

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

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

Transportation

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

Tenants

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

Showing 2 of 2 Tenants

2330 La Mirada Dr - Thibodo Ranch Business Center

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



Warehouse

Property Summary

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



Property Details

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

Available Spaces

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

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

Transportation

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

Tenants

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

Showing 5 of 6 Tenants

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	55 (1.86/1,000 SF)



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	55 Surface Spaces; Ratio of 1.86/1,000 SF
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
Airport	San Diego International 48 min drive
Walk Score ®	Car-Dependent (35)
Transit Score ®	Some Transit (27)

Property Summary

RBA (% Leased)	28,728 SF (0.0%)
Built/Renovated	1988/2023
Tenancy	Single
Available	28,728 SF
Max Contiguous	28,728 SF
Asking Rent	\$1.25 SF/Month/NNN
Clear Height	20'
Drive Ins	2 total/ 12' w x 14' h
Docks	2 exterior
Levelers	None



Property Details

Land Area	1.53 AC (66,647 SF)	Power	800a/110 - 208v Heavy
Building FAR	0.43	Sprinklers	Wet
Crane	None	Zoning	SP-VBP
Column Spacing	44'w x 24'd	Parcel	217-253-13
Cross Docks	None		

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Month	Occupancy	Term	Docks	Drive Ins
-	Industrial	Direct	28,728/10,828 Office	28,728	\$1.25 NNN	Vacant	Negotiable	2	2

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

Amenities

• Fenced Lot	• Mezzanine	• Skylights	• Wheelchair Accessible
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Transportation

Parking Details	Ratio of 2.05/1,000 SF
Traffic Volume	9,943 on Birch St (2018); 808 on Fortune Way (2018); 8,035 on Dogwood Way (2025); 29,255 on la Mirada Dr (2025); 2,318 on Cades Way (2025); 501 on Sycamore Ave (2025); 20,505 on Bus PkDr (2025); 1,112 on Woodcrest Ln (2018); 9,991 on la Mirada Dr (2025); 4,443 on Private Rd (2025)
Commuter Rail	Carlsbad Poinsettia  16 min drive
Airport	San Diego International 49 min drive
Walk Score ®	Car-Dependent (33)
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 - 7,463 SF
Max Contiguous	4,779 SF
Asking Rent	\$1.30 - 1.40 SF/Month
Clear Height	22'
Drive Ins	10 total/ 10' w x 14' h
Docks	None
Levelers	None



Property Details

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

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Month	Occupancy	Term	Docks	Drive Ins
A	Industrial	Sublet	4,779	4,779	\$1.30 MG	30 Days	Thru Oct 2027	-	2

Hometown National: Justin Sachs (760) 822-1985

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

Amenities

- Signage
- Skylights

Transportation

Parking Details	Ratio of 2.25/1,000 SF
Traffic Volume	8,035 on Dogwood Way (2025); 9,991 on La Mirada Dr (2025); 9,943 on Birch St (2018); 4,443 on Private Rd (2025); 808 on Fortune Way (2018); 891 on Virginia Pl (2025); 2,318 on Cades Way (2025); 340 on Poinsettia Ave (2025); 29,255 on La Mirada Dr (2025); 501 on Sycamore Ave (2025)
Commuter Rail	Carlsbad Poinsettia  17 min drive
Airport	San Diego International 50 min drive
Walk Score ®	Car-Dependent (34)
Transit Score ®	Some Transit (27)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Open Source Maker Labs	1	3,818	10	Aug 2019	-
JR Ohana Ventures LLC	1	2,684	-	Apr 2023	May 2026

2780 La Mirada Dr - Coral Tree Commerce Center

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



Warehouse

Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
OYC Americas, Inc.	1	1,714	11	Jul 2010	-
Wild Bills Old Fashioned Soda Pop	1	1,558	-	Jul 2021	-
Glass Curtains Usa	1	500	-	Sep 2024	-

Showing 5 of 5 Tenants

625 North Ave

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



Specialty

Property Summary

GBA (% Leased)	21,780 SF (0.0%)
Built	1970
Stories	1
Typical Floor	21,780 SF
Available	21,780 SF
Max Contiguous	21,780 SF
Asking Rent	\$0.40 SF/Month/+UTIL



Property Details

Land Area	0.49 AC (21,344 SF)	Zoning	SPI
Building FAR	1.02	Parcel	161-071-06

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
E 1	-	Industrial	Direct	21,780	21,780	21,780	\$0.40 +UTIL	Vacant	Negotiable

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

Transportation

Traffic Volume	8,851 on North Dr (2025); 29,980 on North Ave (2025); 8,015 on Swallow Dr (2025); 8,094 on Private Rd (2025); 2,503 on East Dr (2025); 4,417 on Melrose Pl (2025); 31,964 on Highland Dr (2025); 2,100 on Maryland Dr (2025); 18,024 on N Melrose Dr (2025); 3,925 on W California Ave (2025)		
Transit/Subway	Melrose		10 min walk
Commuter Rail	Carlsbad Village		14 min drive
Walk Score ®	Car-Dependent (37)		
Transit Score ®	Some Transit (37)		

Property Summary

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



Property Details

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

Available Spaces

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

Hutchins: Steve Hutchins (760) 809-3545

Transportation

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

970 Park Center Dr - Vista Business Park

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



Manufacturing

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	162 (2.11/1,000 SF)



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	01/2026	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	09/2025	Thru Dec 2026	1	2
Savills: Shane Poppen (858) 354-9435, Louis Bickett (858) 255-9690									

Amenities

- Fenced Lot
- Skylights

Transportation

Parking Details	162 Surface Spaces; Ratio of 2.11/1,000 SF
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  18 min drive
Airport	San Diego International 48 min drive
Walk Score ®	Car-Dependent (40)

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	Dec 2025

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



Property Details

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

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Month	Occupancy	Term	Docks	Drive Ins
G	Industrial	Direct	4,064/1,219 Office	7,934	\$1.65 MG	Vacant	Negotiable	-	-
Lee & Associates: Stephen Crockett (760) 845-0311, Rusty Williams, SIOR (760) 644-1887									
F	Industrial	Direct	3,870/967 Office	7,934	\$1.65 MG	Vacant	Negotiable	-	-
Lee & Associates: Stephen Crockett (760) 845-0311, Rusty Williams, SIOR (760) 644-1887									

Amenities

- Signage

Transportation

Parking Details	45 Surface Spaces; Ratio of 2.50/1,000 SF		
Traffic Volume	10,302 on Joshua Way (2025); 20,505 on Bus PkDr (2025); 8,606 on Scott St (2025); 1,738 on Bus Park Dr (2018); 1,295 on Pipeline Dr (2025); 1,467 on Engineer St (2025); 808 on Fortune Way (2018); 21,673 on Hotspring Way (2025); 1,744 on Bus Park Dr (2018); 632 on la Mirada Dr (2025)		
Commuter Rail	Carlsbad Poinsettia		15 min drive
	Carlsbad Village		19 min drive
Airport	San Diego International		48 min drive
Walk Score ®	Car-Dependent (36)		
Transit Score ®	Some Transit (26)		

Tenants

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

Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
BNi Building News	1	7,052	18	Mar 2019	-
American Security Group	1	6,000	15	Jun 2023	-
International Poly Bag & Packaging	1	4,064	3	Mar 2019	-
Stromer	1	4,032	4	Sep 2018	-

Showing 5 of 8 Tenants

Property Summary

RBA (% Leased)	68,935 SF (84.6%)
Built/Renovated	1988/2006
Tenancy	Multiple
Available	3,871 - 19,481 SF
Max Contiguous	10,653 SF
Asking Rent	\$1.29 - 1.45 SF/Month/MG
Clear Height	19'
Drive Ins	7 total/ 14' w x 14' h
Docks	4 exterior
Levelers	None
Parking Spaces	140 (2.03/1,000 SF)



Property Details

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

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Month	Occupancy	Term	Docks	Drive Ins
101-A	Industrial	Direct	10,653/4,426 Office	10,653	\$1.29 MG	07/2025	3 - 10 Years	1	3
Lee & Associates: Marko Dragovic (858) 531-4523, Isaac Little (760) 672-1041, Olivia Baffert (707) 223-8214									
108	Office	Sublet	4,957/4,957 Office	4,957	\$0.99 MG	Vacant	Thru Mar 2027	-	-
Lee & Associates: Marko Dragovic (858) 531-4523, Isaac Little (760) 672-1041, Olivia Baffert (707) 223-8214									
104	Industrial	Direct	3,871/835 Office	3,871	\$1.45 MG	10/2025	Negotiable	-	1
Lee & Associates: Marko Dragovic (858) 531-4523, Isaac Little (760) 672-1041, Olivia Baffert (707) 223-8214									

Amenities

- Fenced Lot

Transportation

Parking Details	140 Surface Spaces; Ratio of 2.03/1,000 SF
Traffic Volume	8,035 on Dogwood Way (2025); 9,943 on Birch St (2018); 808 on Fortune Way (2018); 9,991 on la Mirada Dr (2025); 29,255 on la Mirada Dr (2025); 2,318 on Cades Way (2025); 4,443 on Private Rd (2025); 891 on Virginia PI (2025); 501 on Sycamore Ave (2025); 20,505 on Bus PkDr (2025)
Commuter Rail	Carlsbad Poinsettia  17 min drive
Airport	San Diego International 50 min drive
Walk Score ®	Car-Dependent (32)
Transit Score ®	Some Transit (27)

Tenants

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

Showing 5 of 7 Tenants

2591 Pioneer Ave - Coral Tree Commerce Center

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



Warehouse

Property Summary

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



Property Details

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

Available Spaces

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

CBRE: Robert Gunness (760) 803-0842

Amenities

- Skylights

Transportation

Parking Details	75 Surface Spaces; Ratio of 2.25/1,000 SF
Traffic Volume	8,035 on Dogwood Way (2025); 9,991 on la Mirada Dr (2025); 9,943 on Birch St (2018); 808 on Fortune Way (2018); 891 on Virginia Pl (2025); 4,443 on Private Rd (2025); 2,318 on Cades Way (2025); 29,255 on la Mirada Dr (2025); 340 on Poinsettia Ave (2025); 3,231 on Vallecitos Dr (2025)
Commuter Rail	Carlsbad Poinsettia  17 min drive
Airport	San Diego International 50 min drive
Walk Score ®	Car-Dependent (32)
Transit Score ®	Some Transit (27)

Tenants

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

2591 Pioneer Ave - Coral Tree Commerce Center

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



Warehouse

Tenants (Continued)

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

Showing 3 of 3 Tenants

1487 Poinsettia Ave - Lionshead Landing

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



Warehouse

Property Summary

RBA (% Leased)	13,920 SF (100%)
Built	1999
Tenancy	Multiple
Available	1,456 - 2,960 SF
Max Contiguous	1,504 SF
Asking Rent	\$1.62 SF/Month/NNN
Clear Height	18'
Drive Ins	12 total
Levelers	None



Property Details

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

Available Spaces

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

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

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

Transportation

Parking Details	Ratio of 3.00/1,000 SF
Traffic Volume	9,987 on Corporate Vw (2025); 1,006 on Vantage Ct (2025); 9,545 on Keystone Way (2025); 12,920 on Linda Vista Dr (2025); 1,576 on Scott St (2018); 1,744 on Bus Park Dr (2018); 1,738 on Bus Park Dr (2018); 8,606 on Scott St (2025); 29,923 on Ave de Las Rosas (2025); 29,386 on Cascade (2025)
Commuter Rail	Carlsbad Poinsettia  14 min drive
Airport	San Diego International 47 min drive
Walk Score ®	Car-Dependent (37)
Transit Score ®	Some Transit (28)

Tenants

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

1487 Poinsettia Ave - Lionshead Landing

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



Warehouse

Tenants (Continued)

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

Showing 5 of 7 Tenants

Property Summary

Table with 2 columns: Property Feature, Value. Rows include RBA (% Leased), Built, Tenancy, Available, Max Contiguous, Asking Rent, Clear Height, Drive Ins, Docks, Levelers, and Parking Spaces.



Property Details

Table with 4 columns: Property Feature, Value, Property Feature, Value. Rows include Land Area, Building FAR, Crane, Power, Zoning, and Parcel.

Available Spaces

Table with 10 columns: Suite, Use, Type, SF Available, Building Contiguous, Rent/SF/Month, Occupancy, Term, Docks, Drive Ins. Row 1: 20, Industrial, Direct, 1,116, 1,116, \$1.95 MG, Vacant, Negotiable, -, 1.

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

Amenities

- Fenced Lot
- Signage

Transportation

Table with 2 columns: Transportation Feature, Details. Rows include Parking Details, Traffic Volume, Commuter Rail, Airport, Walk Score, and Transit Score.

Tenants

Table with 6 columns: Tenant Name, Floor, SF Occupied, Employees, Move Date, Expiration. Rows include Shirley's Draperies, Southwest Contemporary, Vampola, Joe, and European Motorsports.

2588 Progress St - Vista Business Park

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



Service

Tenants (Continued)

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

Showing 5 of 18 Tenants

1155 S Santa Fe Ave - 1155 S Santa Fe

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



Service

Property Summary

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



Property Details

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

Available Spaces

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

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

Amenities

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

Transportation

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

Tenants

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

Showing 1 of 1 Tenants

Property Summary

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



Property Details

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

Available Spaces

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

Pinamonti Rentals: Giancarlo Pinamonti (760) 805-4804

Amenities

- Signage

Transportation

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

2496 S Santa Fe Ave

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



Warehouse

Property Summary

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



Property Details

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

Available Spaces

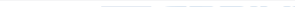
Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Month	Occupancy	Term	Docks	Drive Ins
C	Industrial	Direct	2,640	2,640	\$1.30 IG	Vacant	Negotiable	-	1

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

Amenities

- Fenced Lot

Transportation

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

Tenants

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

Showing 2 of 2 Tenants

1225-1381 E Vista Way - Foothill Center

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



Retail

Property Summary

Center Type	Community Center
GLA (% Leased)	99,999 SF (94.1%)
Built	1986
Tenancy	Multiple
Available	1,112 - 5,901 SF
Max Contiguous	3,654 SF
Asking Rent	\$1.75 SF/Month/NNN
Parking Spaces	550 (5.50/1,000 SF)
Frontage	92' on E Vista Way



Property Details

Land Area	8.24 AC (359,096 SF)	Zoning	C-6
Building FAR	0.28	Parcel	173-300-16 (+1 more)

Available Spaces

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

Transportation

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

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Albertsons	1	59,500	150	Apr 2007	-
Rite Aid	1	13,000	15	Apr 2005	-
U.S. Bank	1	3,000	7	May 2006	-
Starbucks	1	2,500	-	May 2024	-

1225-1381 E Vista Way - Foothill Center

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



Retail

Tenants (Continued)

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

Showing 5 of 25 Tenants

1280 Activity Dr - Rancho Vista Business Park

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



Manufacturing

Property Summary

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



Property Details

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

Available Spaces

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

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

Kidder Mathews: Todd Davis (760) 445-4227

Amenities

- Property Manager on Site
- Skylights

Transportation

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

Tenants

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

1280 Activity Dr - Rancho Vista Business Park

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



Manufacturing

Tenants (Continued)

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

Showing 4 of 4 Tenants

2518 S Santa Fe Ave - South Santa Fe Industrial Park

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



Warehouse

Property Summary

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



Property Details

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

Available Spaces

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

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

F-5	Industrial	Direct	640	1,920	\$1.50 IG	60 Days	Negotiable	-	-
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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	12 Surface Spaces; Ratio of 2.34/1,000 SF
Traffic Volume	6,321 on Calinda Dr (2025); 29,452 on Bosstick Blvd (2025); 19,936 on Azalea Dr (2025); 141,545 on Smilax Rd (2025); 504 on Poinsettia Ave (2025); 751 on S Santa Fe Ave (2025); 3,741 on Estrelita Dr (2025); 4,334 on Primrose Ave (2025); 6,846 on Adeline Ct (2025)
Transit/Subway	Buena Creek 15 min walk
Airport	San Diego International 49 min drive
Walk Score ®	Car-Dependent (48)

Tenants

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

Showing 1 of 1 Tenants

2525 Birch St - Vista Business Park

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



Warehouse

Property Summary

RBA (% Leased)	32,512 SF (100%)
Built	1989
Tenancy	Single
Available	32,512 SF
Max Contiguous	32,512 SF
Asking Rent	Withheld
Clear Height	27'
Drive Ins	1 total/ 12' w x 12' h
Docks	4 exterior
Levelers	None
Parking Spaces	27 (0.83/1,000 SF)



Property Details

Land Area	1.42 AC (61,855 SF)	Power	3,000a/277 - 480v 3p 4w Heavy
Building FAR	0.53	Sprinklers	Wet
Crane	None	Zoning	M, Vista
Cross Docks	None	Parcel	217-253-06

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Month	Occupancy	Term	Docks	Drive Ins
-	Industrial	Direct	32,512	32,512	Withheld	30 Days	5 - 10 Years	4	1

Scott Anastasi Realty: Don Butts (310) 977-0190

Amenities

- 24 Hour Access
- Air Conditioning
- Front Loading
- Signage
- Yard

Transportation

Parking Details	27 Surface Spaces; Ratio of 0.83/1,000 SF
Traffic Volume	9,943 on Birch St (2018); 2,318 on Cades Way (2025); 501 on Sycamore Ave (2025); 29,255 on la Mirada Dr (2025); 808 on Fortune Way (2018); 8,035 on Dogwood Way (2025); 1,816 on Juniper Ln (2025); 1,112 on Woodcrest Ln (2018); 245 on Grand Ave (2018); 6,400 on Private Rd (2025)
Frontage	206' on Birch St
Commuter Rail	Carlsbad Poinsettia  16 min drive
Airport	San Diego International 49 min drive
Walk Score ®	Car-Dependent (34)
Transit Score ®	Some Transit (27)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Tru Grit Fitness	1	32,512	25	Mar 2021	-

2525 Birch St - Vista Business Park

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



Warehouse

Tenants (Continued)

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

Property Summary

RBA (% Leased)	134,299 SF (0.0%)
Built	1999
Tenancy	Multiple
Available	30,000 - 134,299 SF
Max Contiguous	134,299 SF
Asking Rent	Withheld
Clear Height	26'
Drive Ins	4 total/ 12' w x 12' h
Docks	8 exterior
Levelers	None
Parking Spaces	253 (1.90/1,000 SF)



Property Details

Land Area	8.99 AC (391,604 SF)	Sprinklers	ESFR
Building FAR	0.34	Zoning	RLI
Cross Docks	None	Parcel	219-010-73
Power	Yes		

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Month	Occupancy	Term	Docks	Drive Ins
-	Industrial	Direct	30,000 - 134,299/31,800 Office	134,299	Withheld	Vacant	Negotiable	8	4

Colliers: Evan McDonald, SIOR (858) 353-8669, Kurtis Blanchard (760) 670-8367
Colliers: Tucker Hohenstein, SIOR (858) 336-4104

Amenities

- Fenced Lot
- Signage

Transportation

Parking Details	253 Surface Spaces; Ratio of 1.90/1,000 SF
Traffic Volume	32,272 on Oak Ridge Way (2025); 4,346 on Ave Chelsea (2025); 934 on Park Center Dr (2018); 3,822 on S Melrose Dr (2025); 21,673 on Hotspring Way (2025); 771 on Park Center Dr (2018); 17,359 on Brookhaven Pass (2025); 1,295 on Pipeline Dr (2025); 8,606 on Scott St (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
Walk Score ®	Car-Dependent (34)
Transit Score ®	Some Transit (27)

Property Summary

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



Property Details

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

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Month	Occupancy	Term	Docks	Drive Ins
YARD	Industrial	Direct	9,880	9,880	Withheld	Vacant	Negotiable	-	-

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

Amenities

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

Transportation

Parking Details	18 Surface Spaces; Ratio of 1.82/1,000 SF
Traffic Volume	6,609 on Plymouth Dr (2025); 2,461 on Village Ln (2025); 4,284 on Private Rd (2025); 30,983 on Tatum St (2025); 7,226 on Plymouth Dr (2025); 6,667 on Pollyanna Ter (2025); 7,886 on Maryland Dr (2025); 1,745 on San del Dr (2025); 36,375 on Ascot Dr (2025); 5,397 on Alley (2025)
Transit/Subway	Vista Transit Center  15 min walk
Commuter Rail	Carlsbad Village  13 min drive
Walk Score ®	Somewhat Walkable (62)
Transit Score ®	Some Transit (47)

Tenants

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

Showing 1 of 1 Tenants

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	100 (1.26/1,000 SF)



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, Jackie Sutton (619) 881-7979

Amenities

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

Transportation

Parking Details	100 Surface Spaces; Ratio of 1.26/1,000 SF
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 (30)
Transit Score ®	Some Transit (27)

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

Showing 3 of 3 Tenants

1491 Poinsettia Ave - Lionshead Landing

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



Manufacturing

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



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	• Signage	• Skylights
• Wheelchair Accessible			

Transportation

Parking Details	Ratio of 3.00/1,000 SF
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
Airport	San Diego International 48 min drive
Walk Score ®	Car-Dependent (40)
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	-

1491 Poinsettia Ave - Lionshead Landing

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



Manufacturing

Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Vision Press	1	500	-	Jun 2025	-

Showing 3 of 3 Tenants

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



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	Ratio of 2.30/1,000 SF
Traffic Volume	8,035 on Dogwood Way (2025); 9,991 on la Mirada Dr (2025); 9,943 on Birch St (2018); 808 on Fortune Way (2018); 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  18 min drive
Airport	San Diego International 50 min drive
Walk Score ®	Car-Dependent (28)
Transit Score ®	Some Transit (26)

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	40 (0.55/1,000 SF)



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

Transportation

Parking Details	40 Surface Spaces; Ratio of 0.55/1,000 SF
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  19 min drive
Airport	San Diego International 49 min drive
Walk Score ®	Car-Dependent (29)
Transit Score ®	Some Transit (26)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Riverstone Logistics	1	37,445	-	May 2022	Aug 2025

Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
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 - Vista Business Park

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



Warehouse

Property Summary

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



Property Details

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

Available Spaces

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

Amenities

• Reception	• Signage	• Skylights	• Wheelchair Accessible
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Transportation

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

Tenants

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

2449 Cades Way - Vista Business Park

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



Warehouse

Tenants (Continued)

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

Showing 4 of 4 Tenants

2453 Cades Way - Oak Ridge Business Center

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



Manufacturing

Property Summary

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



Property Details

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

Available Spaces

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

Amenities

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

Transportation

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

2453 Cades Way - Oak Ridge Business Center

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



Manufacturing

Tenants

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

Showing 5 of 11 Tenants

1341 Distribution Way - Garden View Business Ctr

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



Distribution

Property Summary

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



Property Details

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

Available Spaces

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

CBRE: Blake Wilson (858) 740-7411

Amenities

- Property Manager on Site

Transportation

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

Tenants

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

1341 Distribution Way - Garden View Business Ctr

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



Distribution

Tenants (Continued)

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

Showing 5 of 6 Tenants

3215 Executive Ridge - Palomar Corporate Center

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



Warehouse

Property Summary

RBA	44,630 SF
Built	2006
Tenancy	Single
Available	44,630 SF
Max Contiguous	44,630 SF
Asking Rent	\$0.95 SF/Month/NNN
Clear Height	28'
Drive Ins	2 total/ 10' w x 12' h
Docks	2 exterior
Levelers	2 exterior
Parking Spaces	99 (2.22/1,000 SF)



Property Details

Land Area	2.64 AC (114,998 SF)	Power	2,000a/277 - 480v Heavy
Building FAR	0.39	Zoning	SPI
Cross Docks	None	Parcel	221-660-23

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Month	Occupancy	Term	Docks	Drive Ins
-	Industrial	Sublet	44,630/12,942 Office	44,630	\$0.95 NNN	30 Days	Negotiable	2	4

CBRE: Blake Wilson (858) 740-7411

Amenities

- Fenced Lot
- Mezzanine

Transportation

Parking Details	99 Surface Spaces; Ratio of 2.22/1,000 SF
Traffic Volume	9,987 on Corporate Vw (2025); 1,006 on Vantage Ct (2025); 29,923 on Ave de Las Rosas (2025); 12,920 on Linda Vista Dr (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
Airport	San Diego International 47 min drive
Walk Score ®	Car-Dependent (46)
Transit Score ®	Some Transit (29)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Eufora	1	44,281	10	May 2011	-

Showing 1 of 1 Tenants

2336 La Mirada Dr - Thibodo Ranch Business Center

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



Warehouse

Property Summary

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



Property Details

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

Available Spaces

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

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

Transportation

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

Tenants

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

Showing 5 of 11 Tenants

Property Summary

RBA (% Leased)	17,440 SF (100%)
Built	1991
Tenancy	Multiple
Available	10,906 SF
Max Contiguous	10,906 SF
Asking Rent	\$1.55 SF/Month/+UTIL
Clear Height	24'
Drive Ins	5 total/ 12' w x 14' h
Docks	None
Levelers	None
Parking Spaces	35 (2.00/1,000 SF)



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	\$1.55 +UTIL	30 Days	Negotiable	-	2

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

Transportation

Parking Details	35 Surface Spaces; Ratio of 2.00/1,000 SF
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 (44)
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	-
Hub Dwellings LLC	1	-	-	Jan 2019	-
World Buyers Inc	1	-	3	Jul 2016	-

Showing 4 of 4 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 (46.2%)
Built	2006
Tenancy	Multiple
Available	23,422 SF
Max Contiguous	23,422 SF
Asking Rent	\$1.35 SF/Month/NNN
Clear Height	30'
Drive Ins	4 total
Docks	4 exterior
Levelers	None
Parking Spaces	40 (1.70/1,000 SF)



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	23,422/2,342 Office	23,422	\$1.35 NNN	Vacant	Negotiable	2	2

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

Amenities

- Signage

Transportation

Parking Details	40 Surface Spaces; Ratio of 1.70/1,000 SF
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  13 min drive
	Carlsbad Village  16 min drive
Airport	San Diego International 45 min drive
Walk Score ®	Car-Dependent (24)
Transit Score ®	Some Transit (28)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Greco & Sons	1	23,422	50	Feb 2023	-

Showing 1 of 1 Tenants

2580 Pioneer Ave - Coral Tree Commerce Center

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



Manufacturing

Property Summary

RBA (% Leased)	89,031 SF (63.3%)
Built	1989
Tenancy	Multiple
Available	13,015 - 32,660 SF
Max Contiguous	32,660 SF
Asking Rent	\$1.25 SF/Month/NNN
Clear Height	24'
Drive Ins	7 total/ 12' w x 10' h
Docks	12 exterior
Levelers	None
Parking Spaces	200 (2.25/1,000 SF)



Property Details

Land Area	7.14 AC (311,018 SF)	Cross Docks	None
Building FAR	0.29	Power	2,500a/120 - 208v 3p Heavy
Crane	None	Zoning	RLI
Column Spacing	60'w x 60'd	Parcel	219-030-48

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Month	Occupancy	Term	Docks	Drive Ins
A	Industrial	Direct	19,645/1,965 Office	32,660	\$1.25 NNN	07/2025	Negotiable	1	2
CBRE: Robert Gunness (760) 803-0842									
B	Industrial	Direct	13,015/1,301 Office	32,660	\$1.25 NNN	07/2025	Negotiable	2	1
CBRE: Robert Gunness (760) 803-0842									

Amenities

- Skylights

Transportation

Parking Details	200 Surface Spaces; Ratio of 2.25/1,000 SF
Traffic Volume	8,035 on Dogwood Way (2025); 9,991 on la Mirada Dr (2025); 9,943 on Birch St (2018); 808 on Fortune Way (2018); 891 on Virginia Pl (2025); 29,255 on la Mirada Dr (2025); 4,443 on Private Rd (2025); 2,318 on Cades Way (2025); 20,505 on Bus PkDr (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 (31)
Transit Score ®	Some Transit (27)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
UCC Distributing	1	28,060	25	Dec 2013	-

2580 Pioneer Ave - Coral Tree Commerce Center

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



Manufacturing

Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Western Pacific Wholesale	1	14,296	-	Jul 2021	-
Twins Flowers Growers	1	14,182	20	Mar 2015	-

Showing 3 of 3 Tenants

1384 Poinsettia Ave - Waterview Business Park

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



Office

Property Summary

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



Property Details

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

Available Spaces

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

Amenities

- Smoke Detector
- Storage Space

Transportation

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

Tenants

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

1384 Poinsettia Ave - Waterview Business Park

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



Office

Tenants (Continued)

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

Showing 3 of 3 Tenants

1499 Poinsettia Ave - Lionshead Landing

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



Light Manufacturing

Property Summary

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



Property Details

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

Available Spaces

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

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

Amenities

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

Transportation

Parking Details	37 Surface Spaces; Ratio of 3.00/1,000 SF
Traffic Volume	9,987 on Corporate Vw (2025); 9,545 on Keystone Way (2025); 1,006 on Vantage Ct (2025); 12,920 on Linda Vista Dr (2025); 1,576 on Scott St (2018); 1,744 on Bus Park Dr (2018); 1,738 on Bus Park Dr (2018); 8,606 on Scott St (2025); 29,923 on Ave de Las Rosas (2025); 29,386 on Cascade (2025)
Commuter Rail	Carlsbad Poinsettia  14 min drive
Airport	San Diego International 47 min drive
Walk Score ®	Car-Dependent (37)
Transit Score ®	Some Transit (28)

Tenants

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

Showing 1 of 1 Tenants

Property Summary

RBA (% Leased)	109,952 SF (100%)
Built	1999
Tenancy	Single
Available	50,000 - 109,952 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	75 (0.68/1,000 SF)



Property Details

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

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

Amenities

- Fenced Lot

Transportation

Parking Details	75 Surface Spaces; Ratio of 0.68/1,000 SF
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 (20)
Transit Score ®	Some Transit (27)

Tenants

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

Showing 1 of 1 Tenants

2502 S Santa Fe Ave - South Santa Fe Industrial Park

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



Showroom

Property Summary

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



Property Details

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

Available Spaces

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

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

Amenities

- Fenced Lot

Transportation

Parking Details	14 Surface Spaces; Ratio of 2.43/1,000 SF
Traffic Volume	6,321 on Calinda Dr (2025); 19,936 on Azalea Dr (2025); 29,452 on Bosstick Blvd (2025); 504 on Poinsettia Ave (2025); 141,545 on Smilax Rd (2025); 3,741 on Estrelita Dr (2025); 4,334 on Primrose Ave (2025); 7,862 on Robelini Dr (2025); 12,921 on Primrose Ave (2025)
Transit/Subway	Buena Creek  14 min walk
Airport	San Diego International 49 min drive
Walk Score ®	Somewhat Walkable (52)

Tenants

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

2502 S Santa Fe Ave - South Santa Fe Industrial Park

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



Showroom

Tenants (Continued)

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

Showing 5 of 9 Tenants

2055 Thibodo Rd - Shadowridge Business Center

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



Manufacturing

Property Summary

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



Property Details

Land Area	2.10 AC (91,476 SF)	Power	3p 3w
Building FAR	0.38	Zoning	C-3
Crane	None	Parcel	217-023-32

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Month	Occupancy	Term	Docks	Drive Ins
H	Industrial	Direct	2,313	2,313	\$1.40 MG	Vacant	Negotiable	-	1

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

Amenities

- Floor Drains
- Skylights

Transportation

Parking Details	109 Surface Spaces; Ratio of 3.16/1,000 SF
Traffic Volume	3,182 on Wellington Ln (2025); 5,227 on Thiboco Ct (2025); 15,491 on Watson Way (2025); 14,926 on Lupine Hills Dr (2025); 3,688 on Turnberry Dr (2025); 12,177 on Sycamore Ave (2025); 44,689 on Plumosa Ave (2025); 12,389 on Sycamore Ave (2025); 140,875 on Hwy 78 (2020)
Commuter Rail	Carlsbad Poinsettia  18 min drive
Walk Score ®	Somewhat Walkable (63)
Transit Score ®	Some Transit (33)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Rinsekit	1	6,864	-	Jul 2021	-
Mother Earth Brew Co	1	5,000	3	Apr 2010	-
Irene's Sweetz	1	3,432	-	Apr 2020	-
U-Haul	1	1,716	-	Jul 2021	-

2055 Thibodo Rd - Shadowridge Business Center

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



Manufacturing

Tenants (Continued)

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

Showing 5 of 11 Tenants

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	103 (2.65/1,000 SF)



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	• Air Conditioning	• Bio-Tech/ Lab Space	• Car Charging Station
• Fireplace	• Signage	• Skylights	• Storage Space

Transportation

Parking Details	103 Surface Spaces; Ratio of 2.65/1,000 SF		
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		47 min drive
Walk Score ®	Car-Dependent (22)		
Transit Score ®	Some Transit (27)		

Tenants

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

Showing 1 of 1 Tenants

1325 Sycamore Ave - Vista Business Park

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



Manufacturing

Property Summary

RBA (% Leased)	42,620 SF (100%)
Built	2003
Tenancy	Multiple
Available	21,789 SF
Max Contiguous	21,789 SF
Asking Rent	Withheld
Clear Height	24'
Drive Ins	2 total/ 12' w x 14' h
Docks	4 exterior
Levelers	None
Parking Spaces	115 (2.96/1,000 SF)



Property Details

Land Area	3.02 AC (131,551 SF)	Power	2,000a/277 - 480v 3p Heavy
Building FAR	0.32	Sprinklers	ESFR
Crane	None	Zoning	RL1
Cross Docks	None	Parcel	217-251-26

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Month	Occupancy	Term	Docks	Drive Ins
A	Industrial	Direct	21,789	21,789	Withheld	30 Days	Negotiable	2	1

CBRE: Dennis Visser (760) 518-4216, Blake Wilson (858) 740-7411, Don Trapani (858) 322-7900

Transportation

Parking Details	115 Surface Spaces; Ratio of 2.96/1,000 SF
Traffic Volume	1,112 on Woodcrest Ln (2018); 245 on Grand Ave (2018); 501 on Sycamore Ave (2025); 29,255 on la Mirada Dr (2025); 2,318 on Cades Way (2025); 808 on Fortune Way (2018); 9,943 on Birch St (2018); 30,449 on Watson Way (2025); 6,400 on Private Rd (2025); 880 on Sheffield Dr (2025)
Commuter Rail	Carlsbad Poinsettia  15 min drive
Airport	San Diego International 48 min drive
Walk Score ®	Car-Dependent (43)
Transit Score ®	Some Transit (27)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Nuface	1	10,416	11	Apr 2018	-

Showing 1 of 1 Tenants