

# 3030 Enterprise Ct - Vista Business Park

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



Manufacturing

## 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
- Fitness Center
- Signage
- Air Conditioning
- Security System
- Skylights
- Air Conditioning
- Security System
- Skylights
- Air Conditioning
- Security System

## 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 |
| Pedestrian Friendly | 40 - Fairly friendly   |  |              |
| Cycling Friendly    | 50 - Fairly friendly   |  |              |
| Car Friendly        | 90 - Exceptionally friendly  |  |              |
| Transit Friendly    | 20 - Somewhat friendly   |  |              |

# 3030 Enterprise Ct - Vista Business Park

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



Manufacturing

## 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     | -           | -         | Oct 2025  | -          |

Showing 3 of 3 Tenants

**Property Summary**

|                |   |
|----------------|---|
| RBA            | 76,954 SF   |
| Built          | 1989  |
| Tenancy        | Multiple  |
| Available      | 47,470 - 76,954 SF  |
| Max Contiguous | 76,954 SF   |
| Asking Rent    | \$1.25 SF/Month/NNN   |
| Clear Height   | 26'   |
| Drive Ins      | 7 total/10' w x 16' h                                       |
| Docks          | 2 exterior  |
| Levelers       | None  |
| Parking Spaces | 2.11/1,000 SF; 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 |
| Pedestrian Friendly | 40 - Fairly friendly   |   |              |
| Cycling Friendly    | 50 - Fairly friendly   |   |              |
| Car Friendly        | 90 - Exceptionally friendly  |   |              |

# 970 Park Center Dr - Vista Business Park

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



Manufacturing

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## Transportation (Continued)

Transit Friendly

30 - Somewhat friendly

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# 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; Covered Spaces Available; 230 Surface Spaces |



## 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    | 09/2026   | 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; Covered Spaces Available; 230 Surface Spaces   |  |  |  |  |  |  |              |              |
| Traffic Volume      | 8,035 on Dogwood Way (2025); 9,991 on la Mirada Dr (2025); 9,943 on Birch St (2018); 808 on Fortune Way (2018); 891 on Virginia Pl (2025); 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 |              |
| Pedestrian Friendly | 40 - Fairly friendly  |  |  |  |  |  |  |              |              |
| Cycling Friendly    | 50 - Fairly friendly  |  |  |  |  |  |  |              |              |
| Car Friendly        | 90 - Exceptionally friendly   |  |  |  |  |  |  |              |              |
| Transit Friendly    | 30 - Somewhat friendly  |  |  |  |  |  |  |              |              |

# 2750 Progress St - North County Corporate Center

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



Manufacturing

## Property Summary

|                |  |
|----------------|--|
| RBA (% Leased) | 109,954 SF (0.0%)  |
| Built          | 1999   |
| Tenancy        | Single   |
| Available      | 50,000 - 219,906 SF  |
| Max Contiguous | 109,954 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 |
|--|------------|--------|-------------------------------|---------------------|---------------|-----------|---------------|-------|-----------|
| 1  | Industrial | Direct | 51,222 - 109,954/7,799 Office | 109,954             | Withheld      | Vacant    | Negotiable    | 14    | 4         |
| Cushman & Wakefield: Aric Starck (619) 200-6660, Drew Dodds (720) 339-3004 |            |        |                               |                     |               |           |               |       |           |
| -  | Industrial | Sublet | 50,000 - 109,952              | 109,952             | \$0.95 NNN    | 30 Days   | Thru Mar 2026 | 14    | 4         |
| JLL: Joe Anderson (619) 573-7206   |            |        |                               |                     |               |           |               |       |           |

## Amenities

- Fenced Lot

## Transportation

|                     |   |  |  |  |  |  |  |              |              |
|---------------------|---|--|--|--|--|--|--|--------------|--------------|
| Parking Details     | 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 |              |
| Pedestrian Friendly | 50 - Fairly friendly  |  |  |  |  |  |  |              |              |
| Cycling Friendly    | 50 - Fairly friendly  |  |  |  |  |  |  |              |              |
| Car Friendly        | 100 - Exceptionally friendly  |  |  |  |  |  |  |              |              |

# 2750 Progress St - North County Corporate Center

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



Manufacturing

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## Transportation (Continued)

Transit Friendly                      20 - Somewhat friendly

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## Tenants

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

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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      | 6,241 - 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)    | Sprinklers | ESFR       |
| Building FAR | 0.36                    | Zoning     | SPI        |
| Power        | 1,200a/277 - 480v Heavy | Parcel     | 219-011-88 |

## Available Spaces

| Suite   | Use        | Type   | SF Available | Building Contiguous | Rent/SF/Month | Occupancy | Term       | Docks | Drive Ins |
|---|------------|--------|--------------|---------------------|---------------|-----------|------------|-------|-----------|
| -   | Industrial | Direct | 118,835      | 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 | 6,241        | 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  |
| Pedestrian Friendly | 40 - Fairly friendly  |
| Cycling Friendly    | 50 - Fairly friendly  |
| Car Friendly        | 90 - Exceptionally friendly   |
| Transit Friendly    | 30 - Somewhat friendly  |

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

# 2685 S Melrose Dr - Vista Business Park

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



Warehouse

## 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

# 1205-1211 Park Center Dr - Park Center Dr

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



Warehouse

## Property Summary

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



## Property Details

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

## Available Spaces

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

## Amenities

- Fenced Lot

## Transportation

|                     |   |
|---------------------|---|
| Parking Details     | 1.66/1,000 SF; 150 Surface Spaces   |
| Traffic Volume      | 8,606 on Scott St (2025); 4,346 on Ave Chelsea (2025); 1,738 on Bus Park Dr (2018); 10,302 on Joshua Way (2025); 1,744 on Bus Park Dr (2018); 21,673 on Hotspring Way (2025); 934 on Park Center Dr (2018); 1,576 on Scott St (2018); 1,295 on Pipeline Dr (2025); 32,272 on Oak Ridge Way (2025) |
| Commuter Rail       | Carlsbad Poinsettia 14 min drive<br>Carlsbad Village 18 min drive   |
| Airport             | San Diego International 47 min drive  |
| Pedestrian Friendly | 40 - Fairly friendly  |
| Cycling Friendly    | 50 - Fairly friendly  |
| Car Friendly        | 90 - Exceptionally friendly   |
| Transit Friendly    | 30 - Somewhat friendly  |

# 1205-1211 Park Center Dr - Park Center Dr

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



Warehouse

## Tenants

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

Showing 2 of 2 Tenants

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

## Tenants

| Tenant Name      | Floor | SF Occupied | Employees | Move Date | Expiration |
|------------------|-------|-------------|-----------|-----------|------------|
| 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<br>Carlsbad Village  18 min drive   |
| Airport             | San Diego International 47 min drive  |
| Pedestrian Friendly | 50 - Fairly friendly  |
| Cycling Friendly    | 50 - Fairly friendly  |
| Car Friendly        | 80 - Very friendly  |
| Transit Friendly    | 30 - Somewhat friendly  |

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

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