

2611 Commerce Way - Vista Business Park

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



Manufacturing

Property Summary

RBA (% Leased)	184,003 SF (100%)
Built	1998
Tenancy	Multiple
Available	55,296 SF
Max Contiguous	55,296 SF
Asking Rent	\$1.30 SF/Month/NNN
Clear Height	24'
Drive Ins	3 total/ 12' w x 14' h
Docks	15 exterior
Levelers	None
Parking Spaces	150 (0.82/1,000 SF)



Property Details

Land Area	8.53 AC (371,567 SF)	Building FAR	0.50
Crane	None	Power	1,600a/277 - 480v 3p 3w Heavy
Sprinklers	ESFR	Zoning	RLI
Parcel	219-024-33		

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Month	Occupancy	Term	Docks	Drive Ins
C	Industrial	Direct	55,296	55,296	\$1.30 NNN	09/2025	Negotiable	11	-

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

Amenities

• Fenced Lot	• Signage	• Skylights	• Yard
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Transportation

Parking Details	150 Surface Spaces; Ratio of 0.82/1,000 SF		
Traffic Volume	808 on Fortune Way (2018); 9,943 on Birch St (2018); 8,035 on Dogwood Way (2025); 20,505 on Bus PkDr (2025); 29,255 on la Mirada Dr (2025); 10,302 on Joshua Way (2025); 2,318 on Cades Way (2025); 9,991 on la Mirada Dr (2025); 501 on Sycamore Ave (2025); 1,467 on Engineer St (2025)		
Commuter Rail	Carlsbad Poinsettia Station		16 min drive
Airport	San Diego International		49 min drive
Walk Score ®	Car-Dependent (28)		
Transit Score ®	Some Transit (27)		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
A-ROO Distributing of California LLC	1	55,200	15	Apr 2020	-
Quadra Group	1	18,400	50	Sep 2022	-

Showing 2 of 2 Tenants

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	268 (1.28/1,000 SF)



Property Details

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

Available Spaces

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

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

Amenities

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

Transportation

Parking Details	268 Surface Spaces; Ratio of 1.28/1,000 SF		
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 Station		17 min drive
	Carlsbad Village Station		20 min drive
Airport	San Diego International		50 min drive
Walk Score ®	Car-Dependent (27)		
Transit Score ®	Some Transit (26)		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Fresenius Medical Care	1	9,349	10	Feb 2024	-

Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Showing 1 of 1 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	17,424 - 94,378 SF
Max Contiguous	76,954 SF
Asking Rent	\$0.99 - 1.25 SF/Month/NNN
Clear Height	26'
Drive Ins	7 total/ 10' w x 16' h
Docks	2 exterior
Levelers	None
Parking Spaces	162 (2.11/1,000 SF)



Property Details

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

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Month	Occupancy	Term	Docks	Drive Ins
-	Industrial	Direct	47,470 - 76,954	76,954	\$1.25 NNN	01/2026	Negotiable	2	7

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

C	Industrial	Sublet	17,424	17,424	\$0.99 NNN	Vacant	Thru Dec 2026	1	2
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Savills: Shane Poppen (858) 354-9435, Louis Bickett (858) 255-9690

Amenities

- Fenced Lot
- Skylights

Transportation

Parking Details	162 Surface Spaces; Ratio of 2.11/1,000 SF
Traffic Volume	10,302 on Joshua Way (2025); 8,606 on Scott St (2025); 20,505 on Bus PkDr (2025); 1,738 on Bus Park Dr (2018); 1,744 on Bus Park Dr (2018); 1,295 on Pipeline Dr (2025); 1,467 on Engineer St (2025); 21,673 on Hotspring Way (2025); 4,346 on Ave Chelsea (2025); 808 on Fortune Way (2018)
Frontage	704' on Park Center Dr
Commuter Rail	Carlsbad Poinsettia Station15 min drive Carlsbad Village Station18 min drive
Airport	San Diego International48 min drive
Walk Score ®	Car-Dependent (40)

Transportation (Continued)

Transit Score ®	Some Transit (27)
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Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Apem Inc	1	59,566	100	Dec 2012	Dec 2025

Showing 1 of 1 Tenants

2633 Progress St - Vista Commerce Center

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



Warehouse

Property Summary

RBA (% Leased)	103,000 SF (100%)
Built	2010
Tenancy	Single
Available	60,000 - 206,000 SF
Max Contiguous	103,000 SF
Asking Rent	\$0.95 - 1.25 SF/Month/NNN
Clear Height	26'
Drive Ins	6 total/ 14' w x 14' h
Docks	8 exterior
Levelers	None
Parking Spaces	230 (2.23/1,000 SF)



Property Details

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

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Month	Occupancy	Term	Docks	Drive Ins
-	Industrial	Direct	60,000 - 103,000	103,000	\$1.25 NNN	11/2025	Negotiable	8	6

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

-	Industrial	Sublet	103,000	103,000	\$0.95 NNN	30 Days	Thru Oct 2030	8	6
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JLL: Joe Anderson (619) 573-7206

Transportation

Parking Details	230 Surface Spaces; Ratio of 2.23/1,000 SF		
Traffic Volume	8,035 on Dogwood Way (2025); 9,991 on la Mirada Dr (2025); 9,943 on Birch St (2018); 808 on Fortune Way (2018); 891 on Virginia Pl (2025); 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 Station		18 min drive
Airport	San Diego International		51 min drive
Walk Score ®	Car-Dependent (30)		
Transit Score ®	Some Transit (27)		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
JELD-WEN	1	103,000	-	Nov 2021	-

2633 Progress St - Vista Commerce Center

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



Warehouse

Tenants (Continued)

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

Property Summary

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



Property Details

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

Available Spaces

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

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

Colliers: Tucker Hohenstein, SIOR (858) 336-4104

Amenities

- Fenced Lot
- Signage

Transportation

Parking Details	253 Surface Spaces; Ratio of 1.90/1,000 SF
Traffic Volume	32,272 on Oak Ridge Way (2025); 4,346 on Ave Chelsea (2025); 934 on Park Center Dr (2018); 3,822 on S Melrose Dr (2025); 21,673 on Hotspring Way (2025); 771 on Park Center Dr (2018); 17,359 on Brookhaven Pass (2025); 1,295 on Pipeline Dr (2025); 8,606 on Scott St (2025); 10,302 on Joshua Way (2025)
Commuter Rail	Carlsbad Poinsettia Station14 min drive Carlsbad Village Station17 min drive
Airport	San Diego International47 min drive
Walk Score ®	Car-Dependent (34)
Transit Score ®	Some Transit (27)

1430 Decision St

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



Distribution

Property Summary

RBA (% Leased)	123,705 SF (0.0%)
Status	Under Construction
Built	May 2026
Tenancy	Multiple
Available	10,800 - 123,705 SF
Max Contiguous	123,705 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)	Building FAR	0.36
Sprinklers	ESFR	Zoning	SPI
Parcel	219-011-88		

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Month	Occupancy	Term	Docks	Drive Ins
-	Industrial	Direct	112,905	123,705	Withheld	05/2026	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	10,800	123,705	Withheld	05/2026	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

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 Station	14 min drive
	Carlsbad Village Station	17 min drive
Airport	San Diego International	47 min drive
Walk Score ®	Car-Dependent (44)	
Transit Score ®	Some Transit (28)	

Property Summary

RBA (% Leased)	96,745 SF (100%)
Built	1992
Tenancy	Single
Available	96,745 SF
Max Contiguous	96,745 SF
Asking Rent	Withheld
Drive Ins	2 total/ 12' w x 12' h
Docks	22 exterior
Levelers	12 exterior
Parking Spaces	100 (1.03/1,000 SF)



Property Details

Land Area	5.84 AC (254,390 SF)	Building FAR	0.38
Cross Docks	None	Zoning	I-7
Parcel	219-011-69		

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Month	Occupancy	Term	Docks	Drive Ins
-	Industrial	Sublet	96,745	96,745	Withheld	Vacant	Thru Mar 2026	3	22

CBRE: Robert Gunness (760) 803-0842

Amenities

• Cooler	• Fenced Lot	• Freezer (Space)	• Property Manager on Site
• Signage	• Skylights		

Transportation

Parking Details	100 Surface Spaces; Ratio of 1.03/1,000 SF		
Traffic Volume	8,606 on Scott St (2025); 1,738 on Bus Park Dr (2018); 10,302 on Joshua Way (2025); 4,346 on Ave Chelsea (2025); 1,744 on Bus Park Dr (2018); 21,673 on Hotspring Way (2025); 1,576 on Scott St (2018); 1,295 on Pipeline Dr (2025); 934 on Park Center Dr (2018); 20,505 on Bus PkDr (2025)		
Commuter Rail	Carlsbad Poinsettia Station		13 min drive
	Carlsbad Village Station		16 min drive
Airport	San Diego International		46 min drive
Walk Score ®	Car-Dependent (44)		
Transit Score ®	Some Transit (27)		

Property Summary

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



Property Details

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

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Month	Occupancy	Term	Docks	Drive Ins
-	Industrial	Sublet	50,000 - 109,952	109,952	\$0.95 NNN	30 Days	Thru Mar 2026	14	4

JLL: Joe Anderson (619) 573-7206

Amenities

- Fenced Lot

Transportation

Parking Details	75 Surface Spaces; Ratio of 0.68/1,000 SF	
Traffic Volume	20,505 on Bus PkDr (2025); 808 on Fortune Way (2018); 10,302 on Joshua Way (2025); 29,255 on la Mirada Dr (2025); 9,943 on Birch St (2018); 8,035 on Dogwood Way (2025); 1,467 on Engineer St (2025); 1,295 on Pipeline Dr (2025); 632 on la Mirada Dr (2025); 501 on Sycamore Ave (2025)	
Commuter Rail	Carlsbad Poinsettia Station	15 min drive
	Carlsbad Village Station	19 min drive
Airport	San Diego International	49 min drive
Walk Score ®	Car-Dependent (20)	
Transit Score ®	Some Transit (27)	

Tenants

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

Showing 1 of 1 Tenants

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	239 (1.90/1,000 SF)



Property Details

Land Area	9.46 AC (412,078 SF)	Building FAR	0.30
Crane	None	Cross Docks	None
Power	4,000a/277 - 480v 3p Heavy	Sprinklers	Wet
Zoning	I-7	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	125,516	Withheld	Vacant	Negotiable	8	6

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

Amenities

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

Transportation

Parking Details	239 Surface Spaces; Ratio of 1.90/1,000 SF
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 Station14 min drive Carlsbad Village Station17 min drive
Airport	San Diego International47 min drive
Walk Score ®	Car-Dependent (43)
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	348 (1.75/1,000 SF)



Property Details

Land Area	9.41 AC (409,900 SF)	Building FAR	0.49
Cross Docks	None	Power	8,000a/277 - 480v Heavy
Zoning	M-7	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	348 Surface Spaces; Ratio of 1.75/1,000 SF
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 Station16 min drive
Airport	San Diego International50 min drive
Walk Score ®	Car-Dependent (29)
Transit Score ®	Some Transit (27)