

Lease Availability Report

1395 Aspen Way

Vista, CA 92081 - Vista Submarket



BUILDING

Type:	Class B Industrial
Subtype:	Warehouse
Tenancy:	Single
Year Built:	1998
RBA:	81,928 SF
Floors:	1
Typical Floor:	81,928 SF
Ceiling Ht:	22'

AVAILABILITY

Min Divisible:	81,928 SF
Max Contig:	81,928 SF
Total Available:	81,928 SF
Asking Rent:	Withheld

SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
E 1st	Industrial	Direct	81,928	81,928	81,928	Withheld	Vacant	Negotiable

CBRE - Dennis L. Visser (760) 438-8508, Justin Halenza (760) 438-8514, Don Trapani (760) 438-8500, Blake Wilson (760) 438-8587

SALE

Last Sale: Sold on Dec 22, 1998 for \$4,500,000 (\$54.93/SF)

LOADING

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

POWER & UTILITIES

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

FEATURES

24 Hour Access, Car Charging Station, Conferencing Facility, Fitness Center, Fluorescent Lighting, Property Manager on Site, Recessed Lighting

LAND

Land Area:	5.69 AC
Zoning:	M, Vista
Parcel	219-541-09

Lease Availability Report

1395 Aspen Way

Vista, CA 92081 - Vista Submarket



TRANSPORTATION

Parking: 221 Surface Spaces are available; Ratio of 2.70/1,000 SF

Commuter Rail: 11 minute drive to Carlsbad Poinsettia (Coaster - San Diego North County Transit District (Coaster/Sprinter/Breeze))

Airport: 44 minute drive to San Diego International

Lease Availability Report

2611 Business Park Dr

Vista, CA 92081 - Vista Submarket



BUILDING

Type:	Class B Industrial
Subtype:	Manufacturing
Tenancy:	Single
Year Built:	1999
RBA:	125,516 SF
Floors:	1
Typical Floor:	125,516 SF
Ceiling Ht:	24'

AVAILABILITY

Min Divisible:	125,516 SF
Max Contig:	125,516 SF
Total Available:	125,516 SF
Asking Rent:	Withheld

SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
E 1st	Industrial	Direct	125,516	125,516	125,516	Withheld	Vacant	Negotiable

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

LEASING AGENTS

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

SALE

Last Sale:	Sold on Apr 5, 2021 for \$27,000,000 (\$215.11/SF) at 7.00% Cap
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LOADING

Docks:	8 ext	Drive Ins:	6 tot./10'w x 12'h
Cross Docks:	None	Cranes:	None
Rail Spots:	None		

POWER & UTILITIES

Power:	4,000a/277-480v 3p Heavy
Utilities:	Sewer - City, Water - City

FEATURES

Air Conditioning, Freezer (Space), Property Manager on Site, Signage

Lease Availability Report

2611 Business Park Dr

Vista, CA 92081 - Vista Submarket



LAND

Land Area: **9.46 AC**

Zoning: **I-7**

Parcel: **219-013-03**

TRANSPORTATION

Parking: 239 Surface Spaces are available; Ratio of 1.90/1,000 SF

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

Airport: 47 minute drive to San Diego International

Lease Availability Report

2620 Commerce Way

Vista, CA 92081 - Vista Submarket



BUILDING

Type:	Class A Industrial
Subtype:	Warehouse
Tenancy:	Single
Year Built:	1999
RBA:	197,104 SF
Floors:	1
Typical Floor:	197,104 SF
Ceiling Ht:	27'

AVAILABILITY

Min Divisible:	197,104 SF
Max Contig:	197,104 SF
Total Available:	197,104 SF
Asking Rent:	Withheld

SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
E 1st	Industrial	Direct	197,104	197,104	197,104	Withheld	30 Days	Negotiable

CBRE - Roger G. Carlson (760) 438-8533, Dennis L. Visser (760) 438-8508, Blake Wilson (760) 438-8587, Don Trapani (760) 438-8500

SALE

Last Sale: Sold on Nov 10, 2021 for \$58,750,000 (\$298.07/SF) at 3.51% Cap

LOADING

Docks:	15 ext	Drive Ins:	3 tot./12'w x 12'h
Cross Docks:	None		

POWER & UTILITIES

Power: 8,000a/277-480v Heavy

FEATURES

Bio-Tech/ Lab Space, Fenced Lot, Signage

LAND

Land Area:	9.41 AC
Zoning:	M-7
Parcel	219-024-26

Lease Availability Report

2620 Commerce Way

Vista, CA 92081 - Vista Submarket



TRANSPORTATION

Parking: 348 Surface Spaces are available; Ratio of 1.76/1,000 SF

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

Airport: 50 minute drive to San Diego International

KEY TENANTS

CUE Health 197,104 SF

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 1st	Industrial	Direct	54,402	54,402	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:	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

3280 Corporate View - Palomar Corporate Center



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

2340 Cousteau Ct

Vista, CA 92081 - Vista Submarket



BUILDING

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

AVAILABILITY

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

SPACES

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

POWER & UTILITIES

Power:	Yes
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FEATURES

Fenced Lot, Signage

LAND

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

Lease Availability Report

2340 Cousteau Ct

Vista, CA 92081 - Vista Submarket



TRANSPORTATION

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

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

Airport: 47 minute drive to San Diego International

Lease Availability Report

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 1st	Industrial	Direct	112,905	112,905	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

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



BUILDING

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

AVAILABILITY

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

SPACES

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

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

LEASING AGENTS

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

SALE

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

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

POWER & UTILITIES

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

FEATURES

Fenced Lot, Property Manager on Site, Signage

Lease Availability Report

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



LAND

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

TRANSPORTATION

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

Lease Availability Report

2633 Progress St

Vista, CA 92081 - Vista Submarket



BUILDING

Type:	Class A Industrial
Subtype:	Warehouse
Tenancy:	Single
Year Built:	2010
RBA:	103,000 SF
Floors:	1
Typical Floor:	103,000 SF
Ceiling Ht:	26'
Columns:	60'w x 48'd

AVAILABILITY

Min Divisible:	103,000 SF
Max Contig:	103,000 SF
Total Available:	103,000 SF
Asking Rent:	\$1.15/NNN

SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Industrial	Sublet	103,000/5,992 ofc	103,000	103,000	\$1.15/NNN	30 Days	Thru Oct 2030

JLL - Joe Anderson (858) 410-6360

LEASING AGENTS

Company:	Lee & Associates
Contacts:	Isaac Little (760) 929-7862

LOADING

Docks:	8 ext	Drive Ins:	6 tot./14'w x 14'h
Cross Docks:	None	Cranes:	None
Rail Spots:	None		

POWER & UTILITIES

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

Land Area:	6.74 AC
Zoning:	RLI

PARCEL

219-024-24, 219-024-25

Lease Availability Report

2633 Progress St

Vista, CA 92081 - Vista Submarket



TRANSPORTATION

Parking: 230 Surface Spaces are available; Ratio of 2.23/1,000 SF

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

Airport: 51 minute drive to San Diego International

Lease Availability Report

2760 Progress St - Bldg 3
Vista, CA 92081 - Vista Submarket



BUILDING

Type:	Class B Industrial
Subtype:	Manufacturing
Tenancy:	Single
Year Built:	1999
RBA:	123,270 SF
Floors:	1
Typical Floor:	123,270 SF
Ceiling Ht:	26'

AVAILABILITY

Min Divisible:	123,270 SF
Max Contig:	123,270 SF
Total Available:	123,270 SF
Asking Rent:	\$0.95/NNN

SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
E 1st	Industrial	Sublet	123,270	123,270	123,270	\$0.95/NNN	Vacant	Thru Mar 2026

JLL - Joe Anderson (858) 410-6360

LEASING AGENTS

Company: Cushman & Wakefield

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

POWER & UTILITIES

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

LAND

Land Area:	8.07 AC
Zoning:	M
Parcel	219-012-43

Lease Availability Report

2760 Progress St - Bldg 3

Vista, CA 92081 - Vista Submarket



TRANSPORTATION

Parking: 100 Surface Spaces are available; Ratio of 0.81/1,000 SF

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

Airport: 48 minute drive to San Diego International

KEY TENANTS

JELD-WEN

123,270 SF
