



2630 Business Park Dr

26,320 SF • For Lease • Industrial • Vista Submarket • Vista, CA 92081



Listing Details

Available Size	26,320 SF
Asking Rent	\$1.25/SF/month
Total Asking Rent	\$16,198 - 32,900/month
Service Type	Triple Net
Occupancy	Immediately
Lease Type	Direct
Term	3 - 5 Years
Time On Market	3 Years 7 Months



Leasing Highlights

- Recently updated 26,320-square-foot freestanding manufacturing facility with new asphalt, a fenced loading area, 2 docks, and 3 grade-level doors.
- Sits ideally off the CA 78 Freeway, a major artery for travel across Southern California, just 30 miles north of San Diego and 90 miles south of LA.
- Primed to serve the surrounding 5-mile population of 266,549 residents with access to the growing daytime employment of 136,236 people.
- Modern industrial amenities include flexible 18- to 20-foot clear heights, a full wet sprinkler system, and a 3-phase, 1,200-amp power supply.

Available Spaces

Floor	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
E 1st	Industrial	Direct	12,958 - 26,320	26,320	26,320	\$1.25 NNN	Immediately	3 - 5 Years

KA Enterprises: Eugene Marini (619) 820-6180

Procuring broker will get both the listing and tenant broker fee for any lease or sale of this property

The space comprises a 26,320-square-foot manufacturing facility originally built on the 1.87-acre lot in 1971. The property has been recently updated and now offers brand-new exterior asphalt and paint, a fenced loading area, two docks, and three grade-level doors. Additional amenities include ample parking with 66 surface spaces, flexible 18-to 20-foot clear heights, and a heavy 3-phase, 1,200-amp power supply.

Property Overview

Discover the perfect new home to start or grow your business at 2630 Business Park Drive, a perfectly positioned freestanding industrial manufacturing facility ideally located off the CA 78 corridor, one of Southern California's most prominent commercial arteries.

2630 Business Park Drive is a 26,320-square-foot manufacturing facility built on the 1.87-acre lot in 1971. The property has been recently updated and now offers brand-new exterior asphalt and paint, a fenced loading area, two docks, and three grade-level doors. Additional amenities include ample parking with 66 surface spaces, flexible 18-to 20-foot clear heights and a heavy 3-phase 1,200-amp power supply.

2630 Business Park Drive is strategically placed in Vista, a pleasant suburb 40 miles north of Downtown San Diego and 90 miles south of Downtown Los Angeles. The property sits just off CA 78, a major artery for east-west travel in Southern California and a primary commercial corridor for the region. This provides the location with incredible accessibility, connecting easily to Downtown Vista (eight minutes), North City (10 minutes), Carlsbad Village (14 minutes), and Downtown Oceanside (15 minutes). Travel is further facilitated by the McClellan-Palomar Airport, 4 miles away, and the San Diego International Airport, approximately 36 miles away.

The CA 78 corridor, home to the Palomar Medical Center, counts healthcare as one of its major industries. Escondido Research and Technology Center and Precision Manufacturing attract many of the over 3,000 manufacturing businesses from the San Diego MSA. Other prominent segments include specialty foods and craft beer, earning the highway the nickname The Hops Highway.



2630 Business Park Dr

26,320 SF • For Lease • Industrial • Vista Submarket • Vista, CA 92081



Property Overview (Continued)

Vista provides a robust demographic profile within a 5-mile radius of 2630 Business Park Drive. The area offers a population of 266,549, daytime employment of 136,236, and consumer spending of \$3.7 billion.

2630 Business Park Drive is a recently updated, perfectly positioned asset in Vista's performing commercial hub, making it the perfect place to start or grow a business.

Building Details

Primary Property Type	Industrial	Cranes	None
Secondary Type	Manufacturing	Docks	2 ext
CoStar Rating	★ ★ ☆ ☆ ☆	Drive Ins	3 tot./10' w x 10' h
Building Class	B	Parking	66 Spaces
Year Built	1984	Levelators	None
Building Size	26,320 SF	Sprinklers	Wet
Ceiling Height	18'		

Contacts

Leasing Company



Eugene Marini

Acquisitions/Finance/Asset Management

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KA Enterprises

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kaenterprises.net/corporate-overview



1930 Watson Way • Shadowridge Business Center



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

Listing Details

Available Size	1,465 SF
Asking Rent	\$1.50/SF/month
Total Asking Rent	\$2,198/month
Service Type	Triple Net
Occupancy	Immediately
Lease Type	Direct
Term	Negotiable
Time On Market	2 Months 15 Days



Leasing Highlights

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

Available Spaces

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

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

Reception, Office, Restroom & Warehouse with 1 Grade Level Door

Property Overview

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

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

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

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



1930 Watson Way • Shadowridge Business Center

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



Building Details

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

Contacts

Leasing Company



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RAF Pacifica Group, Inc.
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Encinitas, CA 92024 USA
(858) 314-3116
www.rafpg.com/

Listing Details

Available Size	66,548 SF
Asking Rent	\$0.30/SF/month
Total Asking Rent	\$9,801 - 19,964/month
Service Type	TBD
Occupancy	Immediately
Lease Type	Direct
Term	Negotiable
Time On Market	13 Days



Leasing Highlights

No Data Available

Available Spaces

Floor	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
P 1st	Industrial	Direct	32,670 - 66,548	66,548	66,548	\$0.30 TBD	Immediately	Negotiable

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

Lee & Associates: Greg Pieratt (704) 313-6870

Located near the border of Vista and Oceanside, 777 North Ave is an Industrial Outside Storage (IOS) property with lots available from 0.75 to 1.53 acres. The property is in move in ready condition with all site improvements completed which include private paved drive isle with allocated parking, lighting, perimeter fencing/screening with gates and crushed concrete yard surface. The properties highly coveted IG Zoning (Specific plan No. 8) allows for outside storage including construction materials, equipment, fleet vehicles, trailers, lumber yards, trucks, etc. Centrally located between interstate 15 and interstate 5, this site serves as a perfect contractor storage yard for a construction related tenant who services all North San Diego County.

Property Overview

No Data Available

Building Details

Primary Property Type	Specialty	Year Built	2000
Secondary Type	Contractor Storage Yard	Building Size	66,548 SF
CoStar Rating	★ ★ ★ ☆ ☆	Stories	1
Building Class	B	Typical Floor	66,548 SF



781 North Ave

66,548 SF • For Lease • Specialty • Vista Submarket • Vista, CA 92083



Contacts

Leasing Company



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2306 La Mirada Dr • Burke Sycamore Business

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



Listing Details

Available Size	4,268 SF
Asking Rent	\$1.70/SF/month
Total Asking Rent	\$7,256/month
Service Type	Triple Net
Occupancy	Immediately
Lease Type	Direct
Term	Negotiable
Time On Market	1 Month



Leasing Highlights

No Data Available

Available Spaces

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

WeCann: Miklos Campuzano (858) 925-4553

Turnkey Industrial Space with Offices and Mezzanine

Natural light and CRI 90+ Lighting for Color Accuracy

Power Distribution throughout property

400A (3) Phase

Secured Trash Enclosure

ADA Bathroom (2)

Property Overview

No Data Available

Building Details

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



2306 La Mirada Dr • Burke Sycamore Business

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



Contacts

Leasing Company



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2465 Dogwood Way

12,865 SF • For Lease • Industrial • Vista Submarket • Vista, CA 92081



Listing Details

Available Size	12,865 SF
Asking Rent	\$1.25/SF/month
Total Asking Rent	\$16,081/month
Service Type	Triple Net
Occupancy	30 Days
Lease Type	Direct
Term	Negotiable
Time On Market	2 Months 23 Days



Leasing Highlights

No Data Available

Available Spaces

Floor	Suite	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
P 1st	102	Industrial	Direct	12,865	12,865	12,865	\$1.25 NNN	30 Days	Negotiable

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

NNN's estimated at \$0.19 psf

Property Overview

No Data Available

Building Details

Primary Property Type	Industrial	Ceiling Height	18'
Secondary Type	Warehouse	Cranes	None
CoStar Rating	★ ★ ☆ ☆ ☆	Docks	2 ext
Building Class	B	Drive Ins	1 tot./10' w x 12' h
Year Built	1971	Parking	60 Spaces
Building Size	28,000 SF	Levelators	None

Contacts

Leasing Company



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1280 N Melrose Dr

10,900 SF • For Lease • Industrial • Vista Submarket • Vista, CA 92083



Listing Details

Available Size	10,900 SF
Asking Rent	\$1.15/SF/month
Total Asking Rent	\$12,535/month
Service Type	Modified Gross
Occupancy	Aug 2026
Lease Type	Sublet
Term	Thru Jun 2027
Time On Market	2 Months 24 Days



Leasing Highlights

No Data Available

Available Spaces

Floor	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
P 1st	Industrial	Sublet	10,900	10,900	10,900	\$1.15 MG	Aug 2026	Thru Jun 2027

Kidder Mathews: Jim Benson (760) 822-7428

Potential for 10,000 SF outdoor storage yard

Property Overview

No Data Available

Building Details

Primary Property Type	Industrial	Cranes	None
Secondary Type	Manufacturing	Docks	12 ext
CoStar Rating	★ ★ ★ ☆ ☆	Drive Ins	2 tot./10' w x 14' h
Building Class	B	Parking	82 Spaces
Year Built	1982	Levelators	None
Building Size	45,214 SF	Sprinklers	Yes
Ceiling Height	21'		

Contacts

Leasing Company



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2453 Cades Way • Oak Ridge Business Center

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



Listing Details

Available Size	4,200 - 9,300 SF
Asking Rent	\$1.50/SF/month
Total Asking Rent	\$6,300 - 7,650/month
Service Type	Modified Gross
Occupancy	Immediately
Lease Type	Direct
Term	Negotiable
Time On Market	3 Months 19 Days



Leasing Highlights

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

Available Spaces

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

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

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

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

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

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

Property Overview

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



2453 Cades Way • Oak Ridge Business Center

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



Building Details

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

Contacts

Leasing Company



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Senior Vice President

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(858) 336-4666

Coldwell Banker Commercial SC

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1334 N Melrose Dr • Melrose Business Center

1,612 - 3,227 SF • For Lease • Industrial • Vista Submarket • Vista, CA 92083



Listing Details

Available Size	1,612 - 3,227 SF
Asking Rent	\$1.69/SF/month
Total Asking Rent	\$2,724 - 2,729/month
Service Type	Industrial Gross
Occupancy	Multiple
Lease Type	Direct
Term	Negotiable
Time On Market	3 Months 27 Days



Leasing Highlights

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

Available Spaces

Address	Floor	Suite	Use	Type	SF Avail	SF Flo- or Con- tig	SF Bldg Contig	Rent	Occupancy	Term
1330 N Melrose Dr	P 1st	H	Industrial	Direct	1,612	1,612	1,612	\$1.69 IG	Jul 2026	Nego- tiable

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

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

1338 N Melrose Dr	P 1st	M	Industrial	Direct	1,615	1,615	1,615	\$1.69 IG	Immediately	Nego- tiable
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Kidder Mathews: Bob Willingham, SIOR (619) 889-9872, Ronald King, SIOR (619) 540-4348

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

Property Overview

Adjacent to the N Melrose Dr & Oceanside Blvd intersection.

Building Details

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



1334 N Melrose Dr • Melrose Business Center

1,612 - 3,227 SF • For Lease • Industrial • Vista Submarket • Vista, CA 92083



Contacts

Leasing Company



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Listing Details

Available Size	3,150 - 38,228 SF
Asking Rent	\$1.10 - 1.55/SF/month
Total Asking Rent	\$4,883 - 29,990/month
Service Type	Industrial Gross, Triple Net
Occupancy	Multiple
Lease Type	Direct
Term	Negotiable
Time On Market	5 Months 4 Days



Leasing Highlights

No Data Available

Available Spaces

Address	Floor	Suite	Use	Type	SF Avail	SF Flo- or Con- tig	SF Bldg Contig	Rent	Occupancy	Term
1240 Activity Dr	P 1st	D	Industrial	Direct	3,708	3,708	3,708	\$1.55 IG	Immediately	Nego- tiable
Lee & Associates: Barry Hendler (760) 448-2438 Kidder Mathews: Todd Davis (760) 445-4227 Approx 25% office build out										
1330 Specialty Dr	P 1st	B	Industrial	Direct	3,150	3,150	3,150	\$1.55 IG	60 Days	Nego- tiable
Lee & Associates: Barry Hendler (760) 448-2438 Kidder Mathews: Todd Davis (760) 445-4227 Rec, 1 private office, conf / production room, restroom										
1330 Specialty Dr	P 1st	D	Industrial	Direct	4,106	4,106	4,106	\$1.55 IG	Immediately	Nego- tiable
Lee & Associates: Barry Hendler (760) 448-2438 Kidder Mathews: Todd Davis (760) 445-4227 Rec, 2 offices, 2 RR, break area, and warehouse										
1391 Specialty Dr	E 1st	A	Industrial	Direct	27,264	27,264	27,264	\$1.10 NNN	Immediately	Nego- tiable
Lee & Associates: Barry Hendler (760) 448-2438 Kidder Mathews: Todd Davis (760) 445-4227 Approx 4,000 SF office, open warehouse, dock and grade level loading.										

Property Overview

No Data Available



Building Details

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

Contacts

Leasing Company



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3270 Corporate View • Palomar Corporate Center

25,042 SF • For Lease • Industrial • Vista Submarket • Vista, CA 92081



Listing Details

Available Size	25,042 SF
Asking Rent	\$1.35/SF/month
Total Asking Rent	\$33,807/month
Service Type	Triple Net
Occupancy	Immediately
Lease Type	Direct
Term	Negotiable
Time On Market	3 Months 28 Days



Leasing Highlights

- Approximately 8,000 SF of 2 story offices
- Heavy electrical and airlines distributed in the warehouse
- Modular manufacturing offices and clean room.
- High clearance in the warehouse

Available Spaces

Floor	Suite	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
P 1st	A&B	Industrial	Direct	25,042	25,042	25,042	\$1.35 NNN	Immediately	Negotiable

Palomar Commercial: David Steffy (760) 845-6307

»Modular manufacturing offices in production area

»Modular clean room

»Electrical and airlines distributed throughout

» 24'clear height

» 2grade-level doors

» 60parking spaces

»Built in 2005

» .45/3000Fully sprinklered

» 277/480volt power

»Building is fully insulated

» 1 ½"gas line

Property Overview

Office, warehouse, manufacturing building located on the border of Vista, Carlsbad and San Marcos.

Building Details

Primary Property Type	Industrial	Cranes	None
Secondary Type	Manufacturing	Docks	1 ext
CoStar Rating	★ ★ ★ ☆ ☆	Drive Ins	4 tot./8' w x 14' h
Building Class	B	Parking	98 Spaces
Year Built	Nov 2005	Levelators	None
Building Size	45,076 SF	Sprinklers	Yes
Ceiling Height	24'		



3270 Corporate View • Palomar Corporate Center

25,042 SF • For Lease • Industrial • Vista Submarket • Vista, CA 92081



Contacts

Leasing Company



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2314 La Mirada Dr • Burke Sycamore Business

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



Listing Details

Available Size	3,952 SF
Asking Rent	\$1.75/SF/month
Total Asking Rent	\$6,916/month
Service Type	Full Service
Occupancy	Immediately
Lease Type	Direct
Term	Negotiable
Time On Market	4 Months 7 Days



Leasing Highlights

No Data Available

Available Spaces

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

Kidder Mathews: Jim Benson (760) 822-7428

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

Property Overview

No Data Available

Building Details

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

Contacts

Leasing Company



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(760) 822-7428



1175 Park Center Dr • Vista Business Park

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



Listing Details

Available Size	1,329 SF
Asking Rent	\$1.55/SF/month
Total Asking Rent	\$2,060/month
Service Type	Modified Gross
Occupancy	Immediately
Lease Type	Direct
Term	Negotiable
Time On Market	4 Months 8 Days



Leasing Highlights

No Data Available

Available Spaces

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

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

One Office, 85% Warehouse, One Restroom

Property Overview

No Data Available

Building Details

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

Contacts

Leasing Company



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(760) 809-6893



1485 Poinsettia Ave • Lionshead Landing

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



Listing Details

Available Size	1,695 SF
Asking Rent	\$1.65/SF/month
Total Asking Rent	\$2,797/month
Service Type	Modified Gross
Occupancy	30 Days
Lease Type	Sublet
Term	Thru May 2028
Time On Market	7 Months 17 Days



Leasing Highlights

No Data Available

Available Spaces

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

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

Property Overview

No Data Available

Building Details

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

Contacts

Leasing Company



1485 Poinsettia Ave • Lionshead Landing

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



Contacts (Continued)



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(781) 879-2872



1205 N Melrose Dr • Hollow Business Center

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



Listing Details

Available Size	1,166 - 2,332 SF
Asking Rent	\$1.71 - 1.72/SF/month
Total Asking Rent	\$1,994 - 2,006/month
Service Type	Industrial Gross, Modified Gross
Occupancy	Immediately
Lease Type	Direct
Term	Negotiable
Time On Market	7 Months 24 Days



Leasing Highlights

No Data Available

Available Spaces

Floor	Suite	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
P 1st	E	Industrial	Direct	1,166	1,166	1,166	\$1.72 MG	Immediately	Negotiable
Lee & Associates: Peter Merz (760) 685-1813, Daniel Knoke (760) 809-6893, Keith Dulmage (714) 900-0157									
P 1st	L	Industrial	Direct	1,166	1,166	1,166	\$1.71 IG	Immediately	Negotiable
Lee & Associates: Peter Merz (760) 685-1813, Daniel Knoke (760) 809-6893, Keith Dulmage (714) 900-0157									
Reception, One Restroom, 80% Warehouse									

Property Overview

No Data Available

Building Details

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



1205 N Melrose Dr • Hollow Business Center

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



Contacts

Leasing Company



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(760) 809-6893

Keith Dulmage
Associate

kdulmage@lee-associates.com

(714) 900-0157



Listing Details

Available Size	38,802 SF
Asking Rent	\$0.95/SF/month
Total Asking Rent	\$36,862/month
Service Type	Triple Net
Occupancy	Immediately
Lease Type	Sublet
Term	Negotiable
Time On Market	10 Months 5 Days



Leasing Highlights

- Full drive around access

Available Spaces

Floor	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
E 1st	Industrial	Sublet	38,802	38,802	38,802	\$0.95 NNN	Immediately	Negotiable

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

Freestanding Industrial Building Available for Lease

Property Overview

No Data Available

Building Details

Primary Property Type	Industrial	Columns	40'w x 40'd
Secondary Type	Warehouse	Cranes	None
CoStar Rating	★★★★☆	Docks	2 ext
Building Class	B	Drive Ins	5 tot./12' w x 14' h
Year Built	1991	Parking	50 Spaces
Building Size	38,802 SF	Levelators	None
Ceiling Height	24'	Sprinklers	ESFR

Contacts

Leasing Company



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2780 La Mirada Dr • Coral Tree Commerce Center

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



Listing Details

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



Leasing Highlights

No Data Available

Available Spaces

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

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

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

Property Overview

No Data Available

Building Details

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

Contacts

Leasing Company



2780 La Mirada Dr • Coral Tree Commerce Center

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



Contacts (Continued)



REAL ESTATE SERVICES

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Voit Real Estate Services

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970 Park Center Dr • Vista Business Park

76,769 SF • For Lease • Industrial • Vista Submarket • Vista, CA 92081



Listing Details

Available Size	76,769 SF
Asking Rent	\$1.25/SF/month
Total Asking Rent	\$36,909 - 95,961/month
Service Type	Triple Net
Occupancy	30 Days
Lease Type	Direct
Term	Negotiable
Time On Market	1 Year 2 Months



Leasing Highlights

No Data Available

Available Spaces

Floor	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
E 1st	Industrial	Direct	29,527 - 76,769	76,769	76,769	\$1.25 NNN	30 Days	Negotiable

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

Major Renovations Underway

Divisible from ±29,527 - 76,769 SF

Option 1: Full Building

76,769 SF / 12% office / 2 Docks / 7 Grade Level Doors

Option 2: Suites A-B

59,359 SF / 19% office / 1 Dock / 5 Grade Level Doors

Option 3: Suite A

47,241 SF / 20% office / 1 Dock / 4 Grade Level Doors

Option 4: Suite B-C

29,527 SF / 10% office / 1 Dock / 3 Grade Level Doors

Option 5: Suite C

17,411 SF / 10% office / 1 Dock / 2 Grade Level Doors

Option 6: Suite B

12,117 SF / 11% office / 0 Dock / 1 Grade Level Doors

Property Overview

No Data Available



970 Park Center Dr • Vista Business Park

76,769 SF • For Lease • Industrial • Vista Submarket • Vista, CA 92081



Building Details

Primary Property Type	Industrial	Columns	40'w x 24'd
Secondary Type	Manufacturing	Cranes	None
CoStar Rating	★ ★ ★ ☆ ☆	Docks	2 ext
Building Class	C	Drive Ins	7 tot./10' w x 16' h
Year Built	1989	Parking	162 Spaces
Building Size	76,769 SF	Levelators	None
Ceiling Height	26'	Sprinklers	Wet

Contacts

Leasing Company



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Principal

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(818) 640-0838



1230 Activity Dr • Vista Business Park

2,400 SF • For Lease • Industrial • Vista Submarket • Vista, CA 92081



Listing Details

Available Size	2,400 SF
Asking Rent	\$1.49/SF/month
Total Asking Rent	\$3,576/month
Service Type	Modified Gross
Occupancy	30 Days
Lease Type	Direct
Term	Negotiable
Time On Market	7 Months 26 Days



Leasing Highlights

No Data Available

Available Spaces

Floor	Suite	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
P 1st	B	Industrial	Direct	2,400	2,400	2,400	\$1.49 MG	30 Days	Negotiable

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

10% Office: Reception / Office, 1 restroom, 90% Warehouse

Property Overview

No Data Available

Building Details

Primary Property Type	Industrial	Ceiling Height	16'
Secondary Type	Manufacturing	Docks	None
CoStar Rating	★ ★ ★ ☆ ☆	Drive Ins	6 tot./10' w x 12' h
Building Class	B	Levelators	None
Year Built	2003	Sprinklers	Wet
Building Size	14,800 SF		

Contacts

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2459 Dogwood Way • Vista Business Park

25,815 SF • For Lease • Industrial • Vista Submarket • Vista, CA 92081



Listing Details

Available Size	25,815 SF
Asking Rent	\$1.25/SF/month
Total Asking Rent	\$32,269/month
Service Type	Triple Net
Occupancy	30 Days
Lease Type	Direct
Term	Negotiable
Time On Market	2 Months 23 Days



Leasing Highlights

- Undergoing Major Renovations

Available Spaces

Floor	Suite	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
P 1st	100	Industrial	Direct	25,815	25,815	25,815	\$1.25 NNN	30 Days	Negotiable

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

NNN's estimated at \$0.19 psf

Property Overview

Freestanding Industrail Building for Lease

Building Details

Primary Property Type	Industrial	Ceiling Height	18'
Secondary Type	Manufacturing	Cranes	None
CoStar Rating	★★★★☆	Docks	6 ext 2 int
Building Class	B	Drive Ins	1 tot./10' w x 14' h
Year Built	1985	Parking	55 Spaces
Building Size	40,322 SF	Levelators	None

Contacts

Leasing Company



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(858) 322-7900



515 Olive Ave

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



Listing Details

Available Size	9,880 SF
Asking Rent	\$0.81/SF/month
Total Asking Rent	\$8,003/month
Service Type	Plus Utilities
Occupancy	Immediately
Lease Type	Direct
Term	2 - 10 Years
Time On Market	1 Year 3 Months



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

7

Leasing Highlights

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

Available Spaces

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

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

INDUSTRIAL YARD ONLY

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

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

BASE RENT

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

TERM

Flexible / 2-10 Years

CALL BROKER FOR TOURING INSTRUCTIONS

James Bengala
Director of Brokerage Services
Urban West Ventures, Inc.
c: 760-208-8798
e: james@uwventures.com

Property Overview

INDUSTRIAL YARD ONLY

21,750 SF Industrial Outdoor Storage (IOS)

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



515 Olive Ave

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



Property Overview (Continued)

- Power & Water Available

BASE RENT

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

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

Building Details

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

Contacts

Leasing Company



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(760) 208-8798

Urban West Ventures
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San Diego, CA 92108 USA
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2820-2834 La Mirada Dr • Vista Progress Center



2,500 - 19,894 SF • For Lease • Multiple Space Uses • Vista Submarket • Vista, CA 92081

Listing Details

Available Size	2,500 - 19,894 SF
Asking Rent	\$0.96 - 1.00/SF/month
Total Asking Rent	\$2,400 - 17,394/month
Service Type	Modified Gross
Occupancy	Immediately
Lease Type	Direct
Term	Negotiable
Time On Market	11 Months 1 Day



Leasing Highlights

No Data Available

Available Spaces

Floor	Suite	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
P 1st	2834-A	Industrial	Direct	17,394	17,394	17,394	\$1.00 MG	Immediately	Negotiable

Kidder Mathews: John Witherall (760) 815-9004

Reception, 2 private offices, large open area, break room and 3 restrooms, 2 grade level doors and 2 dock high doors.

Property Overview

\$1.00/SQFT Gross Year One lease rate.

Building Details

Primary Property Type	Industrial	Ceiling Height	24'
Secondary Type	Manufacturing	Docks	2 ext
CoStar Rating	★ ★ ★ ☆ ☆	Drive Ins	2 tot.
Building Class	B	Parking	158 Spaces
Year Built	1989	Levelators	1 ext
Building Size	81,167 SF	Sprinklers	Wet

Contacts

Leasing Company



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John Witherall
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(760) 815-9004



1211-1381 E Vista Way • Foothill Center

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



Listing Details

Available Size	1,112 - 5,901 SF
Asking Rent	\$1.75/SF/month
Total Asking Rent	\$1,946 - 6,395/month
Service Type	Modified Gross, Triple Net
Occupancy	Immediately
Lease Type	Direct
Term	Negotiable
Time On Market	2 Years 4 Months



Leasing Highlights

No Data Available

Available Spaces

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

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

Property Overview

No Data Available

Shopping Center Details

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

Contacts

Leasing Company



1211-1381 E Vista Way • Foothill Center

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



Contacts (Continued)



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2330 La Mirada Dr • Thibodo Ranch Business Center

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



Listing Details

Available Size	1,776 - 3,552 SF
Asking Rent	\$1.79/SF/month
Total Asking Rent	\$3,179/month
Service Type	Modified Gross
Occupancy	Immediately
Lease Type	Direct
Term	Negotiable
Time On Market	3 Months 21 Days



Leasing Highlights

No Data Available

Available Spaces

Address	Floor	Suite	Use	Type	SF Avail	SF Flo- or Con- tig	SF Bldg Contig	Rent	Occupancy	Term
2330 La Mirada Dr	P 1st	400	Industrial	Direct	1,776	1,776	1,776	\$1.79 MG	Immediately	Nego- tiable
Lee & Associates: Marko Dragovic (858) 531-4523, Isaac Little (760) 672-1041, Olivia Baffert (707) 223-8214										
2332 La Mirada Dr	P 1st	500	Industrial	Direct	1,776	1,776	1,776	\$1.79 MG	Immediately	Nego- tiable
Lee & Associates: Marko Dragovic (858) 531-4523, Isaac Little (760) 672-1041, Olivia Baffert (707) 223-8214										
Space consists of reception/office, 3-compartment sink, floor drain, walk in cooler, one restroom, wetbar, grade level loading and remainder warehouse.										

Property Overview

No Data Available

Building Details

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



2330 La Mirada Dr • Thibodo Ranch Business Center

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



Contacts

Leasing Company



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2518 S Santa Fe Ave • South Santa Fe Industrial Park

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



Listing Details

Available Size	640 - 1,280 SF
Asking Rent	\$1.50/SF/month
Total Asking Rent	\$960/month
Service Type	Industrial Gross
Occupancy	Multiple
Lease Type	Direct
Term	Negotiable
Time On Market	1 Year 11 Months



Leasing Highlights

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

Available Spaces

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

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

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

Potentially contiguous with F4 & F5.

Property Overview

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

Building Details

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



2518 S Santa Fe Ave • South Santa Fe Industrial Park



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

Contacts

Leasing Company



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Pat Geary Managing Principal	pgeary@cegadvisors.com	(619) 504-6058



Listing Details

Available Size	4,064 SF
Asking Rent	\$1.42/SF/month
Total Asking Rent	\$5,771/month
Service Type	Triple Net
Occupancy	Immediately
Lease Type	Direct
Term	Negotiable
Time On Market	1 Year 7 Months



Leasing Highlights

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

Available Spaces

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

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

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

Property Overview

No Data Available

Building Details

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



Contacts

Leasing Company



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1491 Poinsettia Ave • Lionshead Landing

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



Listing Details

Available Size	1,455 - 82,487 SF
Asking Rent	\$1.55/SF/month
Service Type	Triple Net, TBD
Occupancy	Immediately
Lease Type	Direct
Term	Negotiable
Time On Market	1 Year 3 Months



Leasing Highlights

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

Available Spaces

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



1491 Poinsettia Ave • Lionshead Landing



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

Available Spaces (Continued)

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

Call Broker for Details

1487 Poinsettia Ave • Building D	P 1st	128	Industrial	Direct	1,504	1,504	1,504	Not Dis- closed	Immediately	Nego- tiable
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Cushman & Wakefield: Conor Boyle (760) 458-5739, Tyler Stemley (760) 908-4270, Joe Crotty (760) 473-1811, Carson Odabashian (619) 733-6337
- Reception, Private Offices, Restroom, Warehouse and One (1) Grade Level Roll-Up Door

Call Broker for Details

1489 Poinsettia Ave • Bldg B	P 1st	131	Industrial	Direct	2,421	2,421	2,421	Not Dis- closed	Immediately	Nego- tiable
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Cushman & Wakefield: Conor Boyle (760) 458-5739, Tyler Stemley (760) 908-4270, Joe Crotty (760) 473-1811, Carson Odabashian (619) 733-6337
Lease Rate: Call Broker For Details

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

1491 Poinsettia Ave • Bldg A	P 1st	136	Industrial	Direct	49,384	49,384	49,384	Not Dis- closed	Immediately	Nego- tiable
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Cushman & Wakefield: Conor Boyle (760) 458-5739, Tyler Stemley (760) 908-4270, Joe Crotty (760) 473-1811, Carson Odabashian (619) 733-6337
This premium industrial space offers outstanding functionality with 8 grade-level doors and 2 dock-high doors. Featuring heavy power availability (3,200 Amps // 277/480V) and power distribution throughout the warehouse, the facility supports a wide range of manufacturing, assembly, and distribution needs. The warehouse boasts an impressive 25'-27' clear height with 14' grade-level doors, while a climate-controlled assembly area enhances operational versatility. Additional benefits include potential for fenced and secured parking, a prominent building identity with an ample window line, and proximity to numerous amenities, including Bressi Ranch Towne Center. Strategically located on the border of Vista and Carlsbad, this facility provides excellent accessibility and potential natural gas availability.

1497 Poinsettia Ave • Bldg H	P 1st	153	Industrial	Direct	4,750	4,750	4,750	\$1.55 NNN	Immediately	Nego- tiable
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Cushman & Wakefield: Conor Boyle (760) 458-5739, Tyler Stemley (760) 908-4270, Joe Crotty (760) 473-1811, Carson Odabashian (619) 733-6337
- MFG/ R&D/ Climate Controlled Warehouse
- Reception, Private Offices, Two (2) Restrooms, Warehouse, and Two (2) Grade Level Roll-Up Doors
- Heavy Power Available - 3 Phase, 277/480v

1497 Poinsettia Ave • Bldg H	P 1st	154	Industrial	Direct	5,032	5,032	5,032	\$1.55 NNN	Immediately	Nego- tiable
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Cushman & Wakefield: Conor Boyle (760) 458-5739, Tyler Stemley (760) 908-4270, Joe Crotty (760) 473-1811, Carson Odabashian (619) 733-6337
- MFG/ R&D/ Climate Controlled Warehouse
- Reception, Private Offices, Kitchen, Two (2) Restrooms, Warehouse, and Two (2) Grade Level Roll-Up Doors
- Heavy Power Available - 3 Phase, 277/480v

Property Overview

Move-In Ready Industrial/Flex Space

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



1491 Poinsettia Ave • Lionshead Landing

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



Property Overview (Continued)

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

Building Details

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

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(619) 733-6337



2588 Progress St • Vista Business Park

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



Listing Details

Available Size	927 - 3,207 SF
Asking Rent	\$1.70 - 1.98/SF/month
Service Type	Modified Gross
Occupancy	Immediately
Lease Type	Direct
Term	Negotiable
Time On Market	4 Months 8 Days



Leasing Highlights

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

Available Spaces

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

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

Space consists of only warehouse.

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

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

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

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

Property Overview

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

Building Details

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



2588 Progress St • Vista Business Park

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



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Listing Details

Available Size	4,950 SF
Asking Rent	Not Disclosed
Service Type	TBD
Occupancy	Immediately
Lease Type	Direct
Term	Negotiable
Time On Market	5 Days



Leasing Highlights

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

Available Spaces

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

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

Call for rate

Property Overview

No Data Available

Building Details

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



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2244 S Santa Fe Ave • Santa Fe Space Center



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

Listing Details

Available Size	960 SF
Asking Rent	Not Disclosed
Service Type	Modified Gross
Occupancy	Immediately
Lease Type	Direct
Term	Negotiable
Time On Market	1 Month 12 Days



Leasing Highlights

No Data Available

Available Spaces

Floor	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
P 1st	Industrial	Direct	960	960	960	Not Disclosed	Immediately	Negotiable

Pinamonti Rentals: Giancarlo Pinamonti (760) 505-5593

Property Overview

No Data Available

Building Details

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

Contacts

Leasing Company

Pinamonti Rentals 122 Civic Center Dr, Suite 201 Vista, CA 92084 USA (760) 727-4804	Giancarlo Pinamonti	pinamontigianni@gmail.com	(760) 505-5593
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995 Joshua Way • North County Corporate Center

47,418 SF • For Lease • Industrial • Vista Submarket • Vista, CA 92081



Listing Details

Available Size	47,418 SF
Asking Rent	Not Disclosed
Service Type	TBD
Occupancy	Immediately
Lease Type	Direct
Term	Negotiable
Time On Market	2 Months 8 Days



Leasing Highlights

- ±47,418 SF Corporate HQ / Distribution / MFG Space
- 26' Clear Height for High-Cube Storage Efficiency
- 3,000 Amps, 480/277V Power Capacity
- ±20,984 SF Two-Story Office + ±26,434 SF Warehouse
- 1 Dock-High + 4 Grade-Level Doors
- 180' Truck Court for Truck Circulation & Loading

Available Spaces

Floor	Suite	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
P 1st	A	Industrial	Direct	47,418	47,418	47,418	Not Disclosed	Immediately	Negotiable

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

- ±47,418SF total (±20,984 SF office / ±26,434 SF warehouse)
- Two-story office buildout (±11,838 SF 1st floor / ±9,146 SF 2nd floor)
- Immediate availability
- 26'clear height warehouse with high-cube storage capability
- 1dock-high door and 4 grade-level doors
- 180'shared truck court for efficient loading and circulation
- 3,000amps, 480/277V power
- 50'x 52' column spacing with 60' bay depth
- ESFR-capable sprinkler system (.45 GPM/3,000 SF)
- Parking ratio: 1.3/1,000 SF

Property Overview

Position your business at North County Corporate Center with this ±47,418 SF corporate HQ, distribution, or manufacturing opportunity in Vista.

The space offers a balanced mix of two-story office and high-clear warehouse, designed to support a wide range of operations.

Featuring strong power, flexible loading, and an expansive truck court, the property delivers efficiency at scale.

Located within a premier North County business park with convenient access to major arterials, nearby amenities, and a strong corporate neighbor base, this is an ideal solution for companies seeking functionality, visibility, and long-term growth.



995 Joshua Way • North County Corporate Center

47,418 SF • For Lease • Industrial • Vista Submarket • Vista, CA 92081



Building Details

Primary Property Type	Industrial	Columns	52'w x 50'd
Secondary Type	Manufacturing	Cranes	None
CoStar Rating	★ ★ ★ ☆ ☆	Docks	4 ext
Building Class	C	Drive Ins	1 tot./12' w x 14' h
Year Built	1999	Levelators	None
Building Size	47,418 SF	Sprinklers	ESFR
Ceiling Height	26'		

Contacts

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1205-1211 Park Center Dr • Park Center Dr

28,400 - 147,200 SF • For Lease • Industrial • Vista Submarket • Vista, CA 92081



Listing Details

Available Size	28,400 - 147,200 SF
Asking Rent	Not Disclosed
Service Type	TBD
Occupancy	Immediately
Lease Type	Direct
Term	Negotiable
Time On Market	7 Months 24 Days



Leasing Highlights

- Located within a designated Foreign Trade Zone for import/export benefits.
- 26-foot minimum clear height for optimized storage and racking.
- Multiple dock-high and grade-level doors for efficient loading.
- Quick access to Highway 78, I-5, and I-15 for regional connectivity.
- Heavy power capacity of 4,000 amps for advanced operations.
- Expandable parking with up to 81 spaces available.

Available Spaces

Floor	Suite	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
P 1st	1205	Industrial	Direct	28,400 - 118,800	147,200	147,200	Not Disclosed	Immediately	Negotiable

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

Positioned in Vista's thriving industrial hub, 1205-1211 Park Center Drive offers ±28,400-118,800 SF of modern industrial space in Vista Distribution Center with excellent regional connectivity. Tenants benefit from quick access to Highway 78, I-5, and I-15, linking directly to San Diego, Orange County, and the Inland Empire.

Located within a designated Foreign Trade Zone (FTZ), offering potential duty deferral, reduction, or elimination on imported goods

P 1st	1211	Industrial	Direct	28,400	147,200	147,200	Not Disclosed	Immediately	Negotiable
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Cushman & Wakefield: Aric Starck (619) 200-6660, Drew Dodds (720) 339-3004

Positioned in Vista's thriving industrial hub, 1205-1211 Park Center Drive offers ±28,400-118,800 SF of modern industrial space in Vista Distribution Center with excellent regional connectivity. Tenants benefit from quick access to Highway 78, I-5, and I-15, linking directly to San Diego, Orange County, and the Inland Empire.

Located within a designated Foreign Trade Zone (FTZ), offering potential duty deferral, reduction, or elimination on imported goods

Property Overview

Vista Distribution Center is a Class A industrial facility located in Vista's thriving business hub, offering modern features for manufacturing, warehouse, and distribution users. The property provides excellent regional connectivity with quick access to Highway 78, I-5, and I-15, linking directly to San Diego, Orange County, and the Inland Empire. The building features a minimum 26-foot clear height, heavy power capacity of 4,000 amps, and a generous truck court designed for efficient logistics. With 67 parking spaces expandable to 81, multiple dock-high and grade-level doors, and Foreign Trade Zone designation, the property supports high-volume operations and import/export advantages.



1205-1211 Park Center Dr • Park Center Dr



28,400 - 147,200 SF • For Lease • Industrial • Vista Submarket • Vista, CA 92081

Building Details

Primary Property Type	Industrial	Columns	40'w x 56'd
Secondary Type	Warehouse	Cranes	None
CoStar Rating	★ ★ ★ ☆ ☆	Docks	19 ext
Building Class	B	Drive Ins	2 tot./12' w x 12' h
Year Built	1990	Parking	150 Spaces
Building Size	178,221 SF	Levelators	None
Ceiling Height	24'		

Contacts

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1225 Park Center Dr • Vista Business Park

15,360 SF • For Lease • Industrial • Vista Submarket • Vista, CA 92081



Listing Details

Available Size	15,360 SF
Asking Rent	Not Disclosed
Service Type	Triple Net
Occupancy	Immediately
Lease Type	Direct
Term	Negotiable
Time On Market	1 Year 5 Months



Leasing Highlights

- Located within a Class A Industrial Park in North San Diego's dense industrial cluster
- On Park Center Drive off of S. Melrose Avenue
- Loading: 1 Dock-High and 1 Grade-Level
- Excellent proximity to the SR-78 and major industrial corridors of Interstates 5 & 15
- Features heavy power: 250 amps at 277/480v
- +/-3,000 SF Office

Available Spaces

Floor	Suite	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
P 1st	C	Industrial	Direct	15,360	15,360	15,360	Not Disclosed	Immediately	Negotiable

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

Property Overview

No Data Available

Building Details

Primary Property Type	Industrial	Columns	40'w x 48'd
Secondary Type	Warehouse	Cranes	None
CoStar Rating	★ ★ ★ ☆ ☆	Docks	4 ext
Building Class	B	Drive Ins	4 tot./12' w x 12' h
Year Built	1990	Parking	100 Spaces
Building Size	76,000 SF	Levelators	None
Ceiling Height	18'	Sprinklers	Wet



1225 Park Center Dr • Vista Business Park

15,360 SF • For Lease • Industrial • Vista Submarket • Vista, CA 92081



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2640 Progress St • Vista Business Park

33,804 SF • For Lease • Industrial • Vista Submarket • Vista, CA 92081



Listing Details

Available Size	33,804 SF
Asking Rent	Not Disclosed
Service Type	TBD
Occupancy	Immediately
Lease Type	Direct
Term	Negotiable
Time On Market	2 Years 2 Months



Leasing Highlights

No Data Available

Available Spaces

Floor	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
E 1st	Industrial	Direct	33,804	33,804	33,804	Not Disclosed	Immediately	Negotiable

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

Property Overview

No Data Available

Building Details

Primary Property Type	Industrial	Building Size	33,804 SF
Secondary Type	Manufacturing	Ceiling Height	28'
CoStar Rating	★ ★ ★ ☆ ☆	Docks	1 ext
Building Class	B	Drive Ins	1 tot./12' w x 12' h
Year Built	1997	Levelators	None

Contacts

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2765 Progress St • North County Corporate Center

37,887 SF • For Lease • Industrial • Vista Submarket • Vista, CA 92081



Listing Details

Available Size	37,887 SF
Asking Rent	Not Disclosed
Service Type	Negotiable
Occupancy	30 Days
Lease Type	Direct
Term	Negotiable
Time On Market	3 Years 2 Months



Leasing Highlights

- ±37,887 SF Industrial | ±6,478 SF Office
- 26' Clear Height for Efficient High-Cube Storage
- 180' Shared Truck Court | 100% Concrete Aprons
- 7 Dock-High Doors + 2 Grade-Level Doors
- ±925 AMPS Power (Up to 1,225 AMPS Available)
- Ample Parking (±96 Spaces) | Corporate HQ/MFG/DIST Capable

Available Spaces

Floor	Suite	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
P 1st	A	Industrial	Direct	37,887	37,887	37,887	Not Disclosed	30 Days	Negotiable

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

±37,887 SF industrial suite featuring a functional warehouse layout with ±6,478 SF of two-story office. The space offers 26' clear height, strong power (±925 AMPS, expandable), and excellent loading with 7 dock-high doors and 2 grade-level doors. Includes a 180' shared truck court, 100% concrete aprons, and ±96 parking spaces. Ideal for distribution, manufacturing, or corporate HQ users.cg

Property Overview

±37,887 SF industrial distribution/manufacturing space located within the North County Corporate Center in Vista. The property offers a highly functional layout with ±6,478 SF of two-story office, 26' clear height, and excellent loading capabilities including 7 dock-high doors and 2 grade-level doors. The site features a 180' shared truck court, ample parking, and 100% concrete truck aprons, providing efficient circulation for a variety of industrial users.

Building Details

Primary Property Type	Industrial	Cranes	None
Secondary Type	Manufacturing	Docks	14 ext
CoStar Rating	★ ★ ★ ☆ ☆	Drive Ins	4 tot./12' w x 12' h
Building Class	B	Parking	96 Spaces
Year Built	1999	Floor Thickness	6"
Building Size	72,127 SF	Levelators	None
Ceiling Height	26'	Sprinklers	Wet
Columns	50'w x 52'd		



2765 Progress St • North County Corporate Center

37,887 SF • For Lease • Industrial • Vista Submarket • Vista, CA 92081



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935 Poinsettia Ave • Century Industrial Center

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



Listing Details

Available Size	3,132 SF
Asking Rent	\$1.35/SF/month
Total Asking Rent	\$4,228/month
Service Type	TBD
Occupancy	Immediately
Lease Type	Direct
Term	Negotiable
Time On Market	20 Days



Leasing Highlights

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

Available Spaces

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

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

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

Broker of Record

David Harrington

License # 01320460, 02168060 (CA)

Matthews Real Estate Investment Services, Inc

2321 Rosecrans Ave., Suite 1225, El Segundo, CA 90245

(866) 889-0550

Property Overview

The property at 935 Poinsettia Avenue is a high-quality industrial facility located in Vista's established business hub within North County San Diego.

Constructed in 1989 within a business park environment, the building contains approximately 42,447 square feet on a 2.81-acre lot, supporting a range of industrial, manufacturing, and distribution operations.

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



Building Details

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

Contacts

Leasing Company



Matthews Real Estate Investment Services

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www.matthews.com/

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Sam F. Sukut
Vice President & Senior Director of Industrial

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(949) 939-1219



2515 Pioneer Ave • Vista Business Park

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



Listing Details

Available Size	2,664 SF
Asking Rent	\$1.55/SF/month
Total Asking Rent	\$4,129/month
Service Type	Triple Net
Occupancy	Immediately
Lease Type	Direct
Term	Negotiable
Time On Market	29 Days



Leasing Highlights

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

Available Spaces

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

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

Est NNN \$0.32/SF

2,664 SF move-in ready industrial suite

Property Overview

No Data Available

Building Details

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



2515 Pioneer Ave • Vista Business Park

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



Contacts

Leasing Company



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(858) 452-6500
www.cushmanwakefield.com/en

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



2420 Grand Ave • Vista Business Park

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



Listing Details

Available Size	2,001 SF
Asking Rent	\$1.55/SF/month
Total Asking Rent	\$3,102/month
Service Type	Triple Net
Occupancy	Immediately
Lease Type	Direct
Term	3 - 5 Years
Time On Market	3 Months 12 Days



Leasing Highlights

No Data Available

Available Spaces

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

JLL: Chris Baumgart (858) 736-1710

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

Property Overview

No Data Available

Building Details

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



Contacts

Leasing Company



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Managing Director

chris.baumgart@jll.com

(858) 736-1710

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



Listing Details

Available Size	2,684 - 7,463 SF
Asking Rent	\$1.35 - 1.40/SF/month
Total Asking Rent	\$3,758 - 6,452/month
Service Type	Triple Net
Occupancy	Immediately
Lease Type	Direct
Term	Negotiable
Time On Market	5 Months 5 Days



Leasing Highlights

No Data Available

Available Spaces

Floor	Suite	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
P 1st	A	Industrial	Direct	4,779	4,779	4,779	\$1.35 NNN	Immediately	Negotiable
CBRE: Robert Gunness (760) 803-0842									
21' warehouse clearance, warehouse lighting, skylight, ample power, 6 private offices, lunch room, reception, work area and conference.									
P 1st	E	Industrial	Direct	2,684	2,684	2,684	\$1.40 NNN	Immediately	Negotiable
CBRE: Robert Gunness (760) 803-0842									
High warehouse clearance, warehouse lighting, skylight, 208 power, reception, 2 offices, and a restroom.									

Property Overview

No Data Available

Building Details

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



2780 La Mirada Dr • Coral Tree Commerce Center
2,684 - 7,463 SF • For Lease • Industrial • Vista Submarket • Vista, CA 92081



Contacts

Leasing Company



Robert C. Gunness
First Vice President

rob.gunness@cbre.com

(760) 803-0842

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



Listing Details

Available Size	8,229 - 17,255 SF
Asking Rent	\$1.30/SF/month
Total Asking Rent	\$10,698 - 11,734/month
Service Type	Triple Net
Occupancy	Immediately
Lease Type	Direct
Term	Negotiable
Time On Market	5 Months 5 Days



Leasing Highlights

No Data Available

Available Spaces

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

Property Overview

No Data Available

Building Details

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



2590 Pioneer Ave • Coral Tree Commerce Center

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



Contacts

Leasing Company



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CBRE
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(760) 438-8500
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Listing Details

Available Size	12,579 SF
Asking Rent	\$1.05/SF/month
Total Asking Rent	\$13,208/month
Service Type	Triple Net
Occupancy	Immediately
Lease Type	Direct
Term	Negotiable
Time On Market	10 Months 17 Days



Leasing Highlights

- Freestanding industrial building with secured yard
- Heavy power: 800 amps, 277/480V ideal for manufacturing
- Surrounded by top-tier corporate neighbors including Amazon and Tesla

Available Spaces

Floor	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
E 1st	Industrial	Direct	12,579	12,579	12,579	\$1.05 NNN	Immediately	Negotiable

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

Positioned in the heart of Vista's thriving industrial corridor, 2550 Pioneer Ave offers a rare opportunity to lease a highly functional ±12,579 SF freestanding industrial building. Built in 1989 and situated on a ±0.64-acre site, this single-story asset features a secured and fenced yard, ideal for logistics, storage, or fleet operations. The property boasts ±16'–18' clear heights, two grade-level loading doors, and heavy power capacity (800 amps, 277/480V), making it well-suited for a range of industrial users.

Property Overview

No Data Available

Building Details

Primary Property Type	Industrial	Ceiling Height	18'
Secondary Type	Manufacturing	Cranes	None
CoStar Rating	★★★★☆	Drive Ins	2 tot./14' w x 12' h
Building Class	B	Parking	11 Spaces
Year Built	1989	Levelators	None
Building Size	12,579 SF	Sprinklers	Yes



2550 Pioneer Ave • Vista Business Park

12,579 SF • For Lease • Industrial • Vista Submarket • Vista, CA 92081



Contacts

Leasing Company



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Brant Aberg, SIOR
Vice Chairman

brant.aberg@cushwake.com

(858) 413-5600

Conor Boyle
Senior Director

conor.boyle@cushwake.com

(760) 458-5739



Listing Details

Available Size	3,500 SF
Asking Rent	\$1.30/SF/month
Total Asking Rent	\$4,550/month
Service Type	Triple Net
Occupancy	Immediately
Lease Type	Direct
Term	Negotiable
Time On Market	4 Months 7 Days



Leasing Highlights

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

Available Spaces

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

CBRE: Weston Yahn (805) 405-3337

2 Grade-level Doors

Property Overview

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

Building Details

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



2880 Scott St • Canyon Oaks Business Center
3,500 SF • For Lease • Industrial • Vista Submarket • Vista, CA 92081



Contacts

Leasing Company



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(805) 405-3337

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

Listing Details

Available Size	3,770 SF
Asking Rent	Not Disclosed
Service Type	TBD
Occupancy	Immediately
Lease Type	Sublet
Term	Thru Aug 2026
Time On Market	9 Months 14 Days



Leasing Highlights

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

Available Spaces

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

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

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

Property Overview

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

Building Details

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

Contacts

Leasing Company



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