

2790

BUSINESS PARK DR

VISTA, CA 92081



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VIRTUAL TOUR**



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

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COMMERCIAL REAL ESTATE SERVICES
OUR KNOWLEDGE IS YOUR ADVANTAGE

FOR SALE OR FOR LEASE

49,299 SF Corporate Headquarters Office / Flex Building with Yard

2790

BUSINESS PARK DR



SALE: \$13,000,000

LEASE: \$1.35/SF NNN



49,299 SF on 4.25 Acres



RARE CORPORATE HQ



PROPERTY FEATURES

DESCRIPTION Two Story Corporate Headquarters Office/
Warehouse Facility with Extra Yard/Parking

TOTAL RBA: ± 49,299 SF

LOT SIZE: 4.25 Acres (185,130 SF)

OFFICE: 1st Floor: 21,730 SF
2nd Floor: 21,401 SF
Total: **43,131 SF**

WAREHOUSE: 1st Floor: 5,965 SF
Bonus Mezzanine: 3,510 SF *(not included in SF)*
Total: 9,475 SF

**ELEVATOR
SERVED:** YES

PARKING: (4.00/1,000 SF)

**GRADE LEVEL
DOORS:** 2 (14' x 14')

CLEAR HEIGHT: 24' - 26'

POWER: 1,600amps, 120/208v (to be confirmed by
Buyer/Tenant)

ACCESS/ENGRESS: Three Points of Entry along Park Center
Dr / Business Park Dr / Dos Aarons Way

ASKING PRICE: \$13,000,000 (\$263.70 PSF)

ASKING RATE: \$1.35/SF NNN





PROPERTY HIGHLIGHTS



CORPORATE HEADQUARTERS FACILITY
Ideal office, industrial, R&D, training school, or church facility in Vista.



LARGE EXCESS YARD OR EXTRA PARKING
Rare additional land can be used for potential outdoor storage or parking.



PROMINENT LOCATION
Corner parcel in Vista Business Park with three access points.

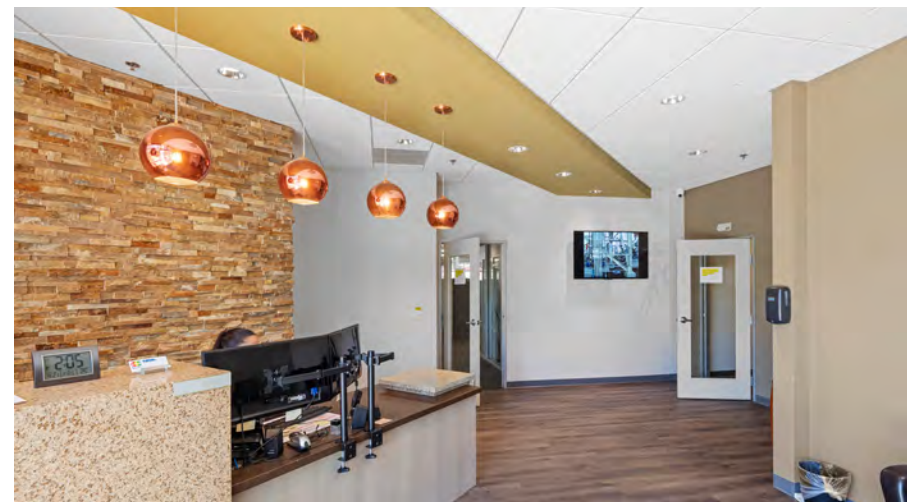


FUNCTIONAL PROPERTY FOR VARIOUS USES
High end office space, grade loading, expandable warehouse, and large yard.

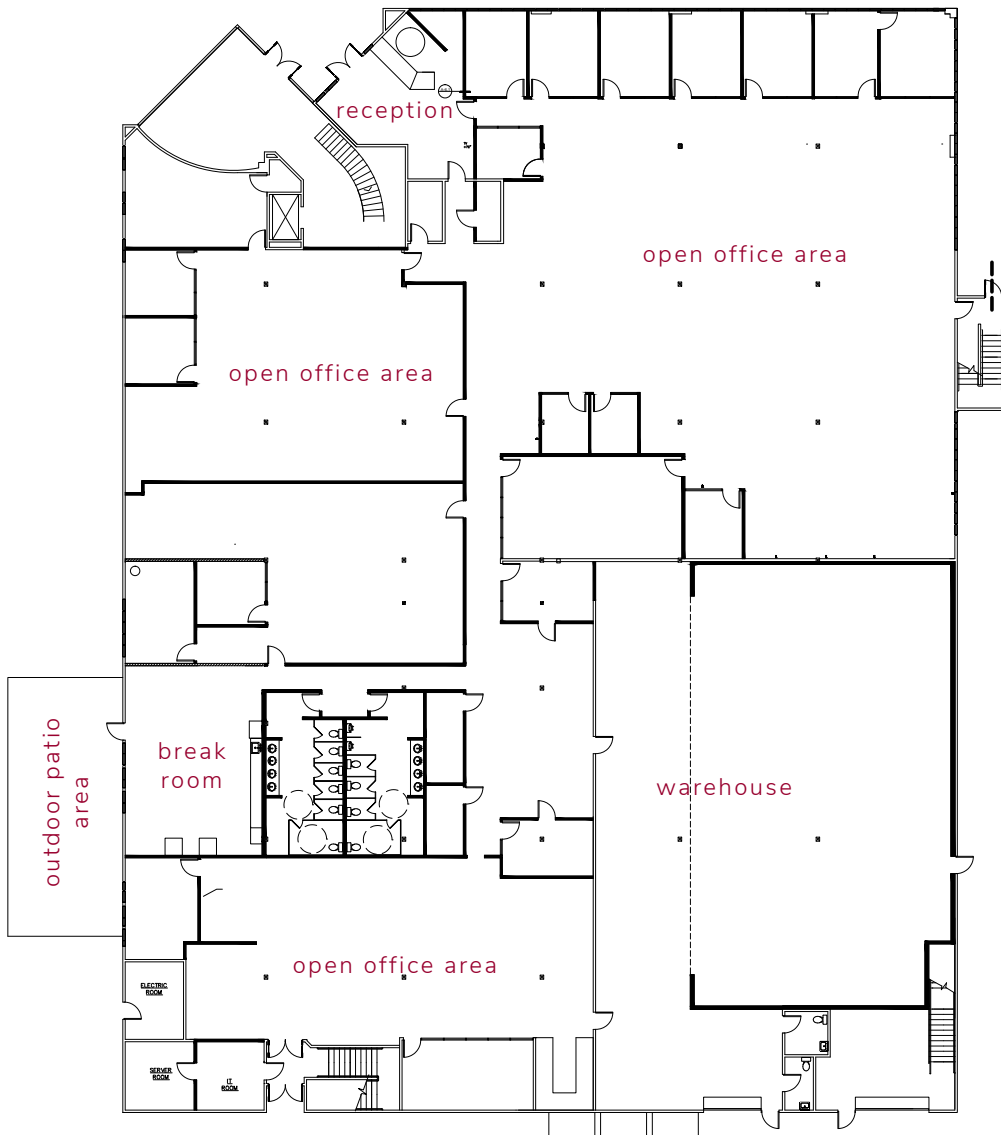


NEW IMPROVEMENTS
Open office floorplan on 2nd floor, new landscaping, and energy efficient HVAC systems.

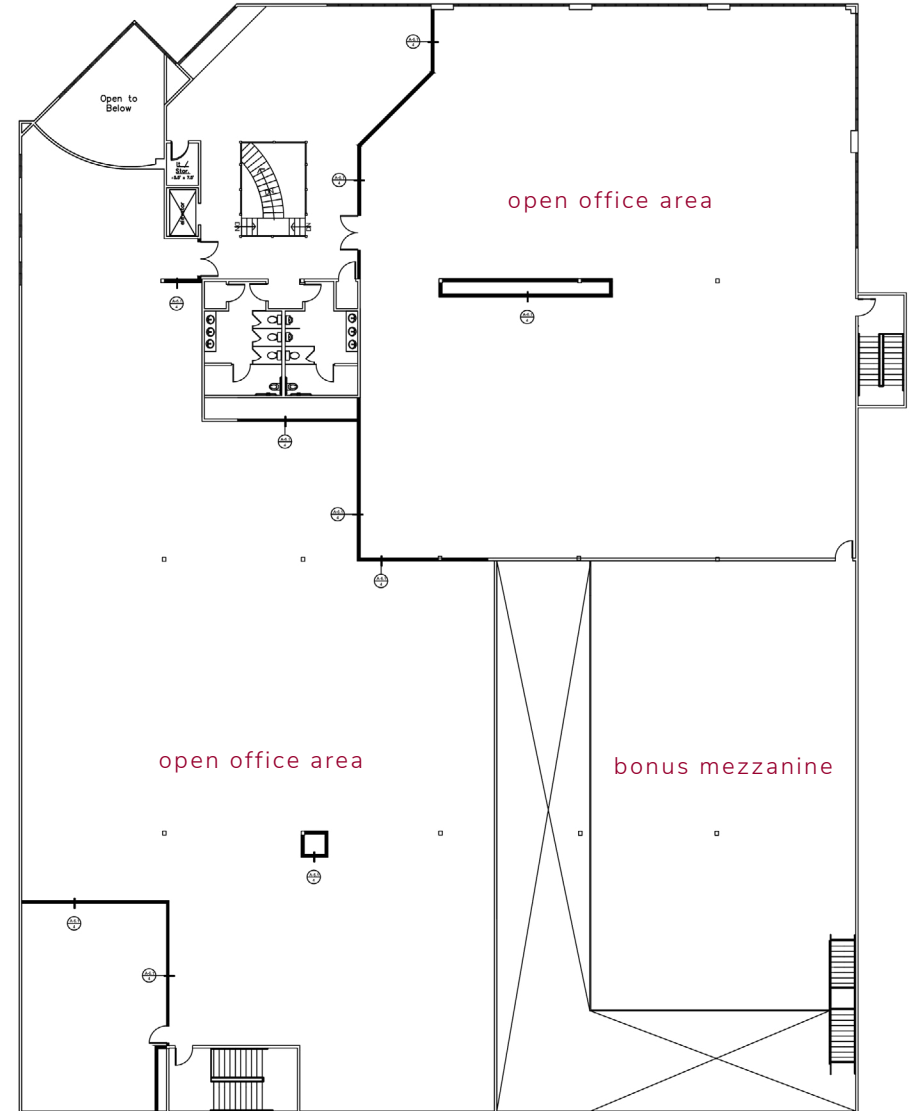




1ST FLOOR



2ND FLOOR





ACCESS POINTS

CORPORATE NEIGHBORS

carlsbad



amazon



amazon



leidos



S Melrose Dr

Business Park Drive

2790
BUSINESS PARK
VISTA, CA 92081



BACHEM



Business Park Drive



Joshua Way

Sycamore Ave



vista

NEARBY RETAIL & AMENITIES

PALOMAR COMMONS



2790
BUSINESS PARK

VISTA PALOMAR PARK



MCCLELLAN
PALOMAR
AIRPORT



THE ISLAND AT CARLSBAD



BRESSI RANCH



OCEANSIDE

INNOVATE 78

SHOP. EAT. PLAY



Carlsbad Village & Shops

Watersports in the Lagoon
& Ocean Surf

Amusement Park
& Museums

CARLSBAD

Shopping &
Flower Fields

7 Miles of
Beautiful Beaches

Rancho Carlsbad
Golf Courses

Shadowridge
Golf Courses

2790
BUSINESS PARK DR

Business Park Dr

Bressi Ranch
Dining & Shopping

Nearly 50 Miles
of Trails

Golf Courses,
Spas & Resorts

St. Marks
Golf Club

SAN
MARCOS

CENTRALLY
LOCATED
WITH EASY
ACCESS TO

Highway 78, I-5 via Palomar Airport
Rd and North County Cities (Carlsbad,
San Marcos)

2790

BUSINESS PARK DR

VISTA DEMOGRAPHICS

(within 5 miles of the subject property)



265,290
Population



37.6
Average Age



0.9%
Population
Growth



\$130,888
Avg. Household
Income



90,757
Households



12,984
Total Businesses



\$660,248
Median Home
Value



148,928
Daytime
Population



2790

BUSINESS PARK DR

VISTA, CA 92081

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