

Property Summary

RBA (% Leased)	208,765 SF (100%)
Built	1998
Tenancy	Multiple
Available	69,418 SF
Max Contiguous	69,418 SF
Asking Rent	\$1.25 SF/Month/NNN
Clear Height	28'
Drive Ins	6 total/10' w x 14' h
Docks	10 exterior
Levelers	None
Parking Spaces	1.28/1,000 SF; 268 Surface Spaces



Property Details

Land Area	7.42 AC (323,215 SF)	Power	1,200a/277 - 480v 3p 4w Heavy
Building FAR	0.65	Zoning	RLI
Column Spacing	48'w x 52'd	Parcel	219-024-22
Cross Docks	None		

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Month	Occupancy	Term	Docks	Drive Ins
A	Industrial	Direct	69,418/12,000 Office	69,418	\$1.25 NNN	30 Days	Negotiable	5	1

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

Amenities

• 24 Hour Access	• Air Conditioning	• Air Conditioning	• Air Conditioning
• Fitness Center	• Security System	• Security System	• Security System
• Signage	• Skylights	• Skylights	

Transportation

Parking Details	1.28/1,000 SF; 268 Surface Spaces
Traffic Volume	8,035 on Dogwood Way (2025); 808 on Fortune Way (2018); 9,991 on la Mirada Dr (2025); 9,943 on Birch St (2018); 20,505 on Bus PkDr (2025); 10,302 on Joshua Way (2025); 1,006 on Vantage Ct (2025); 8,606 on Scott St (2025); 29,255 on la Mirada Dr (2025); 1,738 on Bus Park Dr (2018)
Commuter Rail	Carlsbad Poinsettia  17 min drive
	Carlsbad Village  21 min drive
Airport	San Diego International 50 min drive
Walk Score ®	Car-Dependent (32)
Transit Score ®	Some Transit (26)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
K's Transport Air Freight Specialists	1	16,442	6	Jul 2021	-
Fresenius Medical Care	1	9,349	10	Feb 2024	-
North County Food Bank	1	500	-	Oct 2025	-

Showing 3 of 3 Tenants

970 Park Center Dr - Vista Business Park

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



Manufacturing

Property Summary

RBA (% Leased)	76,954 SF (100%)
Built	1989
Tenancy	Multiple
Available	47,470 - 76,954 SF
Max Contiguous	76,954 SF
Asking Rent	\$1.25 SF/Month/NNN
Clear Height	26'
Drive Ins	7 total/10' w x 16' h
Docks	2 exterior
Levelers	None
Parking Spaces	2.11/1,000 SF; 162 Surface Spaces; Covered Spaces Available



Property Details

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

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Month	Occupancy	Term	Docks	Drive Ins
-	Industrial	Direct	47,470 - 76,954/19,168 Office	76,954	\$1.25 NNN	30 Days	Negotiable	2	7

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

Amenities

- Fenced Lot
- Skylights
- Skylights

Transportation

Parking Details	2.11/1,000 SF; 162 Surface Spaces; Covered Spaces Available
Traffic Volume	10,302 on Joshua Way (2025); 8,606 on Scott St (2025); 20,505 on Bus PkDr (2025); 1,738 on Bus Park Dr (2018); 1,744 on Bus Park Dr (2018); 1,295 on Pipeline Dr (2025); 1,467 on Engineer St (2025); 21,673 on Hotspring Way (2025); 4,346 on Ave Chelsea (2025); 808 on Fortune Way (2018)
Frontage	704' on Park Center Dr
Commuter Rail	Carlsbad Poinsettia  15 min drive Carlsbad Village  19 min drive
Airport	San Diego International 48 min drive
Walk Score ®	Car-Dependent (42)
Transit Score ®	Some Transit (27)

2633 Progress St - Vista Commerce Center

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



Warehouse

Property Summary

RBA (% Leased)	103,000 SF (0.0%)
Built	2010
Tenancy	Single
Available	60,000 - 103,000 SF
Max Contiguous	103,000 SF
Asking Rent	\$1.25 SF/Month/NNN
Clear Height	26'
Drive Ins	6 total/14' w x 14' h
Docks	8 exterior
Levelers	None
Parking Spaces	2.23/1,000 SF; 230 Surface Spaces; Covered Spaces Available



Property Details

Land Area	6.74 AC (293,594 SF)	Power	2,500a/277 - 480v Heavy
Building FAR	0.35	Sprinklers	ESFR
Crane	None	Zoning	RLI
Column Spacing	60'w x 48'd	Parcel	219-024-24 (+1 more)
Cross Docks	None		

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Month	Occupancy	Term	Docks	Drive Ins
-	Industrial	Direct	60,000 - 103,000/5,992 Office	103,000	\$1.25 NNN	Vacant	Negotiable	8	6

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

Transportation

Parking Details	2.23/1,000 SF; 230 Surface Spaces; Covered Spaces Available
Traffic Volume	8,035 on Dogwood Way (2025); 9,991 on la Mirada Dr (2025); 9,943 on Birch St (2018); 808 on Fortune Way (2018); 891 on Virginia Pl (2025); 20,505 on Bus PkDr (2025); 29,255 on la Mirada Dr (2025); 3,231 on Vallecitos Dr (2025); 4,443 on Private Rd (2025); 2,318 on Cades Way (2025)
Commuter Rail	Carlsbad Poinsettia  18 min drive
Airport	San Diego International 51 min drive
Walk Score ®	Car-Dependent (37)
Transit Score ®	Some Transit (27)

2750 Progress St - North County Corporate Center

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



Manufacturing

Property Summary

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



Property Details

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

Available Spaces

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

Amenities

- Fenced Lot

Transportation

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

Transportation (Continued)

Transit Score ®	Some Transit (27)
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Tenants

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

Showing 1 of 1 Tenants

1430 Decision St

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



Distribution

Property Summary

RBA (% Leased)	125,076 SF (0.0%)
Built	2026
Tenancy	Multiple
Available	6,240 - 125,076 SF
Max Contiguous	125,076 SF
Asking Rent	Withheld
Clear Height	36'
Drive Ins	2 total
Docks	22 exterior
Levelers	None



Property Details

Land Area	7.88 AC (343,253 SF)	Zoning	SPI
Building FAR	0.36	Parcel	219-011-88
Sprinklers	ESFR		

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Month	Occupancy	Term	Docks	Drive Ins
-	Industrial	Direct	118,836	125,076	Withheld	Vacant	Negotiable	22	-
JLL: Greg Lewis (858) 699-1629, Steven Field (949) 310-4422, Chris Baumgart (858) 736-1710, Andy Irwin (858) 232-1709									
-	Office	Direct	6,240	125,076	Withheld	Vacant	Negotiable	-	-
JLL: Greg Lewis (858) 699-1629, Steven Field (949) 310-4422, Chris Baumgart (858) 736-1710, Andy Irwin (858) 232-1709									

Amenities

- Storage Space
- Storage Space

Transportation

Traffic Volume	1,738 on Bus Park Dr (2018); 8,606 on Scott St (2025); 1,744 on Bus Park Dr (2018); 1,576 on Scott St (2018); 9,545 on Keystone Way (2025); 1,006 on Vantage Ct (2025); 9,987 on Corporate Vw (2025); 12,920 on Linda Vista Dr (2025); 10,302 on Joshua Way (2025); 4,346 on Ave Chelsea (2025)		
Commuter Rail	Carlsbad Poinsettia		14 min drive
	Carlsbad Village		18 min drive
Airport	San Diego International		48 min drive
Walk Score ®	Car-Dependent (44)		
Transit Score ®	Some Transit (28)		

Property Summary

RBA (% Leased)	63,396 SF (100%)
Built	1998
Tenancy	Single
Available	63,396 SF
Max Contiguous	63,396 SF
Asking Rent	Withheld
Clear Height	28'
Drive Ins	4 total/14' w x 14' h
Docks	2 exterior
Levelers	None
Parking Spaces	3.10/1,000 SF; 133 Surface Spaces



Property Details

Land Area	4.42 AC (192,535 SF)	Power	2,000a/270 - 480v 3p Heavy
Building FAR	0.33	Zoning	M1, Vista
Crane	None	Parcel	221-011-22
Cross Docks	None		

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Month	Occupancy	Term	Docks	Drive Ins
-	Industrial	Direct	63,396/8,882 Office	63,396	Withheld	60 Days	Negotiable	2	4

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

Amenities

- Property Manager on Site

Transportation

Parking Details	3.10/1,000 SF; 133 Surface Spaces
Traffic Volume	3,822 on S Melrose Dr (2025); 771 on Park Center Dr (2018); 17,359 on Brookhaven Pass (2025); 26,957 on Lionshead Ave (2025); 934 on Park Center Dr (2018); 12,364 on Imperial Loop (2025); 45,087 on Loker Ave W (2025); 32,272 on Oak Ridge Way (2025); 4,346 on Ave Chelsea (2025); 3,095 on Faraday Ave (2025)
Commuter Rail	Carlsbad Poinsettia  12 min drive Carlsbad Village  16 min drive
Airport	San Diego International 45 min drive
Walk Score ®	Car-Dependent (34)
Transit Score ®	Some Transit (28)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Flux Power	1	63,396	70	Aug 2019	Nov 2026

Showing 1 of 1 Tenants

1205 Park Center Dr - Park Center Dr

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



Warehouse

Property Summary

RBA (% Leased)	90,400 SF (0.0%)
Built	1990
Tenancy	Single
Available	90,400 SF
Max Contiguous	90,400 SF
Asking Rent	Withheld
Clear Height	24'
Drive Ins	2 total/12' w x 12' h
Docks	16 exterior
Levelers	None
Parking Spaces	1.66/1,000 SF; 150 Surface Spaces



Property Details

Land Area	4.38 AC (190,793 SF)	Cross Docks	None
Building FAR	0.47	Power	2,000a/ 3p 3w Heavy
Crane	None	Zoning	I-7
Column Spacing	40'w x 56'd	Parcel	219-011-81

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Month	Occupancy	Term	Docks	Drive Ins
1205	Industrial	Direct	90,400	90,400	Withheld	Vacant	Negotiable	16	2

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

Amenities

- Fenced Lot

Transportation

Parking Details	1.66/1,000 SF; 150 Surface Spaces
Traffic Volume	8,606 on Scott St (2025); 4,346 on Ave Chelsea (2025); 1,738 on Bus Park Dr (2018); 10,302 on Joshua Way (2025); 1,744 on Bus Park Dr (2018); 21,673 on Hotspring Way (2025); 934 on Park Center Dr (2018); 1,576 on Scott St (2018); 1,295 on Pipeline Dr (2025); 32,272 on Oak Ridge Way (2025)
Commuter Rail	Carlsbad Poinsettia  14 min drive Carlsbad Village  17 min drive
Airport	San Diego International 47 min drive
Walk Score ®	Car-Dependent (40)
Transit Score ®	Some Transit (27)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
US Foods	1	90,500	160	Apr 1990	-

Showing 1 of 1 Tenants

1365 Park Center Dr

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



Warehouse

Property Summary

RBA (% Leased)	204,776 SF (100%)
Built	1999
Tenancy	Single
Available	80,000 - 204,776 SF
Max Contiguous	204,776 SF
Asking Rent	Withheld
Clear Height	26'
Drive Ins	1 total
Docks	18 exterior
Levelers	None



Property Details

Land Area	19.72 AC (859,003 SF)	Zoning	SPI
Building FAR	0.24	Parcel	221-011-20
Cross Docks	None		

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Month	Occupancy	Term	Docks	Drive Ins
-	Industrial	Direct	80,000 - 204,776	204,776	Withheld	30 Days	Negotiable	-	-

Kidder Mathews: Bob Willingham, SIOR (619) 889-9872

Amenities

- Storage Space
- Storage Space

Transportation

Traffic Volume	771 on Park Center Dr (2018); 934 on Park Center Dr (2018); 4,346 on Ave Chelsea (2025); 3,822 on S Melrose Dr (2025); 32,272 on Oak Ridge Way (2025); 17,359 on Brookhaven Pass (2025); 1,738 on Bus Park Dr (2018); 1,744 on Bus Park Dr (2018); 8,606 on Scott St (2025); 1,576 on Scott St (2018)		
Commuter Rail	Carlsbad Poinsettia		14 min drive
	Carlsbad Village		17 min drive
Airport	San Diego International		45 min drive
Walk Score ®	Car-Dependent (27)		
Transit Score ®	Some Transit (28)		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Winners Only Inc	1	205,000	100	Jul 2005	-

Showing 1 of 1 Tenants

2340 Cousteau Ct

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



Manufacturing

Property Summary

RBA (% Leased)	134,299 SF (0.0%)
Built	1999
Tenancy	Multiple
Available	134,299 SF
Max Contiguous	134,299 SF
Asking Rent	\$0.99 SF/Month/NNN
Clear Height	27'
Drive Ins	4 total/12' w x 12' h
Docks	8 exterior
Levelers	None
Parking Spaces	1.57/1,000 SF; 211 Surface Spaces



Property Details

Land Area	8.99 AC (391,604 SF)	Sprinklers	ESFR
Building FAR	0.34	Zoning	RLI
Cross Docks	None	Parcel	219-010-73
Power	1,600a/277 - 480v 3p Heavy		

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Month	Occupancy	Term	Docks	Drive Ins
-	Industrial	Direct	134,299/26,860 Office	134,299	\$0.99 NNN	Vacant	Negotiable	8	4

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

Amenities

- Fenced Lot
- Signage

Transportation

Parking Details	1.57/1,000 SF; 211 Surface Spaces
Traffic Volume	32,272 on Oak Ridge Way (2025); 4,346 on Ave Chelsea (2025); 934 on Park Center Dr (2018); 3,822 on S Melrose Dr (2025); 21,673 on Hotspring Way (2025); 771 on Park Center Dr (2018); 17,359 on Brookhaven Pass (2025); 1,295 on Pipeline Dr (2025); 8,606 on Scott St (2025); 10,302 on Joshua Way (2025)
Commuter Rail	Carlsbad Poinsettia  14 min drive
	Carlsbad Village  18 min drive
Airport	San Diego International 47 min drive
Walk Score ®	Car-Dependent (35)
Transit Score ®	Some Transit (27)

2611 Business Park Dr - Vista Business Park

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



Manufacturing

Property Summary

RBA (% Leased)	125,516 SF (0.0%)
Built	1999
Tenancy	Single
Available	125,516 SF
Max Contiguous	125,516 SF
Asking Rent	Withheld
Clear Height	24'
Drive Ins	6 total/10' w x 12' h
Docks	8 exterior
Levelers	3 exterior
Parking Spaces	1.90/1,000 SF; 239 Surface Spaces; Covered Spaces Available



Property Details

Land Area	9.46 AC (412,078 SF)	Power	4,000a/277 - 480v 3p Heavy
Building FAR	0.30	Sprinklers	Wet
Crane	None	Zoning	I-7
Cross Docks	None	Parcel	219-013-03

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Month	Occupancy	Term	Docks	Drive Ins
-	Industrial	Direct	125,516/31,353 Office	125,516	Withheld	Vacant	Negotiable	8	6

Kidder Mathews: Mickey Morera (858) 922-2403, James Duncan (858) 336-6353

Amenities

- Air Conditioning
- Property Manager on Site
- Air Conditioning
- Signage
- Air Conditioning
- Fenced Lot

Transportation

Parking Details	1.90/1,000 SF; 239 Surface Spaces; Covered Spaces Available		
Traffic Volume	10,302 on Joshua Way (2025); 1,295 on Pipeline Dr (2025); 1,467 on Engineer St (2025); 20,505 on Bus PkDr (2025); 21,673 on Hotspring Way (2025); 632 on la Mirada Dr (2025); 8,606 on Scott St (2025); 4,346 on Ave Chelsea (2025); 1,176 on Jewell Ridge (2018); 1,738 on Bus Park Dr (2018)		
Frontage	828' on Business Park		
Commuter Rail	Carlsbad Poinsettia		14 min drive
	Carlsbad Village		18 min drive
Airport	San Diego International		48 min drive
Walk Score ®	Car-Dependent (44)		
Transit Score ®	Some Transit (27)		

2620 Commerce Way - Vista Business Park

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



Warehouse

Property Summary

RBA (% Leased)	198,921 SF (0.0%)
Built	1999
Tenancy	Single
Available	82,423 - 198,921 SF
Max Contiguous	198,921 SF
Asking Rent	Withheld
Clear Height	27'
Drive Ins	3 total/12' w x 12' h
Docks	15 exterior
Levelers	None
Parking Spaces	1.75/1,000 SF; 348 Surface Spaces; Covered Spaces Available



Property Details

Land Area	9.41 AC (409,900 SF)	Power	8,000a/277 - 480v Heavy
Building FAR	0.49	Zoning	SP-VBP
Cross Docks	None	Parcel	219-024-26

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Month	Occupancy	Term	Docks	Drive Ins
-	Industrial	Direct	82,423 - 198,921	198,921	Withheld	Vacant	Negotiable	15	2

CBRE: Roger Carlson (760) 438-8533, Dennis Visser (760) 518-4216, Blake Wilson (858) 740-7411, Don Trapani (858) 322-7900

Amenities

- Fenced Lot
- Signage

Transportation

Parking Details	1.75/1,000 SF; 348 Surface Spaces; Covered Spaces Available
Traffic Volume	8,035 on Dogwood Way (2025); 808 on Fortune Way (2018); 9,943 on Birch St (2018); 20,505 on Bus PkDr (2025); 9,991 on la Mirada Dr (2025); 29,255 on la Mirada Dr (2025); 10,302 on Joshua Way (2025); 2,318 on Cades Way (2025); 501 on Sycamore Ave (2025); 8,606 on Scott St (2025)
Commuter Rail	Carlsbad Poinsettia  17 min drive
Airport	San Diego International 50 min drive
Walk Score ®	Car-Dependent (35)
Transit Score ®	Some Transit (27)

1211 Park Center Dr - Park Center Dr

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



Warehouse

Property Summary

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



Property Details

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

Available Spaces

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

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

Amenities

- Fenced Lot
- Signage

Transportation

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

Tenants

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

Showing 1 of 1 Tenants