

Lease Availability Report

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



BUILDING

| | |
|----------------|---------------------------|
| Type: | Class B Industrial |
| Subtype: | Manufacturing |
| Tenancy: | Single |
| Year Built: | 1999 |
| RBA: | 59,828 SF |
| Floors: | 1 |
| Typical Floor: | 59,828 SF |
| Ceiling Ht: | 24' |

AVAILABILITY

| | |
|------------------|------------------|
| Min Divisible: | 5,426 SF |
| Max Contig: | 59,828 SF |
| Total Available: | 59,828 SF |
| Asking Rent: | Withheld |

SPACES

| Floor | Use | Type | SF Avail | Flr 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) |
|------------|---|

LOADING

| | | | |
|--------------|--------------|------------|---------------------------|
| Docks: | 3 ext | Drive Ins: | 4 tot./12'w x 14'h |
| Cross Docks: | None | Cranes: | None |
| Rail Spots: | None | | |

POWER & UTILITIES

| | |
|------------|---|
| Power: | 2,400a/277-480v 3p 4w Heavy |
| Utilities: | Heating - Gas, Sewer - City, Water - City |

FEATURES

Property Manager on Site, Reception, Skylights, Wheelchair Accessible

Lease Availability Report

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Vista, CA 92081 - Vista Submarket

LAND

Land Area: **3.75 AC**

Zoning: **M**

PARCEL

221-661-32, 221-661-42

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

KEY TENANTS

American Faucet and Coatings Corporation

54,402 SF

Lease Availability Report

1430 Decision St

Vista, CA 92081 - Vista Submarket



BUILDING

| | |
|----------------|---------------------------|
| Type: | Class A Industrial |
| Year Built: | Proposed |
| RBA: | 123,705 SF |
| Floors: | 2 |
| Typical Floor: | 61,853 SF |

AVAILABILITY

| | |
|------------------|-------------------|
| Min Divisible: | 10,800 SF |
| Max Contig: | 123,705 SF |
| Total Available: | 123,705 SF |
| Asking Rent: | Withheld |

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 (949) 310-4422, 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: | Retail |
| Subtype: | Freestanding |
| Tenancy: | Multiple |
| Year Built: | 1979; Renov 1992 |
| GLA: | 95,194 SF |
| Floors: | 1 |
| Typical Floor: | 95,194 SF |
| Docks: | 2 ext |

AVAILABILITY

| | |
|------------------|------------------|
| Min Divisible: | 95,194 SF |
| Max Contig: | 95,194 SF |
| Total Available: | 95,194 SF |
| Asking Rent: | \$1.67/MG |

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 (310) 270-9243

LEASING AGENTS

| | |
|-----------|---|
| Company: | Excel Property Management Services, Inc. |
| Contacts: | Gene Detchemendy (310) 432-5475, Henry Nunez (310) 270-9243 |

SALE

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

AMENITIES

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|-----------------------------|
| Freeway Visibility, Signage |
|-----------------------------|

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

650 Sycamore Ave

Vista, CA 92083 - Vista Submarket



TRANSPORTATION

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 (63)

Transit Score ®: Some Transit (33)
