

Light Industrial | Pickleball Club | Cannabis Development Opportunity in Vista Business Park

1029 Poinsettia Ave | Vista, CA 92081

- Approximately 2.35 acres
- Existing 2,476 square foot single-family residence with a tennis court
- Located in the City of Vista Business Park Specific Plan which allows for a variety of uses including light industrial, manufacturing, research, product testing, and more

ASKING PRICE: \$2,800,000



LA MIRADA DR

POINSETTIA AVE



AL APUZZO
760.448.2442
aapuzzo@lee-associates.com
DRE Lic# 01323215

MATT WEAVER
760.448.2458
mweaver@lee-associates.com
DRE Lic# 01367183

ALEX BENTLEY
760.448.2492
abentley@lee-associates.com
CalDRE Lic #02062959

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

contents

3 aerials

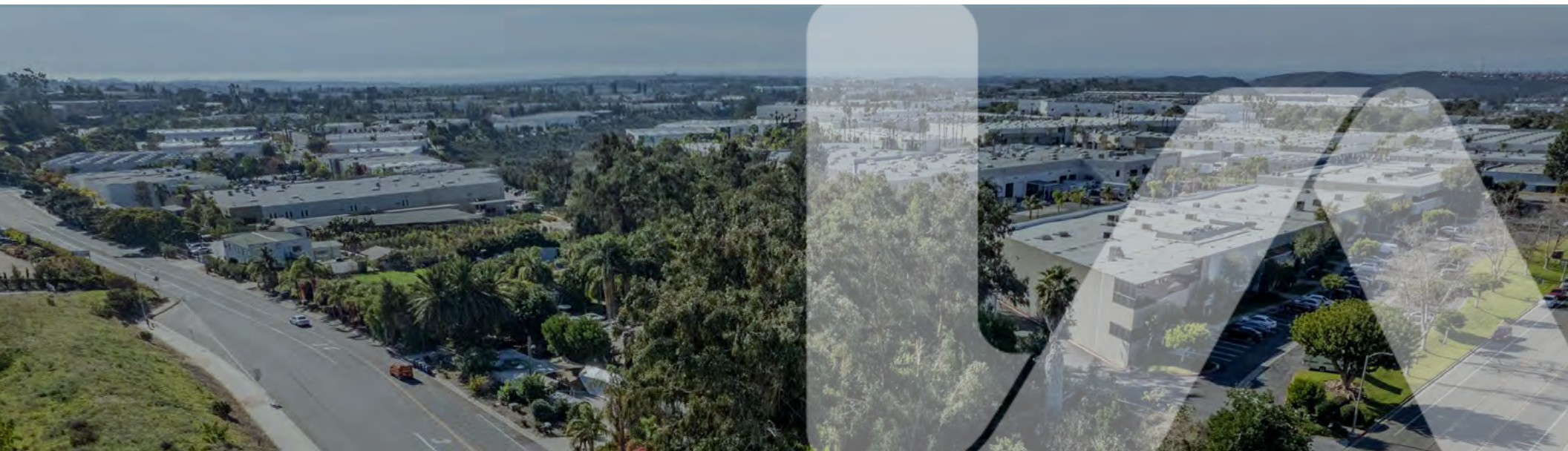
7 location map

8 property information

9 specific plan area

10 plat map

11 demographics



BOOZE BROTHERS BREWING CO.

HELLO DELI

BIMBO

LA MIRADA DR

POINSETTIA AVE



aerial



Biological Buffer Zone

(Buyer to Confirm with City)

4



LA MIRADA DR

POINSETTIA AVE



5

Sunset Park
Dog Park

 **BRIGGS NURSERY
& TREE CO.**
"QUALITY never grew in good."

LA MIRADA DR

POINSETTIA AVE



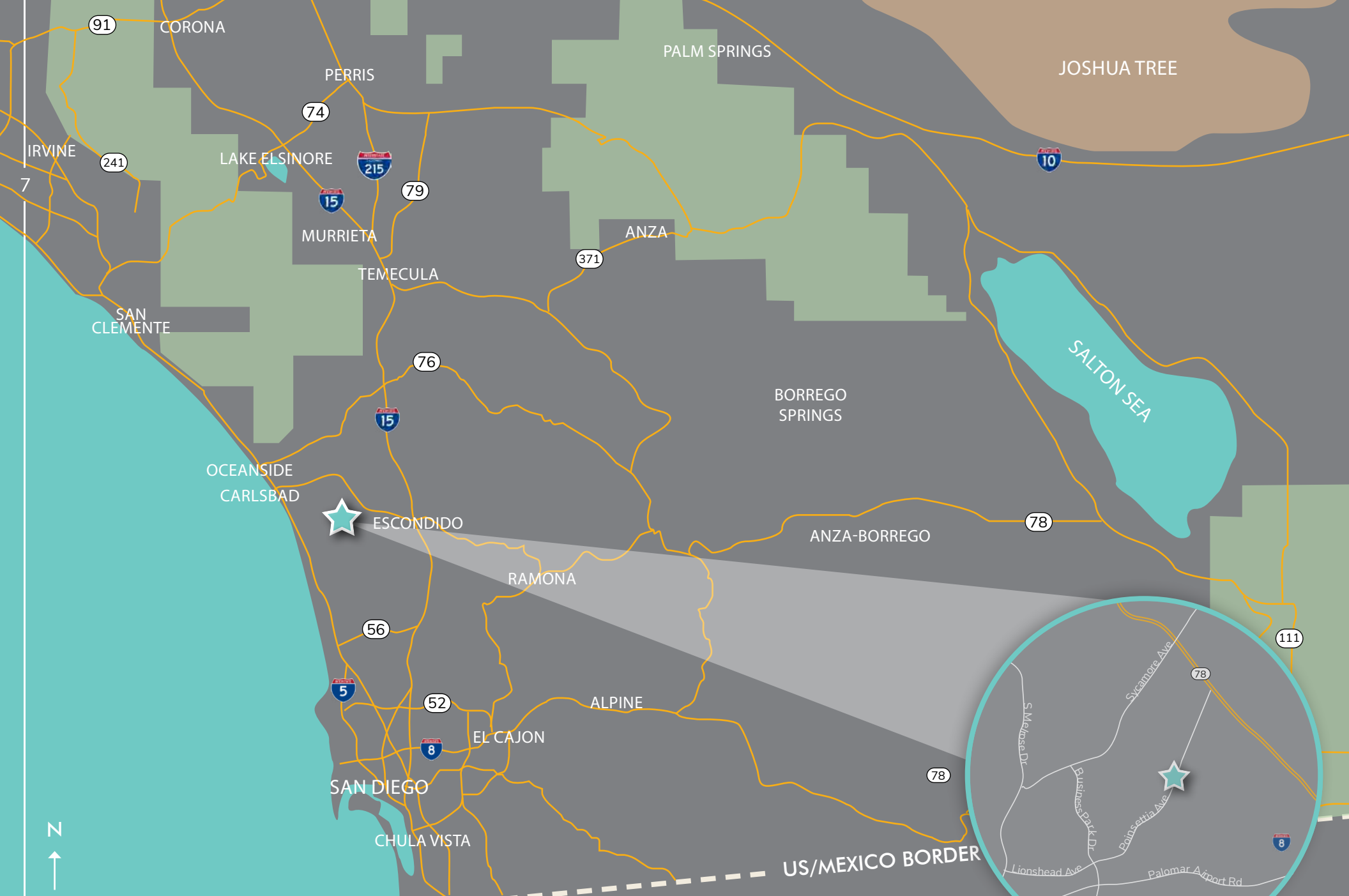
 **BRIGGS NURSERY & TREE CO.**
"QUALITY never grew so good."

Sunset Park
Dog Park

POINSETTIA AVE

LA MIRADA DR





location map

property information

8

location:

The subject property is located at 1029 Poinsettia Avenue in Vista, California. It is approximately one mile west of the 78 Freeway and approximately 8.2 miles east of I-5.

property profile:

The subject property consists of approximately 2.35 acres of land with an existing single-family residence approximately 2,476 square feet and a tennis court. The property is located in the Vista Business Park Specific Plan Area B, which is meant to provide locations for industries and business offices primarily engaged in research, product development and testing, developmental labs, production, distribution, and light industrial.

jurisdiction:

City of Vista

apn:

219-041-02-00

acreage:

2.35 acres

zoning:

Specific Plan (SPI)- Vista Business Park Specific Plan (Use Area B) ([Click to View Vista Business Park - Specific Plan](#))

general plan:

Research Light Industrial (RLI)

max height:

3 stories or 45'

permitted uses:

Research Testing & Lab Facilities, Light Industrial with some indoor warehousing, Manufacturing, Medical Office, Professional Office, Pickleball Club, Cannabis Uses ([Link to Specific Plan in folder](#))

([Click to View Vista Business Park - Specific Plan](#))

school district:

San Marcos Unified School District

services:

Water: Vista Irrigation District

Sewer: Buena Sanitation Main District

Gas & Electric: SDG&E

Fire: Vista Fire Department

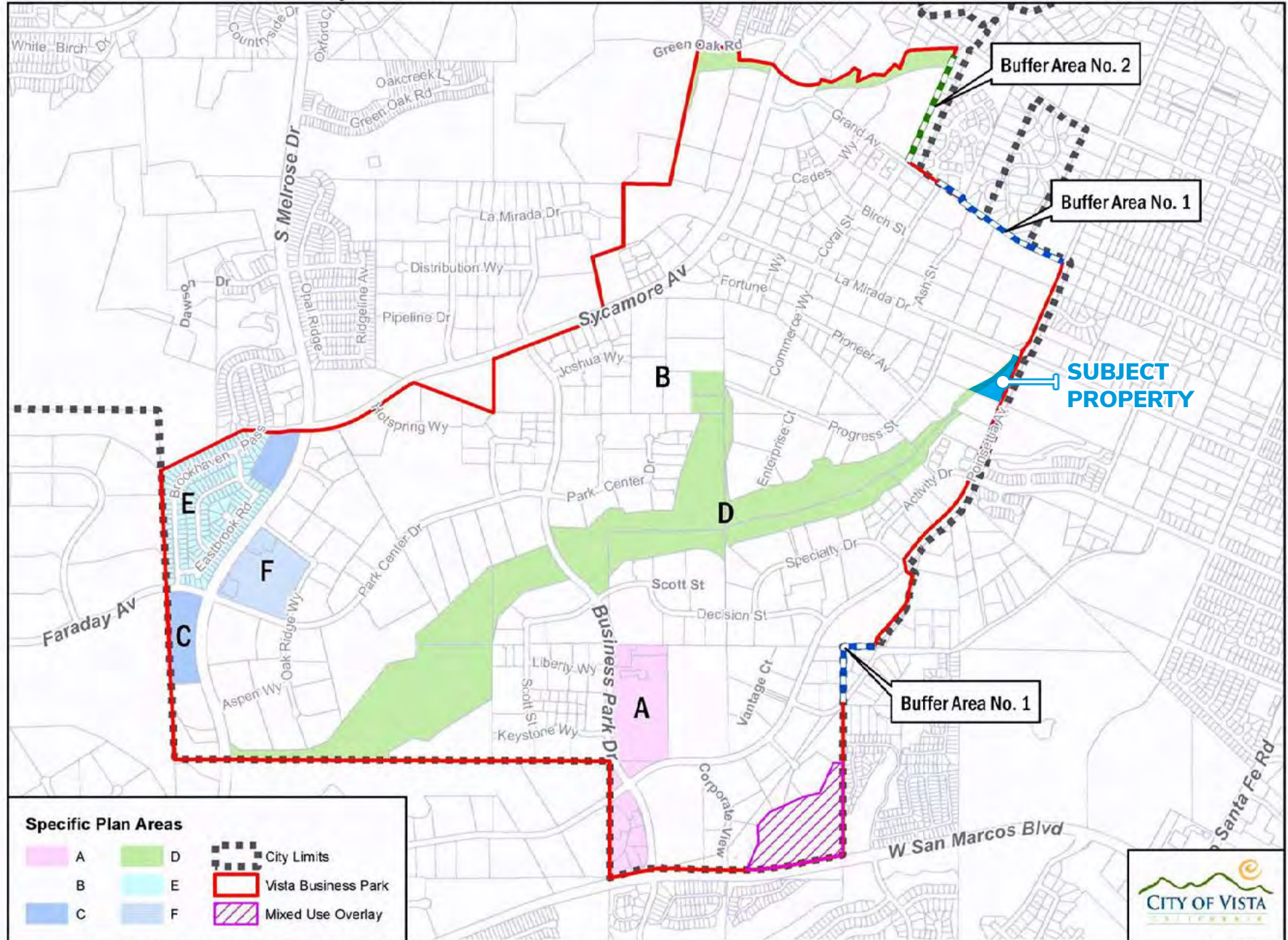
Police: Vista Police Department

asking price:

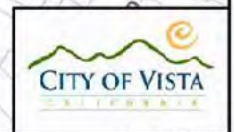
\$2,800,000



Vista Business Park Specific Plan



Disclaimer: This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.

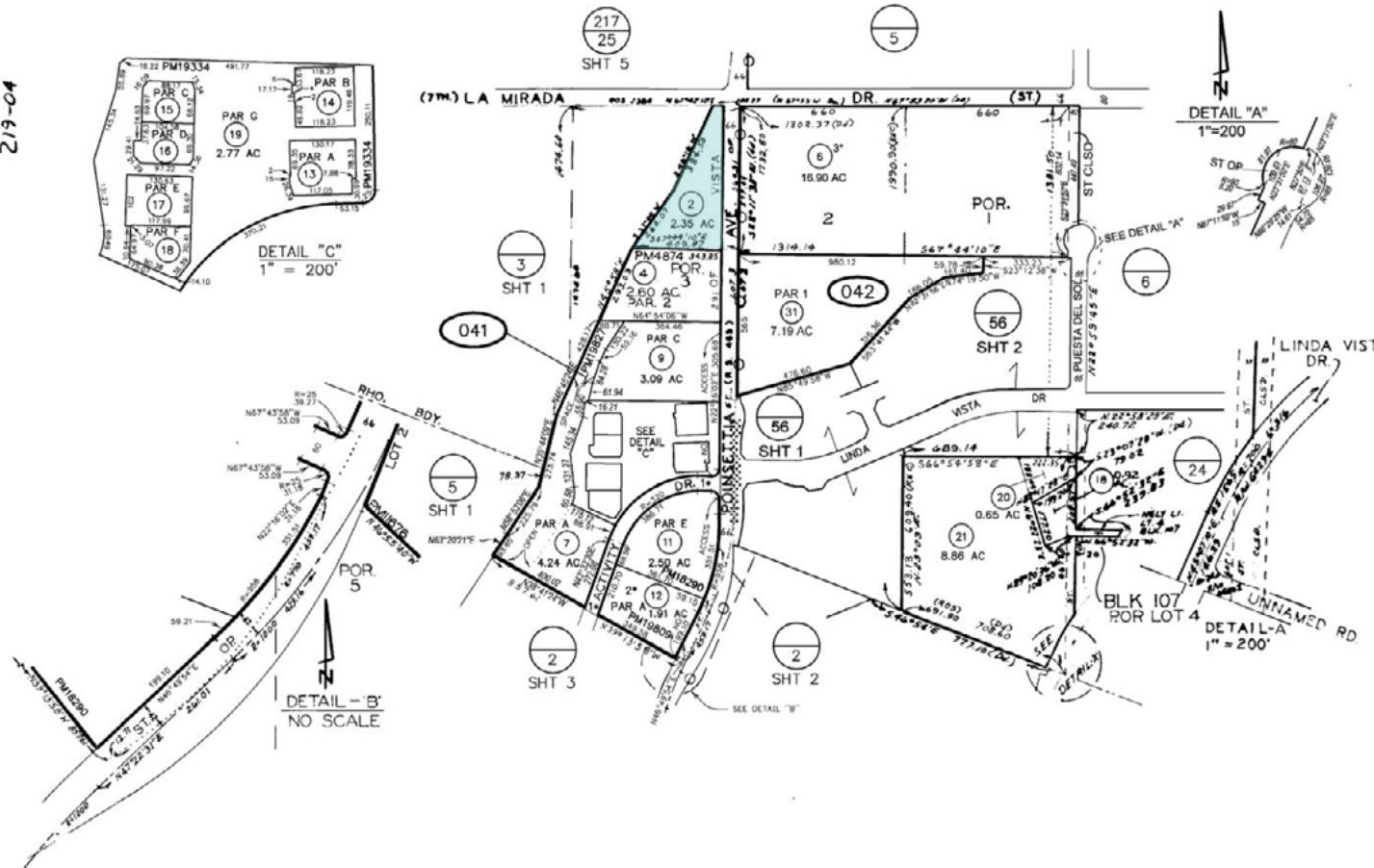


plat map

12 & 13

219-04

219-04



02/28/18 JG

| CHANGES | | | | |
|---------|----------|--------|-----|---------|
| BLK | OLD | NEW | YR | CUT |
| 042 | 19 | 21 | 56 | 72 6073 |
| 041 | 14 | 15 | 4-6 | |
| 042 | 4415 | 22 | 75 | 3190 |
| 042 | 22 | 23 | 52 | 1082 |
| 041 | 6 | 11 | 87 | 4734 |
| 041 | 415 | 54 | 87 | 5455 |
| 041 | 1 | 2 | 88 | 1268 |
| 041 | 58 | 158 | 00 | 1547 |
| 041 | 8810 | 13-19 | 04 | 1848 |
| 042 | 23-25 | 27-30 | 06 | 1307 |
| 042 | 28&28 | SAME # | 06 | 4688 |
| 042 | 27&29 | 31 | 06 | 1612 |
| 042 | 28,28,30 | PG 56 | 07 | 185 |
| 042 | 6 | SAME # | 12 | 5538 |
| 042 | 06 | 12 | 12 | 4701 |

1* DEDICATED AND REJECTED PER PM
 2* CONDO (PEND)
 VISTA VIEW BUSINESS CENTER
 DOCCS-759157
 3* 780-248-98

MA3
 4-30-78
 SAN DIEGO COUNTY
 ASSESSOR'S MAP
 BOOK 219 PAGE 04

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

MAP 806 - RANCHO LOS VALLECITOS DE SAN MARCOS - POR BLK 89
 SEC 8 - T12S - R3W - POR LOTS 4 & 5
 ROS 599, 2384, 17806

demographics

1 mile



population

11,151



estimated households

3,666



average household income

\$100,081



median household income

\$75,372



total employees

14,601

3 miles



population

95,045



estimated households

33,672



average household income

\$140,613



median household income

\$111,291



total employees

66,258

5 miles



population

245,662



estimated households

86,611



average household income

\$154,237



median household income

\$118,484



total employees

141,032

LEE & ASSOCIATES HEREBY ADVISES ALL PROSPECTIVE PURCHASERS AS FOLLOWS:

The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, Lee & Associates has not and will not verify any of this information, nor has Lee & Associates conducted any investigation regarding these matters. Lee & Associates makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of real estate, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this opportunity. Lee & Associates expressly denies any obligation to conduct a due diligence examination of this Property for Buyer. Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance or value of this property. The value of the property to you depends on factors that should be evaluated by you and your tax, financial, consultants and legal advisors. Buyer and Buyer's tax, financial, legal, consultants and all advisors should conduct a careful, independent investigation of any property to determine to your satisfaction the suitability of the property for your needs.

Like all real estate, this property carries significant risks. Buyer and Buyer's consultants, legal and financial advisors must request and carefully review all legal and documents related to the property. Any info provided including fees and costs are not guaranteed and should be verified by Buyer. These figures are subject to change at any time based on market, economic, environmental or other conditions. Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any potential development or use of the property.

By accepting this Marketing Brochure you agree to release Lee & Associates and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.





for more information, please contact:

AL APUZZO

760.448.2442
aapuzzo@lee-associates.com
DRE Lic# 01323215

MATT WEAVER

760.448.2458
mweaver@lee-associates.com
DRE Lic# 01367183

ALEX BENTLEY

760.448.2492
abentley@lee-associates.com
CalDRE Lic #02062959

