

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	10,302 on Joshua Way (2025); 20,505 on Bus PkDr (2025); 1,295 on Pipeline Dr (2025); 1,467 on Engineer St (2025); 21,673 on Hotspring Way (2025); 8,606 on Scott St (2025); 632 on la Mirada Dr (2025); 1,738 on Bus Park Dr (2018); 808 on Fortune Way (2018); 4,346 on Ave Chelsea (2025)
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)

1230 Activity Dr - Vista Business Park

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



Manufacturing

Property Summary

RBA (% Leased)	14,800 SF (100%)
Built	2003
Tenancy	Multiple
Available	2,400 SF
Max Contiguous	2,400 SF
Asking Rent	\$1.49 SF/month/MG
Clear Height	16'
Drive Ins	6 total/ 10' w x 12' h
Docks	None
Levelers	None



Property Details

Land Area	1.91 AC (83,200 SF)	Building FAR	0.18
Power	200a/120 - 208v 3p	Sprinklers	Wet
Zoning	VBP, Vista	Parcel	219-041-12

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/month	Occupancy	Term	Docks	Drive Ins
C	Industrial	Direct	2,400	2,400	\$1.49 MG	06/2025	Negotiable	-	-

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

Amenities

- Skylights

Transportation

Parking Details	Ratio of 2.30/1,000 SF
Traffic Volume	9,991 on la Mirada Dr (2025); 3,231 on Vallecitos Dr (2025); 8,035 on Dogwood Way (2025); 891 on Virginia Pl (2025); 1,006 on Vantage Ct (2025); 7,392 on Las Flores Dr (2025); 9,943 on Birch St (2018); 4,443 on Private Rd (2025); 808 on Fortune Way (2018); 8,196 on Las Flores Dr (2025)
Frontage	280' on Activity Dr; 199' on Poinsettia Ave
Commuter Rail	Carlsbad Poinsettia  16 min drive
	Carlsbad Village  19 min drive
Airport	San Diego International 49 min drive
Walk Score ®	Car-Dependent (36)
Transit Score ®	Some Transit (28)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Superior Case Coding Inc	1	2,400	5	May 2011	-
All Pro Biomedical LLC	1	-	5	Dec 2018	-

1230 Activity Dr - Vista Business Park

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



Manufacturing

Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Pivot Lok	1	-	1	Jul 2016	-

Showing 3 of 3 Tenants

Property Summary

RBA (% Leased)	22,480 SF (0.0%)
Built	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	Vacant	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	2,318 on Cades Way (2025); 9,943 on Birch St (2018); 501 on Sycamore Ave (2025); 29,255 on la Mirada Dr (2025); 808 on Fortune Way (2018); 8,035 on Dogwood Way (2025); 1,112 on Woodcrest Ln (2018); 1,816 on Juniper Ln (2025); 245 on Grand Ave (2018); 6,400 on Private Rd (2025)
Commuter Rail	Carlsbad Poinsettia  16 min drive
Airport	San Diego International 49 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

Property Summary

RBA (% Leased)	36,444 SF (86.3%)
Built	2002
Tenancy	Multiple
Available	1,056 - 3,019 SF
Max Contiguous	1,963 SF
Asking Rent	\$1.70 SF/month/IG
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	Office	Direct	1,056	1,056	\$1.50 +UTIL	Vacant	1 - 5 Years	-	-
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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	632 on la Mirada Dr (2025); 1,176 on Jewell Ridge (2018); 1,295 on Pipeline Dr (2025); 1,467 on Engineer St (2025); 834 on S Melrose Dr (2018); 21,673 on Hotspring Way (2025); 1,012 on Oakcreek Ct (2025); 30,637 on Green Oak Rd (2025); 10,302 on Joshua Way (2025); 20,505 on Bus PkDr (2025)		
Commuter Rail	Carlsbad Poinsettia		15 min drive
	Carlsbad Village		18 min drive
Airport	San Diego International		47 min drive
Walk Score ®	Car-Dependent (34)		
Transit Score ®	Some Transit (27)		

1341 Distribution Way - Garden View Business Ctr

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



Distribution

Tenants

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

Showing 5 of 6 Tenants

Property Summary

RBA (% Leased)	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
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Transportation

Parking Details	55 Surface Spaces; Ratio of 1.36/1,000 SF
Traffic Volume	9,943 on Birch St (2018); 8,035 on Dogwood Way (2025); 808 on Fortune Way (2018); 2,318 on Cades Way (2025); 29,255 on la Mirada Dr (2025); 501 on Sycamore Ave (2025); 4,443 on Private Rd (2025); 9,991 on la Mirada Dr (2025); 1,816 on Juniper Ln (2025); 1,112 on Woodcrest Ln (2018)
Commuter Rail	Carlsbad Poinsettia  17 min drive
Airport	San Diego International 49 min drive
Walk Score ®	Car-Dependent (31)
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

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	Vacant	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); 8,035 on Dogwood Way (2025); 29,255 on la Mirada Dr (2025); 20,505 on Bus PkDr (2025); 2,318 on Cades Way (2025); 501 on Sycamore Ave (2025); 10,302 on Joshua Way (2025); 9,991 on la Mirada Dr (2025); 1,112 on Woodcrest Ln (2018)
Frontage	75' on Fortune
Transit/Subway	Buena Creek  16 min walk
Commuter Rail	Carlsbad Poinsettia  15 min drive
Airport	San Diego International 44 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); 29,255 on la Mirada Dr (2025); 9,943 on Birch St (2018); 2,318 on Cades Way (2025); 501 on Sycamore Ave (2025); 8,035 on Dogwood Way (2025); 20,505 on Bus PkDr (2025); 1,112 on Woodcrest Ln (2018); 245 on Grand Ave (2018); 10,302 on Joshua Way (2025)
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	8,035 on Dogwood Way (2025); 9,991 on la Mirada Dr (2025); 9,943 on Birch St (2018); 4,443 on Private Rd (2025); 808 on Fortune Way (2018); 891 on Virginia Pl (2025); 2,318 on Cades Way (2025); 340 on Poinsettia Ave (2025); 29,255 on la Mirada Dr (2025); 501 on Sycamore Ave (2025)
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 (0.0%)
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
Zoning	SPI	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	8,851 on North Dr (2025); 29,980 on North Ave (2025); 8,015 on Swallow Dr (2025); 8,094 on Private Rd (2025); 2,503 on East Dr (2025); 4,417 on Melrose Pl (2025); 31,964 on Highland Dr (2025); 2,100 on Maryland Dr (2025); 18,024 on N Melrose Dr (2025); 3,925 on W California Ave (2025)		
Transit/Subway	Melrose		10 min walk
Commuter Rail	Carlsbad Village		14 min drive
Walk Score ®	Car-Dependent (37)		
Transit Score ®	Some Transit (38)		

793 North Ave - Vista Gateway Industrial Park

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



Manufacturing

Property Summary

RBA (% Leased)	9,593 SF (70.1%)
Built	1990
Tenancy	Multiple
Available	2,867 SF
Max Contiguous	2,867 SF
Asking Rent	\$1.60 SF/month/MG
Clear Height	18'
Drive Ins	3 total
Docks	None
Levelers	None
Parking Spaces	14 (1.46/1,000 SF)



Property Details

Land Area	1.70 AC (74,052 SF)	Building FAR	0.13
Power	400a/120 - 208v 3p	Zoning	LI, Vista
Parcel	161-061-13		

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/month	Occupancy	Term	Docks	Drive Ins
B	Industrial	Direct	2,867	2,867	\$1.60 MG	Vacant	Negotiable	-	2

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

Transportation

Parking Details	14 Surface Spaces; Ratio of 1.46/1,000 SF
Traffic Volume	8,094 on Private Rd (2025); 3,125 on Jason St (2025); 29,980 on North Ave (2025); 8,851 on North Dr (2025); 21,304 on Catalina Cir (2025); 19,413 on Meadowbrook Dr (2025); 2,100 on Maryland Dr (2025); 18,024 on N Melrose Dr (2025); 484 on Crestview Dr (2025); 31,964 on Highland Dr (2025)
Transit/Subway	Melrose  16 min walk
Commuter Rail	Carlsbad Village  15 min drive
Walk Score ®	Car-Dependent (39)
Transit Score ®	Some Transit (36)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Flatworks Display	1	4,796	-	Jul 2021	-

Showing 1 of 1 Tenants

970 Park Center Dr - Vista Business Park

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



Manufacturing

Property Summary

RBA (% Leased)	76,954 SF (100%)
Built	1989
Tenancy	Multiple
Available	17,424 - 94,378 SF
Max Contiguous	76,954 SF
Asking Rent	\$0.99 - 1.25 SF/month/NNN
Clear Height	26'
Drive Ins	7 total/ 10' w x 16' h
Docks	2 exterior
Levelers	None
Parking Spaces	162 (2.11/1,000 SF)



Property Details

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

Available Spaces

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

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

C	Industrial	Sublet	17,424	17,424	\$0.99 NNN	30 Days	Thru Jan 2026	-	-
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Savills: Shane Poppen (858) 354-9435, Louis Bickett (858) 255-9690

Amenities

- Fenced Lot
- Skylights

Transportation

Parking Details	162 Surface Spaces; Ratio of 2.11/1,000 SF
Traffic Volume	10,302 on Joshua Way (2025); 8,606 on Scott St (2025); 20,505 on Bus PkDr (2025); 1,738 on Bus Park Dr (2018); 1,744 on Bus Park Dr (2018); 1,295 on Pipeline Dr (2025); 1,467 on Engineer St (2025); 21,673 on Hotspring Way (2025); 4,346 on Ave Chelsea (2025); 808 on Fortune Way (2018)
Frontage	704' on Park Center Dr
Commuter Rail	Carlsbad Poinsettia  15 min drive
	Carlsbad Village  18 min drive
Airport	San Diego International 48 min drive
Walk Score ®	Car-Dependent (40)

Transportation (Continued)

Transit Score ®	Some Transit (27)
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Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Apem Inc	1	59,566	100	Dec 2012	Dec 2025
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	10,302 on Joshua Way (2025); 20,505 on Bus PkDr (2025); 8,606 on Scott St (2025); 1,738 on Bus Park Dr (2018); 1,295 on Pipeline Dr (2025); 1,467 on Engineer St (2025); 808 on Fortune Way (2018); 21,673 on Hotspring Way (2025); 1,744 on Bus Park Dr (2018); 632 on la Mirada Dr (2025)		
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	-

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

1175 Park Center Dr - Vista Business Park

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



Warehouse

Property Summary

RBA (% Leased)	14,332 SF (90.0%)
Built	1989
Tenancy	Multiple
Available	1,440 SF
Max Contiguous	1,440 SF
Asking Rent	\$1.55 SF/month/MG
Clear Height	14'
Drive Ins	8 total/ 10' w x 12' h
Docks	None
Levelers	None
Parking Spaces	25 (2.70/1,000 SF)



Property Details

Land Area	2.90 AC (126,324 SF)	Building FAR	0.11
Crane	None	Power	100a/120 - 208v 3p
Zoning	M	Parcel	219-011-21

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/month	Occupancy	Term	Docks	Drive Ins
1175-C	Industrial	Direct	1,440	1,440	\$1.55 MG	05/2025	Negotiable	-	1

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

Amenities

- Signage
- Skylights

Transportation

Parking Details	25 Surface Spaces; Ratio of 2.70/1,000 SF
Traffic Volume	8,606 on Scott St (2025); 10,302 on Joshua Way (2025); 1,738 on Bus Park Dr (2018); 1,744 on Bus Park Dr (2018); 4,346 on Ave Chelsea (2025); 20,505 on Bus PkDr (2025); 21,673 on Hotspring Way (2025); 1,576 on Scott St (2018); 1,295 on Pipeline Dr (2025); 9,545 on Keystone Way (2025)
Commuter Rail	Carlsbad Poinsettia  13 min drive
Airport	San Diego International 43 min drive
Walk Score ®	Car-Dependent (40)
Transit Score ®	Some Transit (27)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Tedco Tool	1	2,995	3	Apr 2003	-
The Flavor Chef	1	1,300	9	Mar 2016	-
Healthy Creations	1	500	2	Aug 2013	-
Carlson Catering & Events	1	-	-	Jun 2021	-

1175 Park Center Dr - Vista Business Park

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



Warehouse

Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Hydro Components & Techs	1	-	17	Jul 2016	-

Showing 5 of 5 Tenants

Property Summary

RBA (% Leased)	68,935 SF (84.6%)
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	Vacant	3 - 10 Years	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	Thru Mar 2027	-	-
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	8,035 on Dogwood Way (2025); 9,943 on Birch St (2018); 808 on Fortune Way (2018); 9,991 on la Mirada Dr (2025); 29,255 on la Mirada Dr (2025); 2,318 on Cades Way (2025); 4,443 on Private Rd (2025); 891 on Virginia Pl (2025); 501 on Sycamore Ave (2025); 20,505 on Bus PkDr (2025)
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	-

Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
R.S. Hughes	1	13,417	16	Oct 2015	-
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	8,035 on Dogwood Way (2025); 9,991 on la Mirada Dr (2025); 9,943 on Birch St (2018); 808 on Fortune Way (2018); 891 on Virginia PI (2025); 4,443 on Private Rd (2025); 2,318 on Cades Way (2025); 29,255 on la Mirada Dr (2025); 340 on Poinsettia Ave (2025); 3,231 on Vallecitos Dr (2025)
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

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
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Transportation

Parking Details	65 Surface Spaces; Ratio of 2.11/1,000 SF
Traffic Volume	9,991 on la Mirada Dr (2025); 8,035 on Dogwood Way (2025); 891 on Virginia Pl (2025); 9,943 on Birch St (2018); 3,231 on Vallecitos Dr (2025); 808 on Fortune Way (2018); 4,443 on Private Rd (2025); 340 on Poinsettia Ave (2025); 29,255 on la Mirada Dr (2025); 2,318 on Cades Way (2025)
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	Vacant	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	20,051 on Cypress Dr (2025); 1,527 on Kilby Ln (2025); 752 on Loni Ln (2025); 9,869 on Chelsea Ct (2025); 6,229 on Santa Fe Pl (2025); 10,930 on Phillips St (2025); 20,057 on Alta Calle (2025); 1,851 on Camille Way (2018); 1,503 on S Santa Fe Ave (2018); 5,626 on Santa Fe Pl (2025)
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	29,452 on Bosstick Blvd (2025); 6,321 on Calinda Dr (2025); 751 on S Santa Fe Ave (2025); 19,936 on Azalea Dr (2025); 141,545 on Smilax Rd (2025); 504 on Poinsettia Ave (2025); 14,744 on N Las Flores Dr (2025); 3,741 on Estrelita Dr (2025); 4,334 on Primrose Ave (2025)		
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	8,606 on Scott St (2025); 1,738 on Bus Park Dr (2018); 1,744 on Bus Park Dr (2018); 1,006 on Vantage Ct (2025); 9,545 on Keystone Way (2025); 1,576 on Scott St (2018); 9,987 on Corporate Vw (2025); 10,302 on Joshua Way (2025); 12,920 on Linda Vista Dr (2025); 20,505 on Bus PkDr (2025)
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	18'
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	1,006 on Vantage Ct (2025); 9,987 on Corporate Vw (2025); 8,606 on Scott St (2025); 1,738 on Bus Park Dr (2018); 1,744 on Bus Park Dr (2018); 9,545 on Keystone Way (2025); 3,231 on Vallecitos Dr (2025); 29,923 on Ave de Las Rosas (2025); 9,991 on la Mirada Dr (2025); 1,576 on Scott St (2018)
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
Free-standing	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	3,182 on Wellington Ln (2025); 5,227 on Thiboco Ct (2025); 14,926 on Lupine Hills Dr (2025); 15,491 on Watson Way (2025); 3,688 on Turnberry Dr (2025); 12,177 on Sycamore Ave (2025); 4,953 on Lupine Hills Dr (2025); 44,689 on Plumosa Ave (2025); 12,389 on Sycamore Ave (2025)
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); 27,189 on Monte Mar Rd (2025); 13,419 on Oak Dr (2025); 3,678 on Foothill Dr (2025); 2,339 on Monte Mar Rd (2025); 16,340 on Cll Jules (2025); 2,882 on Madera Ln (2025); 1,489 on Via Felicidad (2025); 926 on Memory Ln (2025); 32,113 on Oak Dr (2025)
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 (100%)
Built	1977
Tenancy	Multiple
Available	640 - 1,920 SF
Max Contiguous	1,920 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	1,920	\$1.50 IG	60 Days	Negotiable	-	-

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

F-5	Industrial	Direct	640	1,920	\$1.50 IG	60 Days	Negotiable	-	-
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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	6,321 on Calinda Dr (2025); 29,452 on Bosstick Blvd (2025); 19,936 on Azalea Dr (2025); 141,545 on Smilax Rd (2025); 504 on Poinsettia Ave (2025); 751 on S Santa Fe Ave (2025); 3,741 on Estrelita Dr (2025); 4,334 on Primrose Ave (2025); 6,846 on Adeline Ct (2025)
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

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
 - Yard
- Air Conditioning
- Front Loading
- Signage

Transportation

Parking Details	27 Surface Spaces; Ratio of 0.83/1,000 SF
Traffic Volume	9,943 on Birch St (2018); 2,318 on Cades Way (2025); 501 on Sycamore Ave (2025); 29,255 on la Mirada Dr (2025); 808 on Fortune Way (2018); 8,035 on Dogwood Way (2025); 1,816 on Juniper Ln (2025); 1,112 on Woodcrest Ln (2018); 245 on Grand Ave (2018); 6,400 on Private Rd (2025)
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
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Showing 1 of 1 Tenants

Property Summary

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



Property Details

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

Available Spaces

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

Colliers: Evan McDonald, SIOR (858) 353-8669, Kurtis Blanchard (760) 670-8367
Colliers: Tucker Hohenstein, SIOR (858) 336-4104

Amenities

- Fenced Lot
- Signage

Transportation

Parking Details	253 Surface Spaces; Ratio of 1.90/1,000 SF
Traffic Volume	32,272 on Oak Ridge Way (2025); 4,346 on Ave Chelsea (2025); 934 on Park Center Dr (2018); 3,822 on S Melrose Dr (2025); 21,673 on Hotspring Way (2025); 771 on Park Center Dr (2018); 17,359 on Brookhaven Pass (2025); 1,295 on Pipeline Dr (2025); 8,606 on Scott St (2025); 10,302 on Joshua Way (2025)
Commuter Rail	Carlsbad Poinsettia  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	1,467 on Engineer St (2025); 632 on la Mirada Dr (2025); 20,505 on Bus PkDr (2025); 1,295 on Pipeline Dr (2025); 1,012 on Oakcreek Ct (2025); 29,255 on la Mirada Dr (2025); 10,302 on Joshua Way (2025); 245 on Grand Ave (2018); 808 on Fortune Way (2018); 1,176 on Jewell Ridge (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
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Transportation

Parking Details	Ratio of 2.05/1,000 SF
Traffic Volume	9,943 on Birch St (2018); 808 on Fortune Way (2018); 8,035 on Dogwood Way (2025); 29,255 on la Mirada Dr (2025); 2,318 on Cades Way (2025); 501 on Sycamore Ave (2025); 20,505 on Bus PkDr (2025); 1,112 on Woodcrest Ln (2018); 9,991 on la Mirada Dr (2025); 4,443 on Private Rd (2025)
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); 3,822 on S Melrose Dr (2025); 4,346 on Ave Chelsea (2025); 32,272 on Oak Ridge Way (2025); 17,359 on Brookhaven Pass (2025); 21,673 on Hotspring Way (2025); 1,738 on Bus Park Dr (2018); 12,364 on Imperial Loop (2025); 8,606 on Scott St (2025)		
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)		

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	• Fenced Lot	• Floor Drains	• Mezzanine
• Storage Space	• Yard		

Transportation

Parking Details	18 Surface Spaces; Ratio of 1.82/1,000 SF
Traffic Volume	6,609 on Plymouth Dr (2025); 2,461 on Village Ln (2025); 4,284 on Private Rd (2025); 30,983 on Tatum St (2025); 7,226 on Plymouth Dr (2025); 6,667 on Pollyanna Ter (2025); 7,886 on Maryland Dr (2025); 1,745 on San del Dr (2025); 36,375 on Ascot Dr (2025); 5,397 on Alley (2025)
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	4,346 on Ave Chelsea (2025); 934 on Park Center Dr (2018); 8,606 on Scott St (2025); 1,738 on Bus Park Dr (2018); 771 on Park Center Dr (2018); 32,272 on Oak Ridge Way (2025); 1,744 on Bus Park Dr (2018); 3,822 on S Melrose Dr (2025); 21,673 on Hotspring Way (2025); 10,302 on Joshua Way (2025)
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	25'
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	1,006 on Vantage Ct (2025); 9,987 on Corporate Vw (2025); 9,545 on Keystone Way (2025); 1,744 on Bus Park Dr (2018); 1,738 on Bus Park Dr (2018); 1,576 on Scott St (2018); 8,606 on Scott St (2025); 12,920 on Linda Vista Dr (2025); 29,923 on Ave de Las Rosas (2025); 10,302 on Joshua Way (2025)
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

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	8,035 on Dogwood Way (2025); 9,991 on la Mirada Dr (2025); 9,943 on Birch St (2018); 808 on Fortune Way (2018); 1,006 on Vantage Ct (2025); 3,231 on Vallecitos Dr (2025); 20,505 on Bus PkDr (2025); 891 on Virginia Pl (2025); 10,302 on Joshua Way (2025); 29,255 on la Mirada Dr (2025)
Commuter Rail	Carlsbad Poinsettia  18 min drive
Airport	San Diego International 50 min drive
Walk Score ®	Car-Dependent (28)
Transit Score ®	Some Transit (26)

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	20,505 on Bus PkDr (2025); 10,302 on Joshua Way (2025); 808 on Fortune Way (2018); 8,606 on Scott St (2025); 1,467 on Engineer St (2025); 9,943 on Birch St (2018); 8,035 on Dogwood Way (2025); 29,255 on la Mirada Dr (2025); 1,295 on Pipeline Dr (2025); 1,738 on Bus Park Dr (2018)
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

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	10,302 on Joshua Way (2025); 8,606 on Scott St (2025); 1,738 on Bus Park Dr (2018); 21,673 on Hotspring Way (2025); 1,295 on Pipeline Dr (2025); 20,505 on Bus PkDr (2025); 4,346 on Ave Chelsea (2025); 1,467 on Engineer St (2025); 1,744 on Bus Park Dr (2018); 632 on la Mirada Dr (2025)		
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)		

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	29,255 on la Mirada Dr (2025); 501 on Sycamore Ave (2025); 808 on Fortune Way (2018); 2,318 on Cades Way (2025); 9,943 on Birch St (2018); 1,112 on Woodcrest Ln (2018); 245 on Grand Ave (2018); 8,035 on Dogwood Way (2025); 20,505 on Bus PkDr (2025); 30,449 on Watson Way (2025)
Commuter Rail	Carlsbad Poinsettia  17 min drive
Airport	San Diego International 50 min drive
Walk Score ®	Car-Dependent (38)
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

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	29,255 on la Mirada Dr (2025); 808 on Fortune Way (2018); 9,943 on Birch St (2018); 501 on Sycamore Ave (2025); 2,318 on Cades Way (2025); 1,112 on Woodcrest Ln (2018); 245 on Grand Ave (2018); 8,035 on Dogwood Way (2025); 20,505 on Bus PkDr (2025); 1,816 on Juniper Ln (2025)
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

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); 2,318 on Cades Way (2025); 808 on Fortune Way (2018); 29,255 on la Mirada Dr (2025); 501 on Sycamore Ave (2025); 8,035 on Dogwood Way (2025); 1,112 on Woodcrest Ln (2018); 245 on Grand Ave (2018); 1,816 on Juniper Ln (2025); 20,505 on Bus PkDr (2025)
Commuter Rail	Carlsbad Poinsettia  16 min drive
Airport	San Diego International 49 min drive
Walk Score ®	Car-Dependent (34)
Transit Score ®	Some Transit (27)

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); 8,035 on Dogwood Way (2025); 29,255 on la Mirada Dr (2025); 2,318 on Cades Way (2025); 501 on Sycamore Ave (2025); 20,505 on Bus PkDr (2025); 1,112 on Woodcrest Ln (2018); 245 on Grand Ave (2018); 9,991 on la Mirada Dr (2025)
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

1265 Distribution Way - Vista Business Park

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



Showroom

Property Summary

RBA (% Leased)	8,694 SF (100%)
Built	1997
Tenancy	Single
Available	8,694 SF
Max Contiguous	8,694 SF
Asking Rent	\$1.50 SF/month/IG
Clear Height	18'6"
Drive Ins	2 total
Levelers	None
Parking Spaces	23 (2.65/1,000 SF)



Property Details

Land Area	0.51 AC (22,216 SF)	Building FAR	0.39
Sprinklers	Wet	Zoning	M
Parcel	219-531-19		

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/month	Occupancy	Term	Docks	Drive Ins
-	Industrial	Sublet	8,694	8,694	\$1.50 IG	Vacant	Thru Jul 2027	-	2

NAI San Diego: Jason Smithson (858) 361-1195, David Howorka (708) 205-6200

Transportation

Parking Details	23 Surface Spaces; Ratio of 2.65/1,000 SF
Traffic Volume	1,467 on Engineer St (2025); 632 on la Mirada Dr (2025); 1,295 on Pipeline Dr (2025); 20,505 on Bus PkDr (2025); 21,673 on Hotspring Way (2025); 1,176 on Jewell Ridge (2018); 10,302 on Joshua Way (2025); 1,012 on Oakcreek Ct (2025); 834 on S Melrose Dr (2018); 30,637 on Green Oak Rd (2025)
Commuter Rail	Carlsbad Poinsettia  15 min drive
	Carlsbad Village  18 min drive
Airport	San Diego International 47 min drive
Walk Score ®	Car-Dependent (39)
Transit Score ®	Some Transit (26)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
FinishMaster	1	8,608	12	Jul 2005	-

Showing 1 of 1 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	Single
Available	44,630 SF
Max Contiguous	44,630 SF
Asking Rent	\$0.95 SF/month/NNN
Clear Height	28'
Drive Ins	2 total/ 10' w x 12' h
Docks	2 exterior
Levelers	2 exterior
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	9,987 on Corporate Vw (2025); 1,006 on Vantage Ct (2025); 29,923 on Ave de Las Rosas (2025); 12,920 on Linda Vista Dr (2025); 9,545 on Keystone Way (2025); 1,576 on Scott St (2018); 1,744 on Bus Park Dr (2018); 29,386 on Cascade (2025); 1,738 on Bus Park Dr (2018); 8,606 on Scott St (2025)
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

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	24'
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); 8,606 on Scott St (2025); 9,545 on Keystone Way (2025); 9,987 on Corporate Vw (2025); 12,920 on Linda Vista Dr (2025); 1,006 on Vantage Ct (2025); 4,346 on Ave Chelsea (2025); 10,302 on Joshua Way (2025)
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); 3,822 on S Melrose Dr (2025); 934 on Park Center Dr (2018); 17,359 on Brookhaven Pass (2025); 32,272 on Oak Ridge Way (2025); 4,346 on Ave Chelsea (2025); 12,364 on Imperial Loop (2025); 26,957 on Lionshead Ave (2025); 21,673 on Hotspring Way (2025); 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
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CBRE: Robert Gunness (760) 803-0842

Amenities

- Skylights

Transportation

Parking Details	200 Surface Spaces; Ratio of 2.25/1,000 SF
Traffic Volume	8,035 on Dogwood Way (2025); 9,991 on la Mirada Dr (2025); 9,943 on Birch St (2018); 808 on Fortune Way (2018); 891 on Virginia Pl (2025); 29,255 on la Mirada Dr (2025); 4,443 on Private Rd (2025); 2,318 on Cades Way (2025); 20,505 on Bus PkDr (2025); 3,231 on Vallecitos Dr (2025)
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	16'
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	Vacant	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	• Reception	• Signage	• Skylights
• Wheelchair Accessible			

Transportation

Parking Details	45 Surface Spaces; Ratio of 3.00/1,000 SF
Traffic Volume	9,987 on Corporate Vw (2025); 1,006 on Vantage Ct (2025); 9,545 on Keystone Way (2025); 12,920 on Linda Vista Dr (2025); 1,576 on Scott St (2018); 1,744 on Bus Park Dr (2018); 1,738 on Bus Park Dr (2018); 29,923 on Ave de Las Rosas (2025); 8,606 on Scott St (2025); 29,386 on Cascade (2025)
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	• Reception	• Signage	• Skylights
• Wheelchair Accessible			

Transportation

Parking Details	37 Surface Spaces; Ratio of 3.00/1,000 SF
Traffic Volume	9,987 on Corporate Vw (2025); 9,545 on Keystone Way (2025); 1,006 on Vantage Ct (2025); 12,920 on Linda Vista Dr (2025); 1,576 on Scott St (2018); 1,744 on Bus Park Dr (2018); 1,738 on Bus Park Dr (2018); 8,606 on Scott St (2025); 29,923 on Ave de Las Rosas (2025); 29,386 on Cascade (2025)
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

Property Summary

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



Property Details

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

Available Spaces

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

JLL: Joe Anderson (619) 573-7206

Amenities

- Fenced Lot

Transportation

Parking Details	75 Surface Spaces; Ratio of 0.68/1,000 SF
Traffic Volume	20,505 on Bus PkDr (2025); 808 on Fortune Way (2018); 10,302 on Joshua Way (2025); 29,255 on la Mirada Dr (2025); 9,943 on Birch St (2018); 8,035 on Dogwood Way (2025); 1,467 on Engineer St (2025); 1,295 on Pipeline Dr (2025); 632 on la Mirada Dr (2025); 501 on Sycamore Ave (2025)
Commuter Rail	Carlsbad Poinsettia  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	6,321 on Calinda Dr (2025); 19,936 on Azalea Dr (2025); 29,452 on Bosstick Blvd (2025); 504 on Poinsettia Ave (2025); 141,545 on Smilax Rd (2025); 3,741 on Estrelita Dr (2025); 4,334 on Primrose Ave (2025); 7,862 on Robelini Dr (2025); 12,921 on Primrose Ave (2025)
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 (92.7%)
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	109 (3.16/1,000 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	109 Surface Spaces; Ratio of 3.16/1,000 SF
Traffic Volume	3,182 on Wellington Ln (2025); 5,227 on Thiboco Ct (2025); 15,491 on Watson Way (2025); 14,926 on Lupine Hills Dr (2025); 3,688 on Turnberry Dr (2025); 12,177 on Sycamore Ave (2025); 44,689 on Plumosa Ave (2025); 12,389 on Sycamore Ave (2025); 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 (73.0%)
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	9,991 on La Mirada Dr (2025); 3,231 on Vallecitos Dr (2025); 1,006 on Vantage Ct (2025); 8,035 on Dogwood Way (2025); 891 on Virginia Pl (2025); 9,987 on Corporate Vw (2025); 7,392 on Las Flores Dr (2025); 29,386 on Cascade (2025); 9,943 on Birch St (2018); 29,923 on Ave de Las Rosas (2025)
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

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	Direct	21,789	21,789	Withheld	30 Days	Negotiable	2	1

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

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); 501 on Sycamore Ave (2025); 29,255 on la Mirada Dr (2025); 2,318 on Cades Way (2025); 808 on Fortune Way (2018); 9,943 on Birch St (2018); 30,449 on Watson Way (2025); 6,400 on Private Rd (2025); 880 on Sheffield Dr (2025)
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