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	4 Months 15 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, Jack Garabedian (805) 210-1346

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

Contacts

Leasing Company

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2340 Cousteau Ct

134,299 SF • For Lease • Industrial • Vista Submarket • Vista, CA 92081

Listing Details

Available Size	134,299 SF
Asking Rent	$0.99/SF/month
Total Asking Rent	$132,956/month
Service Type	Triple Net
Occupancy	Immediately
Lease Type	Direct
Term	Negotiable
Time On Market	1 Year 3 Months



Leasing Highlights

- 350 kW rooftop solar system (SunPower E20)
- 8 dock-high & 4 grade-level doors (expandable to 15 docks)
- ±135' truck courts

Available Spaces

Floor	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
E 1st	Industrial	Direct	134,299	134,299	134,299	$0.99 NNN	Immediately	Negotiable

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

±134,299 SF freestanding industrial building situated on ±8.99 acres in the heart of Vista's premier business park. The property features ±26,860 SF of office space (20%), clear heights ranging from 24' to 27', and a mix of 8 dock-high doors (expandable to 15) and 4 grade-level doors. With ±135' truck courts, 1,600 amps of 277/480v-3p power, the property is well-equipped for a variety of industrial users.

The building also offers a ±1.5-acre laydown yard option, 211 parking stalls (1.57/1,000 SF), and is fully sprinklered. Constructed in 1998 with a single-story layout plus mezzanine, it is available for immediate occupancy.

Property Overview

2340 Cousteau Ct is a ±134,299 SF freestanding industrial facility located in the heart of Vista's business corridor. Situated on a generous ±8.99-acre parcel, the building includes ±26,860 SF of office space (approximately 20% of the total), offering a functional mix of warehouse and administrative areas.

Built in 1998, the single-story structure with mezzanine features clear heights ranging from ±24' to 27', eight dock-high doors (expandable to fifteen), and four grade-level doors, providing excellent loading capabilities. The property also boasts ±135' deep truck courts, ample power with 1,600 amps (277/480v-3p), and a 350 kW SunPower E20 rooftop solar system, delivering energy efficiency and cost savings.

Additional features include 211 parking stalls (1.57 per 1,000 SF), full sprinkler coverage, and the potential to accommodate a ±1.5-acre laydown yard

Building Details

Primary Property Type	Industrial	Ceiling Height	27'
Secondary Type	Manufacturing	Docks	8 ext
CoStar Rating	★★★★☆	Drive Ins	4 tot./12' w x 12' h
Building Class	A	Parking	211 Spaces
Year Built	1999	Levelators	None
Building Size	134,299 SF	Sprinklers	ESFR

Contacts

Leasing Company

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3 970 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 6 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

Building Details

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

Contacts

Leasing Company

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4 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	Immediately
Lease Type	Direct
Term	Negotiable
Time On Market	1 Year 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	A	Industrial	Direct	69,418	69,418	69,418	$1.25 NNN	Immediately	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'		

2026 CoStar Group - Licensed to City of Vista Economic Development Dept. - 1381312

Contacts

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2026 CoStar Group - Licensed to City of Vista Economic Development Dept. - 1381312

5 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	11 Months 26 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.

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

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6 1365 Park Center Dr

204,776 SF • For Lease • Industrial • Vista Submarket • Vista, CA 92081

Listing Details

Available Size	204,776 SF
Asking Rent	Not Disclosed
Service Type	TBD
Occupancy	30 Days
Lease Type	Direct
Term	Negotiable
Time On Market	10 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	80,000 - 204,776	204,776	204,776	Not Disclosed	30 Days	Negotiable

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

Rear parking area fenced and gated and includes 1.4 acres of paved yard/trailer parking.

Property Overview

No Data Available

Building Details

Primary Property Type	Industrial	Building Size	204,776 SF
Secondary Type	Warehouse	Ceiling Height	26'
CoStar Rating	★★★☆☆	Docks	18 ext
Building Class	B	Drive Ins	1 tot.
Year Built	1999	Levelators	None

Contacts

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(619) 889-9872

7 2620 Commerce Way • Vista Business Park

198,921 SF • For Lease • Industrial • Vista Submarket • Vista, CA 92081

Listing Details

Available Size	198,921 SF
Asking Rent	Not Disclosed
Service Type	TBD
Occupancy	Immediately
Lease Type	Direct
Term	Negotiable
Time On Market	2 Years



Leasing Highlights

- Only ±200k SF Light Industrial building available throughout San Diego County
- Stand-alone property featuring fenced concrete truck yard ideal for staging and fleet parking
- Prominent corner location with excellent corporate identity and an abundance of glass line
- Significant occupancy cost savings compared to Central County and neighboring submarkets

Available Spaces

Floor	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
E 1st	Industrial	Direct	82,423 - 198,921	198,921	198,921	Not Disclosed	Immediately	Negotiable

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

1st Floor Office: ±23,434 SF
2nd Floor Office: ±29,837 SF
Warehouse: ±144,022 SF
Utility Area: ±1,628 SF
Total: ±198,921 SF

Property Overview

The property spans 9.41 acres and includes a fenced concrete truck yard. The building features a total of ±198,921 SF, comprising ±23,434 SF of first-floor office space, ±29,837 SF of second-floor office space, ±144,022 SF of warehouse space, and a ±1,628 SF utility area. The facility offers two large outdoor patios, one with ocean views. The warehouse has a minimum clear height of 27 feet and is equipped with 15 dock-high loading doors, expandable to 25, along with 2 grade-level doors. The property has 8,000 amps of 277/480V power and is fully climate-controlled. Fire protection includes a .45/3,000 GPM sprinkler system. Parking accommodations include 348 stalls at a ratio of 1.76 per 1,000 SF.

Building Details

Primary Property Type	Industrial	Ceiling Height	27'
Secondary Type	Warehouse	Docks	15 ext
CoStar Rating	★★★★☆	Drive Ins	3 tot./12' w x 12' h
Building Class	A	Parking	348 Spaces
Year Built	1999	Levelators	None
Building Size	198,921 SF	Sprinklers	Yes

Contacts

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8 1430 Decision St

10,800 - 125,076 SF • For Lease • Multiple Space Uses • Vista Submarket • Vista, CA 92081

Listing Details

Available Size	10,800 - 125,076 SF
Asking Rent	Not Disclosed
Service Type	TBD
Occupancy	Immediately
Lease Type	Direct
Term	Negotiable
Time On Market	2 Years 4 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	118,835	118,835	125,076	Not Disclosed	Immediately	Negotiable

JLL: Greg Lewis (858) 699-1629, Steven Field (949) 310-4422, Chris Baumgart (858) 736-1710, Andy Irwin (858) 232-1709

Video Walkthrough: https://jll.app.box.com/s/78nrxthe7gkg5cjqafsc474jixwmzdmp

Property Overview

No Data Available

Building Details

Primary Property Type	Industrial	Ceiling Height	36'
Secondary Type	Distribution	Docks	22 ext
CoStar Rating	★★★★☆	Drive Ins	2 tot.
Building Class	A	Levelators	None
Year Built	Mar 2026	Sprinklers	ESFR
Building Size	125,076 SF		

Contacts

Leasing Company

Contacts (Continued)

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Andy Irwin Managing Director	andy.irwin@jll.com	(858) 232-1709

9 3210 Executive Ridge • Vista Business Park

67,476 SF • For Lease • Industrial • Vista Submarket • Vista, CA 92081

Listing Details

Available Size	67,476 SF
Asking Rent	Not Disclosed
Service Type	TBD
Occupancy	30 Days
Lease Type	Direct
Term	Negotiable
Time On Market	4 Months 22 Days



Leasing Highlights

- Freestanding industrial facility with secured yard and loading area.
- Features 2 dock-high positions and 5 grade-level loading doors.
- Existing office, meeting, reception, and collaboration areas are in place.
- 2,500 amps of 277/480-volt power supports manufacturing operations.
- Convenient access to Highway 78 between Interstate 5 and Interstate 15.
- Corporate-image facility with fenced truck and equipment staging areas.

Available Spaces

Floor	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
E 1st	Industrial	Direct	54,999 - 67,476	67,476	67,476	Not Disclosed	30 Days	Negotiable

CBRE: Dennis Visser (760) 518-4216, Blake Wilson (858) 740-7411

This full-building opportunity offers ±67,476 SF with a balanced layout of production, warehouse, and high-end office space across ground floor and mezzanine levels. The space includes extensive existing improvements such as distributed electrical and compressed air lines, multiple offices, conference areas, and production zones. A 22-foot clear height and robust power supply support heavy manufacturing or advanced logistics operations, while dedicated loading positions enhance efficiency for shipping and receiving.

Property Overview

3210 Executive Ridge is a high-image, freestanding industrial building in Palomar Corporate Center in Vista, CA, available for lease from ±54,999 to 67,476 SF. The building sits on a prominent corner at Poinsettia Avenue and Executive Ridge, with an abundance of glass line and strong corporate identity. It is well suited for light industrial and manufacturing users, with about 17% office, electrical and compressed air lines distributed throughout, and a fenced, secured concrete truck yard and loading area of more than 50,000 SF. Key specifications include 22' clear height, 2,500 amps of 277/480v power, two dock-high doors, five grade-level doors, .33/3,000 fire sprinklers, and natural gas to the building. Positioned midway between Interstates 5 and 15 with easy access to Highway 78 via Sycamore Avenue, the property offers “reverse commute” traffic patterns, retail amenities within a five-minute drive, and significant occupancy cost savings compared to Central County and neighboring submarkets like Carlsbad. It is also marketed as the only building in Vista with heavy power and a secured yard of this size, under institutional ownership and management.

Building Details

Primary Property Type	Industrial	Ceiling Height	22'
Secondary Type	Manufacturing	Docks	4 ext
CoStar Rating	★★★☆☆	Drive Ins	3 tot./12' w x 12' h
Building Class	B	Levelators	None
Year Built	1999	Sprinklers	Yes
Building Size	67,476 SF		

Contacts

Leasing Company

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