



# 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 8 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

[eugene@kaenterprises.net](mailto:eugene@kaenterprises.net)

(619) 820-6180

### KA Enterprises

5820 Oberlin Dr, Suite 201  
San Diego, CA 92121 USA  
(858) 224-1665  
[kaenterprises.net/corporate-overview](http://kaenterprises.net/corporate-overview)



# 1930 Watson Way • Shadowridge Business Center

1,465 - 6,193 SF • For Lease • Industrial • Vista Submarket • Vista, CA 92081



## Listing Details

|                   |                       |
|-------------------|-----------------------|
| Available Size    | 1,465 - 6,193 SF      |
| Asking Rent       | \$1.50/SF/month       |
| Total Asking Rent | \$2,198 - 7,092/month |
| Service Type      | Triple Net            |
| Occupancy         | Multiple              |
| Lease Type        | Direct                |
| Term              | Negotiable            |
| Time On Market    | 3 Months 19 Days      |



## Leasing Highlights

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

## Available Spaces

| Address                                                         | Floor | Suite | Use        | Type   | SF Avail | SF Flo-<br>or Con-<br>tig | SF Bldg<br>Contig | Rent       | Occupancy   | Term            |
|-----------------------------------------------------------------|-------|-------|------------|--------|----------|---------------------------|-------------------|------------|-------------|-----------------|
| <a href="#">2025 Thibodo Rd • Shadowridge Business Center</a>   | P 1st | I & J | Industrial | Direct | 4,728    | 4,728                     | 4,728             | \$1.50 NNN | Sep 2026    | Nego-<br>tiable |
| RAF Pacifica Group, Inc.: Whitney Robinson (512) 680-4456       |       |       |            |        |          |                           |                   |            |             |                 |
| <a href="#">1930 Watson Way • Shadowridge Business Center</a>   | P 1st | H     | Industrial | Direct | 1,465    | 1,465                     | 1,465             | \$1.50 NNN | Immediately | Nego-<br>tiable |
| 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.



## 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



**Whitney Robinson**  
Director of Leasing

whitney@rafpg.com

(512) 680-4456

**RAF Pacifica Group, Inc.**  
687 S coast Hwy, Suite 111  
Encinitas, CA 92024 USA  
(858) 314-3116  
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## 781 North Ave

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



### 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    | 1 Month 17 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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**Greg Pieratt**  
Principal

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(704) 313-6870





# 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    | 2 Months 3 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 | 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 | Cranes          | None                 |
| Secondary Type        | Warehouse  | Docks           | None                 |
| CoStar Rating         | ★★★★☆      | Drive Ins       | 2 tot./12' w x 14' h |
| Building Class        | B          | Parking         | 10 Spaces            |
| Year Built            | 2004       | Floor Thickness | 6"                   |
| Building Size         | 4,268 SF   | Levelators      | None                 |
| Ceiling Height        | 18'        | Sprinklers      | Wet                  |



# 2306 La Mirada Dr • Burke Sycamore Business

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



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## Contacts

### Leasing Company

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**Miklos Campuzano**  
Agent

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(858) 925-4553

**WeCann**  
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Santa Ana, CA 92701 USA  
(949) 400-8086  
[www.wecannca.com](http://www.wecannca.com)





# 2244 S Santa Fe Ave • Santa Fe Space Center



960 - 2,400 SF • For Lease • Industrial • Outlying SD County N Submarket • Vista, CA 92084

## Listing Details

|                |                  |
|----------------|------------------|
| Available Size | 960 - 2,400 SF   |
| Asking Rent    | \$1.40/SF/month  |
| Service Type   | Modified Gross   |
| Occupancy      | Immediately      |
| Lease Type     | Direct           |
| Term           | Negotiable       |
| Time On Market | 2 Months 16 Days |



## Leasing Highlights

No Data Available

## Available Spaces

| Floor                                                 | Suite | Use        | Type   | SF Avail | SF Floor Contig | SF Bldg Contig | Rent          | Occupancy   | Term       |
|-------------------------------------------------------|-------|------------|--------|----------|-----------------|----------------|---------------|-------------|------------|
| P 1st                                                 | -     | Industrial | Direct | 960      | 960             | 960            | Not Disclosed | Immediately | Negotiable |
| Pinamonti Rentals: Giancarlo Pinamonti (760) 505-5593 |       |            |        |          |                 |                |               |             |            |
| P 1st                                                 | A6    | Industrial | Direct | 1,440    | 1,440           | 1,440          | \$1.40 MG     | Immediately | Negotiable |
| Pinamonti Rentals: Giancarlo Pinamonti (760) 505-5593 |       |            |        |          |                 |                |               |             |            |

## Property Overview

No Data Available

## Building Details

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

## Contacts

### Leasing Company

|                                                                                                     |                            |                           |                |
|-----------------------------------------------------------------------------------------------------|----------------------------|---------------------------|----------------|
| <b>Pinamonti Rentals</b><br>122 Civic Center Dr, Suite 201<br>Vista, CA 92084 USA<br>(760) 727-4804 | <b>Giancarlo Pinamonti</b> | pinamontigianni@gmail.com | (760) 505-5593 |
|-----------------------------------------------------------------------------------------------------|----------------------------|---------------------------|----------------|



# 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    | 3 Months 27 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



CBRE  
5790 Fleet St, Suite 130  
Carlsbad, CA 92008 USA  
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**Roger G. Carlson**  
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(760) 438-8577

**Blake Wilson**  
Senior Vice President

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(858) 740-7411

**Don Trapani**  
Vice President

don.trapani@cbre.com

(858) 322-7900



# 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    | 4 Months 23 Days      |



## Leasing Highlights

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

## Available Spaces

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

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

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

|       |   |            |        |       |       |       |           |             |            |
|-------|---|------------|--------|-------|-------|-------|-----------|-------------|------------|
| P 1st | E | Industrial | Direct | 4,200 | 4,200 | 4,200 | \$1.50 MG | Immediately | Negotiable |
|-------|---|------------|--------|-------|-------|-------|-----------|-------------|------------|

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

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

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

## Property Overview

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



# 2453 Cades Way • Oak Ridge Business Center

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



## Building Details

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

## Contacts

### Leasing Company



**Carey Pastor**  
Senior Vice President

[cpastor@cbsocalgroup.com](mailto:cpastor@cbsocalgroup.com)

(858) 336-4666

### Coldwell Banker Commercial SC

27368 Via Industria, Suite 102  
Temecula, CA 92590 USA  
(951) 200-7683  
[cbsocalgroup.com/](http://cbsocalgroup.com/)



# 1334 N Melrose Dr • Melrose Business Center

1,935 SF • For Lease • Industrial • Vista Submarket • Vista, CA 92083



## Listing Details

|                   |                  |
|-------------------|------------------|
| Available Size    | 1,935 SF         |
| Asking Rent       | \$1.69/SF/month  |
| Total Asking Rent | \$3,270/month    |
| Service Type      | Industrial Gross |
| Occupancy         | Immediately      |
| Lease Type        | Direct           |
| Term              | Negotiable       |



## 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

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

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

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

## Property Overview

Adjacent to the N Melrose Dr & Oceanside Blvd intersection.

## Building Details

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

## Contacts

### Leasing Company



**Kidder Mathews**  
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San Diego, CA 92130 USA  
(858) 509-1200  
kidder.com/about/

**Bob Willingham, SIOR**  
Executive Vice President | Shareholder

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(619) 889-9872

**Ronald King, SIOR**  
Executive Vice President | Shareholder

ron.king@kidder.com

(619) 540-4348



## 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    | 6 Months 8 Days              |



## Leasing Highlights

No Data Available

## Available Spaces

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



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

**Barry S. Hendler**  
Principal

[bhendler@lee-associates.com](mailto:bhendler@lee-associates.com)

(760) 448-2438





# 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    | 5 Months 1 Day  |



## 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



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### Contacts

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#### Leasing Company



**David M. Steffy**  
Broker

[dsteffy@palomarcommercial.com](mailto:dsteffy@palomarcommercial.com)

(760) 845-6307

#### Palomar Commercial

Encinitas, CA 92023 USA

(760) 918-2600

[www.palomarcommercial.com](http://www.palomarcommercial.com)



# 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    | 5 Months 11 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



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

**Jim Benson**  
Senior Vice President

Jim.Benson@Kidder.com

(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    | 5 Months 12 Days |



## Leasing Highlights

No Data Available

## Available Spaces

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

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

One Office, 85% Warehouse, One Restroom

## Property Overview

No Data Available

## Building Details

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

## Contacts

### Leasing Company



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

**Peter Merz**  
Principal

pmerz@lee-associates.com

(760) 685-1813

**Daniel Knoke**  
Principal

dknoke@lee-associates.com

(760) 809-6893



# 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    | 8 Months 21 Days |



## Leasing Highlights

No Data Available

## Available Spaces

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

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

## Property Overview

No Data Available

## Building Details

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

## Contacts

## Leasing Company



# 1485 Poinsettia Ave • Lionshead Landing

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



## Contacts (Continued)

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**Inland Pacific**  
8665 Argent St, Suite C  
Santee, CA 92071 USA  
(619) 596-1880  
[ipcommercialproperties.com](http://ipcommercialproperties.com)

**Shayan Bahri**  
Associate Broker

[shayan.bahri@ip-cre.com](mailto:shayan.bahri@ip-cre.com)

(818) 292-4657

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**Aidan James**  
Partner

[aidan.james@ip-cre.com](mailto:aidan.james@ip-cre.com)

(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/SF/month                  |
| Total Asking Rent | \$1,994/month                    |
| Service Type      | Industrial Gross, Modified Gross |
| Occupancy         | Immediately                      |
| Lease Type        | Direct                           |
| Term              | Negotiable                       |
| Time On Market    | 8 Months 28 Days                 |



## Leasing Highlights

No Data Available

## Available Spaces

| Floor                                                                    | Suite | Use        | Type   | SF Avail | SF Floor Contig | SF Bldg Contig | Rent      | Occupancy   | Term       |
|--------------------------------------------------------------------------|-------|------------|--------|----------|-----------------|----------------|-----------|-------------|------------|
| P 1st                                                                    | E     | Industrial | Direct | 1,166    | 1,166           | 1,166          | \$1.71 MG | Immediately | Negotiable |
| Lee & Associates: Peter Merz (760) 685-1813, Daniel Knoke (760) 809-6893 |       |            |        |          |                 |                |           |             |            |
| 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 |       |            |        |          |                 |                |           |             |            |
| 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



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## Contacts

### Leasing Company

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

**Peter Merz**  
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(760) 685-1813

**Daniel Knoke**  
Principal

[dknoke@lee-associates.com](mailto:dknoke@lee-associates.com)

(760) 809-6893



## 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    | 11 Months 9 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                 |



# 1230 Avenida Chelsea • Vista Business Park

38,802 SF • For Lease • Industrial • Vista Submarket • Vista, CA 92081



## Contacts

### Leasing Company



#### SRS Real Estate Partners

215 S Highway 101, Suite 200  
Solana Beach, CA 92075 USA  
(619) 489-9001  
srsre.com/

**Hank Jenkins**  
Vice President

hank.jenkins@srsre.com

(602) 882-0138

**Tucker Hohenstein, SIOR**  
Executive Vice President

tucker.hohenstein@srsre.com

(858) 336-4104

**Mike Erwin, SIOR**  
Executive Vice President

mike.erwin@srsre.com

(760) 807-0909



# 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 1 Month  |



## 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



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## Contacts (Continued)

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REAL ESTATE SERVICES

**Josh West, SIOR**  
Senior Vice President | Partner

JWest@voitco.com

(858) 431-9219

### **Voit Real Estate Services**

9530 Towne Centre Dr, Suite  
100  
San Diego, CA 92121 USA  
(858) 453-0505  
[www.voitco.com](http://www.voitco.com)



# 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 3 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



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

**Rusty Williams, SIOR**  
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[rwilliams@lee-associates.com](mailto:rwilliams@lee-associates.com)

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**Jake Rubendall, SIOR**  
Principal

[jrubendall@lee-associates.com](mailto:jrubendall@lee-associates.com)

(818) 640-0838





# 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    | 3 Months 27 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



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

**Roger G. Carlson**  
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roger.carlson@cbre.com

(760) 438-8577

**Blake Wilson**  
Senior Vice President

blake.wilson@cbre.com

(858) 740-7411

**Don Trapani**  
Vice President

don.trapani@cbre.com

(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 4 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



**James Bengala**  
Director of Brokerage Services

James@uwventures.com

(760) 208-8798

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



# 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    | 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 | 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



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

**John Witherall**  
Senior Vice President

john.witherall@kidder.com

(760) 815-9004



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

## Contacts

### Leasing Company



**Franco Macklis**  
Director of Commercial Leasing

fmacklis@pemginc.com

(619) 852-3131

**PE Management Group**  
18029 Calle Ambiente, Suite  
500  
Rancho Santa Fe, CA 92091  
USA  
(858) 755-0216  
www.pacificaenterprises.com/







# 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       | \$1.57 - 1.79/SF/month |
| Total Asking Rent | \$2,788 - 3,179/month  |
| Service Type      | Modified Gross         |
| Occupancy         | Immediately            |
| Lease Type        | Direct                 |
| Term              | Negotiable             |
| Time On Market    | 4 Months 25 Days       |



## Leasing Highlights

No Data Available

## Available Spaces

| Address                           | Floor | Suite | Use        | Type   | SF Avail | SF Flo-<br>or Con-<br>tig | SF Bldg<br>Contig | Rent      | Occupancy   | Term            |
|-----------------------------------|-------|-------|------------|--------|----------|---------------------------|-------------------|-----------|-------------|-----------------|
| <a href="#">2330 La Mirada Dr</a> | P 1st | 400   | Industrial | Direct | 1,776    | 1,776                     | 1,776             | \$1.79 MG | Immediately | Nego-<br>tiable |

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

Existing food preparation/kitchen space to include front office area, 3 compartment sink, 2 compartment sink, floor drains, mop sink, hand washing sink, additional plumbing, existing FRP on walls, and natural gas service. Balance of space to include RR, & warehouse with grade level loading.

|                                   |       |     |            |        |       |       |       |           |             |                 |
|-----------------------------------|-------|-----|------------|--------|-------|-------|-------|-----------|-------------|-----------------|
| <a href="#">2332 La Mirada Dr</a> | P 1st | 500 | Industrial | Direct | 1,776 | 1,776 | 1,776 | \$1.57 MG | Immediately | Nego-<br>tiable |
|-----------------------------------|-------|-----|------------|--------|-------|-------|-------|-----------|-------------|-----------------|

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

Exist Layout: Space consists of reception/office, 3-compartment sink, floor drain, walk in cooler, one restroom, wet-bar, grade level loading, and remainder warehouse.

Conceptual Layout: Landlord will remove walk in cooler and restore back to a traditional industrial suite.

## 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



**Lee & Associates**  
1902 Wright Pl, Suite 180  
Carlsbad, CA 92008 USA  
(760) 929-9700  
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**Marko Dragovic**  
Principal

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Principal

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(760) 672-1041

**Olivia Baffert**  
Associate

[obaffert@lee-associates.com](mailto:obaffert@lee-associates.com)

(707) 223-8214





# 3030 Enterprise Ct • Vista Business Park

12,140 - 85,094 SF • For Lease • Industrial • Vista Submarket • Vista, CA 92081



## Listing Details

|                   |                         |
|-------------------|-------------------------|
| Available Size    | 12,140 - 85,094 SF      |
| Asking Rent       | \$1.25 - 1.29/SF/month  |
| Total Asking Rent | \$15,661 - 86,773/month |
| Service Type      | Triple Net              |
| Occupancy         | Multiple                |
| Lease Type        | Direct                  |
| Term              | Negotiable              |
| Time On Market    | 1 Year 2 Months         |



## Leasing Highlights

No Data Available

## Available Spaces

| Floor | Suite | Use        | Type   | SF Avail        | SF Floor Contig | SF Bldg Contig | Rent       | Occupancy | Term       |
|-------|-------|------------|--------|-----------------|-----------------|----------------|------------|-----------|------------|
| P 1st | C     | Industrial | Direct | 12,140 - 15,676 | 15,676          | 15,676         | \$1.29 NNN | 30 Days   | Negotiable |

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

3030 Enterprise Court in Vista, California, is a prominent industrial property situated in the Vista Commerce Center. This Class A facility offers a blend of modern infrastructure and sustainable design, catering to a diverse range of tenants

## Property Overview

No Data Available

## Building Details

|                       |               |            |                      |
|-----------------------|---------------|------------|----------------------|
| Primary Property Type | Industrial    | Columns    | 48'w x 52'd          |
| Secondary Type        | Manufacturing | Docks      | 10 ext               |
| CoStar Rating         | ★ ★ ★ ☆ ☆     | Drive Ins  | 6 tot./10' w x 14' h |
| Building Class        | C             | Parking    | 268 Spaces           |
| Year Built            | 1998          | Levelators | None                 |
| Building Size         | 208,765 SF    | Sprinklers | Yes                  |
| Ceiling Height        | 28'           |            |                      |



# 3030 Enterprise Ct • Vista Business Park

12,140 - 85,094 SF • For Lease • Industrial • Vista Submarket • Vista, CA 92081



## Contacts

### Leasing Company



**Kidder Mathews**  
12230 El Camino Real, Suite 400  
San Diego, CA 92130 USA  
(858) 509-1200  
[kidder.com/about/](http://kidder.com/about/)

|                                                                       |                                                                          |                |
|-----------------------------------------------------------------------|--------------------------------------------------------------------------|----------------|
| <b>Ronald King, SIOR</b><br>Executive Vice President   Shareholder    | <a href="mailto:ron.king@kidder.com">ron.king@kidder.com</a>             | (619) 540-4348 |
| <b>Bob Willingham, SIOR</b><br>Executive Vice President   Shareholder | <a href="mailto:bob.willingham@kidder.com">bob.willingham@kidder.com</a> | (619) 889-9872 |



# 2518 S Santa Fe Ave • South Santa Fe Industrial Park

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



## Listing Details

|                   |                  |
|-------------------|------------------|
| Available Size    | 640 - 1,280 SF   |
| Asking Rent       | \$1.50/SF/month  |
| Total Asking Rent | \$960/month      |
| Service Type      | Industrial Gross |
| Occupancy         | Multiple         |
| Lease Type        | Direct           |
| Term              | Negotiable       |
| Time On Market    | 2 Years          |



## Leasing Highlights

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

## Available Spaces

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

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

|       |     |            |        |     |       |       |           |             |            |
|-------|-----|------------|--------|-----|-------|-------|-----------|-------------|------------|
| P 1st | F-6 | Industrial | Direct | 640 | 1,280 | 1,280 | \$1.50 IG | Immediately | Negotiable |
|-------|-----|------------|--------|-----|-------|-------|-----------|-------------|------------|

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

Potentially contiguous with F4 & F5.

## Property Overview

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

## Building Details

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



# 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



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

|                                        |                                                                    |                |
|----------------------------------------|--------------------------------------------------------------------|----------------|
| <b>Dan Geary</b><br>Vice President     | <a href="mailto:dgeary@cegadvisors.com">dgeary@cegadvisors.com</a> | (619) 339-0730 |
| <b>Pat Geary</b><br>Managing Principal | <a href="mailto:pgeary@cegadvisors.com">pgeary@cegadvisors.com</a> | (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 8 Months |



**Leasing Highlights**

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

**Available Spaces**

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

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

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

**Property Overview**

No Data Available

**Building Details**

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



**Contacts**

**Leasing Company**



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

|                                          |                                                                                |                |
|------------------------------------------|--------------------------------------------------------------------------------|----------------|
| <b>Stephen Crockett</b><br>Principal     | <a href="mailto:scrockett@lee-associates.com">scrockett@lee-associates.com</a> | (760) 845-0311 |
| <b>Rusty Williams, SIOR</b><br>Principal | <a href="mailto:rwilliams@lee-associates.com">rwilliams@lee-associates.com</a> | (760) 644-1887 |



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

|                              |       |     |            |        |       |       |       |                    |             |                 |
|------------------------------|-------|-----|------------|--------|-------|-------|-------|--------------------|-------------|-----------------|
| 1489 Poinsettia Ave • Bldg B | P 1st | 131 | Industrial | Direct | 2,421 | 2,421 | 2,421 | Not Dis-<br>closed | Immediately | Nego-<br>tiable |
|------------------------------|-------|-----|------------|--------|-------|-------|-------|--------------------|-------------|-----------------|

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-<br>closed | Immediately | Nego-<br>tiable |
|------------------------------|-------|-----|------------|--------|--------|--------|--------|--------------------|-------------|-----------------|

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-<br>tiable |
|------------------------------|-------|-----|------------|--------|-------|-------|-------|------------|-------------|-----------------|

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-<br>tiable |
|------------------------------|-------|-----|------------|--------|-------|-------|-------|------------|-------------|-----------------|

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                  |

## Contacts

### Leasing Company



**Cushman & Wakefield**  
12830 El Camino Real, Suite 100  
San Diego, CA 92130 USA  
(858) 452-6500  
[www.cushmanwakefield.com/en](http://www.cushmanwakefield.com/en)

|                                              |                                                                                    |                |
|----------------------------------------------|------------------------------------------------------------------------------------|----------------|
| <b>Conor Boyle</b><br>Senior Director        | <a href="mailto:conor.boyle@cushwake.com">conor.boyle@cushwake.com</a>             | (760) 458-5739 |
| <b>Tyler Stemley</b><br>Director             | <a href="mailto:Tyler.Stemley@cushwake.com">Tyler.Stemley@cushwake.com</a>         | (760) 908-4270 |
| <b>Joe Crotty</b><br>Senior Director         | <a href="mailto:joe.crotty@cushwake.com">joe.crotty@cushwake.com</a>               | (760) 473-1811 |
| <b>Carson Odabashian</b><br>Senior Associate | <a href="mailto:Carson.Odabashian@cushwake.com">Carson.Odabashian@cushwake.com</a> | (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 | 5 Months 12 Days       |



## Leasing Highlights

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

## Available Spaces

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

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

Space consists of only warehouse.

|       |    |            |        |     |     |     |           |             |            |
|-------|----|------------|--------|-----|-----|-----|-----------|-------------|------------|
| P 1st | 26 | Industrial | Direct | 927 | 927 | 927 | \$1.70 MG | Immediately | Negotiable |
|-------|----|------------|--------|-----|-----|-----|-----------|-------------|------------|

Lee & Associates: Isaac Little (760) 672-1041, Marko Dragovic (858) 531-4523, 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 |
|-------|---|------------|--------|-------|-------|-------|-----------|-------------|------------|

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



## Contacts

### Leasing Company



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(858) 531-4523

**Olivia Baffert**  
Associate

[obaffert@lee-associates.com](mailto:obaffert@lee-associates.com)

(707) 223-8214



**Listing Details**

|                |                |
|----------------|----------------|
| Available Size | 4,950 SF       |
| Asking Rent    | Not Disclosed  |
| Service Type   | TBD            |
| Occupancy      | Immediately    |
| Lease Type     | Direct         |
| Term           | Negotiable     |
| Time On Market | 1 Month 9 Days |



**Leasing Highlights**

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

**Available Spaces**

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

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

Call for rate

**Property Overview**

No Data Available

**Building Details**

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



# 1240 Keystone Way • Saddleback Vista Park

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



## Contacts

### Leasing Company



#### Cushman & Wakefield

12830 El Camino Real, Suite 100  
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(760) 908-4270



# 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 | 3 Months 12 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

### Leasing Company



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drew.dodds@cushwake.com

(720) 339-3004

**Alexander Bush**  
Senior Director

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(858) 602-2054



# 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 | 8 Months 28 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 |
|-------|------|------------|--------|--------|---------|---------|---------------|-------------|------------|

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

### Leasing Company



**Cushman & Wakefield**  
12830 El Camino Real, Suite 100  
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(720) 339-3004



# 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 6 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                  |



**Contacts**

**Leasing Company**



**Cushman & Wakefield**  
12830 El Camino Real, Suite 100  
San Diego, CA 92130 USA  
(858) 452-6500  
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| <b>Conor Boyle</b><br>Senior Director               | <a href="mailto:conor.boyle@cushwake.com">conor.boyle@cushwake.com</a>     | (760) 458-5739 |
| <b>Jackie Sutton</b><br>Senior Brokerage Specialist | <a href="mailto:Jackie.Sutton@cushwake.com">Jackie.Sutton@cushwake.com</a> | (619) 881-7979 |



# 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 3 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

### Leasing Company



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**Barry S. Hendler**  
Principal

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(760) 448-2438





# 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 3 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



## Contacts

### Leasing Company



#### Cushman & Wakefield

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#### Drew Dodds

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#### Jackie Sutton

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(619) 881-7979



# 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    | 1 Month 24 Days |



## Leasing Highlights

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

## Available Spaces

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

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

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

The property at 935 Poinsettia Avenue is a high-quality industrial facility located in Vista's established business hub within North County San Diego. Constructed in 1989 within a business park environment, the building contains approximately 42,447 square feet on a 2.81-acre lot, supporting a range of industrial, manufacturing, and distribution operations.

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

## Property Overview

The property at 935 Poinsettia Avenue is a high-quality industrial facility located in Vista's established business hub within North County San Diego. Constructed in 1989 within a business park environment, the building contains approximately 42,447 square feet on a 2.81-acre lot, supporting a range of industrial, manufacturing, and distribution operations.

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



## Building Details

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

## Contacts

### Leasing Company



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

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Vice President & Senior Director of Industrial

[Sam.sukut@matthews.com](mailto:Sam.sukut@matthews.com)

(949) 939-1219



**Matthews Real Estate Investment Services**  
4250 Executive Sq, Suite 675  
La Jolla, CA 92037 USA  
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#### Collin Hladik

Industrial Associate

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(909) 735-1956



# 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    | 2 Months 2 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, Conor Boyle (760) 458-5739, Joe Crotty (760) 473-1811, Danielle Bergson (808) 419-0042

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

## Property Overview

No Data Available

## Building Details

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

## Contacts

## Leasing Company



## 2515 Pioneer Ave • Vista Business Park

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



### Contacts (Continued)



#### Cushman & Wakefield

12830 El Camino Real, Suite 100  
San Diego, CA 92130 USA  
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[www.cushmanwakefield.com/en](http://www.cushmanwakefield.com/en)

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Director

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(760) 458-5739

**Joe Crotty**  
Senior Director

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(760) 473-1811

**Danielle Bergson**  
Associate

[Danielle.Bergson@cushwake.com](mailto:Danielle.Bergson@cushwake.com)

(808) 419-0042



# 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    | 4 Months 16 Days |



## Leasing Highlights

No Data Available

## Available Spaces

| Floor | Suite | Use        | Type   | SF Avail | SF Floor Contig | SF Bldg Contig | Rent       | Occupancy   | Term        |
|-------|-------|------------|--------|----------|-----------------|----------------|------------|-------------|-------------|
| P 1st | 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'        |            |                     |



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## Contacts

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### Leasing Company



**Chris Baumgart**  
Managing Director

[chris.baumgart@jll.com](mailto:chris.baumgart@jll.com)

(858) 736-1710

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





# 2780 La Mirada Dr • Coral Tree Commerce Center

4,779 SF • For Lease • Industrial • Vista Submarket • Vista, CA 92081



## Listing Details

|                   |                 |
|-------------------|-----------------|
| Available Size    | 4,779 SF        |
| Asking Rent       | \$1.35/SF/month |
| Total Asking Rent | \$6,452/month   |
| Service Type      | Triple Net      |
| Occupancy         | Immediately     |
| Lease Type        | Direct          |
| Term              | Negotiable      |
| Time On Market    | 6 Months 9 Days |



## Leasing Highlights

No Data Available

## Available Spaces

| Floor | Suite | Use        | Type   | SF Avail | SF Floor Contig | SF Bldg Contig | Rent       | Occupancy   | Term       |
|-------|-------|------------|--------|----------|-----------------|----------------|------------|-------------|------------|
| P 1st | A     | Industrial | Direct | 4,779    | 4,779           | 4,779          | \$1.35 NNN | Immediately | Negotiable |

CBRE: Robert Gunness (760) 803-0842

21' warehouse clearance, warehouse lighting, skylight, ample power, 6 private offices, lunch room, reception, work area and conference.

## Property Overview

No Data Available

## Building Details

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

## Contacts

### Leasing Company



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

**Robert C. Gunness**  
First Vice President

rob.gunness@cbre.com

(760) 803-0842



**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    | 6 Months 9 Days         |



**Leasing Highlights**

No Data Available

**Available Spaces**

| Floor                                                                                                            | Suite | Use        | Type   | SF Avail | SF Floor Contig | SF Bldg Contig | Rent       | Occupancy   | Term       |
|------------------------------------------------------------------------------------------------------------------|-------|------------|--------|----------|-----------------|----------------|------------|-------------|------------|
| P 1st                                                                                                            | D-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



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### Contacts

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#### Leasing Company



**Robert C. Gunness**  
First Vice President

[rob.gunness@cbre.com](mailto:rob.gunness@cbre.com)

(760) 803-0842

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



# 2550 Pioneer Ave • Vista Business Park

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



## 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    | 11 Months 21 Days |



## Leasing Highlights

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

## 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                  |



**Contacts**

**Leasing Company**



**Cushman & Wakefield**  
12830 El Camino Real, Suite 100  
San Diego, CA 92130 USA  
(858) 452-6500  
[www.cushmanwakefield.com/en](http://www.cushmanwakefield.com/en)

|                                           |                                                                        |                |
|-------------------------------------------|------------------------------------------------------------------------|----------------|
| <b>Brant Aberg, SIOR</b><br>Vice Chairman | <a href="mailto:brant.aberg@cushwake.com">brant.aberg@cushwake.com</a> | (858) 413-5600 |
| <b>Conor Boyle</b><br>Senior Director     | <a href="mailto:conor.boyle@cushwake.com">conor.boyle@cushwake.com</a> | (760) 458-5739 |



# 2880 Scott St • Canyon Oaks Business Center

3,500 SF • For Lease • Industrial • Vista Submarket • Vista, CA 92081



## Listing Details

|                   |                  |
|-------------------|------------------|
| Available Size    | 3,500 SF         |
| Asking Rent       | \$1.30/SF/month  |
| Total Asking Rent | \$4,550/month    |
| Service Type      | Triple Net       |
| Occupancy         | Immediately      |
| Lease Type        | Direct           |
| Term              | Negotiable       |
| Time On Market    | 5 Months 11 Days |



## Leasing Highlights

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

## Available Spaces

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



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### Contacts

#### Leasing Company

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**Weston Yahn**  
Vice President

[weston.yahn@cbre.com](mailto:weston.yahn@cbre.com)

(805) 405-3337

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

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### 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 | 10 Months 18 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

|                                                                                                                                                                                                                                                 |                                         |                               |                |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------|-------------------------------|----------------|
| <div> <div>AVISON<br/>YOUNG</div> <div>           Avison Young<br/>           4660 la jolla village Dr, Suite 660<br/>           San Diego, CA 92122 USA<br/>           (858) 201-7071<br/>           www.avisonyoung.com         </div> </div> | <b>Tresa Pugmire</b><br>Associate       | tresa.pugmire@avisonyoung.com | (858) 519-3253 |
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