

# Lease Availability Report

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



## BUILDING

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

## AVAILABILITY

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

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

## POWER & UTILITIES

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

## FEATURES

Fenced Lot, Skylights
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# Lease Availability Report

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



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## LAND

Land Area:	<b>1.20 AC</b>
Zoning:	<b>RLI</b>
Parcel	<b>219-011-71</b>

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## 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:	<b>Class B Industrial</b>
Subtype:	<b>Warehouse</b>
Tenancy:	<b>Single</b>
Year Built:	<b>Under Construction</b>
RBA:	<b>22,480 SF</b>
Floors:	<b>1</b>
Typical Floor:	<b>22,480 SF</b>
Ceiling Ht:	<b>28'</b>

### AVAILABILITY

Min Divisible:	<b>22,480 SF</b>
Max Contig:	<b>22,480 SF</b>
Total Available:	<b>22,480 SF</b>
Asking Rent:	<b>Withheld</b>

### 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:	<b>2 ext</b>	Drive Ins:	<b>3 tot.</b>
Cross Docks:	<b>None</b>	Rail Spots:	<b>None</b>

### POWER & UTILITIES

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

Land Area:	<b>1.67 AC</b>
Zoning:	<b>RLI</b>
Parcel	<b>217-253-05</b>

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

## AVAILABILITY

Min Divisible:	<b>32,512 SF</b>
Max Contig:	<b>32,512 SF</b>
Total Available:	<b>32,512 SF</b>
Asking Rent:	<b>Withheld</b>

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

## 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

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## 2525 Birch St - Oak Ridge Business Center

Vista, CA 92081 - Vista Submarket



### LAND

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Land Area: **1.42 AC**

Zoning: **M, Vista**

Parcel **217-253-06**

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### TRANSPORTATION

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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

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### KEY TENANTS

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Tru Grit Fitness 32,512 SF

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# Lease Availability Report

## 2630 Business Park Dr

Vista, CA 92081 - Vista Submarket



### BUILDING

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

### AVAILABILITY

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

### SPACES

Floor	Use	Type	SF Avail	Fir 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:	<b>2 ext</b>	Drive Ins:	<b>3 tot./10'w x 10'h</b>
Cross Docks:	<b>None</b>	Cranes:	<b>None</b>
Rail Spots:	<b>None</b>		

### POWER & UTILITIES

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

### FEATURES

Signage

### LAND

Land Area:	<b>1.87 AC</b>
Zoning:	<b>7</b>
Parcel	<b>219-013-51</b>

# Lease Availability Report

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## 2630 Business Park Dr

Vista, CA 92081 - Vista Submarket



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### 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

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# Lease Availability Report

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



## BUILDING

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

## AVAILABILITY

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

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

## POWER & UTILITIES

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

## FEATURES

Signage, Skylights



# Lease Availability Report

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



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## LAND

Land Area:	<b>2.20 AC</b>
Zoning:	<b>IP, Vista</b>
Parcel	<b>217-252-07</b>

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## 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

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

## AVAILABILITY

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

## SPACES

Floor	Use	Type	SF Avail	Fir 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:	<b>4 ext</b>	Drive Ins:	<b>1 tot./12'w x 12'h</b>
Cross Docks:	<b>None</b>	Cranes:	<b>None</b>
Rail Spots:	<b>None</b>		

## POWER & UTILITIES

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

## FEATURES

Front Loading, Mezzanine, Reception, Signage

# Lease Availability Report

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



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## LAND

Land Area:	<b>1.40 AC</b>
Zoning:	<b>RLI</b>
Parcel	<b>217-252-15</b>

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

### AVAILABILITY

Min Divisible:	<b>15,120 SF</b>
Max Contig:	<b>15,120 SF</b>
Total Available:	<b>15,120 SF</b>
Asking Rent:	<b>\$1.40/NNN</b>

### SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
E 1st	A	Industrial	Sublet	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:	<b>None</b>	Drive Ins:	<b>2 tot./12'w x 14'h</b>
Cross Docks:	<b>None</b>	Cranes:	<b>None</b>
Rail Spots:	<b>None</b>		

### POWER & UTILITIES

Power:	800a/480v Heavy
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### FEATURES

Property Manager on Site
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# Lease Availability Report

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## 2485 Coral St

Vista, CA 92081 - Vista Submarket



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### LAND

Land Area: **1.38 AC**

Zoning: **SPI-RLI**

Parcel **217-252-18**

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### 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

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### 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:	<b>Class A Industrial</b>
Subtype:	<b>Manufacturing</b>
Tenancy:	<b>Multiple</b>
Year Built:	<b>1999</b>
RBA:	<b>134,299 SF</b>
Floors:	<b>1</b>
Typical Floor:	<b>134,299 SF</b>
Ceiling Ht:	<b>26'</b>

### AVAILABILITY

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

### SPACES

Floor	Use	Type	SF Avail	Fir 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:	<b>8 ext</b>	Drive Ins:	<b>4 tot./12'w x 12'h</b>
Cross Docks:	<b>None</b>		

### POWER & UTILITIES

Power:	<b>Yes</b>
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### FEATURES

Fenced Lot, Signage

### LAND

Land Area:	<b>8.99 AC</b>
Zoning:	<b>RLI</b>
Parcel	<b>219-010-73</b>

# Lease Availability Report

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## 2340 Cousteau Ct

Vista, CA 92081 - Vista Submarket



### TRANSPORTATION

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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

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# Lease Availability Report

## 1320 Distribution Way

Vista, CA 92081 - Vista Submarket



### BUILDING

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

### AVAILABILITY

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

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

### 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

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## 1320 Distribution Way

Vista, CA 92081 - Vista Submarket



Parcel **219-532-24**

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### TRANSPORTATION

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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

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### KEY TENANTS

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

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# Lease Availability Report

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



## BUILDING

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

## AVAILABILITY

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

## SPACES

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

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

## LEASING AGENTS

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

## SALE

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

Docks:	<b>1 ext</b>	Drive Ins:	<b>6 tot.</b>
Cross Docks:	<b>None</b>	Rail Spots:	<b>None</b>

## POWER & UTILITIES

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

Property Manager on Site
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## LAND

Land Area:	<b>2.06 AC</b>
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# Lease Availability Report

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## 1341 Distribution Way - Garden View Distribution Center



Vista, CA 92081 - Vista Submarket

Zoning: **M-1**

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### PARCEL

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

### TRANSPORTATION

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

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

Airport: 47 minute drive to San Diego International

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### KEY TENANTS

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

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# Lease Availability Report

## 2459 Dogwood Way

Vista, CA 92081 - Vista Submarket



### BUILDING

Type:	<b>Class B Industrial</b>
Subtype:	<b>Manufacturing</b>
Tenancy:	<b>Single</b>
Year Built:	<b>1985</b>
RBA:	<b>40,322 SF</b>
Floors:	<b>1</b>
Typical Floor:	<b>40,322 SF</b>
Ceiling Ht:	<b>18'</b>

### AVAILABILITY

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

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

### POWER & UTILITIES

Power:	<b>1,200a Heavy</b>
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### FEATURES

Fenced Lot, Signage

### LAND

Land Area:	<b>2.75 AC</b>
Zoning:	<b>7</b>
Parcel	<b>217-253-11</b>

# Lease Availability Report

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## 2459 Dogwood Way

Vista, CA 92081 - Vista Submarket



### TRANSPORTATION

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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

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### KEY TENANTS

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Lee-Mar Aquarium & Pet Supplies

40,000 SF

# Lease Availability Report

## 3215 Executive Ridge

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:	\$0.08/NNN

### SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
E 1st	Industrial	Sublet	44,630/12,942 ofc	44,630	44,630	\$0.08/NNN	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, Mezzanine

### LAND

Land Area:	2.64 AC
Zoning:	SPI

# Lease Availability Report

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## 3215 Executive Ridge

Vista, CA 92081 - Vista Submarket



Parcel **221-660-23**

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### TRANSPORTATION

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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

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### KEY TENANTS

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Eufora 44,281 SF

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# Lease Availability Report

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



## BUILDING

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

## AVAILABILITY

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

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

## POWER & UTILITIES

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

Fenced Lot
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## LAND

Land Area:	<b>0.59 AC</b>
Zoning:	<b>RLI, Vista</b>
Parcel	<b>219-031-04</b>



# Lease Availability Report

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**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:	<b>Class B Industrial</b>
Subtype:	<b>Warehouse</b>
Tenancy:	<b>Multiple</b>
Year Built:	<b>2019</b>
RBA:	<b>47,205 SF</b>
Floors:	<b>1</b>
Typical Floor:	<b>47,205 SF</b>

### AVAILABILITY

Min Divisible:	<b>100 SF</b>
Max Contig:	<b>5,000 SF</b>
Total Available:	<b>5,000 SF</b>
Asking Rent:	<b>Withheld</b>

### 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

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## 1359 Keystone Way

Vista, CA 92081 - Vista Submarket



### TRANSPORTATION

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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

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### KEY TENANTS

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Azzure Cleanrooms on Demand

500 SF

# Lease Availability Report

## 2330 La Mirada Dr

Vista, CA 92081 - Vista Submarket



### BUILDING

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

### AVAILABILITY

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

### SPACES

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

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

### LEASING AGENTS

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

### SALE

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

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

### POWER & UTILITIES

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

Land Area:	<b>1.24 AC</b>
Zoning:	<b>SPI</b>
Parcel	<b>217-251-28</b>

# Lease Availability Report

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## 2330 La Mirada Dr

Vista, CA 92081 - Vista Submarket



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### TRANSPORTATION

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

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### KEY TENANTS

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

## 2336 La Mirada Dr

Vista, CA 92081 - Vista Submarket



### BUILDING

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

### AVAILABILITY

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

### SPACES

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

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

### LEASING AGENTS

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

### SALE

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

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

### POWER & UTILITIES

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

### LAND

Land Area:	<b>1.70 AC</b>
Zoning:	<b>SPI</b>

# Lease Availability Report

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**2336 La Mirada Dr**  
Vista, CA 92081 - Vista Submarket



Parcel **217-251-28**

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## TRANSPORTATION

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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

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## KEY TENANTS

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

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# Lease Availability Report

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



## BUILDING

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

## AVAILABILITY

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

## SPACES

Floor	Use	Type	SF Avail	Fir 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:	<b>3 ext</b>	Drive Ins:	<b>6 tot./10'w x 14'h</b>
Cross Docks:	<b>None</b>	Cranes:	<b>None</b>
Rail Spots:	<b>None</b>		

## POWER & UTILITIES

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

Fenced Lot
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# Lease Availability Report

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



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## LAND

Land Area:	<b>1.71 AC</b>
Zoning:	<b>SP1, Vista</b>
Parcel	<b>217-252-13</b>

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

## AVAILABILITY

Min Divisible:	<b>28,728 SF</b>
Max Contig:	<b>28,728 SF</b>
Total Available:	<b>28,728 SF</b>
Asking Rent:	<b>Withheld</b>

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

## POWER & UTILITIES

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

## FEATURES

Fenced Lot, Mezzanine, Skylights, Wheelchair Accessible

# Lease Availability Report

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## 2641 La Mirada Dr - Activate

Vista, CA 92081 - Vista Submarket



### LAND

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Land Area: **1.53 AC**

Zoning: **SP-VBP**

Parcel **217-253-13**

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### TRANSPORTATION

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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

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# Lease Availability Report

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



## BUILDING

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

## AVAILABILITY

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

## SPACES

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

*Hometown National - Justin Sachs (760) 822-1985*

## LEASING AGENTS

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

## SALE

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

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

## POWER & UTILITIES

Utilities:	Water - County
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## FEATURES

Signage, Skylights
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## LAND

Land Area:	<b>3.17 AC</b>
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# Lease Availability Report

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## 2780 La Mirada Dr - Coral Tree Commerce Center



Vista, CA 92081 - Vista Submarket

Zoning: **RLI**

Parcel **219-030-14**

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### TRANSPORTATION

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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

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### KEY TENANTS

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

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# Lease Availability Report

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



## BUILDING

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

## AVAILABILITY

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

## SPACES

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

*Kidder Mathews - John Witherall (442) 287-8220*

## LEASING AGENTS

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

## SALE

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

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

## POWER & UTILITIES

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

## LAND

Land Area:	<b>1.17 AC</b>
Zoning:	<b>LM, Vista</b>
Parcel	<b>221-013-18</b>

# Lease Availability Report

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



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## 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

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## KEY TENANTS

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

# Lease Availability Report

## 1316 N Melrose Dr

Vista, CA 92083 - Vista Submarket



### BUILDING

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

### AVAILABILITY

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

### 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:	<b>1 ext</b>	Drive Ins:	<b>10 tot.</b>
Cross Docks:	<b>None</b>	Rail Spots:	<b>None</b>

### FEATURES

Skylights

### LAND

Land Area:	<b>2.00 AC</b>
Zoning:	<b>IC</b>
Parcel	<b>161-071-16</b>



# Lease Availability Report

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## 1316 N Melrose Dr

Vista, CA 92083 - Vista Submarket



### TRANSPORTATION

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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))

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### KEY TENANTS

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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

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# Lease Availability Report

## 795 North Ave

Vista, CA 92083 - Vista Submarket



### BUILDING

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

### AVAILABILITY

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

### SPACES

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

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

### LEASING AGENTS

Company: Lee & Associates

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

### SALE

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

### LOADING

Docks:	<b>None</b>	Drive Ins:	<b>5 tot.</b>
Cross Docks:	<b>None</b>	Rail Spots:	<b>None</b>

### POWER & UTILITIES

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

### FEATURES

Skylights

### LAND

Land Area: **1.70 AC**

# Lease Availability Report

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## 795 North Ave

Vista, CA 92083 - Vista Submarket



Parcel **161-061-13**

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### TRANSPORTATION

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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))

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### KEY TENANTS

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

## AVAILABILITY

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

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

## POWER & UTILITIES

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

## FEATURES

Fenced Lot, Property Manager on Site, Signage

# Lease Availability Report

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## 2260 Oak Ridge Way - Oak Ridge Business Center

Vista, CA 92081 - Vista Submarket



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

### AVAILABILITY

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

### SPACES

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

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

### LEASING AGENTS

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

### LOADING

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

### FEATURES

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

### LAND

Land Area:	<b>0.96 AC</b>
Zoning:	<b>M1</b>
Parcel	<b>163-130-17</b>

# Lease Availability Report

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## 515 Olive Ave

Vista, CA 92083 - Vista Submarket



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### TRANSPORTATION

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

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

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

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# Lease Availability Report

## 970 Park Center Dr

Vista, CA 92081 - Vista Submarket



### BUILDING

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

### AVAILABILITY

Min Divisible:	<b>17,424 SF</b>
Max Contig:	<b>17,424 SF</b>
Total Available:	<b>17,424 SF</b>
Asking Rent:	<b>\$0.79/NNN</b>

### 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	\$0.79/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:	<b>2 ext</b>	Drive Ins:	<b>6 tot./10'w x 16'h</b>
Cross Docks:	<b>None</b>	Cranes:	<b>None</b>
Rail Spots:	<b>None</b>		

### POWER & UTILITIES

Power: 600a/120-208v 3p 4w

Utilities: Heating - Gas, Sewer - City, Water - City

### FEATURES

Fenced Lot, Skylights



# Lease Availability Report

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**970 Park Center Dr**  
Vista, CA 92081 - Vista Submarket



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## LAND

Land Area:	<b>4.18 AC</b>
Zoning:	<b>RLI, Vista</b>
Parcel	<b>219-011-26</b>

---

## 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

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## KEY TENANTS

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

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



## BUILDING

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

## AVAILABILITY

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

## SPACES

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

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

## LEASING AGENTS

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

## SALE

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

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

## POWER & UTILITIES

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

## LAND

Land Area:	<b>4.43 AC</b>
Zoning:	<b>SP-VBP</b>

# Lease Availability Report

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



Parcel **219-011-49**

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## TRANSPORTATION

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

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

Airport: 48 minute drive to San Diego International

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## KEY TENANTS

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

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



## BUILDING

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

## AVAILABILITY

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

## SPACES

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

## LEASING AGENTS

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

## SALE

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

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

## POWER & UTILITIES

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

# Lease Availability Report

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## 990 Park Center Dr - Oak Ridge Business Park

Vista, CA 92081 - Vista Submarket



### FEATURES

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Signage

### LAND

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Land Area: **4.95 AC**

Parcel **219-011-49**

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### TRANSPORTATION

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

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

Airport: 48 minute drive to San Diego International

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### KEY TENANTS

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

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# Lease Availability Report

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



## BUILDING

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

## AVAILABILITY

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

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

## POWER & UTILITIES

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

## FEATURES

Skylights

# Lease Availability Report

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## 2591 Pioneer Ave - Coral Tree Commerce Center



Vista, CA 92081 - Vista Submarket

### LAND

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Land Area: **2.30 AC**

Zoning: **RLI**

Parcel **219-030-26**

### TRANSPORTATION

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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

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South Shore Deli Provisions	8,020 SF	Forward Screen Printing, Inc	4,851 SF
Hay House, Inc.	598 SF		

# Lease Availability Report

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



## BUILDING

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

## AVAILABILITY

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

## SPACES

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

## LEASING AGENTS

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

## SALE

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

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

## POWER & UTILITIES

Power:	200a/120-208v
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## FEATURES

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



# Lease Availability Report

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



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## LAND

Land Area:	<b>19.68 AC</b>
Zoning:	<b>SPI</b>
Parcel	<b>221-010-08</b>

---

## 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

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## KEY TENANTS

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

# Lease Availability Report

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



## BUILDING

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

## AVAILABILITY

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

## SPACES

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

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

## LEASING AGENTS

Company: Cushman & Wakefield

Contacts: Conor Boyle (760) 431-3856

## SALE

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

## LOADING

Drive Ins: **12 tot.**

## LAND

Land Area: **19.68 AC**

Zoning: **SPI SPI SPI**

Parcel: **221-010-08**

## TRANSPORTATION

Parking: Ratio of 3.00/1,000 SF

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

Airport: 47 minute drive to San Diego International

# Lease Availability Report

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## 1487 Poinsettia Ave - Building D

Vista, CA 92081 - Vista Submarket



### KEY TENANTS

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

# Lease Availability Report

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



## BUILDING

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

## AVAILABILITY

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

## SPACES

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

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

## LEASING AGENTS

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

## SALE

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

## LOADING

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

## FEATURES

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

## LAND

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

# Lease Availability Report

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## 1493 Poinsettia Ave - Bldg F

Vista, CA 92081 - Vista Submarket



### TRANSPORTATION

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Parking: Ratio of 3.00/1,000 SF

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

Airport: 47 minute drive to San Diego International

Walk Score ®: Car-Dependent (42)

Transit Score ®: Some Transit (26)

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### KEY TENANTS

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Barre Sox

8,349 SF

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# Lease Availability Report

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



## BUILDING

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

## AVAILABILITY

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

## SPACES

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

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

## LEASING AGENTS

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

## SALE

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

## LOADING

Docks:	<b>None</b>	Drive Ins:	<b>1 tot.</b>
Cross Docks:	<b>None</b>	Cranes:	<b>None</b>
Rail Spots:	<b>None</b>		

## FEATURES

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

## LAND

Land Area:	<b>19.68 AC</b>
Zoning:	<b>SPI SPI</b>
Parcel	<b>221-010-08</b>

# 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

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### KEY TENANTS

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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		

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# Lease Availability Report

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



## BUILDING

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

## AVAILABILITY

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

## SPACES

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

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

## LEASING AGENTS

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

## SALE

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

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

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

## LAND

Land Area:	<b>19.68 AC</b>
Zoning:	<b>SPI</b>
Parcel	<b>221-010-08</b>



# Lease Availability Report

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## 1499 Poinsettia Ave - Bldg J

Vista, CA 92081 - Vista Submarket



### TRANSPORTATION

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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)

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### KEY TENANTS

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White Label Juice Co

5,928 SF

# Lease Availability Report

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



## BUILDING

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

## AVAILABILITY

Min Divisible:	<b>33,804 SF</b>
Max Contig:	<b>33,804 SF</b>
Total Available:	<b>33,804 SF</b>
Asking Rent:	<b>Withheld</b>

## SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
E 1st	Industrial	Direct	33,804/5,254 ofc	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:	<b>1 ext</b>	Drive Ins:	<b>1 tot./12'w x 12'h</b>
Cross Docks:	<b>None</b>	Rail Spots:	<b>None</b>

## POWER & UTILITIES

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

## FEATURES

Fenced Lot, Property Manager on Site

# Lease Availability Report

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



---

## LAND

Land Area:	<b>1.76 AC</b>
Zoning:	<b>M</b>
Parcel	<b>219-024-28</b>

---

## 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:	<b>Class B Industrial</b>
Subtype:	<b>Manufacturing</b>
Tenancy:	<b>Multiple</b>
Year Built:	<b>1999</b>
RBA:	<b>72,127 SF</b>
Floors:	<b>1</b>
Typical Floor:	<b>72,127 SF</b>
Ceiling Ht:	<b>26'</b>
Columns:	<b>50'w x 52'd</b>

## AVAILABILITY

Min Divisible:	<b>34,240 SF</b>
Max Contig:	<b>37,887 SF</b>
Total Available:	<b>72,127 SF</b>
Asking Rent:	<b>Withheld</b>

## SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	A	Industrial	Direct	37,887/6,478 ofc	37,887	37,887	Withheld	30 Days	Negotiable
<i>Cushman &amp; Wakefield - Aric Starck (760) 431-4211, Drew Dodds (760) 431-3863, Jackie Sutton (760) 431-4203</i>									
P 1st	B	Industrial	Direct	34,240	34,240	34,240	Withheld	30 Days	Negotiable
<i>Cushman &amp; 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 (\$298.24/SF)

## LOADING

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

## POWER & UTILITIES

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

## FEATURES

Fenced Lot, Skylights

## LAND

Land Area:	<b>5.23 AC</b>
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# Lease Availability Report

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



Zoning: **M**

Parcel **219-012-44**

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## TRANSPORTATION

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Parking: 40 Surface Spaces are available; Ratio of 0.55/1,000 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

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## KEY TENANTS

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

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# Lease Availability Report

## 2244 S Santa Fe Ave - Bldg B

Vista, CA 92084 - Outlying SD County N Submarket



### BUILDING

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

### AVAILABILITY

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

### SPACES

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

*Kidder Mathews - John Witherall (442) 287-8220*

### LEASING AGENTS

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

### SALE

Last Sale:	Sold on Dec 23, 2015
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### LOADING

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

### FEATURES

Signage
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### LAND

Land Area:	<b>2.00 AC</b>
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### PARCEL

184-133-17, 184-133-18, 217-082-02
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# Lease Availability Report

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## 2244 S Santa Fe Ave - Bldg B

Vista, CA 92084 - Outlying SD County N Submarket



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### 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))

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### KEY TENANTS

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

---

# Lease Availability Report

## 2456 S Santa Fe Ave

Vista, CA 92084 - Vista Submarket



### BUILDING

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

### AVAILABILITY

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

### SPACES

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

*Kidder Mathews - John Witherall (442) 287-8220*

### LEASING AGENTS

Company: Kidder Mathews

Contacts: John Witherall (442) 287-8220

### LOADING

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

### LAND

Land Area:	<b>6.00 AC</b>
Zoning:	<b>I-7</b>
Parcel:	<b>217-102-47</b>

### TRANSPORTATION

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



# Lease Availability Report

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**2456 S Santa Fe Ave**  
Vista, CA 92084 - Vista Submarket



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## KEY TENANTS

E.B. Auto Sales, Inc.

1,000 SF

# Lease Availability Report

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



## BUILDING

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

## AVAILABILITY

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

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

## FEATURES

Fenced Lot

## LAND

Land Area:	<b>0.44 AC</b>
Zoning:	<b>M52</b>
Parcel	<b>217-102-46</b>

# Lease Availability Report

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



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## 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

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## 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

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# Lease Availability Report

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



## BUILDING

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

## AVAILABILITY

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

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

## POWER & UTILITIES

Power:	3p
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# Lease Availability Report

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



## FEATURES

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Fenced Lot, Property Manager on Site

## LAND

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Land Area: **1.00 AC**

Zoning: **C1**

Parcel: **217-102-46**

## TRANSPORTATION

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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

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

# Lease Availability Report

## 2865 Scott St

Vista, CA 92081 - Vista Submarket



### BUILDING

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

### AVAILABILITY

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

### SPACES

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

### LEASING AGENTS

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

### SALE

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

### LOADING

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

### POWER & UTILITIES

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

Fenced Lot, Skylights

# Lease Availability Report

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## 2865 Scott St

Vista, CA 92081 - Vista Submarket



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### LAND

Land Area: **1.39 AC**

Parcel **219-011-94**

---

### TRANSPORTATION

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

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

Airport: 47 minute drive to San Diego International

---

### KEY TENANTS

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

# Lease Availability Report

## 2875 Scott St

Vista, CA 92081 - Vista Submarket



### BUILDING

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

### AVAILABILITY

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

### SPACES

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

*CBRE - Weston Yahn (760) 438-8505*

### LEASING AGENTS

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

### SALE

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

### LOADING

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

### 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

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### KEY TENANTS

Roomors Home Furnishings

5,174 SF

North Coast Signs

3,418 SF

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# Lease Availability Report

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



## BUILDING

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

## AVAILABILITY

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

## SPACES

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

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

## LEASING AGENTS

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

## LOADING

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

## POWER & UTILITIES

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

## FEATURES

Property Manager on Site, Signage

## LAND

Land Area:	<b>5.75 AC</b>
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# Lease Availability Report

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



Zoning: **SPI**

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Parcel **219-025-37**

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## TRANSPORTATION

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

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

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Airport: 48 minute drive to San Diego International

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## KEY TENANTS

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

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# Lease Availability Report

**1325 Sycamore Ave - Bldg 2**  
Vista, CA 92081 - Vista Submarket



## BUILDING

Type:	<b>Class B Industrial</b>
Subtype:	<b>Manufacturing</b>
Tenancy:	<b>Multiple</b>
Year Built:	<b>2003</b>
RBA:	<b>42,620 SF</b>
Floors:	<b>1</b>
Typical Floor:	<b>42,620 SF</b>
Ceiling Ht:	<b>24'</b>

## AVAILABILITY

Min Divisible:	<b>21,789 SF</b>
Max Contig:	<b>21,789 SF</b>
Total Available:	<b>21,789 SF</b>
Asking Rent:	<b>\$1.10/NNN</b>

## SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	A	Industrial	Sublet	21,789	21,789	21,789	\$1.10/NNN	30 Days	Thru Jul 2026

*JLL - Steven Field (949) 310-4422*

## LEASING AGENTS

Company:	CBRE
Contacts:	Dennis L. Visser (760) 438-8508

## LOADING

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

## POWER & UTILITIES

Power:	2,000a/277-480v 3p Heavy
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## LAND

Land Area:	<b>3.02 AC</b>
Zoning:	<b>RL1</b>
Parcel:	<b>217-251-26</b>

# Lease Availability Report

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## 1325 Sycamore Ave - Bldg 2

Vista, CA 92081 - Vista Submarket



### TRANSPORTATION

---

Parking: 115 Surface Spaces are available; Ratio of 2.96/1,000 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

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### KEY TENANTS

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Nuface 10,416 SF

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# Lease Availability Report

## 1225-1381 E Vista Way - Foothill Center

Vista, CA 92084 - Vista Submarket



### BUILDING

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

### AVAILABILITY

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

### SPACES

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

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

### LEASING AGENTS

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

### KEY TENANTS

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

• Anchor

### TRAFFIC & FRONTAGE

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

Made with TrafficMetrix® Products

### TRANSPORTATION

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