

# 2630 Business Park Dr

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



Manufacturing

## Property Summary

RBA (% Leased)	26,320 SF (0.0%)
Built	1971
Tenancy	Single
Available	12,958 - 26,320 SF
Max Contiguous	26,320 SF
Asking Rent	\$1.25 SF/month/NNN
Clear Height	18'
Drive Ins	3 total/ 10' w x 10' h
Docks	2 exterior
Levelers	None
Parking Spaces	66 (2.51/1,000 SF)



## Property Details

Land Area	1.87 AC (81,457 SF)	Building FAR	0.32
Crane	None	Cross Docks	None
Power	1,200a/277 - 480v 3p Heavy	Sprinklers	Wet
Zoning	I-7	Parcel	219-013-51

## Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/month	Occupancy	Term	Docks	Drive Ins
-	Industrial	Direct	12,958 - 26,320	26,320	\$1.25 NNN	Vacant	Negotiable	2	3

KA Enterprises: Eugene Marini (619) 820-6180

## Amenities

- Signage

## Transportation

Parking Details	66 Surface Spaces; Ratio of 2.51/1,000 SF								
Traffic Volume	10,375 on Joshua Way (2022); 20,039 on Bus Park Dr (2018); 20,533 on Bus PkDr (2022); 1,269 on Pipeline Dr (2022); 1,439 on Engineer St (2022); 21,813 on HotSpring Way (2022); 8,588 on Scott St (2022); 620 on la Mirada Dr (2022); 1,738 on Bus Park Dr (2018); 808 on Fortune Way (2018)								
Commuter Rail	Carlsbad Poinsettia								14 min drive
	Carlsbad Village								18 min drive
Airport	San Diego International							47 min drive	
Walk Score ®	Car-Dependent (39)								
Transit Score ®	Some Transit (26)								

# 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

# 2465 Coral St - Vista Business Park

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



Distribution

## Property Summary

RBA (% Leased)	26,026 SF (100%)
Built	1987
Tenancy	Single
Available	26,026 SF
Max Contiguous	26,026 SF
Asking Rent	\$1.30 SF/month/NNN
Clear Height	26'
Drive Ins	1 total/ 12' w x 12' h
Docks	4 exterior
Levelers	None
Parking Spaces	30 (1.50/1,000 SF)



## Property Details

Land Area	1.40 AC (60,984 SF)	Building FAR	0.43
Crane	None	Cross Docks	None
Power	800a/277 - 480v 3p Heavy	Sprinklers	Wet
Zoning	RLI	Parcel	217-252-15

## Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/month	Occupancy	Term	Docks	Drive Ins
-	Industrial	Direct	26,026	26,026	\$1.30 NNN	30 Days	Negotiable	4	1

Colliers: Tucker Hohenstein, SIOR (858) 336-4104, Mike Erwin, SIOR (760) 807-0909, Hank Jenkins (602) 882-0138

## Amenities

- Front Loading
- Mezzanine
- Reception
- Signage

## Transportation

Parking Details	30 Surface Spaces; Ratio of 1.50/1,000 SF		
Traffic Volume	9,943 on Birch St (2018); 2,311 on Cades Way (2022); 808 on Fortune Way (2018); 29,418 on la Mirada Dr (2022); 496 on Sycamore Ave (2022); 8,144 on Dogwood Way (2022); 1,112 on Woodcrest Ln (2018); 245 on Grand Ave (2018); 1,817 on Juniper Ln (2022); 20,533 on Bus PkDr (2022)		
Commuter Rail	Carlsbad Poinsettia		16 min drive
Airport	San Diego International		49 min drive
Walk Score ®	Car-Dependent (35)		
Transit Score ®	Some Transit (27)		

# 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

# 2459 Dogwood Way - Vista Business Park

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



Manufacturing

## Property Summary

RBA (% Leased)	40,322 SF (100%)
Built	1985
Tenancy	Single
Available	13,047 - 38,665 SF
Max Contiguous	38,665 SF
Asking Rent	\$1.20 SF/month/NNN
Clear Height	18'
Drive Ins	1 total/ 10' w x 14' h
Docks	6 exterior; 2 interior
Levelers	None
Parking Spaces	55 (1.36/1,000 SF)



## Property Details

Land Area	2.75 AC (119,790 SF)	Building FAR	0.34
Crane	None	Power	1,200a/ Heavy
Zoning	7	Parcel	217-253-11

## Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/month	Occupancy	Term	Docks	Drive Ins
100	Industrial	Direct	25,618	38,665	\$1.20 NNN	60 Days	Negotiable	4	1
CBRE: Roger Carlson (760) 438-8533, Blake Wilson (858) 740-7411, Don Trapani (858) 322-7900									
101	Industrial	Direct	13,047	38,665	\$1.20 NNN	60 Days	Negotiable	2	1
CBRE: Roger Carlson (760) 438-8533, Blake Wilson (858) 740-7411, Don Trapani (858) 322-7900									

## Amenities

- Fenced Lot
- Signage

## Transportation

Parking Details	55 Surface Spaces; Ratio of 1.36/1,000 SF								
Traffic Volume	9,943 on Birch St (2018); 8,144 on Dogwood Way (2022); 808 on Fortune Way (2018); 2,311 on Cades Way (2022); 29,418 on la Mirada Dr (2022); 496 on Sycamore Ave (2022); 4,448 on Private Rd (2022); 10,098 on la Mirada Dr (2022); 1,817 on Juniper Ln (2022); 1,112 on Woodcrest Ln (2018)								
Commuter Rail	Carlsbad Poinsettia								17 min drive
Airport	San Diego International							49 min drive	
Walk Score ®	Car-Dependent (32)								
Transit Score ®	Some Transit (27)								

## Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Lee-Mar Aquarium & Pet Supplies	1	40,000	50	Aug 2000	-

Showing 1 of 1 Tenants



# 2540 Fortune Way - Vista Business Park

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



Manufacturing

## 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



**Property Summary**

RBA (% Leased)	29,475 SF (100%)
Built	1989
Tenancy	Single
Available	29,475 SF
Max Contiguous	29,475 SF
Asking Rent	\$1.30 SF/month/NNN
Clear Height	24'
Drive Ins	6 total/ 10' w x 14' h
Docks	3 exterior
Levelers	None
Parking Spaces	55 (1.86/1,000 SF)



**Property Details**

Land Area	1.71 AC (74,488 SF)	Building FAR	0.40
Crane	None	Cross Docks	None
Power	1,600a/120 - 208v 3p Heavy	Sprinklers	Wet
Zoning	SP1, Vista	Parcel	217-252-13

**Available Spaces**


Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/month	Occupancy	Term	Docks	Drive Ins
-	Industrial	Direct	29,475	29,475	\$1.30 NNN	60 Days	Negotiable	3	-

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

**Amenities**

- Fenced Lot

**Transportation**

Parking Details	55 Surface Spaces; Ratio of 1.86/1,000 SF		
Traffic Volume	808 on Fortune Way (2018); 29,418 on La Mirada Dr (2022); 9,943 on Birch St (2018); 2,311 on Cades Way (2022); 496 on Sycamore Ave (2022); 8,144 on Dogwood Way (2022); 20,533 on Bus PkDr (2022); 20,039 on Bus Park Dr (2018); 1,112 on Woodcrest Ln (2018); 245 on Grand Ave (2018)		
Frontage	219' on La Mirada		
Commuter Rail	Carlsbad Poinsettia		15 min drive
Airport	San Diego International		48 min drive
Walk Score ®	Car-Dependent (35)		
Transit Score ®	Some Transit (27)		

# 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

# 625 North Ave

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



Specialty

## Property Summary

GBA (% Leased)	21,780 SF (100%)
Built	1970
Stories	1
Typical Floor	21,780 SF
Available	21,780 SF
Max Contiguous	21,780 SF
Asking Rent	\$0.40 SF/month/+UTIL



## Property Details

Land Area	0.49 AC (21,344 SF)	Building FAR	1.02
Parcel	161-071-06		

## Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/month	Occupancy	Term
E 1	-	Industrial	Direct	21,780	21,780	21,780	\$0.40 +UTIL	05/2025	Negotiable

Lee & Associates: Peter Merz (760) 685-1813, Daniel Knoke (760) 809-6893, Keith Dulmage (714) 900-0157

## Transportation

Traffic Volume	8,848 on North Dr (2022); 30,037 on North Ave (2022); 8,036 on Swallow Dr (2022); 8,160 on Private Rd (2022); 30,266 on W Los Angeles Dr (2016); 2,502 on East Dr (2022); 4,500 on N Melrose Dr (2017); 4,410 on Melrose PI (2022); 32,145 on Highland Dr (2022); 2,094 on Maryland Dr (2022)								
Transit/Subway	Melrose								10 min walk
Commuter Rail	Carlsbad Village								14 min drive
Walk Score ®	Car-Dependent (37)								
Transit Score ®	Some Transit (38)								

# 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

# 970 Park Center Dr - Vista Business Park

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



Manufacturing

## Property Summary

RBA (% Leased)	76,954 SF (100%)
Built	1989
Tenancy	Multiple
Available	17,424 SF
Max Contiguous	17,424 SF
Asking Rent	\$0.99 SF/month/NNN
Clear Height	26'
Drive Ins	6 total/ 10' w x 16' h
Docks	2 exterior
Levelers	None
Parking Spaces	162 (2.11/1,000 SF)



## Property Details

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

## Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/month	Occupancy	Term	Docks	Drive Ins
C	Industrial	Sublet	17,424	17,424	\$0.99 NNN	30 Days	Thru Jan 2026	-	-

Savills: Shane Poppen (858) 354-9435, Louis Bickett (858) 255-9690

## Amenities

- Fenced Lot
- Skylights

## Transportation

Parking Details	162 Surface Spaces; Ratio of 2.11/1,000 SF		
Traffic Volume	10,375 on Joshua Way (2022); 8,588 on Scott St (2022); 20,039 on Bus Park Dr (2018); 20,533 on Bus PkDr (2022); 1,738 on Bus Park Dr (2018); 1,744 on Bus Park Dr (2018); 1,269 on Pipeline Dr (2022); 1,439 on Engineer St (2022); 21,813 on Hotspring Way (2022); 4,399 on Ave Chelsea (2022)		
Frontage	704' on Park Center Dr		
Commuter Rail	Carlsbad Poinsettia		15 min drive
	Carlsbad Village		18 min drive
Airport	San Diego International		48 min drive
Walk Score ®	Car-Dependent (40)		
Transit Score ®	Some Transit (27)		

# 970 Park Center Dr - Vista Business Park

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



Manufacturing

## Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Apem Inc	1	59,566	100	Dec 2012	Dec 2025
Jb Graphics	1	17,422	-	Oct 2020	-

Showing 2 of 2 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

# 2575 Pioneer Ave - Vista Business Park

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



Warehouse

## Property Summary

RBA (% Leased)	68,935 SF (100%)
Built/Renovated	1988/2006
Tenancy	Multiple
Available	4,957 - 15,610 SF
Max Contiguous	10,653 SF
Asking Rent	\$1.39 SF/month/MG
Clear Height	19'
Drive Ins	7 total/ 14' w x 14' h
Docks	4 exterior
Levelers	None
Parking Spaces	140 (2.03/1,000 SF)



## Property Details

Land Area	3.93 AC (171,191 SF)	Building FAR	0.40
Cross Docks	None	Power	200 - 800a/277 - 480v 3p 4w Heavy
Zoning	M	Parcel	219-030-49


## Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/month	Occupancy	Term	Docks	Drive Ins
101-A	Industrial	Direct	10,653	10,653	\$1.39 MG	06/2025	Negotiable	1	3
Lee & Associates: Marko Dragovic (858) 531-4523, Isaac Little (760) 672-1041, Olivia Baffert (707) 223-8214									
108	Office	Sublet	4,957	4,957	\$0.99 MG	Vacant	Negotiable	-	-
Lee & Associates: Marko Dragovic (858) 531-4523, Isaac Little (760) 672-1041, Olivia Baffert (707) 223-8214									

## Amenities

- Fenced Lot

## Transportation

Parking Details	140 Surface Spaces; Ratio of 2.03/1,000 SF
Traffic Volume	8,144 on Dogwood Way (2022); 9,943 on Birch St (2018); 808 on Fortune Way (2018); 10,098 on la Mirada Dr (2022); 7,200 on W Linda Vista Dr (2016); 29,418 on la Mirada Dr (2022); 2,311 on Cades Way (2022); 4,448 on Private Rd (2022); 882 on Virginia Pl (2022); 496 on Sycamore Ave (2022)
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
Techniche International	1	13,612	20	Jun 2016	-
R.S. Hughes	1	13,417	16	Oct 2015	-

# 2575 Pioneer Ave - Vista Business Park

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



Warehouse

## Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
BioPharma Scientific	1	9,825	6	Mar 2019	-
NML, LLC	1	8,036	3	Jun 2006	-
Five Suits Brewing	1	4,764	-	Jul 2021	-

Showing 5 of 7 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



# 2025 Thibodo Rd - Shadowridge Business Center

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



Manufacturing

## Property Summary

RBA (% Leased)	15,950 SF (100%)
Built	1988
Tenancy	Single
Available	15,950 SF
Max Contiguous	15,950 SF
Asking Rent	\$1.30 SF/month/NNN
Clear Height	16'
Drive Ins	3 total/ 14' w x 14' h
Docks	1 exterior
Levelers	None
Parking Spaces	24 (1.50/1,000 SF)



## Property Details

Land Area	1.50 AC (65,340 SF)	Building FAR	0.24
Crane	None	Power	2,500a/ Heavy
Zoning	C-3	Parcel	217-023-31

## Available Spaces


Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/month	Occupancy	Term	Docks	Drive Ins
-	Industrial	Direct	15,950	15,950	\$1.30 NNN	11/2025	Negotiable	1	3

RAF Pacifica Group, Inc.: Whitney Robinson (512) 680-4456

## Amenities

- Fenced Lot

## Transportation

Parking Details	24 Surface Spaces; Ratio of 1.50/1,000 SF
Traffic Volume	3,189 on Wellington Ln (2022); 5,252 on Thiboco Ct (2022); 14,965 on Lupine Hills Dr (2022); 15,443 on Watson Way (2022); 3,712 on Turnberry Dr (2022); 12,287 on Sycamore Ave (2022); 4,965 on Lupine Hills Dr (2022); 44,737 on Plumosa Ave (2022); 12,478 on Sycamore Ave (2022)
Commuter Rail	Carlsbad Poinsettia  18 min drive
Walk Score ®	Somewhat Walkable (63)
Transit Score ®	Some Transit (33)

# 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

# 2515 Birch St

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



Warehouse

## Property Summary

RBA (% Leased)	22,480 SF (0.0%)
Status	Under Construction
Built	April 2025
Tenancy	Single
Available	22,480 SF
Max Contiguous	22,480 SF
Asking Rent	Withheld
Clear Height	28'
Drive Ins	3 total
Docks	2 exterior
Levelers	None
Parking Spaces	46 (2.05/1,000 SF)



## Property Details

Land Area	1.67 AC (72,745 SF)	Building FAR	0.31
Cross Docks	None	Power	1,600a/277 - 480v Heavy
Sprinklers	ESFR	Zoning	RLI
Parcel	217-253-05		

## Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/month	Occupancy	Term	Docks	Drive Ins
-	Industrial	Direct	22,480	22,480	Withheld	04/2025	Negotiable	2	3

Lee & Associates: Isaac Little (760) 672-1041, Marko Dragovic (858) 531-4523

## Transportation

Parking Details	46 Surface Spaces; Ratio of 2.05/1,000 SF								
Traffic Volume	2,311 on Cades Way (2022); 9,943 on Birch St (2018); 496 on Sycamore Ave (2022); 29,418 on La Mirada Dr (2022); 808 on Fortune Way (2018); 8,144 on Dogwood Way (2022); 1,112 on Woodcrest Ln (2018); 1,817 on Juniper Ln (2022); 245 on Grand Ave (2018); 6,396 on Private Rd (2022)								
Commuter Rail	Carlsbad Poinsettia								16 min drive
Airport	San Diego International							49 min drive	
Walk Score ®	Car-Dependent (34)								
Transit Score ®	Some Transit (27)								

# 2525 Birch St - Vista Business Park

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



Warehouse

## Property Summary

RBA (% Leased)	32,512 SF (100%)
Built	1989
Tenancy	Single
Available	32,512 SF
Max Contiguous	32,512 SF
Asking Rent	Withheld
Clear Height	27'
Drive Ins	1 total/ 12' w x 12' h
Docks	4 exterior
Levelers	None
Parking Spaces	27 (0.83/1,000 SF)



## Property Details

Land Area	1.42 AC (61,855 SF)	Building FAR	0.53
Crane	None	Cross Docks	None
Power	3,000a/277 - 480v 3p 4w Heavy	Sprinklers	Wet
Zoning	M, Vista	Parcel	217-253-06

## Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/month	Occupancy	Term	Docks	Drive Ins
-	Industrial	Direct	32,512	32,512	Withheld	30 Days	5 - 10 Years	4	1

Scott Anastasi Realty: Don Butts (310) 977-0190

## Amenities

- 24 Hour Access
- Air Conditioning
- Front Loading
- Signage
- Yard

## Transportation

Parking Details	27 Surface Spaces; Ratio of 0.83/1,000 SF		
Traffic Volume	9,943 on Birch St (2018); 2,311 on Cades Way (2022); 496 on Sycamore Ave (2022); 29,418 on la Mirada Dr (2022); 808 on Fortune Way (2018); 8,144 on Dogwood Way (2022); 1,817 on Juniper Ln (2022); 1,112 on Woodcrest Ln (2018); 245 on Grand Ave (2018); 6,396 on Private Rd (2022)		
Frontage	206' on Birch St		
Commuter Rail	Carlsbad Poinsettia		16 min drive
Airport	San Diego International		49 min drive
Walk Score ®	Car-Dependent (34)		
Transit Score ®	Some Transit (27)		

## Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Tru Grit Fitness	1	32,512	25	Mar 2021	-

# 2525 Birch St - Vista Business Park

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



Warehouse

## Tenants (Continued)

---

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
-------------	-------	-------------	-----------	-----------	------------

---

Showing 1 of 1 Tenants



# 2340 Cousteau Ct

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



Manufacturing

## Property Summary

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



## Property Details

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

## Available Spaces

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

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

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

## Amenities

- Fenced Lot
- Signage

## Transportation

Parking Details	253 Surface Spaces; Ratio of 1.90/1,000 SF		
Traffic Volume	32,771 on Oak Ridge Way (2022); 4,399 on Ave Chelsea (2022); 934 on Park Center Dr (2018); 3,821 on S Melrose Dr (2022); 21,813 on Hotspring Way (2022); 771 on Park Center Dr (2018); 17,347 on Brookhaven Pass (2022); 1,269 on Pipeline Dr (2022); 8,588 on Scott St (2022); 10,375 on Joshua Way (2022)		
Commuter Rail	Carlsbad Poinsettia		14 min drive
	Carlsbad Village		18 min drive
Airport	San Diego International		47 min drive
Walk Score ®	Car-Dependent (34)		
Transit Score ®	Some Transit (27)		

# 2215 La Mirada

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



Warehouse

## Property Summary

RBA (% Leased)	18,508 SF (0.0%)
Built	2002
Tenancy	Single
Available	18,508 SF
Max Contiguous	18,508 SF
Asking Rent	Withheld
Drive Ins	2 total/ 10' w x 12' h
Docks	None
Levelers	None
Parking Spaces	24 (1.30/1,000 SF)



## Property Details

Land Area	1.04 AC (45,302 SF)	Building FAR	0.41
Crane	None	Zoning	M
Parcel	219-531-03		

## Available Spaces



Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/month	Occupancy	Term	Docks	Drive Ins
-	Industrial	Direct	18,508	18,508	Withheld	Vacant	Negotiable	-	-

JLL: Chris Baumgart (858) 736-1710

## Amenities

- Fenced Lot

## Transportation

Parking Details	24 Surface Spaces; Ratio of 1.30/1,000 SF
Traffic Volume	1,439 on Engineer St (2022); 620 on La Mirada Dr (2022); 20,533 on Bus PkDr (2022); 20,039 on Bus Park Dr (2018); 1,269 on Pipeline Dr (2022); 992 on Oakcreek Ct (2022); 29,418 on La Mirada Dr (2022); 10,375 on Joshua Way (2022); 245 on Grand Ave (2018); 808 on Fortune Way (2018)
Commuter Rail	Carlsbad Poinsettia  15 min drive Carlsbad Village  19 min drive
Airport	San Diego International 48 min drive
Walk Score ®	Car-Dependent (33)
Transit Score ®	Some Transit (25)

## Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Eliel Cycling	1	-	-	Jun 2021	-

Showing 1 of 1 Tenants

**Property Summary**

RBA (% Leased)	28,728 SF (0.0%)
Built/Renovated	1988/2023
Tenancy	Single
Available	28,728 SF
Max Contiguous	28,728 SF
Asking Rent	Withheld
Clear Height	20'
Drive Ins	2 total/ 12' w x 14' h
Docks	2 exterior
Levelers	None



**Property Details**

Land Area	1.53 AC (66,647 SF)	Building FAR	0.43
Crane	None	Column Spacing	44'w x 24'd
Cross Docks	None	Power	800a/110 - 208v Heavy
Sprinklers	Wet	Zoning	SP-VBP
Parcel	217-253-13		

**Available Spaces**

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/month	Occupancy	Term	Docks	Drive Ins
-	Industrial	Direct	28,728	28,728	Withheld	Vacant	Negotiable	2	2

Cushman & Wakefield: Aric Starck (619) 200-6660, Drew Dodds (720) 339-3004, Jackie Sutton (619) 881-7979

**Amenities**

- Fenced Lot
- Mezzanine
- Skylights
- Wheelchair Accessible

**Transportation**

Parking Details	Ratio of 2.05/1,000 SF
Traffic Volume	9,943 on Birch St (2018); 808 on Fortune Way (2018); 8,144 on Dogwood Way (2022); 29,418 on la Mirada Dr (2022); 2,311 on Cades Way (2022); 496 on Sycamore Ave (2022); 20,039 on Bus Park Dr (2018); 20,533 on Bus PkDr (2022); 1,112 on Woodcrest Ln (2018); 10,098 on la Mirada Dr (2022)
Commuter Rail	Carlsbad Poinsettia  16 min drive
Airport	San Diego International 49 min drive
Walk Score ®	Car-Dependent (33)
Transit Score ®	Some Transit (27)

# 2260 Oak Ridge Way - Vista Business Park

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



Manufacturing

## Property Summary

RBA (% Leased)	59,379 SF (0.0%)
Built	1997
Tenancy	Multiple
Available	25,000 - 59,379 SF
Max Contiguous	59,379 SF
Asking Rent	Withheld
Clear Height	24'
Drive Ins	3 total/ 12' w x 12' h
Docks	4 exterior
Levelers	None
Parking Spaces	120 (2.02/1,000 SF)



## Property Details

Land Area	3.78 AC (164,657 SF)	Building FAR	0.36
Column Spacing	48'w x 44'd	Cross Docks	None
Power	4,000a/277 - 480v Heavy	Sprinklers	Wet
Zoning	S-P-I, Vista	Parcel	219-540-13

## Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/month	Occupancy	Term	Docks	Drive Ins
-	Industrial	Direct	25,000 - 59,379	59,379	Withheld	Vacant	Negotiable	-	-

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

## Amenities

- Fenced Lot
- Property Manager on Site
- Signage

## Transportation

Parking Details	120 Surface Spaces; Ratio of 2.02/1,000 SF		
Traffic Volume	934 on Park Center Dr (2018); 771 on Park Center Dr (2018); 3,821 on S Melrose Dr (2022); 4,399 on Ave Chelsea (2022); 32,771 on Oak Ridge Way (2022); 17,347 on Brookhaven Pass (2022); 21,813 on Hotspring Way (2022); 1,738 on Bus Park Dr (2018); 12,403 on Imperial Loop (2022); 8,588 on Scott St (2022)		
Commuter Rail	Carlsbad Poinsettia		13 min drive
	Carlsbad Village		16 min drive
Airport	San Diego International		45 min drive
Walk Score ®	Car-Dependent (32)		
Transit Score ®	Some Transit (28)		

# 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

# 1225 Park Center Dr - Vista Business Park

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



Warehouse

## Property Summary

RBA (% Leased)	76,000 SF (79.8%)
Built	1990
Tenancy	Multiple
Available	15,360 SF
Max Contiguous	15,360 SF
Asking Rent	Withheld
Clear Height	18'
Drive Ins	4 total/ 12' w x 12' h
Docks	4 exterior
Levelers	None
Parking Spaces	100 (1.26/1,000 SF)



## Property Details

Land Area	5.97 AC (260,053 SF)	Building FAR	0.29
Crane	None	Column Spacing	40'w x 48'd
Cross Docks	None	Power	200 - 1,000a/277 - 480v 3p 3w Heavy
Sprinklers	Wet	Zoning	SPI
Parcel	219-010-59		

## Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/month	Occupancy	Term	Docks	Drive Ins
C	Industrial	Direct	15,360	15,360	Withheld	Vacant	Negotiable	1	1

Cushman & Wakefield: Aric Starck (619) 200-6660, Drew Dodds (720) 339-3004, Jackie Sutton (619) 881-7979

## Amenities

- Fenced Lot
- Reception
- Signage
- Skylights
- Storage Space

## Transportation

Parking Details	100 Surface Spaces; Ratio of 1.26/1,000 SF		
Traffic Volume	4,399 on Ave Chelsea (2022); 934 on Park Center Dr (2018); 8,588 on Scott St (2022); 1,738 on Bus Park Dr (2018); 771 on Park Center Dr (2018); 32,771 on Oak Ridge Way (2022); 1,744 on Bus Park Dr (2018); 3,821 on S Melrose Dr (2022); 21,813 on Hotspring Way (2022); 10,375 on Joshua Way (2022)		
Commuter Rail	Carlsbad Poinsettia		14 min drive
	Carlsbad Village		17 min drive
Airport	San Diego International		47 min drive
Walk Score ®	Car-Dependent (30)		
Transit Score ®	Some Transit (27)		

# 1225 Park Center Dr - Vista Business Park

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



Warehouse

## Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
All in One Good Faith	1	26,080	25	Dec 2024	-
Sunrun	1	24,332	15	May 2021	-
Dr Bronner's	1	15,200	20	Aug 2020	-

Showing 3 of 3 Tenants



# 1491 Poinsettia Ave - Lionshead Landing

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



Manufacturing

## Property Summary

RBA (% Leased)	77,748 SF (36.5%)
Built/Renovated	1999/2014
Tenancy	Multiple
Available	49,384 SF
Max Contiguous	49,384 SF
Asking Rent	Withheld
Clear Height	20'
Drive Ins	8 total/ 12' w x 14' h
Docks	4 exterior
Levelers	None



## Property Details

Land Area	19.68 AC (857,261 SF)	Building FAR	0.09
Column Spacing	Yes	Cross Docks	None
Power	4,000a/277 - 480v 3p 4w Heavy	Zoning	SPI
Parcel	221-010-08		

## Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/month	Occupancy	Term	Docks	Drive Ins
136	Industrial	Direct	49,384	49,384	Withheld	Vacant	Negotiable	2	8

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
- Reception
- Signage
- Skylights
- Wheelchair Accessible

## Transportation

Parking Details	Ratio of 3.00/1,000 SF
Traffic Volume	976 on Vantage Ct (2022); 10,095 on Corporate Vw (2022); 9,499 on Keystone Way (2022); 1,744 on Bus Park Dr (2018); 1,738 on Bus Park Dr (2018); 1,576 on Scott St (2018); 8,588 on Scott St (2022); 12,989 on Linda Vista Dr (2022); 29,514 on Ave de Las Rosas (2022); 10,375 on Joshua Way (2022)
Commuter Rail	Carlsbad Poinsettia  15 min drive
Airport	San Diego International 48 min drive
Walk Score ®	Car-Dependent (40)
Transit Score ®	Some Transit (28)

## Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Plansee	1-2	49,384	20	Dec 2018	-
Canteen	1	26,821	25	Sep 2024	-



# 1491 Poinsettia Ave - Lionshead Landing

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



Manufacturing

## Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Carbon by Design	1	26,386	47	Jan 2019	-
Access To Freedom To Freedom	1	500	-	Mar 2025	-
Fujikura Composite America Inc	1	500	-	Aug 2024	-

Showing 5 of 8 Tenants

# 2640 Progress St - Vista Business Park

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



Manufacturing

## Property Summary

RBA (% Leased)	33,804 SF (0.0%)
Built	1997
Tenancy	Single
Available	33,804 SF
Max Contiguous	33,804 SF
Asking Rent	Withheld
Clear Height	28'
Drive Ins	1 total/ 12' w x 12' h
Docks	1 exterior
Levelers	None



## Property Details

Land Area	1.76 AC (76,666 SF)	Building FAR	0.44
Cross Docks	None	Power	2,000a/277 - 480v Heavy
Zoning	M	Parcel	219-024-28

## Available Spaces


Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/month	Occupancy	Term	Docks	Drive Ins
-	Industrial	Direct	33,804	33,804	Withheld	Vacant	Negotiable	-	-

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

## Amenities

- Fenced Lot
- Property Manager on Site

## Transportation

Parking Details	Ratio of 2.30/1,000 SF
Traffic Volume	7,200 on W Linda Vista Dr (2016); 8,144 on Dogwood Way (2022); 10,098 on la Mirada Dr (2022); 9,943 on Birch St (2018); 808 on Fortune Way (2018); 976 on Vantage Ct (2022); 3,199 on Vallecitos Dr (2022); 20,039 on Bus Park Dr (2018); 20,533 on Bus PkDr (2022); 882 on Virginia Pl (2022)
Commuter Rail	Carlsbad Poinsettia  18 min drive
Airport	San Diego International 50 min drive
Walk Score ®	Car-Dependent (28)
Transit Score ®	Some Transit (26)

# 2765 Progress St - North County Corporate Center

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



Manufacturing

## Property Summary

RBA (% Leased)	72,127 SF (100%)
Built	1999
Tenancy	Multiple
Available	37,887 SF
Max Contiguous	37,887 SF
Asking Rent	Withheld
Clear Height	26'
Drive Ins	4 total/ 12' w x 12' h
Docks	14 exterior
Levelers	None
Parking Spaces	40 (0.55/1,000 SF)



## Property Details

Land Area	5.23 AC (227,819 SF)	Building FAR	0.32
Slab Thickness	6"	Crane	None
Column Spacing	50'w x 52'd	Cross Docks	None
Power	3,000a/277 - 480v 3p 3w Heavy	Sprinklers	Wet
Zoning	M	Parcel	219-012-44

## Available Spaces



Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/month	Occupancy	Term	Docks	Drive Ins
A	Industrial	Direct	37,887	37,887	Withheld	30 Days	Negotiable	7	2

Cushman & Wakefield: Aric Starck (619) 200-6660, Drew Dodds (720) 339-3004, Jackie Sutton (619) 881-7979

## Amenities

- Fenced Lot
- Skylights

## Transportation

Parking Details	40 Surface Spaces; Ratio of 0.55/1,000 SF
Traffic Volume	20,039 on Bus Park Dr (2018); 20,533 on Bus PkDr (2022); 10,375 on Joshua Way (2022); 808 on Fortune Way (2018); 8,588 on Scott St (2022); 1,439 on Engineer St (2022); 9,943 on Birch St (2018); 8,144 on Dogwood Way (2022); 29,418 on la Mirada Dr (2022); 1,269 on Pipeline Dr (2022)
Commuter Rail	Carlsbad Poinsettia  16 min drive Carlsbad Village  19 min drive
Airport	San Diego International 49 min drive
Walk Score ®	Car-Dependent (29)
Transit Score ®	Some Transit (26)

## Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Riverstone Logistics	1	37,445	-	May 2022	Aug 2025

# 2765 Progress St - North County Corporate Center

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



Manufacturing

## Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
J. B. Hunt	1	34,019	30	Oct 2019	-
Packaging Solutions	1	34,019	-	Feb 2025	-
Crate & Barrel	1	23,500	-	Jun 2022	-
Ready America Inc.	1	10,000	-	Jun 2023	-

Showing 5 of 5 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

# 2485 Coral St - Vista Business Park

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



Manufacturing

## Property Summary

RBA (% Leased)	15,120 SF (100%)
Built	1987
Tenancy	Multiple
Available	15,120 SF
Max Contiguous	15,120 SF
Asking Rent	\$1.40 SF/month/NNN
Clear Height	18'
Drive Ins	2 total/ 12' w x 14' h
Docks	None
Levelers	None
Parking Spaces	35 (2.31/1,000 SF)



## Property Details

Land Area	1.38 AC (60,113 SF)	Building FAR	0.25
Crane	None	Power	800a/480v Heavy
Zoning	SPI-RLI	Parcel	217-252-18

## Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/month	Occupancy	Term	Docks	Drive Ins
A	Industrial	Sublet	15,120	15,120	\$1.40 NNN	Vacant	Thru Jun 2028	-	-

CBRE: Robert Gunness (760) 803-0842

## Amenities

- Property Manager on Site

## Transportation

Parking Details	35 Surface Spaces; Ratio of 2.31/1,000 SF								
Traffic Volume	9,943 on Birch St (2018); 808 on Fortune Way (2018); 8,144 on Dogwood Way (2022); 29,418 on la Mirada Dr (2022); 2,311 on Cades Way (2022); 496 on Sycamore Ave (2022); 20,039 on Bus Park Dr (2018); 20,533 on Bus PkDr (2022); 1,112 on Woodcrest Ln (2018); 245 on Grand Ave (2018)								
Frontage	192' on Coral St.; 297' on La Mirara								
Commuter Rail	Carlsbad Poinsettia								16 min drive
Airport	San Diego International							49 min drive	
Walk Score ®	Car-Dependent (33)								
Transit Score ®	Some Transit (27)								

## Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Lucidity Business Development	1	15,183	-	Apr 2022	Jun 2028



# 2485 Coral St - Vista Business Park

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



Manufacturing

## Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
ID Design	1	7,480	-	Jan 2014	-

Showing 2 of 2 Tenants

# 3215 Executive Ridge - Palomar Corporate Center

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



Warehouse

## Property Summary

RBA	44,630 SF
Built	2006
Tenancy	Multiple
Available	44,630 SF
Max Contiguous	44,630 SF
Asking Rent	\$0.95 SF/month/NNN
Clear Height	28'
Drive Ins	4 total/ 10' w x 12' h
Docks	2 exterior
Levelers	None
Parking Spaces	99 (2.22/1,000 SF)



## Property Details

Land Area	2.64 AC (114,998 SF)	Building FAR	0.39
Cross Docks	None	Power	2,000a/277 - 480v Heavy
Zoning	SPI	Parcel	221-660-23

## Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/month	Occupancy	Term	Docks	Drive Ins
-	Industrial	Sublet	44,630	44,630	\$0.95 NNN	30 Days	Negotiable	2	4

CBRE: Blake Wilson (858) 740-7411  
 CBRE: Tom Martinez (858) 646-4754

## Amenities

- Fenced Lot
- Mezzanine

## Transportation

Parking Details	99 Surface Spaces; Ratio of 2.22/1,000 SF		
Traffic Volume	10,095 on Corporate Vw (2022); 976 on Vantage Ct (2022); 29,514 on Ave de Las Rosas (2022); 12,989 on Linda Vista Dr (2022); 9,499 on Keystone Way (2022); 1,576 on Scott St (2018); 1,744 on Bus Park Dr (2018); 28,778 on Cascade (2022); 1,738 on Bus Park Dr (2018); 8,588 on Scott St (2022)		
Commuter Rail	Carlsbad Poinsettia		14 min drive
Airport	San Diego International		47 min drive
Walk Score ®	Car-Dependent (46)		
Transit Score ®	Some Transit (29)		

## Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Eufora	1	44,281	10	May 2011	-

Showing 1 of 1 Tenants

# 1220 Liberty Way - Vista Business Park

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



Manufacturing

## Property Summary

RBA (% Leased)	17,440 SF (100%)
Built	1991
Tenancy	Multiple
Available	10,906 SF
Max Contiguous	10,906 SF
Asking Rent	\$1.55 SF/month/+UTIL
Clear Height	19'
Drive Ins	5 total/ 12' w x 14' h
Docks	None
Levelers	None
Parking Spaces	35 (2.00/1,000 SF)



## Property Details



Land Area	1.00 AC (43,560 SF)	Building FAR	0.40
Power	800a/120 - 208v 3p Heavy	Zoning	M, Vista
Parcel	221-013-19		

## Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/month	Occupancy	Term	Docks	Drive Ins
A	Industrial	Direct	10,906	10,906	\$1.55 +UTIL	30 Days	Negotiable	-	2

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

## Transportation

Parking Details	35 Surface Spaces; Ratio of 2.00/1,000 SF
Traffic Volume	1,744 on Bus Park Dr (2018); 1,738 on Bus Park Dr (2018); 1,576 on Scott St (2018); 8,588 on Scott St (2022); 9,499 on Keystone Way (2022); 10,095 on Corporate Vw (2022); 12,989 on Linda Vista Dr (2022); 976 on Vantage Ct (2022); 4,399 on Ave Chelsea (2022); 10,375 on Joshua Way (2022)
Commuter Rail	Carlsbad Poinsettia  14 min drive Carlsbad Village  17 min drive
Airport	San Diego International 46 min drive
Walk Score ®	Car-Dependent (44)
Transit Score ®	Some Transit (28)

## Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
FinishMaster	1	5,000	11	Jul 2016	-
Green Door LLC	1	-	-	Jan 2019	-
Hub Dwellings LLC	1	-	-	Jan 2019	-
World Buyers Inc	1	-	3	Jul 2016	-

Showing 4 of 4 Tenants

# 1389 Park Center Dr - Oak Ridge Business Park

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



Manufacturing

## Property Summary

RBA (% Leased)	43,493 SF (46.2%)
Built	2006
Tenancy	Multiple
Available	23,422 SF
Max Contiguous	23,422 SF
Asking Rent	\$1.35 SF/month/NNN
Clear Height	30'
Drive Ins	4 total
Docks	4 exterior
Levelers	None
Parking Spaces	40 (1.70/1,000 SF)



## Property Details

Land Area	2.63 AC (114,563 SF)	Building FAR	0.38
Cross Docks	None	Power	600a/120 - 208v
Zoning	M	Parcel	219-541-18

## Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/month	Occupancy	Term	Docks	Drive Ins
101	Industrial	Direct	23,422	23,422	\$1.35 NNN	Vacant	Negotiable	2	2

CBRE: Dennis Visser (760) 518-4216, Weston Yahn (760) 707-9244

## Amenities

- Signage

## Transportation

Parking Details	40 Surface Spaces; Ratio of 1.70/1,000 SF								
Traffic Volume	771 on Park Center Dr (2018); 3,821 on S Melrose Dr (2022); 934 on Park Center Dr (2018); 17,347 on Brookhaven Pass (2022); 32,771 on Oak Ridge Way (2022); 4,399 on Ave Chelsea (2022); 12,403 on Imperial Loop (2022); 27,061 on Lionshead Ave (2022); 21,813 on Hotspring Way (2022); 1,738 on Bus Park Dr (2018)								
Commuter Rail	Carlsbad Poinsettia								13 min drive
	Carlsbad Village								16 min drive
Airport	San Diego International							45 min drive	
Walk Score ®	Car-Dependent (24)								
Transit Score ®	Some Transit (28)								

## Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Greco & Sons	1	23,422	50	Feb 2023	-
Thomasville Home Furnishings	1	20,071	10	Nov 2013	-

Showing 2 of 2 Tenants

# 2580 Pioneer Ave - Coral Tree Commerce Center

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



Manufacturing

## Property Summary

RBA (% Leased)	89,031 SF (100%)
Built	1989
Tenancy	Multiple
Available	13,015 - 32,660 SF
Max Contiguous	32,660 SF
Asking Rent	\$1.25 SF/month/NNN
Clear Height	24'
Drive Ins	7 total/ 12' w x 10' h
Docks	12 exterior
Levelers	None
Parking Spaces	200 (2.25/1,000 SF)



## Property Details

Land Area	7.14 AC (311,018 SF)	Building FAR	0.29
Crane	None	Column Spacing	60'w x 60'd
Cross Docks	None	Power	2,500a/120 - 208v 3p Heavy
Zoning	RLI	Parcel	219-030-48

## Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/month	Occupancy	Term	Docks	Drive Ins
A	Industrial	Direct	19,645	32,660	\$1.25 NNN	07/2025	Negotiable	1	2
CBRE: Robert Gunness (760) 803-0842									
B	Industrial	Direct	13,015	32,660	\$1.25 NNN	07/2025	Negotiable	2	1
CBRE: Robert Gunness (760) 803-0842									

## Amenities

- Skylights

## Transportation

Parking Details	200 Surface Spaces; Ratio of 2.25/1,000 SF								
Traffic Volume	8,144 on Dogwood Way (2022); 10,098 on la Mirada Dr (2022); 7,200 on W Linda Vista Dr (2016); 9,943 on Birch St (2018); 808 on Fortune Way (2018); 882 on Virginia Pl (2022); 29,418 on la Mirada Dr (2022); 4,448 on Private Rd (2022); 2,311 on Cades Way (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 (31)								
Transit Score ®	Some Transit (27)								

## Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
UCC Distributing	1	28,060	25	Dec 2013	-

# 2580 Pioneer Ave - Coral Tree Commerce Center

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



Manufacturing

## Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Western Pacific Wholesale	1	14,296	-	Jul 2021	-
Twins Flowers Growers	1	14,182	20	Mar 2015	-

Showing 3 of 3 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

# 2750 Progress St - North County Corporate Center

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



Manufacturing

## Property Summary

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



## Property Details

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

## Available Spaces

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

JLL: Joe Anderson (619) 573-7206

## Amenities

- Fenced Lot

## Transportation

Parking Details	75 Surface Spaces; Ratio of 0.68/1,000 SF								
Traffic Volume	20,039 on Bus Park Dr (2018); 20,533 on Bus PkDr (2022); 808 on Fortune Way (2018); 10,375 on Joshua Way (2022); 29,418 on la Mirada Dr (2022); 9,943 on Birch St (2018); 8,144 on Dogwood Way (2022); 1,439 on Engineer St (2022); 1,269 on Pipeline Dr (2022); 620 on la Mirada Dr (2022)								
Commuter Rail	Carlsbad Poinsettia								16 min drive
	Carlsbad Village								19 min drive
Airport	San Diego International							49 min drive	
Walk Score ®	Car-Dependent (20)								
Transit Score ®	Some Transit (27)								

## Tenants

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

Showing 1 of 1 Tenants

# 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	Vacant	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

# 1325 Sycamore Ave - Vista Business Park

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



Manufacturing

## Property Summary

RBA (% Leased)	42,620 SF (100%)
Built	2003
Tenancy	Multiple
Available	21,789 SF
Max Contiguous	21,789 SF
Asking Rent	Withheld
Clear Height	24'
Drive Ins	2 total/ 12' w x 14' h
Docks	4 exterior
Levelers	None
Parking Spaces	115 (2.96/1,000 SF)



## Property Details

Land Area	3.02 AC (131,551 SF)	Building FAR	0.32
Crane	None	Cross Docks	None
Power	2,000a/277 - 480v 3p Heavy	Sprinklers	ESFR
Zoning	RL1	Parcel	217-251-26

## Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/month	Occupancy	Term	Docks	Drive Ins
A	Industrial	Sublet	21,789	21,789	Withheld	30 Days	Thru Jul 2026	2	1

JLL: Steven Field (949) 310-4422

## Transportation

Parking Details	115 Surface Spaces; Ratio of 2.96/1,000 SF								
Traffic Volume	1,112 on Woodcrest Ln (2018); 245 on Grand Ave (2018); 496 on Sycamore Ave (2022); 29,418 on la Mirada Dr (2022); 2,311 on Cades Way (2022); 808 on Fortune Way (2018); 9,943 on Birch St (2018); 30,379 on Watson Way (2022); 6,396 on Private Rd (2022); 876 on Sheffield Dr (2022)								
Commuter Rail	Carlsbad Poinsettia								15 min drive
Airport	San Diego International							48 min drive	
Walk Score ®	Car-Dependent (43)								
Transit Score ®	Some Transit (27)								

## Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Nuface	1	10,416	11	Apr 2018	-

Showing 1 of 1 Tenants