

# 2449 Cades Way - Vista Business Park

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



Warehouse

## Property Summary

RBA (% Leased)	23,850 SF (100%)
Built	1988
Tenancy	Multiple
Available	4,200 SF
Max Contiguous	4,200 SF
Asking Rent	\$1.60 SF/month/MG
Clear Height	20'
Drive Ins	6 total/ 10' w x 12' h
Docks	None
Levelers	None
Parking Spaces	49 (2.20/1,000 SF)



## Property Details

Land Area	2.20 AC (95,832 SF)	Building FAR	0.25
Crane	None	Power	175 - 200a/110 - 208v 3p
Zoning	IP, Vista	Parcel	217-252-07

## Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/month	Occupancy	Term	Docks	Drive Ins
D	Industrial	Direct	4,200	4,200	\$1.60 MG	30 Days	Negotiable	-	1

San Diego Commercial Realty Services: Tim Clepper (760) 402-4846

## Amenities

- Reception
- Signage
- Skylights
- Wheelchair Accessible

## Transportation

Parking Details	49 Surface Spaces; Ratio of 2.20/1,000 SF
Traffic Volume	29,418 on la Mirada Dr (2022); 496 on Sycamore Ave (2022); 808 on Fortune Way (2018); 2,311 on Cades Way (2022); 9,943 on Birch St (2018); 1,112 on Woodcrest Ln (2018); 245 on Grand Ave (2018); 8,144 on Dogwood Way (2022); 20,533 on Bus PkDr (2022); 20,039 on Bus Park Dr (2018)
Commuter Rail	Carlsbad Poinsettia  17 min drive
Airport	San Diego International 50 min drive
Walk Score ®	Car-Dependent (39)
Transit Score ®	Some Transit (27)

## Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Precise Manufacturing	1	4,722	7	Apr 2009	-
Mostre Exhibits	1	2,000	4	Oct 2023	-
Pacific Cabinetry	1	500	2	Jan 1977	-

# 2449 Cades Way - Vista Business Park

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



Warehouse

## Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Ebullition Brew Works	1	-	-	May 2021	-

Showing 4 of 4 Tenants

# 1341 Distribution Way - Garden View Business Ctr

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



Distribution

## Property Summary

RBA (% Leased)	36,444 SF (91.7%)
Built	2002
Tenancy	Multiple
Available	1,056 - 3,019 SF
Max Contiguous	1,963 SF
Asking Rent	\$1.50 - 1.70 SF/month
Clear Height	22'
Drive Ins	6 total
Docks	1 exterior
Levelers	None
Parking Spaces	45 (3.00/1,000 SF)



## Property Details

Land Area	2.06 AC (89,734 SF)	Building FAR	0.41
Cross Docks	None	Power	200 - 1,600a/277 - 480v Heavy
Sprinklers	ESFR	Zoning	M-1
Parcel	219-531-12-11		



## Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/month	Occupancy	Term	Docks	Drive Ins
20	Industrial	Direct	1,963	1,963	\$1.70 IG	Vacant	3 - 5 Years	-	1
CBRE: Blake Wilson (858) 740-7411									
200	Industrial	Direct	1,056	1,056	\$1.50 +UTIL	Vacant	1 - 5 Years	-	-
TxSystems: Tina Bennett (858) 945-5072									

## Amenities

- Property Manager on Site

## Transportation

Parking Details	45 Surface Spaces; Ratio of 3.00/1,000 SF
Traffic Volume	620 on la Mirada Dr (2022); 1,176 on Jewell Ridge (2018); 1,269 on Pipeline Dr (2022); 1,439 on Engineer St (2022); 834 on S Melrose Dr (2018); 21,813 on Hotspring Way (2022); 992 on Oakcreek Ct (2022); 30,846 on Green Oak Rd (2022); 10,375 on Joshua Way (2022); 20,533 on Bus PkDr (2022)
Commuter Rail	Carlsbad Poinsettia  15 min drive Carlsbad Village  18 min drive
Airport	San Diego International 47 min drive
Walk Score ®	Car-Dependent (34)
Transit Score ®	Some Transit (27)

# 1341 Distribution Way - Garden View Business Ctr

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



Distribution

## Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Omni Concepts Inc	1	2,900	7	Jul 2010	-
Blue Grace Logistics	1	2,299	3	Jul 2016	-
In Ground Trampolines	2	1,822	-	Jul 2021	-
The Ray Allen Company	1	1,822	-	Jul 2021	-
Global Algae	1	1,251	-	Jun 2023	Jun 2026

Showing 5 of 6 Tenants

**Property Summary**

RBA (% Leased)	8,513 SF (0.0%)
Built	1991
Tenancy	Single
Available	8,513 SF
Max Contiguous	8,513 SF
Asking Rent	\$1.40 SF/month/NNN
Clear Height	16'
Drive Ins	1 total/ 14' w x 15' h
Docks	None
Levelers	None
Parking Spaces	15 (1.80/1,000 SF)



**Property Details**

Land Area	0.59 AC (25,700 SF)	Building FAR	0.33
Power	600a/120 - 208v 3p	Zoning	RLI, Vista
Parcel	219-031-04		

**Available Spaces**

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/month	Occupancy	Term	Docks	Drive Ins
-	Industrial	Direct	8,513	8,513	\$1.40 NNN	04/2025	Negotiable	-	-

Kidder Mathews: Jim Benson (760) 822-7428

**Amenities**

- Fenced Lot

**Transportation**

Parking Details	15 Surface Spaces; Ratio of 1.80/1,000 SF								
Traffic Volume	808 on Fortune Way (2018); 9,943 on Birch St (2018); 8,144 on Dogwood Way (2022); 29,418 on la Mirada Dr (2022); 20,039 on Bus Park Dr (2018); 20,533 on Bus PkDr (2022); 2,311 on Cades Way (2022); 496 on Sycamore Ave (2022); 10,375 on Joshua Way (2022); 10,098 on la Mirada Dr (2022)								
Frontage	75' on Fortune								
Commuter Rail	Carlsbad Poinsettia								16 min drive
Airport	San Diego International							48 min drive	
Walk Score ®	Car-Dependent (31)								
Transit Score ®	Some Transit (27)								

**Tenants**

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Mesa Power Systems	1	-	15	Jul 2021	-

Showing 1 of 1 Tenants

# 2780 La Mirada Dr - Coral Tree Commerce Center

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



Warehouse

## Property Summary

RBA (% Leased)	15,581 SF (100%)
Built	1989
Tenancy	Multiple
Available	4,779 SF
Max Contiguous	4,779 SF
Asking Rent	\$1.40 SF/month/MG
Clear Height	22'
Drive Ins	10 total/ 10' w x 14' h
Docks	None
Levelers	None



## Property Details

Land Area	3.17 AC (138,085 SF)	Building FAR	0.11
Zoning	RLI	Parcel	219-030-14

## Available Spaces


Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/month	Occupancy	Term	Docks	Drive Ins
A	Industrial	Sublet	4,779	4,779	\$1.40 MG	30 Days	Thru Oct 2027	-	2

Hometown National: Justin Sachs (760) 822-1985

## Amenities

- Signage
- Skylights

## Transportation

Parking Details	Ratio of 2.25/1,000 SF
Traffic Volume	8,144 on Dogwood Way (2022); 10,098 on La Mirada Dr (2022); 9,943 on Birch St (2018); 7,200 on W Linda Vista Dr (2016); 4,448 on Private Rd (2022); 808 on Fortune Way (2018); 882 on Virginia Pl (2022); 2,311 on Cades Way (2022); 334 on Poinsettia Ave (2022); 29,418 on La Mirada Dr (2022)
Commuter Rail	Carlsbad Poinsettia  17 min drive
Airport	San Diego International 50 min drive
Walk Score ®	Car-Dependent (34)
Transit Score ®	Some Transit (27)

## Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Open Source Maker Labs	1	3,818	10	Aug 2019	-
JR Ohana Ventures LLC	1	2,684	-	Apr 2023	May 2026
OYC Americas, Inc.	1	1,714	11	Jul 2010	-
Wild Bills Old Fashioned Soda Pop	1	1,558	-	Jul 2021	-

# 2780 La Mirada Dr - Coral Tree Commerce Center

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



Warehouse

## Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Glass Curtains Usa	1	500	-	Sep 2024	-

Showing 5 of 5 Tenants

# 795 North Ave - Vista Gateway Industrial Park

Vista, California 92083 (San Diego County) - Vista Submarket



Manufacturing

## Property Summary

RBA (% Leased)	10,029 SF (75.6%)
Built	1990
Tenancy	Multiple
Available	2,448 SF
Max Contiguous	2,448 SF
Asking Rent	\$1.56 SF/month/MG
Clear Height	18'
Drive Ins	5 total
Docks	None
Levelers	None
Parking Spaces	14 (2.30/1,000 SF)



## Property Details

Land Area	1.70 AC (74,052 SF)	Building FAR	0.14
Power	200 - 800a/120 - 208v 3p Heavy	Parcel	161-061-13

## Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/month	Occupancy	Term	Docks	Drive Ins
E	Industrial	Direct	2,448	2,448	\$1.56 MG	Vacant	Negotiable	-	1

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

## Amenities

- Skylights

## Transportation

Parking Details	14 Surface Spaces; Ratio of 2.30/1,000 SF									
Traffic Volume	8,160 on Private Rd (2022); 3,126 on Jason St (2022); 30,037 on North Ave (2022); 8,848 on North Dr (2022); 19,437 on Meadowbrook Dr (2022); 21,296 on Catalina Cir (2022); 18,033 on N Melrose Dr (2022); 30,266 on W Los Angeles Dr (2016); 477 on Crestview Dr (2022); 2,094 on Maryland Dr (2022)									
Transit/Subway	Melrose									16 min walk
Commuter Rail	Carlsbad Village									15 min drive
Walk Score ®	Car-Dependent (38)									
Transit Score ®	Some Transit (36)									

## Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Tri-city Crating & Packing Inc	1	3,008	8	Jan 2022	-
The Payne Wooley Company	1	1,002	-	Feb 2021	-
Allied Coatings	1	500	-	Sep 2022	-

Showing 3 of 3 Tenants



# 990 Park Center Dr - Vista Business Park

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



Manufacturing

## Property Summary

RBA (% Leased)	35,264 SF (77.5%)
Built	1999
Tenancy	Multiple
Available	3,870 - 7,934 SF
Max Contiguous	7,934 SF
Asking Rent	\$1.65 SF/month/MG
Clear Height	18'
Drive Ins	8 total/ 12' w x 12' h
Docks	None
Levelers	None
Parking Spaces	45 (2.50/1,000 SF)



## Property Details

Land Area	4.95 AC (215,622 SF)	Building FAR	0.16
Crane	None	Power	200a/277 - 480v 3p 4w
Sprinklers	Wet	Parcel	219-011-49

## Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/month	Occupancy	Term	Docks	Drive Ins
G	Industrial	Direct	4,064	7,934	\$1.65 MG	Vacant	Negotiable	-	-
Lee & Associates: Stephen Crockett (760) 845-0311, Rusty Williams, SIOR (760) 644-1887									
F	Industrial	Direct	3,870	7,934	\$1.65 MG	Vacant	Negotiable	-	-
Lee & Associates: Stephen Crockett (760) 845-0311, Rusty Williams, SIOR (760) 644-1887									

## Amenities

- Signage

## Transportation

Parking Details	45 Surface Spaces; Ratio of 2.50/1,000 SF								
Traffic Volume	10,375 on Joshua Way (2022); 20,039 on Bus Park Dr (2018); 20,533 on Bus PkDr (2022); 8,588 on Scott St (2022); 1,738 on Bus Park Dr (2018); 1,269 on Pipeline Dr (2022); 1,439 on Engineer St (2022); 808 on Fortune Way (2018); 21,813 on Hotspring Way (2022); 1,744 on Bus Park Dr (2018)								
Commuter Rail	Carlsbad Poinsettia								15 min drive
	Carlsbad Village								19 min drive
Airport	San Diego International								48 min drive
Walk Score ®	Car-Dependent (36)								
Transit Score ®	Some Transit (26)								

## Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Ultra Communications, Inc	1	8,317	5	Mar 2019	-

# 990 Park Center Dr - Vista Business Park

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



Manufacturing

## Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
BNi Building News	1	7,052	18	Mar 2019	-
American Security Group	1	6,000	15	Jun 2023	-
International Poly Bag & Packaging	1	4,064	3	Mar 2019	-
Stromer	1	4,032	4	Sep 2018	-

Showing 5 of 8 Tenants

# 2591 Pioneer Ave - Coral Tree Commerce Center

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



Warehouse

## Property Summary

RBA (% Leased)	38,185 SF (71.3%)
Built	1988
Tenancy	Multiple
Available	5,472 - 10,944 SF
Max Contiguous	10,944 SF
Asking Rent	\$1.25 SF/month/NNN
Clear Height	24'
Drive Ins	2 total/ 23' w x 23' h
Docks	12 exterior
Levelers	None
Parking Spaces	75 (2.25/1,000 SF)



## Property Details

Land Area	2.30 AC (100,188 SF)	Building FAR	0.38
Column Spacing	Yes	Cross Docks	None
Power	200a/120 - 208v	Zoning	RLI
Parcel	219-030-26		

## Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/month	Occupancy	Term	Docks	Drive Ins
A&B	Industrial	Direct	5,472 - 10,944	10,944	\$1.25 NNN	Vacant	Negotiable	-	-

CBRE: Robert Gunness (760) 803-0842

## Amenities

- Skylights

## Transportation

Parking Details	75 Surface Spaces; Ratio of 2.25/1,000 SF
Traffic Volume	8,144 on Dogwood Way (2022); 10,098 on la Mirada Dr (2022); 9,943 on Birch St (2018); 7,200 on W Linda Vista Dr (2016); 808 on Fortune Way (2018); 882 on Virginia Pl (2022); 4,448 on Private Rd (2022); 2,311 on Cades Way (2022); 29,418 on la Mirada Dr (2022); 919 on Virginia Pl (2016)
Commuter Rail	Carlsbad Poinsettia  17 min drive
Airport	San Diego International 50 min drive
Walk Score ®	Car-Dependent (32)
Transit Score ®	Some Transit (27)

## Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
South Shore Deli Provisions	1	8,020	12	May 2020	-
Forward Screen Printing, Inc	1	4,851	5	Jul 2017	-

# 2591 Pioneer Ave - Coral Tree Commerce Center

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



Warehouse

## Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Hay House, Inc.	1	598	60	Jun 2015	-

Showing 3 of 3 Tenants

# 2588 Progress St - Vista Business Park

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



Service

## Property Summary

RBA (% Leased)	30,866 SF (92.4%)
Built	1994
Tenancy	Multiple
Available	1,116 - 2,356 SF
Max Contiguous	1,240 SF
Asking Rent	\$1.95 SF/month/MG
Clear Height	14'
Drive Ins	25 total/ 10' w x 10' h
Docks	Yes
Levelers	None
Parking Spaces	65 (2.11/1,000 SF)



## Property Details

Land Area	2.71 AC (118,048 SF)	Building FAR	0.26
Crane	None	Power	100a/120 - 208v
Zoning	SPI	Parcel	219-030-18

## Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/month	Occupancy	Term	Docks	Drive Ins
10	Industrial	Direct	1,240	1,240	\$1.95 MG	Vacant	Negotiable	-	1
Lee & Associates: Isaac Little (760) 672-1041, Marko Dragovic (858) 531-4523, Olivia Baffert (707) 223-8214									
20	Industrial	Direct	1,116	1,116	\$1.95 MG	Vacant	Negotiable	-	1
Lee & Associates: Isaac Little (760) 672-1041, Marko Dragovic (858) 531-4523, Olivia Baffert (707) 223-8214									

## Amenities

- Fenced Lot
- Signage

## Transportation

Parking Details	65 Surface Spaces; Ratio of 2.11/1,000 SF	
Traffic Volume	7,200 on W Linda Vista Dr (2016); 10,098 on la Mirada Dr (2022); 8,144 on Dogwood Way (2022); 882 on Virginia Pl (2022); 9,943 on Birch St (2018); 3,199 on Vallecitos Dr (2022); 808 on Fortune Way (2018); 4,448 on Private Rd (2022); 919 on Virginia Pl (2016); 334 on Poinsettia Ave (2022)	
Commuter Rail	Carlsbad Poinsettia 	17 min drive
Airport	San Diego International	50 min drive
Walk Score ®	Car-Dependent (31)	
Transit Score ®	Some Transit (27)	

## Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Shirley's Draperies	1	6,183	1	Apr 2003	-
Southwest Contemporary	1	6,183	3	Jun 2003	-

# 2588 Progress St - Vista Business Park

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



Service

## Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Vampola, Joe	1	6,183	6	Jun 2003	-
European Motorsports	1	4,108	-	Mar 2025	-
BombbuchaKombucha	1	2,318	-	Jan 2023	-

Showing 5 of 18 Tenants

# 1155 S Santa Fe Ave - 1155 S Santa Fe

Vista, California 92083 (San Diego County) - Vista Submarket



Service

## Property Summary

RBA (% Leased)	2,880 SF (0.0%)
Built	1965
Tenancy	Single
Available	2,880 SF
Max Contiguous	2,880 SF
Asking Rent	\$1.50 SF/month/MG
Drive Ins	3 total
Levelers	None
Parking Spaces	4 (1.38/1,000 SF)



## Property Details

Land Area	0.74 AC (32,071 SF)	Building FAR	0.09
Zoning	M-U	Parcel	180-150-06

## Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/month	Occupancy	Term	Docks	Drive Ins
A/B	Industrial	Direct	2,880	2,880	\$1.50 MG	04/2025	Negotiable	-	-

Property Brokerage Inc.: Erik Acheff (760) 224-6017

## Amenities

- 24 Hour Access
- Air Conditioning
- Fenced Lot
- Reception
- Signage
- Storage Space

## Transportation

Parking Details	4 Surface Spaces; Ratio of 1.38/1,000 SF		
Traffic Volume	20,148 on Cypress Dr (2022); 1,526 on Kilby Ln (2022); 683 on Loni Ln (2022); 9,798 on Chelsea Ct (2022); 6,196 on Santa Fe Pl (2022); 10,897 on Phillips St (2022); 20,154 on Alta Calle (2022); 1,851 on Camille Way (2018); 1,503 on S Santa Fe Ave (2018); 5,603 on Santa Fe Pl (2022)		
Transit/Subway	Escondido Avenue		17 min walk
Commuter Rail	Carlsbad Village		15 min drive
Walk Score ®	Somewhat Walkable (61)		
Transit Score ®	Some Transit (35)		

## Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Pro-Cal	1	2,880	-	May 2017	-

Showing 1 of 1 Tenants

# 2496 S Santa Fe Ave

Vista, California 92084 (San Diego County) - Vista Submarket



Warehouse

## Property Summary

RBA (% Leased)	15,000 SF (82.4%)
Built	1990
Tenancy	Multiple
Available	2,640 SF
Max Contiguous	2,640 SF
Asking Rent	\$1.50 SF/month/IG
Clear Height	22'
Drive Ins	6 total/ 14' w x 14' h
Docks	None
Levelers	None



## Property Details

Land Area	2.67 AC (116,305 SF)	Building FAR	0.13
Crane	None	Power	200a/ 3p
Zoning	M-52, San Diego County	Parcel	217-050-54

## Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/month	Occupancy	Term	Docks	Drive Ins
C	Industrial	Direct	2,640	2,640	\$1.50 IG	Vacant	Negotiable	-	1

Melrose Square, LLC: Steve Hyndman (760) 727-0533

## Amenities

- Fenced Lot

## Transportation

Traffic Volume	29,480 on Bosstick Blvd (2022); 6,323 on Calinda Dr (2022); 743 on S Santa Fe Ave (2022); 19,956 on Azalea Dr (2022); 143,108 on Smilax Rd (2022); 504 on Poinsettia Ave (2022); 14,763 on N Las Flores Dr (2022); 3,704 on Estrelita Dr (2022); 4,337 on Primrose Ave (2022)								
Transit/Subway	Buena Creek								20 min walk
Airport	San Diego International								51 min drive
Walk Score ®	Car-Dependent (30)								

## Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
All Clean Sweeping	1	-	2	Sep 2017	-
S D Marble & Granite Works	1	-	6	Jul 2016	-

Showing 2 of 2 Tenants



# 2865 Scott St - Canyon Oaks Business Center

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



Warehouse

## Property Summary

RBA (% Leased)	15,008 SF (88.0%)
Built	2003
Tenancy	Multiple
Available	1,796 SF
Max Contiguous	1,796 SF
Asking Rent	\$1.40 SF/month/NNN
Clear Height	18'
Drive Ins	8 total/ 8' w x 14' h
Docks	None
Levelers	None
Parking Spaces	12 (3.00/1,000 SF)



## Property Details

Land Area	1.39 AC (60,331 SF)	Building FAR	0.25
Crane	None	Power	100a/120 - 208v 3p
Parcel	219-011-94		

## Available Spaces



Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/month	Occupancy	Term	Docks	Drive Ins
108	Industrial	Direct	1,796	1,796	\$1.40 NNN	Vacant	Negotiable	-	1

CBRE: Weston Yahn (760) 707-9244

## Amenities

- Fenced Lot
- Signage
- Skylights
- Wheelchair Accessible

## Transportation

Parking Details	12 Surface Spaces; Ratio of 3.00/1,000 SF
Traffic Volume	8,588 on Scott St (2022); 1,738 on Bus Park Dr (2018); 1,744 on Bus Park Dr (2018); 976 on Vantage Ct (2022); 9,499 on Keystone Way (2022); 1,576 on Scott St (2018); 10,095 on Corporate Vw (2022); 10,375 on Joshua Way (2022); 12,989 on Linda Vista Dr (2022); 20,039 on Bus Park Dr (2018)
Commuter Rail	Carlsbad Poinsettia  14 min drive Carlsbad Village  18 min drive
Airport	San Diego International 47 min drive
Walk Score ®	Car-Dependent (41)
Transit Score ®	Some Transit (27)

## Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Autopro SD	1	4,462	-	Jul 2021	-
Life Pack Labs	1	4,462	2	Mar 2020	-
Nuzee, Inc	1	4,462	10	Mar 2015	-

# 2865 Scott St - Canyon Oaks Business Center

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



Warehouse

## Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Landreth Construction Inc	1	1,750	2	Oct 2020	-

Showing 4 of 4 Tenants

# 1340 Specialty Dr - Rancho Vista Business Park

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



Manufacturing

## Property Summary

RBA (% Leased)	27,312 SF (100%)
Built	2005
Tenancy	Multiple
Available	2,164 - 6,472 SF
Max Contiguous	4,308 SF
Asking Rent	\$1.55 SF/month/NNN
Clear Height	22'
Drive Ins	None
Docks	2 exterior
Levelers	None



## Property Details

Land Area	2.90 AC (126,324 SF)	Building FAR	0.22
Crane	None	Column Spacing	52'w x 48'd
Cross Docks	None	Power	700a/277 - 480v
Sprinklers	Wet	Zoning	M
Parcel	219-025-47		

## Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/month	Occupancy	Term	Docks	Drive Ins
D-E	Industrial	Direct	4,308	4,308	\$1.55 NNN	10/2025	Negotiable	-	1
Lee & Associates: Barry Hendler (760) 448-2438 Kidder Mathews: Todd Davis (760) 445-4227									
H	Industrial	Direct	2,164	2,164	\$1.55 NNN	10/2025	Negotiable	-	2
Lee & Associates: Barry Hendler (760) 448-2438 Kidder Mathews: Todd Davis (760) 445-4227									

## Transportation

Parking Details	Ratio of 2.14/1,000 SF
Traffic Volume	976 on Vantage Ct (2022); 7,200 on W Linda Vista Dr (2016); 10,095 on Corporate Vw (2022); 8,588 on Scott St (2022); 1,738 on Bus Park Dr (2018); 1,744 on Bus Park Dr (2018); 9,499 on Keystone Way (2022); 3,199 on Vallecitos Dr (2022); 29,514 on Ave de Las Rosas (2022); 10,098 on la Mirada Dr (2022)
Commuter Rail	Carlsbad Poinsettia  16 min drive Carlsbad Village  20 min drive
Airport	San Diego International 49 min drive
Walk Score ®	Car-Dependent (39)
Transit Score ®	Some Transit (27)

# 1340 Specialty Dr - Rancho Vista Business Park

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



Manufacturing

## Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Design Alliance Resource	1	5,151	4	Apr 2007	-
Robert Allen	1	5,000	-	Apr 2021	-
Audax Communications	1	1,740	15	May 2016	-
National Police Supply	1	500	8	Sep 2010	-
Builders' Site Protection, Inc.	1	-	3	Sep 2017	-

Showing 5 of 12 Tenants

# 1225-1381 E Vista Way - Foothill Center

Vista, California 92084 (San Diego County) - Vista Submarket



Retail

## Property Summary

Center Type	Community Center
GLA (% Leased)	99,999 SF (91.4%)
Built	1986
Tenancy	Multiple
Available	1,135 - 8,644 SF
Max Contiguous	3,855 SF
Asking Rent	\$1.75 SF/month/NNN
Parking Spaces	550 (5.50/1,000 SF)
Frontage	92' on E Vista Way



## Property Details

Land Area	8.24 AC (359,096 SF)	Building FAR	0.28
Zoning	C-6	Parcel	173-300-16

## Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/month	Occupancy	Term
P 1	1241	Retail	Direct	1,317 - 3,855	3,855	3,855	\$1.75 NNN	Vacant	Negotiable
PE Management Group: Franco Macklis (619) 852-3131									
P 1	1225	Retail	Direct	3,654	3,654	3,654	\$1.75 NNN	Vacant	Negotiable
PE Management Group: Franco Macklis (619) 852-3131									
P 1	-	Industrial	Direct	1,135	1,135	1,135	\$1.75 MG	Vacant	Negotiable
PE Management Group: Franco Macklis (619) 852-3131									

## Transportation

Parking Details	550 Surface Spaces; Ratio of 5.50/1,000 SF
Traffic Volume	2,179 on E Vista Way (2018); 27,190 on Monte Mar Rd (2022); 13,363 on Oak Dr (2022); 3,826 on Foothill Dr (2022); 2,337 on Monte Mar Rd (2022); 1,319 on Foothill Dr (2017); 16,348 on Cll Jules (2022); 2,895 on Madera Ln (2022); 1,485 on Via Felicidad (2022); 923 on Memory Ln (2022)
Frontage	92' on E Vista Way
Walk Score ®	Very Walkable (71)
Transit Score ®	Some Transit (27)

## Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Albertsons	1	59,500	150	Apr 2007	-
Rite Aid	1	13,000	15	Apr 2005	-
U.S. Bank	1	3,000	7	May 2006	-
Starbucks	1	2,500	-	May 2024	-

# 1225-1381 E Vista Way - Foothill Center

Vista, California 92084 (San Diego County) - Vista Submarket



Retail

## Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
World's Fare	1	2,000	4	Jul 2016	-

Showing 5 of 25 Tenants

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

Vista, California 92084 (San Diego County) - Vista Submarket



Warehouse

## Property Summary

RBA (% Leased)	5,120 SF (75.0%)
Built	1977
Tenancy	Multiple
Available	640 - 1,280 SF
Max Contiguous	1,280 SF
Asking Rent	\$1.50 SF/month/IG
Clear Height	14'
Drive Ins	8 total/ 10' w x 10' h
Docks	None
Levelers	None
Parking Spaces	12 (2.34/1,000 SF)



## Property Details

Land Area	1.00 AC (43,560 SF)	Building FAR	0.12
Crane	None	Power	3p
Sprinklers	Wet	Zoning	M52
Parcel	217-102-46		

## Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/month	Occupancy	Term	Docks	Drive Ins
F-4	Industrial	Direct	640	1,280	\$1.50 IG	Vacant	Negotiable	-	-
CEG Advisors: Dan Geary (619) 339-0730, Pat Geary (619) 504-6058									
F-5	Industrial	Direct	640	1,280	\$1.50 IG	Vacant	Negotiable	-	-
CEG Advisors: Dan Geary (619) 339-0730, Pat Geary (619) 504-6058									

## Amenities

- Fenced Lot
- Property Manager on Site

## Transportation

Parking Details	12 Surface Spaces; Ratio of 2.34/1,000 SF
Traffic Volume	6,323 on Calinda Dr (2022); 29,480 on Bosstick Blvd (2022); 19,956 on Azalea Dr (2022); 143,108 on Smilax Rd (2022); 504 on Poinsettia Ave (2022); 743 on S Santa Fe Ave (2022); 3,704 on Estrelita Dr (2022); 4,337 on Primrose Ave (2022); 6,846 on Adeline Ct (2022)
Transit/Subway	Buena Creek  15 min walk
Airport	San Diego International 49 min drive
Walk Score ®	Car-Dependent (48)

## Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Budget Garage Repair	1	591	2	Dec 2017	-

Showing 1 of 1 Tenants

# 515 Olive Ave

Vista, California 92083 (San Diego County) - Vista Submarket



Warehouse

## Property Summary

RBA (% Leased)	9,880 SF (0.0%)
Built	1961
Tenancy	Multiple
Available	9,880 SF
Max Contiguous	9,880 SF
Asking Rent	Withheld
Clear Height	20'
Drive Ins	6 total/ 10' w x 14' h
Docks	1 exterior
Levelers	None
Parking Spaces	18 (1.82/1,000 SF)



## Property Details

Land Area	0.96 AC (41,818 SF)	Building FAR	0.24
Crane	None	Cross Docks	None
Zoning	M1	Parcel	163-130-17

## Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/month	Occupancy	Term	Docks	Drive Ins
YARD	Industrial	Direct	9,880	9,880	Withheld	Vacant	Negotiable	-	-

Urban West Ventures: James Bengala (760) 208-8798

## Amenities

- Air Conditioning
- Storage Space
- Fenced Lot
- Yard
- Floor Drains
- Mezzanine

## Transportation

Parking Details	18 Surface Spaces; Ratio of 1.82/1,000 SF		
Traffic Volume	6,614 on Plymouth Dr (2022); 2,462 on Village Ln (2022); 4,281 on Private Rd (2022); 30,993 on Tatum St (2022); 7,227 on Plymouth Dr (2022); 6,673 on Pollyanna Ter (2022); 7,903 on Maryland Dr (2022); 1,276 on Ferrara Way (2017); 1,744 on San del Dr (2022); 36,340 on Ascot Dr (2022)		
Transit/Subway	Vista Transit Center		15 min walk
Commuter Rail	Carlsbad Village		13 min drive
Walk Score ®	Somewhat Walkable (62)		
Transit Score ®	Some Transit (48)		

## Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Epitech Inc	1	-	5	Jan 2018	-

Showing 1 of 1 Tenants



# 1205 Avenida Chelsea - Oak Ridge Business Center II

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



Warehouse

## Property Summary

RBA (% Leased)	22,707 SF (0.0%)
Built	1998
Tenancy	Single
Available	8,400 - 22,707 SF
Max Contiguous	22,707 SF
Asking Rent	\$1.45 SF/month/NNN
Clear Height	22'
Drive Ins	4 total/ 12' w x 12' h
Docks	None
Levelers	None
Parking Spaces	36 (1.58/1,000 SF)



## Property Details

Land Area	1.20 AC (52,272 SF)	Building FAR	0.43
Power	1,600a/120 - 208v 3p 4w Heavy	Zoning	RLI
Parcel	219-011-71		

## Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/month	Occupancy	Term	Docks	Drive Ins
-	Industrial	Direct	8,400 - 22,707	22,707	\$1.45 NNN	Vacant	Negotiable	-	-

Kidder Mathews: Jim Benson (760) 822-7428

## Amenities

- Fenced Lot
- Skylights

## Transportation

Parking Details	36 Surface Spaces; Ratio of 1.58/1,000 SF		
Traffic Volume	10,375 on Joshua Way (2022); 8,588 on Scott St (2022); 1,738 on Bus Park Dr (2018); 21,813 on HotSpring Way (2022); 1,269 on Pipeline Dr (2022); 20,039 on Bus Park Dr (2018); 20,533 on Bus PkDr (2022); 4,399 on Ave Chelsea (2022); 1,439 on Engineer St (2022); 1,744 on Bus Park Dr (2018)		
Commuter Rail	Carlsbad Poinsettia		15 min drive
	Carlsbad Village		18 min drive
Airport	San Diego International		47 min drive
Walk Score ®	Car-Dependent (44)		
Transit Score ®	Some Transit (27)		

# 2453 Cades Way - Oak Ridge Business Center

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



Manufacturing

## Property Summary

RBA (% Leased)	29,137 SF (68.1%)
Built	1988
Tenancy	Multiple
Available	4,200 - 9,300 SF
Max Contiguous	9,300 SF
Asking Rent	\$1.60 SF/month/MG
Clear Height	22'
Drive Ins	6 total/ 10' w x 12' h
Levelers	None
Parking Spaces	61 (2.09/1,000 SF)



## Property Details

Land Area	2.60 AC (113,256 SF)	Building FAR	0.26
Crane	None	Power	200a/208v 3p
Sprinklers	Wet	Zoning	RLI, Vista
Parcel	217-252-08		


## Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/month	Occupancy	Term	Docks	Drive Ins
D	Flex	Direct	5,100	9,300	\$1.60 MG	Vacant	Negotiable	-	1
San Diego Commercial Realty Services: Tim Clepper (760) 402-4846									
E	Industrial	Direct	4,200	9,300	\$1.60 MG	Vacant	Negotiable	-	1
San Diego Commercial Realty Services: Tim Clepper (760) 402-4846									

## Amenities

- Air Conditioning
- Bio-Tech/ Lab Space
- Fenced Lot
- Property Manager on Site
- Signage
- Skylights
- Storage Space

## Transportation

Parking Details	61 Surface Spaces; Ratio of 2.09/1,000 SF	
Traffic Volume	29,418 on la Mirada Dr (2022); 808 on Fortune Way (2018); 9,943 on Birch St (2018); 496 on Sycamore Ave (2022); 2,311 on Cades Way (2022); 1,112 on Woodcrest Ln (2018); 245 on Grand Ave (2018); 8,144 on Dogwood Way (2022); 20,533 on Bus PkDr (2022); 20,039 on Bus Park Dr (2018)	
Frontage	100' on Cades	
Commuter Rail	Carlsbad Poinsettia 	18 min drive
Airport	San Diego International	50 min drive
Walk Score ®	Car-Dependent (39)	
Transit Score ®	Some Transit (27)	

# 2453 Cades Way - Oak Ridge Business Center

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



Manufacturing

## Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Life Solutions	1	6,700	-	Mar 2021	-
Maria Esther Cortez	1	4,500	-	Oct 2017	-
Edith's Sewing Inc	1	3,500	15	Jan 2019	-
Mrm	1	500	2	Mar 2015	-
Psl Equipment Inc	1	500	8	Mar 2015	-

Showing 5 of 11 Tenants

# 1485 Poinsettia Ave - Lionshead Landing

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



Manufacturing

## Property Summary

RBA (% Leased)	22,463 SF (92.5%)
Built	1999
Tenancy	Multiple
Available	1,695 SF
Max Contiguous	1,695 SF
Asking Rent	\$1.67 SF/month/NNN
Clear Height	18'
Drive Ins	13 total/ 10' w x 14' h
Docks	None
Levelers	None
Parking Spaces	45 (3.00/1,000 SF)



## Property Details

Land Area	19.68 AC (857,261 SF)	Building FAR	0.03
Crane	None	Power	200a/120 - 208v
Zoning	SPI	Parcel	221-010-08

## Available Spaces


Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/month	Occupancy	Term	Docks	Drive Ins
114	Industrial	Direct	1,695	1,695	\$1.67 NNN	04/2025	Negotiable	-	1

Cushman & Wakefield: Conor Boyle (760) 458-5739, Tyler Stemley (760) 908-4270, Joe Crotty (760) 473-1811, Carson Odabashian (619) 733-6337

## Amenities

- Car Charging Station
- Wheelchair Accessible
- Reception
- Signage
- Skylights

## Transportation

Parking Details	45 Surface Spaces; Ratio of 3.00/1,000 SF
Traffic Volume	10,095 on Corporate Vw (2022); 976 on Vantage Ct (2022); 9,499 on Keystone Way (2022); 12,989 on Linda Vista Dr (2022); 1,576 on Scott St (2018); 1,744 on Bus Park Dr (2018); 1,738 on Bus Park Dr (2018); 29,514 on Ave de Las Rosas (2022); 8,588 on Scott St (2022); 28,778 on Cascade (2022)
Commuter Rail	Carlsbad Poinsettia  14 min drive
Airport	San Diego International 47 min drive
Walk Score ®	Car-Dependent (37)
Transit Score ®	Some Transit (28)

## Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Peek Packaging Solutions	1	9,523	10	Jul 2012	-
Mantel Depot	1	2,093	2	Jul 2019	-
Fine Line Screenprinting	1	1,566	1	Oct 2008	-

# 1485 Poinsettia Ave - Lionshead Landing

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



Manufacturing

## Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Original Watermen, Inc.	1	1,551	-	Mar 2025	-
Anko Electronics	1	1,455	8	Aug 2005	-

Showing 5 of 16 Tenants

# 1499 Poinsettia Ave - Lionshead Landing

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



Light Manufacturing

## Property Summary

RBA (% Leased)	11,794 SF (49.7%)
Built	1999
Tenancy	Multiple
Available	5,928 SF
Max Contiguous	5,928 SF
Asking Rent	\$1.59 SF/month/NNN
Clear Height	18'
Drive Ins	None
Levelers	None
Parking Spaces	37 (3.00/1,000 SF)



## Property Details

Land Area	2.40 AC (104,544 SF)	Building FAR	0.11
Power	1,000a/277 - 480v 3p 4w Heavy	Zoning	SPI
Parcel	221-010-08		

## Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/month	Occupancy	Term
P 1	163	Industrial	Direct	5,928	5,928	5,928	\$1.59 NNN	Vacant	Negotiable

Cushman & Wakefield: Conor Boyle (760) 458-5739, Tyler Stemley (760) 908-4270, Joe Crotty (760) 473-1811, Carson Odabashian (619) 733-6337

## Amenities

- Car Charging Station
- Wheelchair Accessible
- Reception
- Signage
- Skylights

## Transportation

Parking Details	37 Surface Spaces; Ratio of 3.00/1,000 SF		
Traffic Volume	10,095 on Corporate Vw (2022); 9,499 on Keystone Way (2022); 976 on Vantage Ct (2022); 12,989 on Linda Vista Dr (2022); 1,576 on Scott St (2018); 1,744 on Bus Park Dr (2018); 1,738 on Bus Park Dr (2018); 8,588 on Scott St (2022); 29,514 on Ave de Las Rosas (2022); 28,778 on Cascade (2022)		
Commuter Rail	Carlsbad Poinsettia		14 min drive
Airport	San Diego International		47 min drive
Walk Score ®	Car-Dependent (37)		
Transit Score ®	Some Transit (28)		

## Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
White Label Juice Co	1	5,928	7	May 2019	-

Showing 1 of 1 Tenants

# 2502 S Santa Fe Ave - South Santa Fe Industrial Park

Vista, California 92084 (San Diego County) - Vista Submarket



Showroom

## Property Summary

RBA (% Leased)	5,760 SF (100%)
Built	1994
Tenancy	Multiple
Available	960 SF
Max Contiguous	960 SF
Asking Rent	\$1.80 SF/month/IG
Clear Height	14'
Drive Ins	6 total/ 10' w x 10' h
Docks	None
Levelers	None
Parking Spaces	14 (2.43/1,000 SF)



## Property Details

Land Area	0.44 AC (19,166 SF)	Building FAR	0.30
Crane	None	Zoning	M52
Parcel	217-102-46		

## Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/month	Occupancy	Term	Docks	Drive Ins
A-3	Industrial	Direct	960	960	\$1.80 IG	60 Days	Negotiable	-	-

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

## Amenities

- Fenced Lot

## Transportation

Parking Details	14 Surface Spaces; Ratio of 2.43/1,000 SF
Traffic Volume	6,323 on Calinda Dr (2022); 19,956 on Azalea Dr (2022); 29,480 on Bosstick Blvd (2022); 504 on Poinsettia Ave (2022); 143,108 on Smilax Rd (2022); 3,704 on Estrelita Dr (2022); 4,337 on Primrose Ave (2022); 7,866 on Robelini Dr (2022); 13,078 on Primrose Ave (2022)
Transit/Subway	Buena Creek  14 min walk
Airport	San Diego International 49 min drive
Walk Score ®	Somewhat Walkable (52)

## Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Balderas Auto Accessories	1	960	4	Oct 2016	-
Boboprint	1	960	-	Jan 2012	-
Herbalife	1	960	-	Jun 2013	-
High County	1	960	2	Aug 2013	-

# 2502 S Santa Fe Ave - South Santa Fe Industrial Park

Vista, California 92084 (San Diego County) - Vista Submarket



Showroom

## Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Louis Bertrem	1	960	-	Jun 2013	-

Showing 5 of 9 Tenants



# 2055 Thibodo Rd - Shadowridge Business Center

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



Manufacturing

## Property Summary

RBA (% Leased)	34,500 SF (100%)
Built	1985
Tenancy	Multiple
Available	2,313 - 4,849 SF
Max Contiguous	2,536 SF
Asking Rent	\$1.40 SF/month/MG
Clear Height	16'
Drive Ins	14 total/ 12' w x 12' h
Docks	None
Levelers	None
Parking Spaces	105 (3.05/1,000 SF)



## Property Details

Land Area	2.10 AC (91,476 SF)	Building FAR	0.38
Crane	None	Power	3p 3w
Zoning	C-3	Parcel	217-023-32

## Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/month	Occupancy	Term	Docks	Drive Ins
M	Industrial	Direct	2,536	2,536	\$1.40 MG	05/2025	Negotiable	-	1
RAF Pacifica Group, Inc.: Whitney Robinson (512) 680-4456									
H	Industrial	Direct	2,313	2,313	\$1.40 MG	06/2025	Negotiable	-	1
RAF Pacifica Group, Inc.: Whitney Robinson (512) 680-4456									

## Amenities

- Skylights

## Transportation

Parking Details	105 Surface Spaces; Ratio of 3.05/1,000 SF								
Traffic Volume	3,189 on Wellington Ln (2022); 5,252 on Thiboco Ct (2022); 15,443 on Watson Way (2022); 14,965 on Lupine Hills Dr (2022); 3,712 on Turnberry Dr (2022); 12,287 on Sycamore Ave (2022); 44,737 on Plumosa Ave (2022); 12,478 on Sycamore Ave (2022); 140,875 on Hwy 78 (2020)								
Commuter Rail	Carlsbad Poinsettia								18 min drive
Walk Score ®	Somewhat Walkable (63)								
Transit Score ®	Some Transit (33)								

## Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Rinsekit	1	6,864	-	Jul 2021	-
Mother Earth Brew Co	1	5,000	3	Apr 2010	-
Irene's Sweetz	1	3,432	-	Apr 2020	-

# 2055 Thibodo Rd - Shadowridge Business Center

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



Manufacturing

## Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
U-Haul	1	1,716	-	Jul 2021	-
S & L Graphics & Printing Inc	1	1,388	3	Apr 2017	-

Showing 5 of 12 Tenants

# 1280 Activity Dr - Rancho Vista Business Park

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



Manufacturing

## Property Summary

RBA (% Leased)	18,804 SF (100%)
Built	1991
Tenancy	Multiple
Available	5,074 SF
Max Contiguous	5,074 SF
Asking Rent	\$1.55 SF/month/NNN
Clear Height	20'
Drive Ins	3 total/ 8' w x 12' h
Docks	8 exterior
Levelers	None
Parking Spaces	45 (2.00/1,000 SF)



## Property Details

Land Area	1.65 AC (71,874 SF)	Building FAR	0.26
Crane	None	Cross Docks	None
Power	700a/120 - 208v 3p 3w	Zoning	SPI
Parcel	219-025-33		

## Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/month	Occupancy	Term	Docks	Drive Ins
A	Industrial	Direct	5,074	5,074	\$1.55 NNN	30 Days	Negotiable	1	1

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

Kidder Mathews: Todd Davis (760) 445-4227

## Amenities

- Property Manager on Site
- Skylights

## Transportation

Parking Details	45 Surface Spaces; Ratio of 2.00/1,000 SF
Traffic Volume	7,200 on W Linda Vista Dr (2016); 10,098 on la Mirada Dr (2022); 3,199 on Vallecitos Dr (2022); 976 on Vantage Ct (2022); 8,144 on Dogwood Way (2022); 882 on Virginia Pl (2022); 10,095 on Corporate Vw (2022); 919 on Virginia Pl (2016); 7,397 on Las Flores Dr (2022); 28,778 on Cascade (2022)
Commuter Rail	Carlsbad Poinsettia  16 min drive Carlsbad Village  19 min drive
Airport	San Diego International 48 min drive
Walk Score ®	Car-Dependent (36)
Transit Score ®	Some Transit (28)

## Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
C211	1	7,222	-	May 2015	-

# 1280 Activity Dr - Rancho Vista Business Park

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



Manufacturing

## Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
D S S-C C TV Inc	1	-	2	Oct 2016	-
Spechops, LLC	1	-	5	Sep 2017	-
Sunshine Veggies & Herbs	1	-	3	Sep 2017	-

Showing 4 of 4 Tenants

# 1155 S Santa Fe Ave - 1155 S Santa Fe

Vista, California 92083 (San Diego County) - Vista Submarket



Retail

## Property Summary

Center Type	Industrial Park
GLA (% Leased)	3,000 SF (80.0%)
Built	1965
Tenancy	Multiple
Available	600 SF
Max Contiguous	600 SF
Asking Rent	Withheld



## Property Details

Land Area	0.74 AC (32,071 SF)	Building FAR	0.09
Zoning	M-U	Parcel	180-150-06

## Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/month	Occupancy	Term
P 1	E	Industrial	Direct	600	600	600	Withheld	Vacant	Negotiable

Property Brokerage Inc.: Erik Acheff (760) 224-6017

## Amenities

- Signage

## Transportation

Traffic Volume	20,148 on Cypress Dr (2022); 1,526 on Kilby Ln (2022); 683 on Loni Ln (2022); 6,196 on Santa Fe Pl (2022); 9,798 on Chelsea Ct (2022); 10,897 on Phillips St (2022); 20,154 on Alta Calle (2022); 1,851 on Camille Way (2018); 1,503 on S Santa Fe Ave (2018); 5,603 on Santa Fe Pl (2022)								
Transit/Subway	Escondido Avenue								18 min walk
Commuter Rail	Carlsbad Village								15 min drive
Walk Score ®	Car-Dependent (34)								
Transit Score ®	Some Transit (34)								

## Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Vista Motorcycle	1	600	1	Aug 2010	-

Showing 1 of 1 Tenants