

# Lease Availability Report

**3280 Corporate View - Palomar Corporate Center**  
 Vista, CA 92081 - Vista Submarket



## BUILDING

Type:	<b>Class B Industrial</b>
Subtype:	<b>Warehouse</b>
Tenancy:	<b>Single</b>
Year Built:	<b>1999</b>
RBA:	<b>59,828 SF</b>
Floors:	<b>1</b>
Typical Floor:	<b>59,828 SF</b>
Ceiling Ht:	<b>24'</b>

## AVAILABILITY

Min Divisible:	<b>5,426 SF</b>
Max Contig:	<b>59,828 SF</b>
Total Available:	<b>59,828 SF</b>
Asking Rent:	<b>Withheld</b>

## SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
E MEZZ	Office	Direct	5,426	5,426	59,828	Withheld	30 Days	Negotiable

*Cushman & Wakefield - Aric Starck (760) 431-4211, Drew Dodds (760) 431-3863*

## LEASING AGENTS

Company:	Cushman & Wakefield
Contacts:	Aric Starck (760) 431-4211, Drew Dodds (760) 431-3863

## SALE

Last Sale:	Sold on Feb 15, 2022 for \$10,769,000 (\$180.00/SF)
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## LOADING

Docks:	<b>3 ext</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:	2,400a/277-480v 3p 4w Heavy
Utilities:	Heating - Gas, Sewer - City, Water - City

## FEATURES

Property Manager on Site, Skylights
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**3280 Corporate View - Palomar Corporate Center**  
Vista, CA 92081 - Vista Submarket



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## LAND

Land Area: **3.75 AC**

Zoning: **M**

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## PARCEL

221-661-32, 221-661-42

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## TRANSPORTATION

Parking: 106 Surface Spaces are available; Ratio of 1.83/1,000 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

American Faucet and Coatings Corporation

54,402 SF



# Lease Availability Report

## 1430 Decision St

Vista, CA 92081 - Vista Submarket



### BUILDING

Type:	<b>Class A Industrial</b>
Year Built:	<b>Proposed</b>
RBA:	<b>123,705 SF</b>
Floors:	<b>2</b>
Typical Floor:	<b>61,853 SF</b>

### AVAILABILITY

Min Divisible:	<b>10,800 SF</b>
Max Contig:	<b>123,705 SF</b>
Total Available:	<b>123,705 SF</b>
Asking Rent:	<b>Withheld</b>

### SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
E MEZZ	Office	Direct	10,800	10,800	123,705	Withheld	Oct 2025	Negotiable

*JLL - Greg Lewis (858) 410-1251, Steven Field (858) 410-6337, Chris Baumgart (858) 410-6336, Andy Irwin (858) 410-6376*

### LAND

Land Area: **7.88 AC**

### TRANSPORTATION

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

## 650 Sycamore Ave

Vista, CA 92083 - Vista Submarket



### BUILDING

Type:	<b>Retail</b>
Subtype:	<b>Freestanding</b>
Tenancy:	<b>Multiple</b>
Year Built:	<b>1979; Renov 1992</b>
GLA:	<b>95,194 SF</b>
Floors:	<b>1</b>
Typical Floor:	<b>95,194 SF</b>
Docks:	<b>2 ext</b>

### AVAILABILITY

Min Divisible:	<b>95,194 SF</b>
Max Contig:	<b>95,194 SF</b>
Total Available:	<b>95,194 SF</b>
Asking Rent:	<b>\$1.67/MG</b>

### SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
E 1st	Retail	Direct	95,194	95,194	95,194	\$1.67/MG	Vacant	Negotiable

Excel Property Management Services, Inc. - Gene Detchemendy (310) 432-5475, Henry Nunez (818) 644-5282

### LEASING AGENTS

Company:	Excel Property Management Services, Inc.
Contacts:	Gene Detchemendy (310) 432-5475, Henry Nunez (818) 644-5282

### SALE

Last Sale:	Sold on Nov 6, 2012 for \$8,000,000 (\$84.04/SF) at 8.60% Cap
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### AMENITIES

Freeway Visibility, Signage
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### TRAFFIC & FRONTAGE

Traffic Volume:	5,252 on Thibodo Rd & Thiboco Ct (2022)
	140,875 on Ronald Packard Parkway & Hwy 78 (2020)
Frontage:	430' on Sycamore Ave (with 2 curb cuts)

Made with TrafficMetrix® Products



# Lease Availability Report

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## 650 Sycamore Ave

Vista, CA 92083 - Vista Submarket



### TRANSPORTATION

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Parking:	448 Surface Spaces are available; Ratio of 4.70/1,000 SF
Transit/Subway:	19 minute walk to Buena Creek (Sprinter - San Diego North County Transit District (Coaster/Sprinter/Breeze))
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
Walk Score ®:	Somewhat Walkable (65)
Transit Score ®:	Some Transit (33)

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