



1396

poinsettia ave
vista, ca

23,660 SF Freestanding R&D/Biotech Property

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investment highlights



One of a kind owner user or investment property located within the prestigious Waterview Business Park

Identity & Image

High profile improvements

Freestanding building identity with scenic views

Extensive glass-line with natural light, lush landscaping & outdoor patio areas

Valuable Specialized Infrastructure

Existing Biotech & lab improvements in place

Existing Scientific lab FF&E available for sale

Turnkey Lab/R&D Facility

Strong Submarket

Vista continues to thrive as North County's strongest submarket

Strong employment base in Vista

Sale prices and lease rates are experiencing tremendous growth

Location

Corner lot on major thoroughfare

Quick access to: Hwy 78, Palomar Airport Rd, 1-5 & 1-15

Walking distance to restaurants & retail amenities

Future Upside

No competing buildings available in Vista

All of vacant land in the Vista Business Park has been purchased

Priced \pm 35% below current replacement costs with construction costs steadily increasing

Purchase Price: \$4,300,000 (\$181/SF)

Contact Brokers to Schedule a Tour

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1396 poinsettia ave

property overview

| | |
|------------------------------|--|
| Address: | 1396 Poinsettia Ave, Vista, CA 92081 |
| APN #: | 221-660-12 |
| Business Park: | Water View Business Park |
| Rentable Square Feet: | 23,660 Square Feet |
| Building Type: | R&D/Biotech/Manufacturing |
| Lot Size: | 1.39 Acres |
| # of Stories: | Single Story |
| % Office/Lab: | 50% |
| % Warehouse: | 50% |
| Lab Improvements: | VCT Flooring, dropped ceilings, floor drains, multiple 3-compartment sinks and extensive electrical drops throughout |
| Year Built: | 1990 |
| Parking: | ± 54 parking stalls |
| Loading: | 4 Grade Level Loading Doors |
| Power: | ± 600 amps, 277/480 Volt |
| Fire Sprinklers: | Oversized Fire Suppression System (.33 GPM/SF) |
| Gas Service: | Existing gas service (2" inch line) |
| Mechanical Systems: | 9 HVAC units, 6 warehouse space heaters & 5 swamp coolers |
| Restrooms: | Four (4) Upgraded restrooms with showers |
| Telecom: | Fiber Optic through Cox Communications |





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1396 poinsettia ave





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1396 poinsettia ave

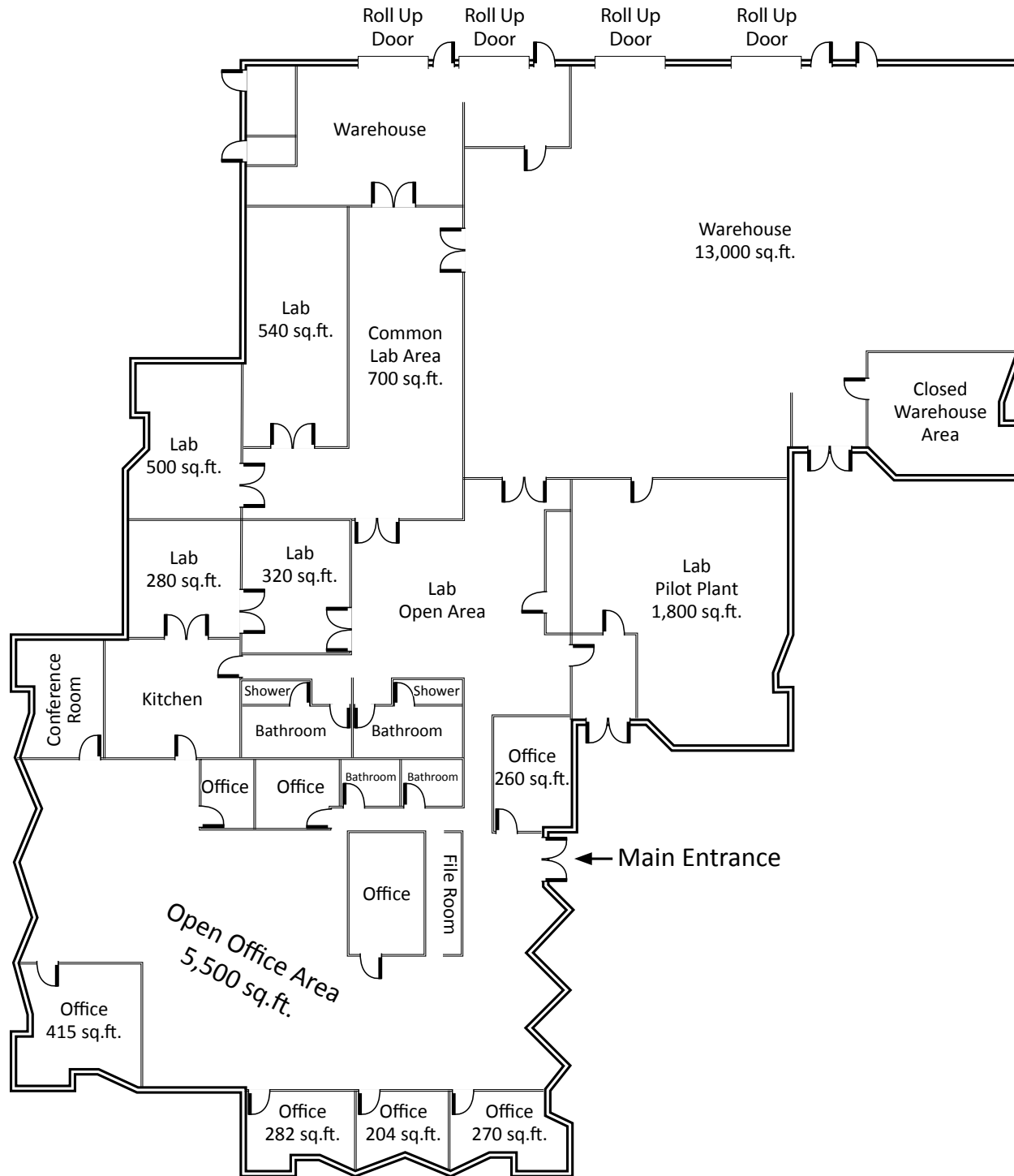
floor plan

This subject property consists of the following components:

- Approximately 23,660 Square Feet
- Expansive lobby and reception area
- 8 private offices with ability to expand
- Window lined conference room
- Large open office areas throughout
- Two (2) multi-stall restrooms with showers
- Two (2) single stall restrooms
- Accommodating employee lounge and kitchen
- Four (4) Grade Level Loading Doors
- 5 to 6 private lab & R&D rooms
- Approximately 13,000 of warehouse
- Outdoor patio areas



1396 poinsettia ave





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aerial map



1396 Poinsettia Ave

Poinsettia Ave

Linda Vista Dr



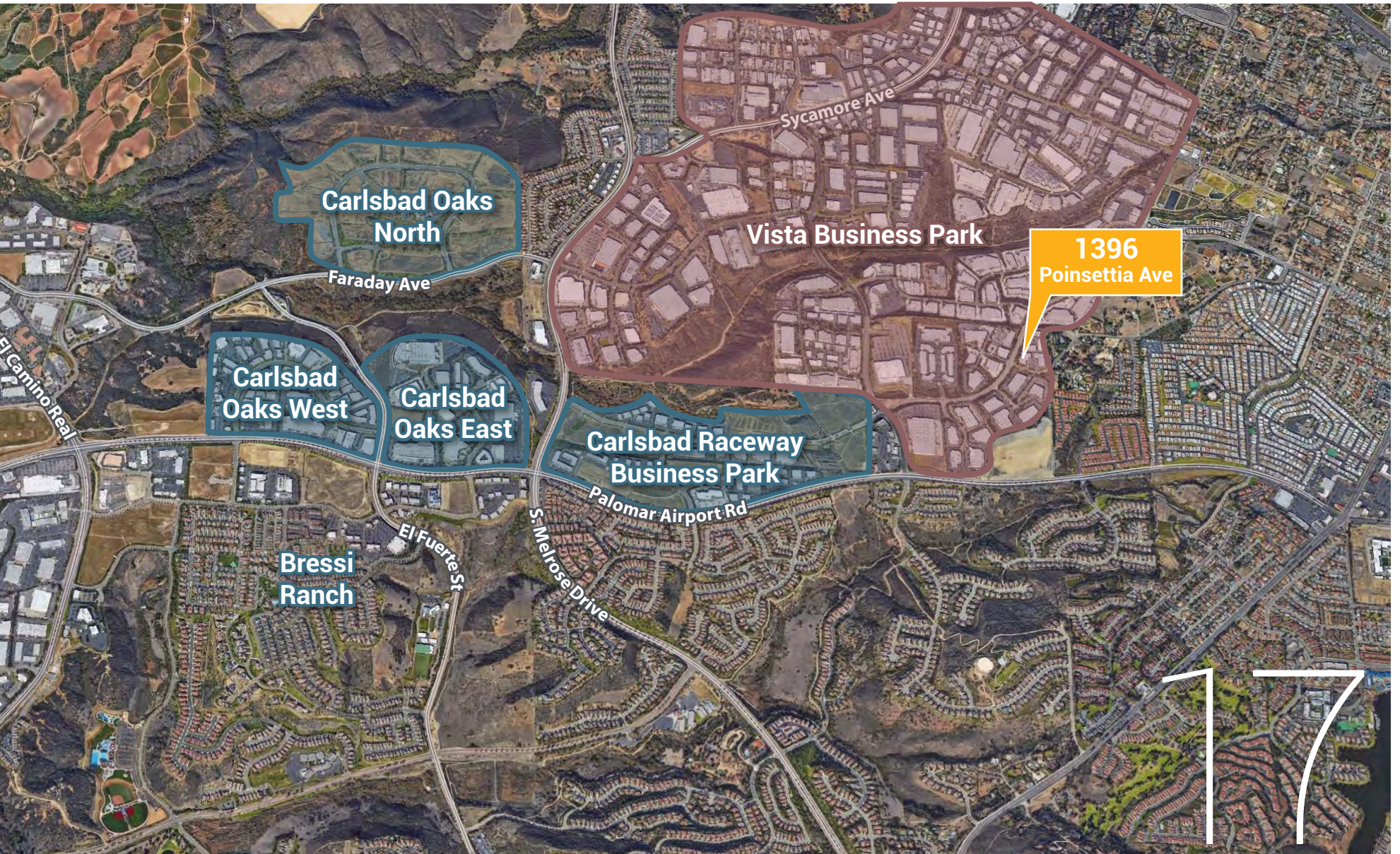


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1396 poinsettia ave

location map





Carlsbad Oaks North

Faraday Ave

Carlsbad Oaks West

Carlsbad Oaks East

Carlsbad Raceway Business Park

Palomar Airport Rd

Bressi Ranch

El Fuerte St

S Melrose Drive

Vista Business Park

Sycamore Ave

1396 Poinsettia Ave

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San Diego, CA

California's second largest city and the United States' eighth largest, San Diego boasts a citywide population of nearly 1.3 million residents and more than 3 million residents county wide. Within its borders of 4,200 sq. miles, San Diego County encompasses 18 incorporated cities and numerous other charming neighborhoods and communities. San Diego is renowned for its idyllic climate, 70 miles of pristine beaches and a dazzling array of world-class family attractions. Popular attractions include the world-famous San Diego Zoo and San Diego Zoo Safari Park, SeaWorld San Diego and Legoland California. The beach is more than a boundary dividing land from sea, more than a place to swim or sunbathe. In San Diego, the beach is a way of life, a source of pride and joy, a defining influence in people's lives. For some, the mere memory of a mid-summer sunset melting into the Pacific is reward enough. Others have a more intimate relationship with the sea: surfing and sailing, biking and running, swimming and diving along San Diego's many coastal beaches and bays. The City of San Diego's strong economy, diverse population, great educational institutions, unsurpassed quality of life, and world-renowned location make it the ideal place to do business, to work, and to live. Because of its highly-educated workforce and mix of high-tech industry and recreational assets, a marketing consortium of high-tech industries has dubbed San Diego "Technology's Perfect Climate."



location overview

DISTANCE FROM 1396 POINSETTIA AVE

| | | |
|---------------------------------------|-----------------------------|------------------------------------|
| <i>Downtown San Diego</i> 40 Miles | <i>Poway</i> 22 Miles | <i>Sorrento Valley</i> 26 Miles |
| <i>Encinitas</i> 12 Miles | <i>Temecula</i> 36 Miles | <i>Oceanside</i> 13 miles |



| CITY STATISTICS | 1 MILE | 3 MILES | 5 MILES |
|-------------------|----------|----------|----------|
| TOTAL POPULATION | 7,946 | 96,551 | 241,162 |
| AVERAGE HH INCOME | \$66,452 | \$89,638 | \$95,686 |
| MEDIAN HH INCOME | \$59,572 | \$77,904 | \$82,138 |

Vista, CA

The City of Vista is a Charter Law city and was incorporated on January 28, 1963. Located just seven miles inland from the Pacific Ocean in northern San Diego County, the City of Vista has a perfect mild Mediterranean climate. Residents enjoy a wide range of year-round outdoor activities in a setting of gentle rolling hills and pleasant rural surroundings. Vista is approximately 19 square miles with a population of 87,896. The City handles sewer utilities and contracts with Vista Irrigation District for its water services. The City operates its own Fire Department and contracts with the San Diego Sheriff's Department for law enforcement services.

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financial analysis

Ownership Cost of Occupancy Breakdown

| | |
|---|-------------|
| Building Size: | 23,660 SF |
| Purchase Price: | \$4,300,000 |
| Closing costs & Fees: | \$43,000 |
| Down Payment (10%) | \$434,000 |
| Principal Loan Amount (SBA Fees included) | \$3,956,000 |
| Interest rate (blended): | 4.47% |
| Amortization: | 22.5 years |
| Mortgage Payment: | \$23,225 |
| Property Taxes: (Monthly @ rate of 1.117%) | \$4,002 |
| Fixed special assessments (includes sewer): | \$299 |
| Insurance: | \$400 |
| Association dues: | \$950 |
| Total Monthly Costs: | \$28,776 |
| Gross Monthly Occupancy Cost per SF: | \$1.21/SF |



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drone & video tour



go to

<https://youtu.be/j8rSqWp-w6Ys>

to start tour!

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