

Lease Availability Report

1205 Avenida Chelsea - Oak Ridge Business Center II
 Vista, CA 92081 - Vista Submarket



BUILDING

Type:	Class C Industrial
Subtype:	Warehouse
Tenancy:	Single
Year Built:	1998
RBA:	22,707 SF
Floors:	2
Typical Floor:	11,354 SF
Ceiling Ht:	22'

AVAILABILITY

Min Divisible:	11,353 SF
Max Contig:	22,707 SF
Total Available:	22,707 SF
Asking Rent:	\$1.35/NNN

SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
E 1st	Industrial	Direct	11,354	11,354	22,707	\$1.35/NNN	Vacant	Negotiable
<i>Kidder Mathews - Jim Benson (760) 822-7428</i>								
E 2nd	Industrial	Direct	11,353	11,353	22,707	\$1.35/NNN	Vacant	Negotiable
<i>Kidder Mathews - Jim Benson (760) 822-7428</i>								

LEASING AGENTS

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

SALE

Last Sale:	Sold on Mar 5, 2018 for \$3,565,500 (\$157.02/SF)
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LOADING

Docks:	None	Drive Ins:	4 tot./12'w x 12'h
Cross Docks:	None	Rail Spots:	None

POWER & UTILITIES

Power:	1,600a/120-208v 3p 4w Heavy
Utilities:	Lighting

FEATURES

Fenced Lot, Skylights



Lease Availability Report

1205 Avenida Chelsea - Oak Ridge Business Center II
Vista, CA 92081 - Vista Submarket



LAND

Land Area:	1.20 AC
Zoning:	RLI
Parcel	219-011-71

TRANSPORTATION

Parking:	36 Surface Spaces are available; Ratio of 1.58/1,000 SF
Commuter Rail:	15 minute drive to Carlsbad Poinsettia (Coaster - San Diego North County Transit District (Coaster/Sprinter/Breeze))
Airport:	47 minute drive to San Diego International



Lease Availability Report

2515 Birch St

Vista, CA 92081 - Vista Submarket



BUILDING

Type:	Industrial
Subtype:	Warehouse
Year Built:	Proposed
RBA:	22,480 SF
Floors:	1
Typical Floor:	22,480 SF
Ceiling Ht:	28'

AVAILABILITY

Min Divisible:	22,480 SF
Max Contig:	22,480 SF
Total Available:	22,480 SF
Asking Rent:	Withheld

SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Industrial	Direct	22,480/2,936 ofc	22,480	22,480	Withheld	Mar 2025	Negotiable

Lee & Associates - Isaac Little (760) 929-7862, Marko Dragovic (760) 929-7839

LOADING

Docks:	2 ext	Drive Ins:	3 tot.
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POWER & UTILITIES

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

Land Area:	1.67 AC
Zoning:	RLI
Parcel	217-253-05

TRANSPORTATION

Parking:	46 Surface Spaces are available; Ratio of 2.05/1,000 SF
Commuter Rail:	16 minute drive to Carlsbad Poinsettia (Coaster - San Diego North County Transit District (Coaster/Sprinter/Breeze))
Airport:	49 minute drive to San Diego International



Lease Availability Report

2525 Birch St - Oak Ridge Business Center
 Vista, CA 92081 - Vista Submarket



BUILDING

Type:	Class B Industrial
Subtype:	Warehouse
Tenancy:	Single
Year Built:	1989
RBA:	32,512 SF
Floors:	2
Typical Floor:	32,512 SF
Ceiling Ht:	27'

AVAILABILITY

Min Divisible:	32,512 SF
Max Contig:	32,512 SF
Total Available:	32,512 SF
Asking Rent:	Withheld

SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
E 1st	Industrial	Direct	32,512	32,512	32,512	Withheld	30 Days	5 - 10 Yrs

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

LEASING AGENTS

Company: Scott Anastasi Realty

Contacts: Don Butts (310) 977-0190

SALE

Last Sale: Sold on Nov 22, 2021 for \$7,200,000 (\$221.46/SF) at 4.40% Cap

LOADING

Docks:	4 ext	Drive Ins:	1 tot./12'w x 12'h
Cross Docks:	None	Cranes:	None
Rail Spots:	None		

POWER & UTILITIES

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

Utilities: Heating, Lighting, Sewer, Water

FEATURES

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



Lease Availability Report

2525 Birch St - Oak Ridge Business Center

Vista, CA 92081 - Vista Submarket



LAND

Land Area: **1.42 AC**

Zoning: **M, Vista**

Parcel **217-253-06**

TRANSPORTATION

Parking: 27 Surface Spaces are available; Ratio of 0.83/1,000 SF

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

Airport: 49 minute drive to San Diego International

KEY TENANTS

Tru Grit Fitness 32,512 SF



Lease Availability Report

2630 Business Park Dr
Vista, CA 92081 - Vista Submarket



BUILDING

Type:	Class B Industrial
Subtype:	Manufacturing
Tenancy:	Single
Year Built:	1971
RBA:	26,320 SF
Floors:	1
Typical Floor:	26,320 SF
Ceiling Ht:	18'

AVAILABILITY

Min Divisible:	12,958 SF
Max Contig:	26,320 SF
Total Available:	26,320 SF
Asking Rent:	\$1.35/NNN

SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
E 1st	Industrial	Direct	12,958 - 26,320	26,320	26,320	\$1.35/NNN	30 Days	Negotiable

Colliers - Tucker Hohenstein, SIOR (760) 930-7966, Mike Erwin, SIOR (760) 930-7971, Hank Jenkins (760) 930-7904

SALE

Last Sale: Portfolio of 2 Industrial Properties in Vista, CA Sold on Nov 16, 2022 for \$8,985,000 (\$233.50/SF)

LOADING

Docks:	2 ext	Drive Ins:	3 tot./10'w x 10'h
Cross Docks:	None	Cranes:	None
Rail Spots:	None		

POWER & UTILITIES

Power: 1,200a/277-480v 3p Heavy

FEATURES

Signage

LAND

Land Area:	1.87 AC
Zoning:	7
Parcel	219-013-51



Lease Availability Report

2630 Business Park Dr

Vista, CA 92081 - Vista Submarket



TRANSPORTATION

Parking: 66 Surface Spaces are available; Ratio of 2.51/1,000 SF

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

Airport: 47 minute drive to San Diego International



Lease Availability Report

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



BUILDING

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

AVAILABILITY

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

SPACES

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

LEASING AGENTS

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

SALE

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

LOADING

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

POWER & UTILITIES

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

FEATURES

Signage, Skylights



Lease Availability Report

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



LAND

Land Area:	2.20 AC
Zoning:	IP, Vista
Parcel	217-252-07

TRANSPORTATION

Parking:	49 Surface Spaces are available; Ratio of 2.20/1,000 SF
Commuter Rail:	17 minute drive to Carlsbad Poinsettia (Coaster - San Diego North County Transit District (Coaster/Sprinter/Breeze))
Airport:	50 minute drive to San Diego International

KEY TENANTS

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



Lease Availability Report

2465 Coral St - Oak Ridge Business Center

Vista, CA 92081 - Vista Submarket



BUILDING

Type:	Class C Industrial
Subtype:	Distribution
Tenancy:	Single
Year Built:	1987
RBA:	26,026 SF
Floors:	1
Typical Floor:	26,026 SF
Ceiling Ht:	26'
Columns:	None

AVAILABILITY

Min Divisible:	26,026 SF
Max Contig:	26,026 SF
Total Available:	26,026 SF
Asking Rent:	\$1.43/NNN

SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
E 1st	Industrial	Direct	26,026	26,026	26,026	\$1.43/NNN	30 Days	Negotiable

Lee & Associates - Kelly H. Nicholls (760) 929-9700, Zack Martinez (760) 929-9700

LEASING AGENTS

Company:	Lee & Associates
Contacts:	Kelly H. Nicholls (760) 929-9700, Zack Martinez (760) 929-9700

SALE

Last Sale:	Sold on Mar 2, 2022 for \$6,375,000 (\$244.95/SF)
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LOADING

Docks:	4 ext	Drive Ins:	2 tot./12'w x 12'h
Cross Docks:	None	Cranes:	None
Rail Spots:	None		

POWER & UTILITIES

Power:	800a/277-480v 3p Heavy
Utilities:	Sewer - City, Water - City

FEATURES

Front Loading, Mezzanine, Reception, Signage



Lease Availability Report

2465 Coral St - Oak Ridge Business Center
Vista, CA 92081 - Vista Submarket



LAND

Land Area:	1.40 AC
Zoning:	RLI
Parcel	217-252-15

TRANSPORTATION

Parking:	30 Surface Spaces are available; Ratio of 1.50/1,000 SF
Commuter Rail:	16 minute drive to Carlsbad Poinsettia (Coaster - San Diego North County Transit District (Coaster/Sprinter/Breeze))
Airport:	49 minute drive to San Diego International



Lease Availability Report

2485 Coral St

Vista, CA 92081 - Vista Submarket



BUILDING

Type:	Class B Industrial
Subtype:	Manufacturing
Tenancy:	Multiple
Year Built:	1987
RBA:	15,120 SF
Floors:	1
Typical Floor:	15,120 SF
Ceiling Ht:	18'

AVAILABILITY

Min Divisible:	7,511 SF
Max Contig:	15,120 SF
Total Available:	15,120 SF
Asking Rent:	\$1.40/NNN

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
E 1st	A & B	Industrial	Sublet	7,511 - 15,120	15,120	15,120	\$1.40/NNN	Vacant	Thru Jun 2028

CBRE - Robert C. Gunness (760) 438-8524

LEASING AGENTS

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

SALE

Last Sale:	Sold on Sep 3, 2021 for \$3,427,600 (\$226.69/SF)
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LOADING

Docks:	None	Drive Ins:	2 tot./12'w x 14'h
Cross Docks:	None	Cranes:	None
Rail Spots:	None		

POWER & UTILITIES

Power:	800a/480v Heavy
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FEATURES

Property Manager on Site



Lease Availability Report

2485 Coral St

Vista, CA 92081 - Vista Submarket



LAND

Land Area: **1.38 AC**

Zoning: **SPI-RLI**

Parcel **217-252-18**

TRANSPORTATION

Parking: 35 Surface Spaces are available; Ratio of 2.31/1,000 SF

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

Airport: 49 minute drive to San Diego International

KEY TENANTS

Lucidity Business Development

15,183 SF

ID Design

7,480 SF



Lease Availability Report

2340 Cousteau Ct

Vista, CA 92081 - Vista Submarket



BUILDING

Type:	Class B Industrial
Subtype:	Manufacturing
Tenancy:	Multiple
Year Built:	1999
RBA:	134,299 SF
Floors:	1
Typical Floor:	134,299 SF
Ceiling Ht:	26'

AVAILABILITY

Min Divisible:	30,000 SF
Max Contig:	134,299 SF
Total Available:	134,299 SF
Asking Rent:	Withheld

SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
E 1st	Industrial	Direct	30,000 - 134,299/3...	134,299	134,299	Withheld	Vacant	Negotiable

Colliers - Evan McDonald, SIOR (858) 677-5339, Kurtis Blanchard (858) 677-5357, Tucker Hohenstein, SIOR (760) 930-7966

SALE

Last Sale: Sold on Nov 18, 2020 for \$22,000,000 (\$163.81/SF) at 7.69% Cap

LOADING

Docks: **8 ext** Drive Ins: **4 tot./12'w x 12'h**

POWER & UTILITIES

Power: **Yes**

FEATURES

Fenced Lot, Signage

LAND

Land Area: **8.99 AC**
 Zoning: **RLI**
 Parcel: **219-010-73**



Lease Availability Report

2340 Cousteau Ct

Vista, CA 92081 - Vista Submarket



TRANSPORTATION

Parking: 253 Surface Spaces are available; Ratio of 1.90/1,000 SF

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

Airport: 47 minute drive to San Diego International



Lease Availability Report

1320 Distribution Way

Vista, CA 92081 - Vista Submarket



BUILDING

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

AVAILABILITY

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

SPACES

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

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

LEASING AGENTS

Company: Kidder Mathews

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

LOADING

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

POWER & UTILITIES

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

Utilities: Sewer - City, Water - City

FEATURES

Fenced Lot, Signage, Skylights

LAND

Land Area: **2.18 AC**

Zoning: **M1**



Lease Availability Report

1320 Distribution Way

Vista, CA 92081 - Vista Submarket



Parcel **219-532-24**

TRANSPORTATION

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

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

Airport: 47 minute drive to San Diego International

KEY TENANTS

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



Lease Availability Report

2459 Dogwood Way
Vista, CA 92081 - Vista Submarket



BUILDING

Type:	Class B Industrial
Subtype:	Manufacturing
Tenancy:	Single
Year Built:	1971
RBA:	40,322 SF
Floors:	1
Typical Floor:	40,322 SF
Ceiling Ht:	18'

AVAILABILITY

Min Divisible:	13,047 SF
Max Contig:	38,665 SF
Total Available:	38,665 SF
Asking Rent:	\$1.20/NNN

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	100	Industrial	Direct	25,618/2,693 ofc	38,665	38,665	\$1.20/NNN	60 Days	Negotiable
<i>CBRE - Roger G. Carlson (760) 438-8533, Blake Wilson (760) 438-8587, Don Trapani (760) 438-8500</i>									
P 1st	101	Industrial	Direct	13,047/1,703 ofc	38,665	38,665	\$1.20/NNN	60 Days	Negotiable
<i>CBRE - Roger G. Carlson (760) 438-8533, Blake Wilson (760) 438-8587, Don Trapani (760) 438-8500</i>									

LOADING

Docks:	2 int/6 ext	Drive Ins:	1 tot./10'w x 14'h
Cranes:	None	Rail Spots:	None

POWER & UTILITIES

Power:	1,200a Heavy
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FEATURES

Fenced Lot, Signage

LAND

Land Area:	2.75 AC
Zoning:	7
Parcel	217-253-11



Lease Availability Report

2459 Dogwood Way

Vista, CA 92081 - Vista Submarket



TRANSPORTATION

Parking: 55 Surface Spaces are available; Ratio of 1.36/1,000 SF

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

Airport: 49 minute drive to San Diego International

KEY TENANTS

Lee-Mar Aquarium & Pet Supplies

40,000 SF



Lease Availability Report

3215 Executive Ridge - Lot 6
Vista, CA 92081 - Vista Submarket



BUILDING

Type:	Class B Industrial
Subtype:	Warehouse
Tenancy:	Multiple
Year Built:	2006
RBA:	44,630 SF
Floors:	2
Typical Floor:	22,315 SF
Ceiling Ht:	28'

AVAILABILITY

Min Divisible:	44,630 SF
Max Contig:	44,630 SF
Total Available:	44,630 SF
Asking Rent:	Withheld

SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
E 1st	Industrial	Sublet	44,630	44,630	44,630	Withheld	30 Days	Negotiable

CBRE - Blake Wilson (760) 438-8587
CBRE - Tom Martinez (858) 646-4754

LEASING AGENTS

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

SALE

Last Sale:	Portfolio of 2 Industrial Properties in Vista, CA Sold on Dec 5, 2023 for \$29,389,000 (\$287.45/SF)
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LOADING

Docks:	2 ext	Drive Ins:	4 tot./10'w x 12'h
Cross Docks:	None	Rail Spots:	None

POWER & UTILITIES

Power:	2,000a/277-480v Heavy
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FEATURES

Fenced Lot

LAND

Land Area:	2.64 AC
Zoning:	SPI



Lease Availability Report

3215 Executive Ridge - Lot 6
Vista, CA 92081 - Vista Submarket



Parcel **221-660-23**

TRANSPORTATION

Parking: 99 Surface Spaces are available; Ratio of 2.22/1,000 SF

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

Airport: 47 minute drive to San Diego International

KEY TENANTS

Eufora 44,281 SF



Lease Availability Report

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



BUILDING

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

AVAILABILITY

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

SPACES

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

Kidder Mathews - Jim Benson (760) 822-7428

LEASING AGENTS

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

SALE

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

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

POWER & UTILITIES

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

Fenced Lot

LAND

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



Lease Availability Report

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



TRANSPORTATION

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

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

Airport: 48 minute drive to San Diego International



Lease Availability Report

1359 Keystone Way

Vista, CA 92081 - Vista Submarket



BUILDING

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

AVAILABILITY

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

SPACES

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

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

LEASING AGENTS

Company: Cushman & Wakefield

Contacts: Conor Boyle (760) 431-3856

LOADING

Docks: **2 ext** Drive Ins: **10 tot.**

Cross Docks: **None** Rail Spots: **None**

POWER & UTILITIES

Power: 3p 4w Heavy

Utilities: Gas - Natural, Heating - Electric, Lighting, Sewer, Water

FEATURES

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

LAND

Land Area: **2.50 AC**

Zoning: **Vista Industrial**

Parcel: **221-011-19**



Lease Availability Report

1359 Keystone Way

Vista, CA 92081 - Vista Submarket



TRANSPORTATION

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

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

Airport: 42 minute drive to San Diego International

KEY TENANTS

Azzure Cleanrooms on Demand

500 SF



Lease Availability Report

2306 La Mirada Dr
Vista, CA 92081 - Vista Submarket



BUILDING

Type:	Class B Industrial
Subtype:	Warehouse
Tenancy:	Single
Year Built:	2004
RBA:	4,268 SF
Floors:	1
Typical Floor:	4,268 SF
Ceiling Ht:	18'

AVAILABILITY

Min Divisible:	4,268 SF
Max Contig:	4,268 SF
Total Available:	4,268 SF
Asking Rent:	\$1.50/NNN

SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Industrial	Direct	4,268/600 ofc	4,268	4,268	\$1.50/NNN	Vacant	Negotiable

WeCann - Miklos Campuzano (858) 925-4553

LEASING AGENTS

Company:	WeCann
Contacts:	Miklos Campuzano (858) 925-4553

SALE

Last Sale:	Sold on Jun 23, 2004 for \$443,080 (\$103.81/SF)
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LOADING

Docks:	None	Drive Ins:	2 tot./12'w x 14'h
Cross Docks:	None	Rail Spots:	None

POWER & UTILITIES

Power:	400-1,000a/120-600v 3p Heavy
Utilities:	Heating - Electric, Lighting, Sewer - City, Water - City

FEATURES

24 Hour Access, Air Conditioning, Fluorescent Lighting, Signage, Skylights



Lease Availability Report

2306 La Mirada Dr
Vista, CA 92081 - Vista Submarket



LAND

Land Area:	0.33 AC
Zoning:	L-I
Parcel	217-251-37

TRANSPORTATION

Parking:	10 Surface Spaces are available; Ratio of 2.34/1,000 SF
Commuter Rail:	16 minute drive to Carlsbad Poinsettia (Coaster - San Diego North County Transit District (Coaster/Sprinter/Breeze))
Airport:	49 minute drive to San Diego International

KEY TENANTS

Michael S Israel	4,028 SF	Vape Craft, INC	4,028 SF
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Lease Availability Report

2336 La Mirada Dr
Vista, CA 92081 - Vista Submarket



BUILDING

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

AVAILABILITY

Min Divisible:	1,632 SF
Max Contig:	1,632 SF
Total Available:	1,632 SF
Asking Rent:	\$1.65/MG

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	300	Industrial	Direct	1,632	1,632	1,632	\$1.65/MG	Vacant	Negotiable

Lee & Associates - Marko Dragovic (760) 929-7839, Isaac Little (760) 929-7862

LEASING AGENTS

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

SALE

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

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

POWER & UTILITIES

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

LAND

Land Area:	1.70 AC
Zoning:	SPI



Lease Availability Report

2336 La Mirada Dr
Vista, CA 92081 - Vista Submarket



Parcel **217-251-28**

TRANSPORTATION

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

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

Airport: 43 minute drive to San Diego International

KEY TENANTS

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



Lease Availability Report

2425 La Mirada Dr - Oak Ridge Business Center
 Vista, CA 92081 - Vista Submarket



BUILDING

Type:	Class B Industrial
Subtype:	Manufacturing
Tenancy:	Single
Year Built:	1989
RBA:	29,475 SF
Floors:	1
Typical Floor:	29,475 SF
Ceiling Ht:	24'

AVAILABILITY

Min Divisible:	29,475 SF
Max Contig:	29,475 SF
Total Available:	29,475 SF
Asking Rent:	\$1.30/NNN

SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
E 1st	Industrial	Direct	29,475/6,725 ofc	29,475	29,475	\$1.30/NNN	60 Days	Negotiable

Lee & Associates - Barry S. Hendler (760) 845-3854

LEASING AGENTS

Company:	Lee & Associates
Contacts:	Barry S. Hendler (760) 845-3854

SALE

Last Sale:	Sold on Jan 29, 2016 for \$3,100,000 (\$105.17/SF)
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LOADING

Docks:	3 ext	Drive Ins:	6 tot./10'w x 14'h
Cross Docks:	None	Cranes:	None
Rail Spots:	None		

POWER & UTILITIES

Power:	1,600a/120-208v 3p Heavy
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FEATURES

Fenced Lot



Lease Availability Report

2425 La Mirada Dr - Oak Ridge Business Center
Vista, CA 92081 - Vista Submarket



LAND

Land Area:	1.71 AC
Zoning:	SP1, Vista
Parcel	217-252-13

TRANSPORTATION

Parking:	55 Surface Spaces are available; Ratio of 1.86/1,000 SF
Commuter Rail:	15 minute drive to Carlsbad Poinsettia (Coaster - San Diego North County Transit District (Coaster/Sprinter/Breeze))
Airport:	48 minute drive to San Diego International



Lease Availability Report

2641 La Mirada Dr - Activate
 Vista, CA 92081 - Vista Submarket



BUILDING

Type:	Class B Industrial
Subtype:	Manufacturing
Tenancy:	Single
Year Built:	1988; Renov 2023
RBA:	28,728 SF
Floors:	1
Typical Floor:	28,728 SF
Ceiling Ht:	20'
Columns:	44'w x 24'd

AVAILABILITY

Min Divisible:	28,728 SF
Max Contig:	28,728 SF
Total Available:	28,728 SF
Asking Rent:	Withheld

SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
E 1st	Industrial	Direct	28,728/10,828 ofc	28,728	28,728	Withheld	Vacant	Negotiable

Cushman & Wakefield - Aric Starck (760) 431-4211, Drew Dodds (760) 431-3863, Jackie Sutton (760) 431-4203

LEASING AGENTS

Company:	Cushman & Wakefield
Contacts:	Aric Starck (760) 431-4211

SALE

Last Sale:	Portfolio of 2 Properties in Vista, CA Sold on Mar 2, 2022 for \$13,065,000 (\$196.48/SF)
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LOADING

Docks:	None	Drive Ins:	4 tot./12'w x 14'h
Cross Docks:	None	Cranes:	None
Rail Spots:	None		

POWER & UTILITIES

Power:	800a/110-208v Heavy
Utilities:	Sewer - City, Water - City

FEATURES

Fenced Lot, Mezzanine



Lease Availability Report

2641 La Mirada Dr - Activate

Vista, CA 92081 - Vista Submarket



LAND

Land Area: **1.53 AC**

Zoning: **SP-VBP**

Parcel **217-253-13**

TRANSPORTATION

Parking: Ratio of 2.05/1,000 SF

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

Airport: 49 minute drive to San Diego International



Lease Availability Report

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



BUILDING

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

AVAILABILITY

Min Divisible:	4,779 SF
Max Contig:	4,779 SF
Total Available:	4,779 SF
Asking Rent:	\$1.52/MG

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	A	Industrial	Sublet	4,779	4,779	4,779	\$1.52/MG	30 Days	Thru Oct 2027

Hometown National - Justin Sachs (760) 822-1985

LEASING AGENTS

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

SALE

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

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

POWER & UTILITIES

Utilities:	Water - County
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FEATURES

Signage, Skylights

LAND

Land Area:	3.17 AC
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Lease Availability Report

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



Zoning:	RLI
Parcel	219-030-14

TRANSPORTATION

Parking:	Ratio of 2.25/1,000 SF
Commuter Rail:	17 minute drive to Carlsbad Poinsettia (Coaster - San Diego North County Transit District (Coaster/Sprinter/Breeze))
Airport:	50 minute drive to San Diego International

KEY TENANTS

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



Lease Availability Report

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



BUILDING

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

AVAILABILITY

Min Divisible:	4,258 SF
Max Contig:	4,258 SF
Total Available:	4,258 SF
Asking Rent:	\$1.75/IG

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	E	Industrial	Direct	4,258	4,258	4,258	\$1.75/IG	30 Days	Negotiable

Kidder Mathews - John Witherall (442) 287-8220

LEASING AGENTS

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

SALE

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

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

POWER & UTILITIES

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

LAND

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



Lease Availability Report

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



TRANSPORTATION

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

KEY TENANTS

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



Lease Availability Report

1316 N Melrose Dr

Vista, CA 92083 - Vista Submarket



BUILDING

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

AVAILABILITY

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

SPACES

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

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

LEASING AGENTS

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

LOADING

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

FEATURES

Skylights

LAND

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



Lease Availability Report

1316 N Melrose Dr

Vista, CA 92083 - Vista Submarket



TRANSPORTATION

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

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

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

KEY TENANTS

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



Lease Availability Report

795 North Ave

Vista, CA 92083 - Vista Submarket



BUILDING

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

AVAILABILITY

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

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	E	Industrial	Direct	2,448	2,448	2,448	\$1.60/MG	Oct 2024	Negotiable

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

LEASING AGENTS

Company: Lee & Associates

Contacts: Peter Merz (760) 448-1362, Daniel Knoke (760) 929-7836

SALE

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

LOADING

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

POWER & UTILITIES

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

FEATURES

Skylights

LAND

Land Area: **1.70 AC**



Lease Availability Report

795 North Ave

Vista, CA 92083 - Vista Submarket



Parcel **161-061-13**

TRANSPORTATION

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

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

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

KEY TENANTS

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

2260 Oak Ridge Way - Oak Ridge Business Center
 Vista, CA 92081 - Vista Submarket



BUILDING

Type:	Class B Industrial
Subtype:	Manufacturing
Tenancy:	Multiple
Year Built:	1997
RBA:	59,379 SF
Floors:	1
Typical Floor:	59,379 SF
Ceiling Ht:	24'
Columns:	48'w x 44'd

AVAILABILITY

Min Divisible:	25,000 SF
Max Contig:	59,379 SF
Total Available:	59,379 SF
Asking Rent:	Withheld

SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
E 1st	Industrial	Direct	25,000 - 59,379	59,379	59,379	Withheld	Vacant	Negotiable

*Kidder Mathews - Mickey Morera (858) 369-3030, James Duncan, SIOR (858) 369-3015
 San Diego Commercial Realty Services - Henry J. Zahner (760) 889-7943*

LEASING AGENTS

Company:	Kidder Mathews
Contacts:	Mickey Morera (858) 369-3030, James Duncan, SIOR (858) 369-3015

SALE

Last Sale:	Sold on Jun 19, 1997 for \$2,695,000 (\$45.39/SF)
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LOADING

Docks:	4 ext	Drive Ins:	3 tot./12'w x 12'h
Cross Docks:	None	Rail Spots:	None

POWER & UTILITIES

Power:	4,000a/277-480v Heavy
Utilities:	Gas - Natural

FEATURES

Fenced Lot, Property Manager on Site, Signage



Lease Availability Report

2260 Oak Ridge Way - Oak Ridge Business Center
Vista, CA 92081 - Vista Submarket



LAND

Land Area:	3.78 AC
Zoning:	S-P-I, Vista
Parcel	219-540-13

TRANSPORTATION

Parking:	120 Surface Spaces are available; Ratio of 2.02/1,000 SF
Commuter Rail:	13 minute drive to Carlsbad Poinsettia (Coaster - San Diego North County Transit District (Coaster/Sprinter/Breeze))
Airport:	45 minute drive to San Diego International



Lease Availability Report

515 Olive Ave

Vista, CA 92083 - Vista Submarket



BUILDING

Type:	Class C Industrial
Subtype:	Warehouse
Tenancy:	Multiple
Year Built:	1961
RBA:	10,000 SF
Floors:	2
Typical Floor:	5,000 SF
Ceiling Ht:	18'

AVAILABILITY

Min Divisible:	8,080 SF
Max Contig:	8,080 SF
Total Available:	8,080 SF
Asking Rent:	Withheld

SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Industrial	Direct	8,080	8,080	8,080	Withheld	Oct 2024	Negotiable

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

LEASING AGENTS

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

LOADING

Docks:	1 ext	Drive Ins:	5 tot./10'w x 14'h
Cross Docks:	None	Cranes:	None
Rail Spots:	None		

FEATURES

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

LAND

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



Lease Availability Report

515 Olive Ave

Vista, CA 92083 - Vista Submarket



TRANSPORTATION

Parking: 6 Surface Spaces are available; Ratio of 0.60/1,000 SF

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

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



Lease Availability Report

970 Park Center Dr
Vista, CA 92081 - Vista Submarket



BUILDING

Type:	Class C Industrial
Subtype:	Manufacturing
Tenancy:	Multiple
Year Built:	1989
RBA:	76,954 SF
Floors:	1
Typical Floor:	76,954 SF
Ceiling Ht:	26'
Columns:	40'w x 24'd

AVAILABILITY

Min Divisible:	17,424 SF
Max Contig:	17,424 SF
Total Available:	17,424 SF
Asking Rent:	\$0.99/NNN

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	C	Industrial	Sublet	17,424	17,424	17,424	\$0.99/NNN	Vacant	Thru Dec 2026

Hughes Marino - David B. Marino (619) 238-5672
Hughes Marino - Matt Geist (925) 239-1222

LEASING AGENTS

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

SALE

Last Sale: Sold on Dec 16, 2022 for \$23,000,000 (\$298.88/SF) at 4.00% Cap

LOADING

Docks:	2 ext	Drive Ins:	6 tot./10'w x 16'h
Cross Docks:	None	Cranes:	None
Rail Spots:	None		

POWER & UTILITIES

Power: 600a/120-208v 3p 4w
Utilities: Heating - Gas, Sewer - City, Water - City

FEATURES

Fenced Lot, Skylights



Lease Availability Report

970 Park Center Dr
Vista, CA 92081 - Vista Submarket



LAND

Land Area:	4.18 AC
Zoning:	RLI, Vista
Parcel	219-011-26

TRANSPORTATION

Parking:	162 Surface Spaces are available; Ratio of 2.11/1,000 SF
Commuter Rail:	15 minute drive to Carlsbad Poinsettia (Coaster - San Diego North County Transit District (Coaster/Sprinter/Breeze))
Airport:	48 minute drive to San Diego International

KEY TENANTS

Apem Inc	59,566 SF	Jb Graphics	17,422 SF
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Lease Availability Report

1175 Park Center Dr - Business Park Pointe
 Vista, CA 92081 - Vista Submarket



BUILDING

Type:	Class B Industrial
Subtype:	Warehouse
Tenancy:	Multiple
Year Built:	1989
RBA:	14,332 SF
Floors:	1
Typical Floor:	13,615 SF
Ceiling Ht:	14'

AVAILABILITY

Min Divisible:	1,310 SF
Max Contig:	1,310 SF
Total Available:	1,310 SF
Asking Rent:	\$1.70/NNN

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	1175D	Industrial	Direct	1,310/197 ofc	1,310	1,310	\$1.70/NNN	Vacant	Negotiable

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

LEASING AGENTS

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

LOADING

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

POWER & UTILITIES

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

Signage, Skylights

LAND

Land Area:	2.90 AC
Zoning:	M
Parcel	219-011-21



Lease Availability Report

1175 Park Center Dr - Business Park Pointe

Vista, CA 92081 - Vista Submarket



TRANSPORTATION

Parking: 25 Surface Spaces are available; Ratio of 2.70/1,000 SF

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

Airport: 43 minute drive to San Diego International

KEY TENANTS

Tedco Tool	2,995 SF	The Flavor Chef	1,300 SF
Healthy Creations	500 SF		



Lease Availability Report

1185 Park Center Dr - Business Park Pointe
 Vista, CA 92081 - Vista Submarket



BUILDING

Type:	Class C Industrial
Subtype:	Manufacturing
Tenancy:	Multiple
Year Built:	1989
RBA:	29,477 SF
Floors:	1
Typical Floor:	28,003 SF
Ceiling Ht:	14'

AVAILABILITY

Min Divisible:	1,329 SF
Max Contig:	1,489 SF
Total Available:	2,818 SF
Asking Rent:	\$1.70/NNN

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	1185Q	Industrial	Direct	1,329/200 ofc	1,329	1,329	\$1.70/NNN	Vacant	Negotiable

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

LEASING AGENTS

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

LOADING

Docks:	None	Drive Ins:	20 tot./10'w x 10'h
Cross Docks:	None	Cranes:	None
Rail Spots:	None		

POWER & UTILITIES

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

Signage, Skylights

LAND

Land Area:	2.90 AC
Zoning:	M
Parcel	219-011-21



Lease Availability Report

1185 Park Center Dr - Business Park Pointe

Vista, CA 92081 - Vista Submarket



TRANSPORTATION

Parking: 45 Surface Spaces are available; Ratio of 1.61/1,000 SF

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

Airport: 47 minute drive to San Diego International

KEY TENANTS

Ameritrol Inc	3,000 SF	Source Worldwide Inc	2,132 SF
Chemeer Consulting	500 SF	Neuro-emotional Technique Seminars	500 SF
Opcon Usa, Lp	500 SF		



Lease Availability Report

2575 Pioneer Ave

Vista, CA 92081 - Vista Submarket



BUILDING

Type:	Class B Industrial
Subtype:	Warehouse
Tenancy:	Multiple
Year Built:	1988; Renov 2006
RBA:	68,935 SF
Floors:	1
Typical Floor:	68,061 SF
Ceiling Ht:	19'

AVAILABILITY

Min Divisible:	10,653 SF
Max Contig:	10,653 SF
Total Available:	10,653 SF
Asking Rent:	\$1.39/MG

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	101-A	Industrial	Direct	10,653/4,426 ofc	10,653	10,653	\$1.39/MG	Sep 2024	Negotiable

Lee & Associates - Marko Dragovic (760) 929-7839, Isaac Little (760) 929-7862

LEASING AGENTS

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

SALE

Last Sale:	Portfolio of 2 Properties Sold on Dec 28, 2004 for \$4,758,132 (\$67.43/SF)
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LOADING

Docks:	4 ext	Drive Ins:	7 tot./14'w x 14'h
Cross Docks:	None	Rail Spots:	None

POWER & UTILITIES

Power:	200-800a/277-480v 3p 4w Heavy
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FEATURES

Fenced Lot

LAND

Land Area:	3.93 AC
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Lease Availability Report

2575 Pioneer Ave

Vista, CA 92081 - Vista Submarket



Zoning: **M**

Parcel **219-030-49**

TRANSPORTATION

Parking: 140 Surface Spaces are available; Ratio of 2.03/1,000 SF

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

Airport: 50 minute drive to San Diego International

KEY TENANTS

Techniche International	13,612 SF	R.S. Hughes	13,417 SF
BioPharma Scientific	9,825 SF	NML, LLC	8,036 SF
Five Suits Brewing	4,764 SF	Organic Torrillas	4,764 SF



Lease Availability Report

2591 Pioneer Ave - Coral Tree Commerce Center
 Vista, CA 92081 - Vista Submarket



BUILDING

Type:	Class B Industrial
Subtype:	Warehouse
Tenancy:	Multiple
Year Built:	1988
RBA:	38,185 SF
Floors:	1
Typical Floor:	38,185 SF
Ceiling Ht:	24'
Columns:	Yes

AVAILABILITY

Min Divisible:	10,944 SF
Max Contig:	10,944 SF
Total Available:	10,944 SF
Asking Rent:	\$1.40/NNN

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	A&B	Industrial	Direct	10,944	10,944	10,944	\$1.40/NNN	Vacant	Negotiable

CBRE - Robert C. Gunness (760) 438-8524

LEASING AGENTS

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

SALE

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

Docks:	12 ext	Drive Ins:	2 tot./23'w x 23'h
Cross Docks:	None	Rail Spots:	None

POWER & UTILITIES

Power:	200a/120-208v
Utilities:	Lighting

FEATURES

Skylights



Lease Availability Report

2591 Pioneer Ave - Coral Tree Commerce Center
Vista, CA 92081 - Vista Submarket



LAND

Land Area: **2.30 AC**

Zoning: **RLI**

Parcel **219-030-26**

TRANSPORTATION

Parking: 75 Surface Spaces are available; Ratio of 2.25/1,000 SF

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

Airport: 50 minute drive to San Diego International

KEY TENANTS

South Shore Deli Provisions	8,020 SF	Forward Screen Printing, Inc	4,851 SF
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Lease Availability Report

921 Poinsettia Ave

Vista, CA 92081 - Vista Submarket



BUILDING

Type:	Class B Industrial ...
Subtype:	Manufacturing
Tenancy:	Multiple
Year Built:	2006
RBA:	135,476 SF
Floors:	2
Typical Floor:	2,961 SF
Ceiling Ht:	20'

AVAILABILITY

Min Divisible:	4,340 SF
Max Contig:	4,340 SF
Total Available:	4,340 SF
Asking Rent:	\$1.55/NNN

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	10	Industrial	Direct	4,340	4,340	4,340	\$1.55/NNN	Vacant	Negotiable

Cushman & Wakefield - Joe Crotty (760) 431-3851

LEASING AGENTS

Company:	Cushman & Wakefield
Contacts:	Joe Crotty (760) 431-3851

SALE

Last Sale:	Condo Unit B9 Sold on Mar 5, 2021 for \$768,000 (\$200.10/SF)
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LOADING

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

POWER & UTILITIES

Power:	200a/120-208v 3p
Utilities:	Heating

FEATURES

Skylights



Lease Availability Report

921 Poinsettia Ave

Vista, CA 92081 - Vista Submarket



LAND

Land Area: **3.13 AC**

Zoning: **SP**

Parcel **217-255-01-01**

TRANSPORTATION

Parking: 45 Surface Spaces are available; Ratio of 2.32/1,000 SF

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

Airport: 50 minute drive to San Diego International

KEY TENANTS

Jiles Woodworks	6,896 SF	Medical Billing Connection	4,340 SF
Top Of The Bagel	3,874 SF	Pacific Safety Solutions Llc	3,840 SF
Blackstone Granite & Marble	3,838 SF	Insect and Rodent Solutions	2,457 SF



Lease Availability Report

935 Poinsettia Ave - Century Industrial Center
 Vista, CA 92081 - Vista Submarket



BUILDING

Type:	Class C Industrial ...
Subtype:	Manufacturing
Tenancy:	Multiple
Year Built:	1989
RBA:	42,447 SF
Floors:	1
Typical Floor:	42,447 SF
Ceiling Ht:	16'

AVAILABILITY

Min Divisible:	14,390 SF
Max Contig:	14,390 SF
Total Available:	14,390 SF
Asking Rent:	\$1.25/MG

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	205	Industrial	Direct	14,390/2,213 ofc	14,390	14,390	\$1.25/MG	Vacant	Negotiable

Lee & Associates - Isaac Little (760) 929-7862, Marko Dragovic (760) 929-7839

LEASING AGENTS

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

SALE

Last Sale:	Condo Unit 202 Sold on Sep 19, 2022 for \$860,000 (\$270.19/SF)
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LOADING

Docks:	3 ext	Drive Ins:	4 tot./18'w x 14'h
Cross Docks:	None	Rail Spots:	None

POWER & UTILITIES

Power:	100-200a/277-480v 3p
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LAND

Land Area:	2.81 AC
Zoning:	M
Parcel	217-255-03-05



Lease Availability Report

935 Poinsettia Ave - Century Industrial Center
Vista, CA 92081 - Vista Submarket



TRANSPORTATION

Parking:	55 Surface Spaces are available; Ratio of 2.00/1,000 SF		
Commuter Rail:	17 minute drive to Carlsbad Poinsettia (Coaster - San Diego North County Transit District (Coaster/Sprinter/Breeze))		
Airport:	49 minute drive to San Diego International		

KEY TENANTS

Evergreen Floral	17,187 SF	Rey Stone	8,923 SF
Shogun Style	4,461 SF	Dippin' Dots	3,764 SF



Lease Availability Report

1483 Poinsettia Ave - Bldg E
 Vista, CA 92081 - Vista Submarket



BUILDING

Type:	Class C Flex
Subtype:	Light Manufacturing
Tenancy:	Multiple
Year Built:	1999
RBA:	12,597 SF
Floors:	1
Typical Floor:	12,597 SF
Ceiling Ht:	18'

AVAILABILITY

Min Divisible:	5,205 SF
Max Contig:	5,205 SF
Total Available:	5,205 SF
Asking Rent:	\$1.55/NNN

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	103-104	Industrial	Direct	5,205	5,205	5,205	\$1.55/NNN	Vacant	Negotiable

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

LEASING AGENTS

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

SALE

Last Sale:	Portfolio of 102 Properties Sold on Feb 3, 2020 for \$426,865,000 (\$164.75/SF)
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LOADING

Drive Ins:	4 tot.
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LAND

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



Lease Availability Report

1483 Poinsettia Ave - Bldg E
Vista, CA 92081 - Vista Submarket



TRANSPORTATION

Parking:	Ratio of 3.00/1,000 SF
Commuter Rail:	14 minute drive to Carlsbad Poinsettia (Coaster - San Diego North County Transit District (Coaster/Sprinter/Breeze))
Airport:	47 minute drive to San Diego International
Walk Score ®:	Car-Dependent (37)
Transit Score ®:	Some Transit (26)

KEY TENANTS

Peek Packaging	5,205 SF
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Lease Availability Report

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



BUILDING

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

AVAILABILITY

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

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	108	Industrial	Direct	1,455	1,455	1,455	\$1.60/NNN	Vacant	Negotiable

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

LEASING AGENTS

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

SALE

Last Sale:	Portfolio of 102 Properties Sold on Feb 3, 2020 for \$426,865,000 (\$164.75/SF)
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LOADING

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

POWER & UTILITIES

Power:	200a/120-208v
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FEATURES

Signage



Lease Availability Report

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



LAND

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

TRANSPORTATION

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

KEY TENANTS

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



Lease Availability Report

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



BUILDING

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

AVAILABILITY

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

SPACES

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

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

LEASING AGENTS

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

SALE

Last Sale: Portfolio of 102 Properties Sold on Feb 3, 2020 for \$426,865,000 (\$164.75/SF)

LOADING

Drive Ins: **6 tot.**

LAND

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



Lease Availability Report

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



TRANSPORTATION

Parking:	Ratio of 3.00/1,000 SF
Commuter Rail:	14 minute drive to Carlsbad Poinsettia (Coaster - San Diego North County Transit District (Coaster/Sprinter/Breeze))
Airport:	47 minute drive to San Diego International
Walk Score ®:	Car-Dependent (44)
Transit Score ®:	Some Transit (26)

KEY TENANTS

Barre Sox	8,349 SF
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Lease Availability Report

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



BUILDING

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

AVAILABILITY

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

SPACES

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

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

LEASING AGENTS

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

SALE

Last Sale:	Portfolio of 102 Properties Sold on Feb 3, 2020 for \$426,865,000 (\$164.75/SF)
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LOADING

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

FEATURES

Signage	
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LAND

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



Lease Availability Report

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



TRANSPORTATION

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

KEY TENANTS

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



Lease Availability Report

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



BUILDING

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

AVAILABILITY

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

SPACES

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

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

LEASING AGENTS

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

SALE

Last Sale:	Portfolio of 102 Properties Sold on Feb 3, 2020 for \$426,865,000 (\$164.75/SF)
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POWER & UTILITIES

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

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



Lease Availability Report

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



TRANSPORTATION

Parking:	Ratio of 3.00/1,000 SF
Commuter Rail:	14 minute drive to Carlsbad Poinsettia (Coaster - San Diego North County Transit District (Coaster/Sprinter/Breeze))
Airport:	47 minute drive to San Diego International
Walk Score ®:	Car-Dependent (37)
Transit Score ®:	Some Transit (26)

KEY TENANTS

White Label Juice Co	5,928 SF
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Lease Availability Report

2580 Progress St - Pacific Vista
 Vista, CA 92081 - Vista Submarket



BUILDING

Type:	Class B Industrial
Subtype:	Manufacturing
Tenancy:	Single
Year Built:	1990
RBA:	45,465 SF
Floors:	1
Typical Floor:	45,465 SF
Ceiling Ht:	23'
Columns:	Yes

AVAILABILITY

Min Divisible:	45,465 SF
Max Contig:	45,465 SF
Total Available:	45,465 SF
Asking Rent:	\$1.29/NNN

SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
E 1st	Industrial	Direct	45,465/6,190 ofc	45,465	45,465	\$1.29/NNN	Vacant	Negotiable

Palomar Commercial - David M. Steffy (760) 845-6307

LEASING AGENTS

Company: Palomar Commercial
 Contacts: David M. Steffy (760) 845-6307

LOADING

Docks:	2 ext	Drive Ins:	4 tot./12'w x 14'h
Cross Docks:	None	Cranes:	None
Rail Spots:	None		

POWER & UTILITIES

Power: 1,600a/277-480v 3p Heavy
 Utilities: Gas - Natural, Sewer - City, Water - City

FEATURES

Fenced Lot, Signage

LAND

Land Area: **3.02 AC**
 Zoning: **SP1**



Lease Availability Report

2580 Progress St - Pacific Vista
Vista, CA 92081 - Vista Submarket



Parcel **219-030-17**

TRANSPORTATION

Parking: 80 Surface Spaces are available; Ratio of 1.76/1,000 SF

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

Airport: 50 minute drive to San Diego International



Lease Availability Report

2588 Progress St - Creekview Industrial Park
 Vista, CA 92081 - Vista Submarket



BUILDING

Type:	Class C Industrial
Subtype:	Service
Tenancy:	Multiple
Year Built:	1989
RBA:	30,914 SF
Floors:	1
Typical Floor:	30,914 SF
Ceiling Ht:	14'

AVAILABILITY

Min Divisible:	1,254 SF
Max Contig:	1,254 SF
Total Available:	1,254 SF
Asking Rent:	\$1.85/MG

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	4	Industrial	Direct	1,254	1,254	1,254	\$1.85/MG	Vacant	Negotiable

Lee & Associates - Isaac Little (760) 929-7862, Marko Dragovic (760) 929-7839

LEASING AGENTS

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

LOADING

Docks:	5 ext	Drive Ins:	25 tot./10'w x 10'h
Cross Docks:	None	Cranes:	None
Rail Spots:	None		

POWER & UTILITIES

Power:	100a/120-208v
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FEATURES

Fenced Lot, Signage

LAND

Land Area:	2.71 AC
Zoning:	SPI
Parcel	219-030-18



Lease Availability Report

2588 Progress St - Creekview Industrial Park
Vista, CA 92081 - Vista Submarket



TRANSPORTATION

Parking:	65 Surface Spaces are available; Ratio of 2.70/1,000 SF
Commuter Rail:	17 minute drive to Carlsbad Poinsettia (Coaster - San Diego North County Transit District (Coaster/Sprinter/Breeze))
Airport:	50 minute drive to San Diego International

KEY TENANTS

Shirley's Draperies	6,183 SF	Southwest Contemporary	6,183 SF
Vampola, Joe	6,183 SF	BombbuchaKombucha	2,318 SF
Ma'am and Sir	1,596 SF	Hometown Plumbing	500 SF



Lease Availability Report

2640 Progress St - Vista Commerce Center
 Vista, CA 92081 - Vista Submarket



BUILDING

Type:	Class B Industrial
Subtype:	Manufacturing
Tenancy:	Single
Year Built:	1997
RBA:	33,804 SF
Floors:	1
Typical Floor:	33,804 SF
Ceiling Ht:	28'

AVAILABILITY

Min Divisible:	33,804 SF
Max Contig:	33,804 SF
Total Available:	33,804 SF
Asking Rent:	Withheld

SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
E 1st	Industrial	Direct	33,804	33,804	33,804	Withheld	Vacant	Negotiable

Lee & Associates - Barry S. Hendler (760) 845-3854

LEASING AGENTS

Company:	Lee & Associates
Contacts:	Barry S. Hendler (760) 845-3854

SALE

Last Sale:	Sold on Mar 19, 2015 for \$2,800,000 (\$82.83/SF)
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LOADING

Docks:	1 ext	Drive Ins:	1 tot./12'w x 12'h
Cross Docks:	None	Rail Spots:	None

POWER & UTILITIES

Power:	2,000a/277-480v Heavy
Utilities:	Heating

FEATURES

Fenced Lot, Property Manager on Site



Lease Availability Report

2640 Progress St - Vista Commerce Center

Vista, CA 92081 - Vista Submarket



LAND

Land Area: **1.76 AC**

Zoning: **M**

Parcel: **219-024-28**

TRANSPORTATION

Parking: Ratio of 2.30/1,000 SF

Commuter Rail: 18 minute drive to Carlsbad Poinsettia (Coaster - San Diego North County Transit District (Coaster/Sprinter/Breeze))

Airport: 50 minute drive to San Diego International



Lease Availability Report

2765 Progress St - Bldg 4
Vista, CA 92081 - Vista Submarket



BUILDING

Type:	Class B Industrial
Subtype:	Manufacturing
Tenancy:	Multiple
Year Built:	1999
RBA:	71,906 SF
Floors:	1
Typical Floor:	71,906 SF
Ceiling Ht:	26'
Columns:	50'w x 52'd

AVAILABILITY

Min Divisible:	34,019 SF
Max Contig:	37,887 SF
Total Available:	71,906 SF
Asking Rent:	Withheld

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	SuiteA	Industrial	Direct	37,887/6,478 ofc	37,887	37,887	Withheld	30 Days	Negotiable
<i>Cushman & Wakefield - Aric Starck (760) 431-4211, Drew Dodds (760) 431-3863, Jackie Sutton (760) 431-4203</i>									
P 1st	Suite B	Industrial	Direct	34,019	34,019	34,019	Withheld	30 Days	Negotiable
<i>Cushman & Wakefield - Aric Starck (760) 431-4211, Drew Dodds (760) 431-3863, Jackie Sutton (760) 431-4203</i>									

SALE

Last Sale: Portfolio of 5 Industrial Properties in Vista, CA Sold on Aug 30, 2021 for \$147,500,000 (\$298.38/SF)

LOADING

Docks:	14 ext	Drive Ins:	4 tot./12'w x 12'h
Cross Docks:	None	Cranes:	None
Rail Spots:	None		

POWER & UTILITIES

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

FEATURES

Fenced Lot, Skylights

LAND

Land Area: **5.23 AC**



Lease Availability Report

2765 Progress St - Bldg 4
Vista, CA 92081 - Vista Submarket



Zoning: **M**

Parcel **219-012-44**

TRANSPORTATION

Parking: 40 Surface Spaces are available; Ratio of 0.56/1,000 SF

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

Airport: 49 minute drive to San Diego International

KEY TENANTS

Riverstone Logistics	37,445 SF	J. B. Hunt	34,019 SF
Crate & Barrel	23,500 SF	Ready America Inc.	10,000 SF



Lease Availability Report

2244 S Santa Fe Ave - Bldg B
 Vista, CA 92084 - Outlying SD County N Submarket



BUILDING

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

AVAILABILITY

Min Divisible:	800 SF
Max Contig:	920 SF
Total Available:	1,720 SF
Asking Rent:	\$1.30/IG

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	B7	Industrial	Direct	920	920	920	\$1.30/IG	Vacant	Negotiable
<i>Kidder Mathews - John Witherall (442) 287-8220</i>									
P 1st	C12	Industrial	Direct	800	800	800	\$1.30/IG	30 Days	Negotiable
<i>Kidder Mathews - John Witherall (442) 287-8220</i>									

LEASING AGENTS

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

SALE

Last Sale:	Sold on Dec 23, 2015
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LOADING

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

FEATURES

Signage

LAND

Land Area:	2.00 AC
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Lease Availability Report

2244 S Santa Fe Ave - Bldg B

Vista, CA 92084 - Outlying SD County N Submarket



PARCEL

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

TRANSPORTATION

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

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

KEY TENANTS

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



Lease Availability Report

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



BUILDING

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

AVAILABILITY

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

SPACES

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

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

LEASING AGENTS

Company: CEG Advisors

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

SALE

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

LOADING

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

FEATURES

Fenced Lot

LAND

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



Lease Availability Report

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



TRANSPORTATION

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

KEY TENANTS

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



Lease Availability Report

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



BUILDING

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

AVAILABILITY

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

SPACES

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

LEASING AGENTS

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

SALE

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

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

POWER & UTILITIES

Power:	3p
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Lease Availability Report

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



FEATURES

Fenced Lot, Property Manager on Site

LAND

Land Area: **1.00 AC**

Zoning: **C1**

Parcel **217-102-46**

TRANSPORTATION

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

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

Airport: 49 minute drive to San Diego International

KEY TENANTS

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



Lease Availability Report

2875 Scott St

Vista, CA 92081 - Vista Submarket



BUILDING

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

AVAILABILITY

Min Divisible:	2,134 SF
Max Contig:	2,134 SF
Total Available:	2,134 SF
Asking Rent:	\$1.35/NNN

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	104	Industrial	Direct	2,134	2,134	2,134	\$1.35/NNN	30 Days	Negotiable

CBRE - Weston Yahn (760) 438-8505

LEASING AGENTS

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

SALE

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

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

POWER & UTILITIES

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

Fenced Lot, Skylights



Lease Availability Report

2875 Scott St

Vista, CA 92081 - Vista Submarket



LAND

Land Area: **1.39 AC**

Parcel **219-011-94**

TRANSPORTATION

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

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

Airport: 47 minute drive to San Diego International

KEY TENANTS

Roomors Home Furnishings

5,174 SF

North Coast Signs

3,418 SF



Lease Availability Report

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



BUILDING

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

AVAILABILITY

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

SPACES

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

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

LEASING AGENTS

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

LOADING

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

POWER & UTILITIES

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

FEATURES

Property Manager on Site, Signage

LAND

Land Area:	5.75 AC
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Lease Availability Report

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



Zoning:	SPI
Parcel	219-025-37

TRANSPORTATION

Parking:	220 Surface Spaces are available; Ratio of 2.27/1,000 SF
Commuter Rail:	15 minute drive to Carlsbad Poinsettia (Coaster - San Diego North County Transit District (Coaster/Sprinter/Breeze))
Airport:	48 minute drive to San Diego International

KEY TENANTS

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



Lease Availability Report

1330 Specialty Dr

Vista, CA 92081 - Vista Submarket



BUILDING

Type:	Class B Industrial
Subtype:	Manufacturing
Tenancy:	Multiple
Year Built:	2003
RBA:	29,045 SF
Floors:	1
Typical Floor:	29,045 SF
Ceiling Ht:	18'
Columns:	56'w x 40'd

AVAILABILITY

Min Divisible:	4,106 SF
Max Contig:	4,106 SF
Total Available:	4,106 SF
Asking Rent:	\$1.50/IG

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	F	Industrial	Direct	4,106	4,106	4,106	\$1.50/IG	Sep 2025	Negotiable

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

LEASING AGENTS

Company:	Lee & Associates
Contacts:	Barry S. Hendler (760) 845-3854

LOADING

Docks:	1 ext	Drive Ins:	7 tot./12'w x 14'h
Cross Docks:	None	Cranes:	None
Rail Spots:	None		

POWER & UTILITIES

Power:	700a/277-480v
Utilities:	Lighting

LAND

Land Area:	3.55 AC
Zoning:	M
Parcel:	219-025-46



Lease Availability Report

1330 Specialty Dr

Vista, CA 92081 - Vista Submarket



TRANSPORTATION

Parking: Ratio of 2.14/1,000 SF

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

Airport: 49 minute drive to San Diego International

KEY TENANTS

Sun Diego Boardshop	8,211 SF	Old Guys Rule	5,809 SF
Anar Party Rentals, Inc	4,378 SF	H Industries	4,106 SF



Lease Availability Report

2022 Victory Dr

Vista, CA 92084 - Vista Submarket



BUILDING

Type:	Retail
Subtype:	Garden Center
Tenancy:	Single
Year Built:	1975
GLA:	9,962 SF
Floors:	1
Typical Floor:	9,962 SF
Docks:	2 ext

AVAILABILITY

Min Divisible:	4,000 SF
Max Contig:	4,000 SF
Total Available:	4,000 SF
Asking Rent:	\$1.25/IG

SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Industrial	Sublet	4,000	4,000	4,000	\$1.25/IG	30 Days	Negotiable

Voit Real Estate Services - Ricky James (760) 472-5625

LEASING AGENTS

Company:	Voit Real Estate Services
Contacts:	Ricky James (760) 472-5625

AMENITIES

Fenced Lot, Storage Space

KEY TENANTS

H & P Sales Inc	9,962 SF
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TRAFFIC & FRONTAGE

Traffic Volume:	2,707 on Buena Creek Rd & Buena Village Dr (2022)
	22,263 on University Dr (2022)
Frontage:	127' on Victory Dr (with 1 curb cut)

Made with TrafficMetrix® Products

TRANSPORTATION

Parking:	35 Surface Spaces are available; Ratio of 3.51/1,000 SF
Transit/Subway:	16 minute walk to Buena Creek (Sprinter - San Diego North County Transit District (Coaster/Sprinter/Breeze))
Walk Score ®:	Car-Dependent (6)
Transit Score ®:	Minimal Transit (0)



Lease Availability Report

1225-1381 E Vista Way - Foothill Center

Vista, CA 92084 - Vista Submarket



BUILDING

Type:	Retail
Center Type:	Community Center
Tenancy:	Multiple
Year Built:	1986
GLA:	93,979 SF
Floors:	1
Typical Floor:	93,979 SF
Docks:	3 ext

AVAILABILITY

Min Divisible:	1,135 SF
Max Contig:	3,855 SF
Total Available:	10,785 SF
Asking Rent:	\$1.75/MG

SPACES

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

PE Management Group - Nicolas Biancamano (858) 779-9095, Joshua Coons (858) 779-9097

LEASING AGENTS

Company:	PE Management Group
Contacts:	Nicolas Biancamano (858) 779-9095, Joshua Coons (858) 779-9097

KEY TENANTS

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

● Anchor

TRAFFIC & FRONTAGE

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

Made with TrafficMetrix® Products

TRANSPORTATION

Parking:	550 Surface Spaces are available; Ratio of 5.85/1,000 SF
Walk Score ®:	Very Walkable (71)
Transit Score ®:	Some Transit (27)

