

Lease Availability Report

2449 Cades Way - Oak Ridge Business Center
 Vista, CA 92081 - Vista Submarket



BUILDING

Type:	Class B Industrial
Subtype:	Warehouse
Tenancy:	Multiple
Year Built:	1988
RBA:	23,850 SF
Floors:	1
Typical Floor:	23,850 SF
Ceiling Ht:	20'

AVAILABILITY

Min Divisible:	4,200 SF
Max Contig:	8,400 SF
Total Available:	8,400 SF
Asking Rent:	\$1.60/MG

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	D	Industrial	Direct	4,200	8,400	8,400	\$1.60/MG	30 Days	Negotiable
<i>San Diego Commercial Realty Services - Tim Clepper (760) 599-4200</i>									
P 1st	E	Industrial	Direct	4,200	8,400	8,400	\$1.60/MG	30 Days	Negotiable
<i>San Diego Commercial Realty Services - Tim Clepper (760) 599-4200</i>									

LEASING AGENTS

Company: San Diego Commercial Realty Services
 Contacts: Tim Clepper (760) 599-4200

SALE

Last Sale: Sold on Aug 12, 2014 for \$2,426,550 (\$101.74/SF)

LOADING

Docks:	None	Drive Ins:	6 tot./10'w x 12'h
Cross Docks:	None	Cranes:	None
Rail Spots:	None		

POWER & UTILITIES

Power:	175-200a/110-208v 3p
Utilities:	Gas - Natural

FEATURES

Signage, Skylights

Lease Availability Report

2449 Cades Way - Oak Ridge Business Center

Vista, CA 92081 - Vista Submarket



LAND

Land Area: **2.20 AC**

Zoning: **IP, Vista**

Parcel **217-252-07**

TRANSPORTATION

Parking: 49 Surface Spaces are available; Ratio of 2.20/1,000 SF

Commuter Rail: 17 minute drive to Carlsbad Poinsettia (Coaster - San Diego North County Transit District (Coaster/Sprinter/Breeze))

Airport: 50 minute drive to San Diego International

KEY TENANTS

Precise Manufacturing	4,722 SF	Mostre Exhibits	2,000 SF
Pacific Cabinetry	500 SF		

Lease Availability Report

1320 Distribution Way

Vista, CA 92081 - Vista Submarket



BUILDING

Type:	Class B Industrial
Subtype:	Manufacturing
Tenancy:	Multiple
Year Built:	2001
RBA:	30,618 SF
Floors:	1
Typical Floor:	30,618 SF
Ceiling Ht:	22'

AVAILABILITY

Min Divisible:	6,544 SF
Max Contig:	6,544 SF
Total Available:	6,544 SF
Asking Rent:	\$1.55/NNN

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	D	Industrial	Direct	6,544	6,544	6,544	\$1.55/NNN	Vacant	Negotiable

Kidder Mathews - Bob Willingham, SIOR (858) 369-3013

LEASING AGENTS

Company:	Kidder Mathews
Contacts:	Bob Willingham, SIOR (858) 369-3013

LOADING

Docks:	10 ext	Drive Ins:	4 tot./14'w x 14'h
Cross Docks:	None	Cranes:	None
Rail Spots:	None		

POWER & UTILITIES

Power:	2,000a/277-480v 3p 4w Heavy
Utilities:	Sewer - City, Water - City

FEATURES

Fenced Lot, Signage, Skylights

LAND

Land Area:	2.18 AC
Zoning:	M1

Lease Availability Report

1320 Distribution Way

Vista, CA 92081 - Vista Submarket



Parcel **219-532-24**

TRANSPORTATION

Parking: 58 Surface Spaces are available; Ratio of 1.89/1,000 SF

Commuter Rail: 14 minute drive to Carlsbad Poinsettia (Coaster - San Diego North County Transit District (Coaster/Sprinter/Breeze))

Airport: 47 minute drive to San Diego International

KEY TENANTS

Fresenius Medical Care	9,185 SF	Shiner LLC	6,811 SF
Bob Moses ceramic coating	6,544 SF	Multimedia Presentation Group	6,123 SF

Lease Availability Report

1341 Distribution Way - Garden View Distribution Center
 Vista, CA 92081 - Vista Submarket



BUILDING

Type:	Class B Industrial ...
Subtype:	Distribution
Tenancy:	Multiple
Year Built:	2002
RBA:	36,444 SF
Floors:	2
Typical Floor:	36,444 SF
Ceiling Ht:	22'

AVAILABILITY

Min Divisible:	1,963 SF
Max Contig:	1,963 SF
Total Available:	1,963 SF
Asking Rent:	\$1.70/IG

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	20	Industrial	Direct	1,963/589 ofc	1,963	1,963	\$1.70/IG	Vacant	Negotiable

CBRE - Blake Wilson (760) 438-8587, Haley Harvey (858) 546-4623

LEASING AGENTS

Company:	CBRE
Contacts:	Blake Wilson (760) 438-8587, Haley Harvey (858) 546-4623

SALE

Last Sale:	Condo Unit 11 Sold on Jun 27, 2022 for \$1,339,000 (\$276.54/SF)
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LOADING

Docks:	1 ext	Drive Ins:	6 tot.
Cross Docks:	None	Rail Spots:	None

POWER & UTILITIES

Power:	200-1,600a/277-480v Heavy
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FEATURES

Property Manager on Site

LAND

Land Area:	2.06 AC
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Lease Availability Report

1341 Distribution Way - Garden View Distribution Center



Vista, CA 92081 - Vista Submarket

Zoning: **M-1**

PARCEL

219-531-12-01, 219-531-12-02, 219-531-12-03, 219-531-12-04, 219-531-12-05, 219-531-12-06, 219-531-12-07, 219-531-12-08, 219-531-12-09, 219-531-12-10, 219-531-12-11, 219-531-12-12, 219-531-12-13

TRANSPORTATION

Parking: 45 Surface Spaces are available; Ratio of 3.00/1,000 SF

Commuter Rail: 15 minute drive to Carlsbad Poinsettia (Coaster - San Diego North County Transit District (Coaster/Sprinter/Breeze))

Airport: 47 minute drive to San Diego International

KEY TENANTS

Omni Concepts Inc	2,900 SF	Blue Grace Logistics	2,299 SF
In Ground Trampolines	1,822 SF	The Ray Allen Company	1,822 SF
Global Algae	1,251 SF	Tainong Seeds	1,000 SF

Lease Availability Report

2540 Fortune Way - Fortune Business Park-Bldg D
Vista, CA 92081 - Vista Submarket



BUILDING

Type:	Class B Industrial
Subtype:	Manufacturing
Tenancy:	Single
Year Built:	1991
RBA:	8,513 SF
Floors:	1
Typical Floor:	8,513 SF
Ceiling Ht:	16'

AVAILABILITY

Min Divisible:	8,513 SF
Max Contig:	8,513 SF
Total Available:	8,513 SF
Asking Rent:	\$1.40/NNN

SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
E 1st	Industrial	Direct	8,513	8,513	8,513	\$1.40/NNN	Vacant	Negotiable

Kidder Mathews - Jim Benson (760) 822-7428

LEASING AGENTS

Company:	Kidder Mathews
Contacts:	Jim Benson (760) 822-7428

SALE

Last Sale:	Sold on Mar 29, 2007 for \$1,500,300 (\$176.24/SF)
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LOADING

Docks:	None	Drive Ins:	1 tot./14'w x 15'h
Cross Docks:	None	Rail Spots:	None

POWER & UTILITIES

Power:	600a/120-208v 3p
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FEATURES

Fenced Lot

LAND

Land Area:	0.59 AC
Zoning:	RLI, Vista
Parcel	219-031-04

Lease Availability Report

2540 Fortune Way - Fortune Business Park-Bldg D



Vista, CA 92081 - Vista Submarket

TRANSPORTATION

Parking: 15 Surface Spaces are available; Ratio of 1.80/1,000 SF

Commuter Rail: 16 minute drive to Carlsbad Poinsettia (Coaster - San Diego North County Transit District (Coaster/Sprinter/Breeze))

Airport: 48 minute drive to San Diego International

Lease Availability Report

1359 Keystone Way

Vista, CA 92081 - Vista Submarket



BUILDING

Type:	Class B Industrial
Subtype:	Warehouse
Tenancy:	Multiple
Year Built:	2019
RBA:	47,205 SF
Floors:	1
Typical Floor:	47,205 SF

AVAILABILITY

Min Divisible:	100 SF
Max Contig:	5,000 SF
Total Available:	5,000 SF
Asking Rent:	Withheld

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	A	Industrial	Sublet	100 - 5,000	5,000	5,000	Withheld	Vacant	Negotiable

Cushman & Wakefield - Sean Fitzmaurice (619) 534-0151, Andrew Ewald (858) 829-9583

LEASING AGENTS

Company:	Cushman & Wakefield
Contacts:	Conor Boyle (760) 431-3856

LOADING

Docks:	2 ext	Drive Ins:	10 tot.
Cross Docks:	None	Rail Spots:	None

POWER & UTILITIES

Power:	3p 4w Heavy
Utilities:	Gas - Natural, Heating - Electric, Lighting, Sewer, Water

FEATURES

24 Hour Access, Air Conditioning, Car Charging Station, Fireplace, Signage, Skylights

LAND

Land Area:	2.50 AC
Zoning:	Vista Industrial
Parcel	221-011-19

Lease Availability Report

1359 Keystone Way

Vista, CA 92081 - Vista Submarket



TRANSPORTATION

Parking: 103 Surface Spaces are available; Ratio of 2.65/1,000 SF

Commuter Rail: 13 minute drive to Carlsbad Poinsettia (Coaster - San Diego North County Transit District (Coaster/Sprinter/Breeze))

Airport: 42 minute drive to San Diego International

KEY TENANTS

Azzure Cleanrooms on Demand

500 SF

Lease Availability Report

2330 La Mirada Dr

Vista, CA 92081 - Vista Submarket



BUILDING

Type:	Class B Industrial
Subtype:	Warehouse
Tenancy:	Multiple
Year Built:	2004
RBA:	14,356 SF
Floors:	1
Typical Floor:	14,356 SF
Ceiling Ht:	20'

AVAILABILITY

Min Divisible:	1,776 SF
Max Contig:	1,776 SF
Total Available:	1,776 SF
Asking Rent:	\$1.75/MG

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	400	Industrial	Direct	1,776/177 ofc	1,776	1,776	\$1.75/MG	Jan 2025	Negotiable

Lee & Associates - Marko Dragovic (760) 929-7839, Isaac Little (760) 929-7862, Olivia Baffert (760) 448-1376

LEASING AGENTS

Company:	Lee & Associates
Contacts:	Isaac Little (760) 929-7862, Marko Dragovic (760) 929-7839, Olivia Baffert (760) 448-1376

SALE

Last Sale:	Portfolio of 3 Industrial Properties in Vista, CA Sold on May 17, 2016 for \$7,500,000 (\$140.00/SF)
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LOADING

Docks:	None	Drive Ins:	8 tot./10'w x 12'h
Cross Docks:	None		

POWER & UTILITIES

Power:	200a/120-208v 3p
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LAND

Land Area:	1.24 AC
Zoning:	SPI
Parcel	217-251-28

Lease Availability Report

2330 La Mirada Dr

Vista, CA 92081 - Vista Submarket



TRANSPORTATION

Parking: 38 Surface Spaces are available; Ratio of 2.70/1,000 SF

KEY TENANTS

El Nopalito, Inc	6,956 SF	Caremura Systems Inc	500 SF
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Lease Availability Report

2336 La Mirada Dr

Vista, CA 92081 - Vista Submarket



BUILDING

Type:	Class C Industrial
Subtype:	Warehouse
Tenancy:	Multiple
Year Built:	2005
RBA:	19,680 SF
Floors:	1
Typical Floor:	19,680 SF
Ceiling Ht:	14'

AVAILABILITY

Min Divisible:	1,824 SF
Max Contig:	1,824 SF
Total Available:	1,824 SF
Asking Rent:	\$1.55/MG

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	800	Industrial	Direct	1,824	1,824	1,824	\$1.55/MG	Vacant	Negotiable

Lee & Associates - Marko Dragovic (760) 929-7839, Isaac Little (760) 929-7862, Olivia Baffert (760) 448-1376

LEASING AGENTS

Company:	Lee & Associates
Contacts:	Isaac Little (760) 929-7862, Marko Dragovic (760) 929-7839, Olivia Baffert (760) 448-1376

SALE

Last Sale:	Portfolio of 3 Industrial Properties in Vista, CA Sold on May 17, 2016 for \$7,500,000 (\$140.00/SF)
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LOADING

Docks:	None	Drive Ins:	11 tot./8'w x 10'h
Cross Docks:	None	Rail Spots:	None

POWER & UTILITIES

Power:	200a/208v 3p
Utilities:	Gas - Natural

LAND

Land Area:	1.70 AC
Zoning:	SPI

Lease Availability Report

2336 La Mirada Dr
Vista, CA 92081 - Vista Submarket



Parcel **217-251-28**

TRANSPORTATION

Parking: 53 Surface Spaces are available; Ratio of 2.70/1,000 SF

Commuter Rail: 13 minute drive to Carlsbad Poinsettia (Coaster - San Diego North County Transit District (Coaster/Sprinter/Breeze))

Airport: 43 minute drive to San Diego International

KEY TENANTS

Basiltops	1,728 SF	Soundaway Corporation	1,673 SF
Chesapeake Distributing West	500 SF	Regency Construction	500 SF
Socal Speedsters	500 SF		

Lease Availability Report

2780 La Mirada Dr - Coral Tree Commerce Center
 Vista, CA 92081 - Vista Submarket



BUILDING

Type:	Class B Industrial
Subtype:	Warehouse
Tenancy:	Multiple
Year Built:	1989
RBA:	15,581 SF
Floors:	1
Typical Floor:	15,581 SF
Ceiling Ht:	22'
Columns:	None

AVAILABILITY

Min Divisible:	4,779 SF
Max Contig:	4,779 SF
Total Available:	4,779 SF
Asking Rent:	\$1.40/MG

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	A	Industrial	Sublet	4,779	4,779	4,779	\$1.40/MG	30 Days	Thru Oct 2027

Hometown National - Justin Sachs (760) 822-1985

LEASING AGENTS

Company:	CBRE
Contacts:	Robert C. Gunness (760) 438-8524

SALE

Last Sale:	Portfolio of 6 Industrial Properties in Vista, CA Sold on Jun 30, 1999 for \$16,200,000 (\$63.43/SF)
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LOADING

Docks:	None	Drive Ins:	10 tot./10'w x 14'h
Cross Docks:	None	Rail Spots:	None

POWER & UTILITIES

Utilities:	Water - County
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FEATURES

Signage, Skylights

LAND

Land Area:	3.17 AC
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Lease Availability Report

2780 La Mirada Dr - Coral Tree Commerce Center



Vista, CA 92081 - Vista Submarket

Zoning: **RLI**

Parcel **219-030-14**

TRANSPORTATION

Parking: Ratio of 2.25/1,000 SF

Commuter Rail: 17 minute drive to Carlsbad Poinsettia (Coaster - San Diego North County Transit District (Coaster/Sprinter/Breeze))

Airport: 50 minute drive to San Diego International

KEY TENANTS

Open Source Maker Labs	3,818 SF	JR Ohana Ventures LLC	2,684 SF
OYC Americas, Inc.	1,714 SF	Wild Bills Old Fashioned Soda Pop	1,558 SF
Glass Curtains Usa	500 SF		

Lease Availability Report

1260 Liberty Way - Liberty Gateway Industrial Park
 Vista, CA 92081 - Vista Submarket



BUILDING

Type:	Class C Industrial
Subtype:	Manufacturing
Tenancy:	Multiple
Year Built:	1991
RBA:	19,664 SF
Floors:	1
Typical Floor:	19,664 SF
Ceiling Ht:	22'
Columns:	None

AVAILABILITY

Min Divisible:	4,258 SF
Max Contig:	4,258 SF
Total Available:	4,258 SF
Asking Rent:	\$1.69/IG

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	E	Industrial	Direct	4,258/1,490 ofc	4,258	4,258	\$1.69/IG	30 Days	Negotiable

Kidder Mathews - John Witherall (442) 287-8220

LEASING AGENTS

Company:	Kidder Mathews
Contacts:	John Witherall (442) 287-8220

SALE

Last Sale:	Sold on Jun 10, 2009 for \$1,957,000 (\$99.52/SF) at 6.82% Cap
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LOADING

Docks:	None	Drive Ins:	5 tot./10'w x 12'h
Cross Docks:	None	Rail Spots:	None

POWER & UTILITIES

Power:	200a/208v 3p
Utilities:	Sewer - City, Water - City

LAND

Land Area:	1.17 AC
Zoning:	LM, Vista
Parcel	221-013-18

Lease Availability Report

1260 Liberty Way - Liberty Gateway Industrial Park
Vista, CA 92081 - Vista Submarket



TRANSPORTATION

Parking:	43 Surface Spaces are available; Ratio of 2.21/1,000 SF
Commuter Rail:	14 minute drive to Carlsbad Poinsettia (Coaster - San Diego North County Transit District (Coaster/Sprinter/Breeze))
Airport:	46 minute drive to San Diego International

KEY TENANTS

Blumenfeld Appraisal Services	2,000 SF	C3 Real Estate Advisors	500 SF
Freedom Rave Wear	500 SF	Origin Golf	500 SF

Lease Availability Report

1316 N Melrose Dr

Vista, CA 92083 - Vista Submarket



BUILDING

Type:	Class C Industrial
Subtype:	Manufacturing
Tenancy:	Multiple
Year Built:	1989
RBA:	15,186 SF
Floors:	1
Typical Floor:	15,186 SF
Ceiling Ht:	16'

AVAILABILITY

Min Divisible:	2,934 SF
Max Contig:	2,934 SF
Total Available:	2,934 SF
Asking Rent:	\$1.54/IG

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	H	Industrial	Direct	2,934	2,934	2,934	\$1.54/IG	Vacant	Negotiable

Kidder Mathews - Bob Willingham, SIOR (858) 369-3013, Ronald King, SIOR (619) 540-4348

LEASING AGENTS

Company:	Kidder Mathews
Contacts:	Bob Willingham, SIOR (858) 369-3013, Ronald King, SIOR (619) 540-4348

LOADING

Docks:	1 ext	Drive Ins:	10 tot.
Cross Docks:	None	Rail Spots:	None

FEATURES

Skylights

LAND

Land Area:	2.00 AC
Zoning:	IC
Parcel	161-071-16

Lease Availability Report

1316 N Melrose Dr

Vista, CA 92083 - Vista Submarket



TRANSPORTATION

Parking: 30 Surface Spaces are available; Ratio of 1.98/1,000 SF

Transit/Subway: 9 minute walk to Melrose (Sprinter - San Diego North County Transit District (Coaster/Sprinter/Breeze))

Commuter Rail: 15 minute drive to Carlsbad Village (Coaster - San Diego North County Transit District (Coaster/Sprinter/Breeze))

KEY TENANTS

A Plus Steel Construction	1,518 SF	Davis Mechanical Systems	1,518 SF
Tavos Motorcycles	1,518 SF	The Shower Pan Man, Inc	1,518 SF

Lease Availability Report

795 North Ave

Vista, CA 92083 - Vista Submarket



BUILDING

Type:	Class C Industrial
Subtype:	Manufacturing
Tenancy:	Multiple
Year Built:	1990
RBA:	10,029 SF
Floors:	1
Typical Floor:	10,029 SF
Ceiling Ht:	18'

AVAILABILITY

Min Divisible:	2,448 SF
Max Contig:	2,448 SF
Total Available:	2,448 SF
Asking Rent:	\$1.60/MG

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	E	Industrial	Direct	2,448	2,448	2,448	\$1.60/MG	Vacant	Negotiable

Lee & Associates - Daniel Knoke (760) 929-7836, Peter Merz (760) 448-1362

LEASING AGENTS

Company:	Lee & Associates
Contacts:	Peter Merz (760) 448-1362, Daniel Knoke (760) 929-7836

SALE

Last Sale:	Portfolio of 5 Properties in Vista, CA Sold on Nov 6, 2015 for \$4,675,000 (\$104.38/SF)
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LOADING

Docks:	None	Drive Ins:	5 tot.
Cross Docks:	None	Rail Spots:	None

POWER & UTILITIES

Power:	200-800a/120-208v 3p Heavy
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FEATURES

Skylights

LAND

Land Area:	1.70 AC
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Lease Availability Report

795 North Ave

Vista, CA 92083 - Vista Submarket



Parcel **161-061-13**

TRANSPORTATION

Parking: 14 Surface Spaces are available; Ratio of 2.30/1,000 SF

Transit/Subway: 16 minute walk to Melrose (Sprinter - San Diego North County Transit District (Coaster/Sprinter/Breeze))

Commuter Rail: 15 minute drive to Carlsbad Village (Coaster - San Diego North County Transit District (Coaster/Sprinter/Breeze))

KEY TENANTS

Tri-city Crating & Packing Inc	3,008 SF	The Payne Wooley Company	1,002 SF
Allied Coatings	500 SF		

Lease Availability Report

515 Olive Ave

Vista, CA 92083 - Vista Submarket



BUILDING

Type:	Class C Industrial
Subtype:	Warehouse
Tenancy:	Multiple
Year Built:	1961
RBA:	9,880 SF
Floors:	2
Typical Floor:	4,940 SF
Ceiling Ht:	20'

AVAILABILITY

Min Divisible:	8,000 SF
Max Contig:	9,880 SF
Total Available:	9,880 SF
Asking Rent:	\$0.99/+UTIL

SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
E 1st	Industrial	Direct	8,000 - 9,880/900 ofc	9,880	9,880	\$0.99/+UTIL	30 Days	3 - 10 Yrs

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

LEASING AGENTS

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

LOADING

Docks:	1 ext	Drive Ins:	6 tot./10'w x 14'h
Cross Docks:	None	Cranes:	None
Rail Spots:	None		

FEATURES

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

LAND

Land Area:	0.96 AC
Zoning:	M1
Parcel:	163-130-17

Lease Availability Report

515 Olive Ave

Vista, CA 92083 - Vista Submarket



TRANSPORTATION

Parking: 18 Surface Spaces are available; Ratio of 1.82/1,000 SF

Transit/Subway: 15 minute walk to Vista Transit Center (Sprinter - San Diego North County Transit District (Coaster/Sprinter/Breeze))

Commuter Rail: 13 minute drive to Carlsbad Village (Coaster - San Diego North County Transit District (Coaster/Sprinter/Breeze))

Lease Availability Report

980 Park Center Dr - Oak Ridge Business Park
 Vista, CA 92081 - Vista Submarket



BUILDING

Type:	Class C Industrial
Subtype:	Manufacturing
Tenancy:	Multiple
Year Built:	1999
RBA:	36,570 SF
Floors:	1
Typical Floor:	36,570 SF
Ceiling Ht:	18'

AVAILABILITY

Min Divisible:	3,387 SF
Max Contig:	3,387 SF
Total Available:	3,387 SF
Asking Rent:	\$1.65/MG

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	C	Industrial	Direct	3,387/2,811 ofc	3,387	3,387	\$1.65/MG	Vacant	Negotiable

Lee & Associates - Stephen Crockett (760) 448-2439, Rusty Williams, SIOR, SIOR (760) 448-2453

LEASING AGENTS

Company:	Lee & Associates
Contacts:	Stephen Crockett (760) 448-2439, Rusty Williams, SIOR, SIOR (760) 448-2453

SALE

Last Sale:	Portfolio of 2 Industrial Properties in Vista, CA Sold on Mar 16, 2001 for \$6,175,000 (\$85.96/SF)
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LOADING

Docks:	None	Drive Ins:	10 tot./12'w x 12'h
Cross Docks:	None	Cranes:	None
Rail Spots:	None		

POWER & UTILITIES

Power:	200a/120-208v 3p 4w
Utilities:	Heating, Sewer - City, Water - City

LAND

Land Area:	4.43 AC
Zoning:	SP-VBP

Lease Availability Report

980 Park Center Dr - Oak Ridge Business Park
Vista, CA 92081 - Vista Submarket



Parcel **219-011-49**

TRANSPORTATION

Parking: 35 Surface Spaces are available; Ratio of 2.50/1,000 SF

Commuter Rail: 15 minute drive to Carlsbad Poinsettia (Coaster - San Diego North County Transit District (Coaster/Sprinter/Breeze))

Airport: 48 minute drive to San Diego International

KEY TENANTS

Pub980	14,091 SF	Pak West Paper & Packaging	9,062 SF
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Lease Availability Report

990 Park Center Dr - Oak Ridge Business Park
 Vista, CA 92081 - Vista Submarket



BUILDING

Type:	Class B Industrial
Subtype:	Manufacturing
Tenancy:	Multiple
Year Built:	1999
RBA:	35,264 SF
Floors:	1
Typical Floor:	35,264 SF
Ceiling Ht:	18'

AVAILABILITY

Min Divisible:	3,870 SF
Max Contig:	7,934 SF
Total Available:	7,934 SF
Asking Rent:	\$1.65/MG

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	F	Industrial	Direct	3,870/967 ofc	7,934	7,934	\$1.65/MG	Jan 2025	Negotiable
<i>Lee & Associates - Stephen Crockett (760) 448-2439, Rusty Williams, SIOR, SIOR (760) 448-2453</i>									
P 1st	G	Industrial	Direct	4,064/1,219 ofc	7,934	7,934	\$1.65/MG	Jan 2025	Negotiable
<i>Lee & Associates - Stephen Crockett (760) 448-2439, Rusty Williams, SIOR, SIOR (760) 448-2453</i>									

LEASING AGENTS

Company:	Lee & Associates
Contacts:	Rusty Williams, SIOR, SIOR (760) 448-2453, Stephen Crockett (760) 448-2439

SALE

Last Sale:	Portfolio of 2 Industrial Properties in Vista, CA Sold on Mar 16, 2001 for \$6,175,000 (\$85.96/SF)
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LOADING

Docks:	None	Drive Ins:	8 tot./12'w x 12'h
Cross Docks:	None	Cranes:	None
Rail Spots:	None		

POWER & UTILITIES

Power:	200a/277-480v 3p 4w
Utilities:	Gas, Heating, Sewer - City, Water - City

Lease Availability Report

990 Park Center Dr - Oak Ridge Business Park
Vista, CA 92081 - Vista Submarket



FEATURES

Signage

LAND

Land Area: **4.95 AC**

Parcel **219-011-49**

TRANSPORTATION

Parking: 45 Surface Spaces are available; Ratio of 2.50/1,000 SF

Commuter Rail: 15 minute drive to Carlsbad Poinsettia (Coaster - San Diego North County Transit District (Coaster/Sprinter/Breeze))

Airport: 48 minute drive to San Diego International

KEY TENANTS

Ultra Communications, Inc	8,317 SF	BNi Building News	7,052 SF
American Security Group	6,000 SF	International Poly Bag & Packaging	4,064 SF
Stromer	4,032 SF	Construction Book Express	500 SF

Lease Availability Report

1485 Poinsettia Ave - Bldg C
Vista, CA 92081 - Vista Submarket



BUILDING

Type:	Class B Industrial
Subtype:	Manufacturing
Tenancy:	Multiple
Year Built:	1999
RBA:	22,463 SF
Floors:	1
Typical Floor:	22,463 SF
Ceiling Ht:	18'

AVAILABILITY

Min Divisible:	1,455 SF
Max Contig:	1,551 SF
Total Available:	3,006 SF
Asking Rent:	\$1.60/NNN

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	107	Industrial	Direct	1,455	1,455	1,455	\$1.60/NNN	Vacant	Negotiable
<i>Cushman & Wakefield - Conor Boyle (760) 431-3856, Tyler Stemley (760) 431-3841, Joe Crotty (760) 431-3851, Carson Odabashian (760) 431-3836</i>									
P 1st	111	Industrial	Direct	1,551	1,551	1,551	\$1.60/NNN	Vacant	Negotiable
<i>Cushman & Wakefield - Conor Boyle (760) 431-3856, Tyler Stemley (760) 431-3841, Joe Crotty (760) 431-3851, Carson Odabashian (760) 431-3836</i>									

LEASING AGENTS

Company:	Cushman & Wakefield
Contacts:	Conor Boyle (760) 431-3856, Tyler Stemley (760) 431-3841, Joe Crotty (760) 431-3851, Carson Odabashian (760) 431-3836

SALE

Last Sale:	Portfolio of 102 Properties Sold on Feb 3, 2020 for \$426,865,000 (\$164.93/SF)
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LOADING

Docks:	None	Drive Ins:	13 tot./10'w x 14'h
Cross Docks:	None	Cranes:	None
Rail Spots:	None		

POWER & UTILITIES

Power:	200a/120-208v
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FEATURES

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

Lease Availability Report

1485 Poinsettia Ave - Bldg C
Vista, CA 92081 - Vista Submarket



LAND

Land Area:	19.68 AC
Zoning:	SPI
Parcel	221-010-08

TRANSPORTATION

Parking:	45 Surface Spaces are available; Ratio of 3.00/1,000 SF
Commuter Rail:	14 minute drive to Carlsbad Poinsettia (Coaster - San Diego North County Transit District (Coaster/Sprinter/Breeze))
Airport:	47 minute drive to San Diego International

KEY TENANTS

Peek Packaging Solutions	9,523 SF	Mantel Depot	2,093 SF
Fine Line Screenprinting	1,566 SF	Anko Electronics	1,455 SF

Lease Availability Report

1487 Poinsettia Ave - Building D
Vista, CA 92081 - Vista Submarket



BUILDING

Type:	Class C Industrial
Subtype:	Warehouse
Tenancy:	Multiple
Year Built:	1999
RBA:	13,920 SF
Floors:	1
Typical Floor:	12,597 SF
Ceiling Ht:	18'

AVAILABILITY

Min Divisible:	1,504 SF
Max Contig:	1,504 SF
Total Available:	1,504 SF
Asking Rent:	\$1.60/NNN

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	129	Industrial	Sublet	1,504	1,504	1,504	\$1.60/NNN	Vacant	Thru Apr 2027

Coldwell Banker Commercial-West - Nick Kane (760) 518-6552, Jeff Kane (760) 518-4900

LEASING AGENTS

Company: Cushman & Wakefield

Contacts: Conor Boyle (760) 431-3856

SALE

Last Sale: Portfolio of 102 Properties Sold on Feb 3, 2020 for \$426,865,000 (\$164.93/SF)

LOADING

Drive Ins: **12 tot.**

LAND

Land Area: **19.68 AC**

Zoning: **SPI SPI SPI**

Parcel: **221-010-08**

TRANSPORTATION

Parking: Ratio of 3.00/1,000 SF

Commuter Rail: 14 minute drive to Carlsbad Poinsettia (Coaster - San Diego North County Transit District (Coaster/Sprinter/Breeze))

Airport: 47 minute drive to San Diego International

Lease Availability Report

1487 Poinsettia Ave - Building D

Vista, CA 92081 - Vista Submarket



KEY TENANTS

Precision Measurement Engineering	2,715 SF	Mybuellton LLC	1,530 SF
Optical Innovations Inc	1,456 SF	Partow Technologies LLC	1,269 SF
Himg Surface Repair	500 SF		

Lease Availability Report

1493 Poinsettia Ave - Bldg F
Vista, CA 92081 - Vista Submarket



BUILDING

Type:	Class B Flex
Subtype:	Light Manufacturing
Tenancy:	Multiple
Year Built:	1999
RBA:	11,996 SF
Floors:	1
Typical Floor:	11,996 SF
Ceiling Ht:	18'

AVAILABILITY

Min Divisible:	8,349 SF
Max Contig:	8,349 SF
Total Available:	8,349 SF
Asking Rent:	\$1.50/NNN

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	139-141	Industrial	Direct	8,349	8,349	8,349	\$1.50/NNN	Vacant	Negotiable

Cushman & Wakefield - Conor Boyle (760) 431-3856, Tyler Stemley (760) 431-3841, Joe Crotty (760) 431-3851, Carson Odabashian (760) 431-3836

LEASING AGENTS

Company: Cushman & Wakefield
 Contacts: Conor Boyle (760) 431-3856, Tyler Stemley (760) 431-3841, Joe Crotty (760) 431-3851, Carson Odabashian (760) 431-3836

SALE

Last Sale: Portfolio of 102 Properties Sold on Feb 3, 2020 for \$426,865,000 (\$164.93/SF)

LOADING

Drive Ins: **6 tot.** Rail Spots: **None**

FEATURES

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

LAND

Land Area: **19.68 AC**
 Zoning: **SPI**
 Parcel: **221-010-08**

Lease Availability Report

1493 Poinsettia Ave - Bldg F
Vista, CA 92081 - Vista Submarket



TRANSPORTATION

Parking:	Ratio of 3.00/1,000 SF
Commuter Rail:	14 minute drive to Carlsbad Poinsettia (Coaster - San Diego North County Transit District (Coaster/Sprinter/Breeze))
Airport:	47 minute drive to San Diego International
Walk Score ®:	Car-Dependent (42)
Transit Score ®:	Some Transit (26)

KEY TENANTS

Barre Sox	8,349 SF
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Lease Availability Report

1495 Poinsettia Ave - Bldg G
Vista, CA 92081 - Vista Submarket



BUILDING

Type:	Class B Industrial
Subtype:	Showroom
Tenancy:	Multiple
Year Built:	1999
RBA:	24,702 SF
Floors:	1
Typical Floor:	24,702 SF
Ceiling Ht:	18'

AVAILABILITY

Min Divisible:	2,677 SF
Max Contig:	2,677 SF
Total Available:	2,677 SF
Asking Rent:	\$1.60/NNN

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	147	Industrial	Direct	2,677	2,677	2,677	\$1.60/NNN	Vacant	Negotiable

Cushman & Wakefield - Conor Boyle (760) 431-3856, Tyler Stemley (760) 431-3841, Joe Crotty (760) 431-3851, Carson Odabashian (760) 431-3836

LEASING AGENTS

Company:	Cushman & Wakefield
Contacts:	Conor Boyle (760) 431-3856, Tyler Stemley (760) 431-3841, Joe Crotty (760) 431-3851, Carson Odabashian (760) 431-3836

SALE

Last Sale: Portfolio of 102 Properties Sold on Feb 3, 2020 for \$426,865,000 (\$164.93/SF)

LOADING

Docks:	None	Drive Ins:	1 tot.
Cross Docks:	None	Cranes:	None
Rail Spots:	None		

FEATURES

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

LAND

Land Area:	19.68 AC
Zoning:	SPI SPI
Parcel	221-010-08

Lease Availability Report

1495 Poinsettia Ave - Bldg G
Vista, CA 92081 - Vista Submarket



TRANSPORTATION

Parking:	18 Surface Spaces are available; Ratio of 3.00/1,000 SF
Commuter Rail:	14 minute drive to Carlsbad Poinsettia (Coaster - San Diego North County Transit District (Coaster/Sprinter/Breeze))
Airport:	46 minute drive to San Diego International

KEY TENANTS

Local Roots Kombucha	5,328 SF	TwoTwo4 Media	2,651 SF
Boat Rentals of America Inc	2,612 SF	California Wraps	2,612 SF
Harvest Kitchen	2,346 SF		

Lease Availability Report

1499 Poinsettia Ave - Bldg J
Vista, CA 92081 - Vista Submarket



BUILDING

Type:	Class B Flex
Subtype:	Light Manufacturing
Tenancy:	Multiple
Year Built:	1999
RBA:	11,794 SF
Floors:	1
Typical Floor:	14,277 SF
Ceiling Ht:	18'

AVAILABILITY

Min Divisible:	5,928 SF
Max Contig:	5,928 SF
Total Available:	5,928 SF
Asking Rent:	\$1.55/NNN

SPACES

Floor	Suite	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	163	Industrial	Direct	5,928	5,928	5,928	\$1.55/NNN	Vacant	Negotiable

Cushman & Wakefield - Conor Boyle (760) 431-3856, Tyler Stemley (760) 431-3841, Joe Crotty (760) 431-3851, Carson Odabashian (760) 431-3836

LEASING AGENTS

Company:	Cushman & Wakefield
Contacts:	Conor Boyle (760) 431-3856, Tyler Stemley (760) 431-3841, Joe Crotty (760) 431-3851, Carson Odabashian (760) 431-3836

SALE

Last Sale:	Portfolio of 102 Properties Sold on Feb 3, 2020 for \$426,865,000 (\$164.93/SF)
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POWER & UTILITIES

Power:	1,000a/277-480v 3p 4w Heavy
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FEATURES

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

LAND

Land Area:	19.68 AC
Zoning:	SPI
Parcel	221-010-08

Lease Availability Report

1499 Poinsettia Ave - Bldg J

Vista, CA 92081 - Vista Submarket



TRANSPORTATION

Parking: Ratio of 3.00/1,000 SF

Commuter Rail: 14 minute drive to Carlsbad Poinsettia (Coaster - San Diego North County Transit District (Coaster/Sprinter/Breeze))

Airport: 47 minute drive to San Diego International

Walk Score ®: Car-Dependent (37)

Transit Score ®: Some Transit (26)

KEY TENANTS

White Label Juice Co

5,928 SF

Lease Availability Report

2244 S Santa Fe Ave - Bldg B

Vista, CA 92084 - Outlying SD County N Submarket



BUILDING

Type:	Class C Industrial
Subtype:	Manufacturing
Tenancy:	Multiple
Year Built:	1970
RBA:	14,437 SF
Floors:	1
Typical Floor:	14,437 SF

AVAILABILITY

Min Divisible:	800 SF
Max Contig:	800 SF
Total Available:	800 SF
Asking Rent:	\$1.30/IG

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	C12	Industrial	Direct	800	800	800	\$1.30/IG	30 Days	Negotiable

Kidder Mathews - John Witherall (442) 287-8220

LEASING AGENTS

Company:	Kidder Mathews
Contacts:	John Witherall (442) 287-8220

SALE

Last Sale:	Sold on Dec 23, 2015
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LOADING

Docks:	None	Drive Ins:	14 tot./6'w x 10'h
Cross Docks:	None	Cranes:	None
Rail Spots:	None		

FEATURES

Signage

LAND

Land Area:	2.00 AC
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PARCEL

184-133-17, 184-133-18, 217-082-02

Lease Availability Report

2244 S Santa Fe Ave - Bldg B



Vista, CA 92084 - Outlying SD County N Submarket

TRANSPORTATION

Parking: 35 Surface Spaces are available; Ratio of 2.42/1,000 SF

Transit/Subway: 8 minute walk to Buena Creek (Sprinter - San Diego North County Transit District (Coaster/Sprinter/Breeze))

KEY TENANTS

Este Food Services	1,634 SF	Aurelia's Beauty Salon	500 SF
Barnos Liquor & Deli	500 SF	Composite Concepts Inc	500 SF
PCS Engineering	500 SF	Power Tire Ctr	500 SF

Lease Availability Report

2456 S Santa Fe Ave

Vista, CA 92084 - Vista Submarket



BUILDING

Type:	Class C Industrial
Subtype:	Warehouse
Tenancy:	Multiple
Year Built:	1972
RBA:	6,063 SF
Floors:	1
Typical Floor:	5,760 SF

AVAILABILITY

Min Divisible:	960 SF
Max Contig:	960 SF
Total Available:	960 SF
Asking Rent:	\$1.30/IG

SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Industrial	Direct	960	960	960	\$1.30/IG	30 Days	Negotiable

Kidder Mathews - John Witherall (442) 287-8220

LEASING AGENTS

Company: Kidder Mathews

Contacts: John Witherall (442) 287-8220

LOADING

Docks:	None	Drive Ins:	6 tot./10'w x 10'h
Cross Docks:	None	Cranes:	None
Rail Spots:	None		

LAND

Land Area:	6.00 AC
Zoning:	I-7
Parcel:	217-102-47

TRANSPORTATION

Parking:	22 Surface Spaces are available; Ratio of 3.00/1,000 SF
Transit/Subway:	14 minute walk to Buena Creek (Sprinter - San Diego North County Transit District (Coaster/Sprinter/Breeze))
Airport:	49 minute drive to San Diego International

Lease Availability Report

2456 S Santa Fe Ave

Vista, CA 92084 - Vista Submarket



KEY TENANTS

E.B. Auto Sales, Inc.

1,000 SF

Lease Availability Report

2502 S Santa Fe Ave - Bldg A
Vista, CA 92084 - Vista Submarket



BUILDING

Type:	Class B Industrial
Subtype:	Showroom
Tenancy:	Multiple
Year Built:	1994
RBA:	5,760 SF
Floors:	1
Typical Floor:	5,760 SF
Ceiling Ht:	14'

AVAILABILITY

Min Divisible:	960 SF
Max Contig:	960 SF
Total Available:	960 SF
Asking Rent:	\$1.80/IG

SPACES

Floor	Suite	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	A-3	Industrial	Direct	960	960	960	\$1.80/IG	60 Days	Negotiable

CEG Advisors - Dan Geary (619) 339-0730, Pat Geary (858) 737-9837

LEASING AGENTS

Company: CEG Advisors

Contacts: Pat Geary (858) 737-9837, Dan Geary (619) 339-0730

SALE

Last Sale: Portfolio of 8 Industrial Properties in Vista, CA Sold on Sep 10, 2013 for \$3,900,000 (\$72.06/SF)

LOADING

Docks:	None	Drive Ins:	6 tot./10'w x 10'h
Cross Docks:	None	Cranes:	None
Rail Spots:	None		

FEATURES

Fenced Lot

LAND

Land Area:	0.44 AC
Zoning:	M52
Parcel	217-102-46

Lease Availability Report

2502 S Santa Fe Ave - Bldg A
Vista, CA 92084 - Vista Submarket



TRANSPORTATION

Parking:	14 Surface Spaces are available; Ratio of 2.43/1,000 SF
Transit/Subway:	14 minute walk to Buena Creek (Sprinter - San Diego North County Transit District (Coaster/Sprinter/Breeze))
Airport:	49 minute drive to San Diego International

KEY TENANTS

Boboprint	960 SF	Herbalife	960 SF
High County	960 SF	Louis Bertrem	960 SF
Stride Right Construction	960 SF	Arcelia's Beauty Salon	500 SF

Lease Availability Report

2518 S Santa Fe Ave - Bldg F
 Vista, CA 92084 - Vista Submarket



BUILDING

Type:	Class C Industrial
Subtype:	Warehouse
Tenancy:	Multiple
Year Built:	1977
RBA:	5,120 SF
Floors:	1
Typical Floor:	5,120 SF
Ceiling Ht:	14'

AVAILABILITY

Min Divisible:	640 SF
Max Contig:	1,280 SF
Total Available:	1,280 SF
Asking Rent:	\$1.80/IG

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	F-4	Industrial	Direct	640	1,280	1,280	\$1.80/IG	Vacant	Negotiable
<i>CEG Advisors - Dan Geary (619) 339-0730, Pat Geary (858) 737-9837</i>									
P 1st	F-5	Industrial	Direct	640	1,280	1,280	\$1.80/IG	Vacant	Negotiable
<i>CEG Advisors - Dan Geary (619) 339-0730, Pat Geary (858) 737-9837</i>									

LEASING AGENTS

Company:	CEG Advisors
Contacts:	Pat Geary (858) 737-9837, Dan Geary (619) 339-0730

SALE

Last Sale:	Portfolio of 8 Industrial Properties in Vista, CA Sold on Sep 10, 2013 for \$3,900,000 (\$72.06/SF)
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LOADING

Docks:	None	Drive Ins:	8 tot./10'w x 10'h
Cross Docks:	None	Cranes:	None
Rail Spots:	None		

POWER & UTILITIES

Power:	3p
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Lease Availability Report

2518 S Santa Fe Ave - Bldg F
Vista, CA 92084 - Vista Submarket



FEATURES

Fenced Lot, Property Manager on Site

LAND

Land Area: **1.00 AC**

Zoning: **C1**

Parcel: **217-102-46**

TRANSPORTATION

Parking: 12 Surface Spaces are available; Ratio of 2.34/1,000 SF

Transit/Subway: 15 minute walk to Buena Creek (Sprinter - San Diego North County Transit District (Coaster/Sprinter/Breeze))

Airport: 49 minute drive to San Diego International

KEY TENANTS

Baby Dreams LLC	640 SF	CJW Cabinetry & Refinishing	640 SF
On a Budget Furniture & Décor	640 SF	Randolph K. Bevell	640 SF

Lease Availability Report

2865 Scott St

Vista, CA 92081 - Vista Submarket



BUILDING

Type:	Class B Industrial
Subtype:	Warehouse
Tenancy:	Multiple
Year Built:	2003
RBA:	15,008 SF
Floors:	1
Typical Floor:	15,008 SF
Ceiling Ht:	18'

AVAILABILITY

Min Divisible:	1,796 SF
Max Contig:	5,296 SF
Total Available:	5,296 SF
Asking Rent:	\$1.40/NNN

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	106-107	Industrial	Direct	3,500	5,296	5,296	\$1.40/NNN	30 Days	Negotiable
<i>CBRE - Weston Yahn (760) 438-8505</i>									
P 1st	108	Industrial	Direct	1,796	5,296	5,296	\$1.40/NNN	30 Days	Negotiable
<i>CBRE - Weston Yahn (760) 438-8505</i>									

LEASING AGENTS

Company:	CBRE
Contacts:	Weston Yahn (760) 438-8505

SALE

Last Sale:	Portfolio of 4 Industrial Properties in Vista, CA Sold on May 20, 2003 for \$5,373,000 (\$90.74/SF)
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LOADING

Docks:	None	Drive Ins:	8 tot./8'w x 14'h
Cross Docks:	None	Cranes:	None
Rail Spots:	None		

POWER & UTILITIES

Power:	100a/120-208v 3p
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FEATURES

Fenced Lot, Skylights

Lease Availability Report

2865 Scott St

Vista, CA 92081 - Vista Submarket



LAND

Land Area: **1.39 AC**

Parcel **219-011-94**

TRANSPORTATION

Parking: 12 Surface Spaces are available; Ratio of 3.00/1,000 SF

Commuter Rail: 14 minute drive to Carlsbad Poinsettia (Coaster - San Diego North County Transit District (Coaster/Sprinter/Breeze))

Airport: 47 minute drive to San Diego International

KEY TENANTS

Autopro SD	4,462 SF	Life Pack Labs	4,462 SF
Nuzee, Inc	4,462 SF	Landreth Construction Inc	1,750 SF

Lease Availability Report

2875 Scott St

Vista, CA 92081 - Vista Submarket



BUILDING

Type:	Class B Industrial
Subtype:	Warehouse
Tenancy:	Multiple
Year Built:	2003
RBA:	17,083 SF
Floors:	1
Typical Floor:	17,083 SF
Ceiling Ht:	18'

AVAILABILITY

Min Divisible:	2,134 SF
Max Contig:	2,134 SF
Total Available:	2,134 SF
Asking Rent:	\$1.40/NNN

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	105	Industrial	Direct	2,134	2,134	2,134	\$1.40/NNN	30 Days	Negotiable

CBRE - Weston Yahn (760) 438-8505

LEASING AGENTS

Company:	CBRE
Contacts:	Weston Yahn (760) 438-8505

SALE

Last Sale:	Portfolio of 4 Industrial Properties in Vista, CA Sold on May 20, 2003 for \$5,373,000 (\$90.74/SF)
------------	---

LOADING

Docks:	None	Drive Ins:	7 tot./8'w x 14'h
Cross Docks:	None	Cranes:	None
Rail Spots:	None		

POWER & UTILITIES

Power:	100-200a/120-208v 3p
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FEATURES

Fenced Lot, Skylights

Lease Availability Report

2875 Scott St

Vista, CA 92081 - Vista Submarket



LAND

Land Area: **1.39 AC**

Parcel **219-011-94**

TRANSPORTATION

Parking: 12 Surface Spaces are available; Ratio of 3.00/1,000 SF

Commuter Rail: 14 minute drive to Carlsbad Poinsettia (Coaster - San Diego North County Transit District (Coaster/Sprinter/Breeze))

Airport: 47 minute drive to San Diego International

KEY TENANTS

Roomors Home Furnishings

5,174 SF

North Coast Signs

3,418 SF

Lease Availability Report

1300 Specialty Dr - Rancho Vista Business Park
 Vista, CA 92081 - Vista Submarket



BUILDING

Type:	Class B Industrial
Subtype:	Manufacturing
Tenancy:	Multiple
Year Built:	1993
RBA:	96,811 SF
Floors:	1
Typical Floor:	96,811 SF
Ceiling Ht:	26'

AVAILABILITY

Min Divisible:	9,126 SF
Max Contig:	9,126 SF
Total Available:	9,126 SF
Asking Rent:	\$1.25/MG

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	105	Industrial	Direct	9,126	9,126	9,126	\$1.25/MG	30 Days	Negotiable

Lee & Associates - Barry S. Hendler (760) 845-3854
 Kidder Mathews - Todd R. Davis, SIOR (858) 369-3049

LEASING AGENTS

Company:	Kidder Mathews
Contacts:	Todd R. Davis, SIOR (858) 369-3049

LOADING

Docks:	8 ext	Drive Ins:	8 tot./12'w x 12'h
Cross Docks:	None	Cranes:	None
Rail Spots:	None		

POWER & UTILITIES

Power:	3,600a/277-480v 3p 3w Heavy
Utilities:	Sewer - City, Water - City

FEATURES

Property Manager on Site, Signage

LAND

Land Area:	5.75 AC
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Lease Availability Report

1300 Specialty Dr - Rancho Vista Business Park



Vista, CA 92081 - Vista Submarket

Zoning: **SPI**

Parcel **219-025-37**

TRANSPORTATION

Parking: 220 Surface Spaces are available; Ratio of 2.27/1,000 SF

Commuter Rail: 15 minute drive to Carlsbad Poinsettia (Coaster - San Diego North County Transit District (Coaster/Sprinter/Breeze))

Airport: 48 minute drive to San Diego International

KEY TENANTS

Javo Beverage Warehouse	65,000 SF	I Force Nutrition	19,362 SF
Sunset West	9,449 SF	Everbowl Franchise, LLC	3,000 SF

Lease Availability Report

1225-1381 E Vista Way - Foothill Center

Vista, CA 92084 - Vista Submarket



BUILDING

Type:	Retail
Center Type:	Community Center
Tenancy:	Multiple
Year Built:	1986
GLA:	99,999 SF
Floors:	2
Typical Floor:	50,000 SF
Docks:	3 ext

AVAILABILITY

Min Divisible:	1,135 SF
Max Contig:	3,855 SF
Total Available:	8,644 SF
Asking Rent:	\$1.75/MG

SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Industrial	Direct	1,135	1,135	1,135	\$1.75/MG	Vacant	Negotiable

PE Management Group - Joshua Coons (858) 779-9097

LEASING AGENTS

Company:	PE Management Group
Contacts:	Joshua Coons (858) 779-9097

KEY TENANTS

● Albertsons	59,500 SF	● Rite Aid	13,000 SF
U.S. Bank	3,000 SF	World's Fare	2,000 SF
Jazzercise	1,500 SF	The UPS Store	1,300 SF

● Anchor

TRAFFIC & FRONTAGE

Traffic Volume:	2,179 on Monte Mar Rd & E Vista Way (2018)
	27,190 on E Vista Way & Monte Mar Rd (2022)
Frontage:	92' on E Vista Way (with 1 curb cut)

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TRANSPORTATION

Parking:	550 Surface Spaces are available; Ratio of 5.50/1,000 SF
Walk Score ®:	Very Walkable (71)
Transit Score ®:	Some Transit (27)