

±76,954 SF

DIVISIBLE FROM
±47,470 - 76,954 SF

970 PARK CENTER DR VISTA, CA 92081



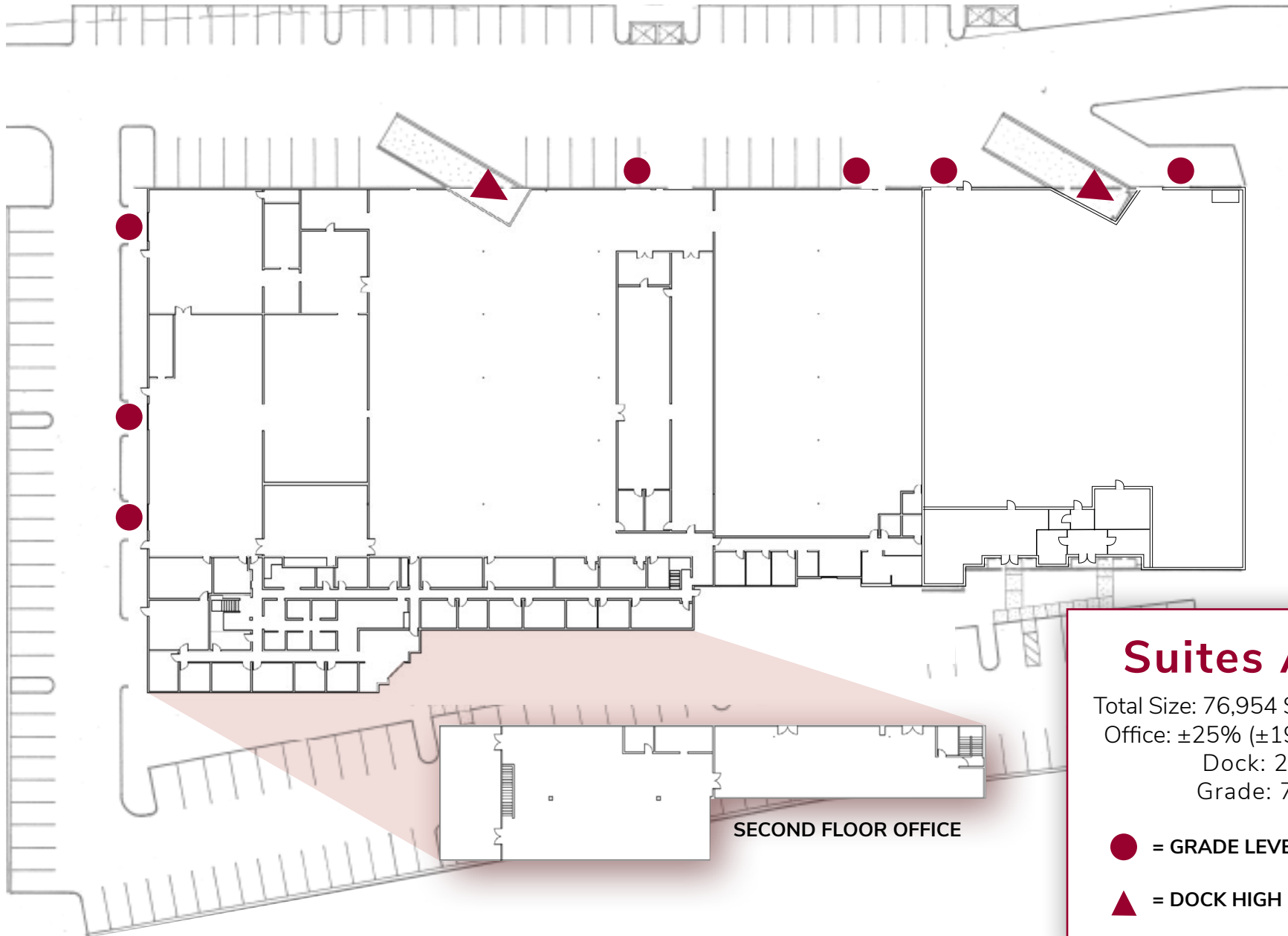
970 PARK CENTER DR VISTA, CA 92081

total size:	±76,954 SF
lot size:	4.18 Acres (182,080 SF)
actual office:	±25% (±19,168 SF)
conceptual office:	±21% (±16,224 SF)
dock high positions:	2
grade level doors:	7
clear height:	26'
power:	1,600amps, 277-480V 3 Phase
solar:	Yes
sprinklers:	Yes
column spacing:	40' x 24'
parking:	2.11/1,000 SF (162 spaces)
year built:	1989
zoning:	SP-VBP (Vista Business Park Specific Plan)
available:	January 2026
NNN's:	±\$0.39/SF

lease rate: \$1.25/SF NNN



full building - 76,954 SF



Suites A-C

Total Size: 76,954 SF (Full Building)

Office: $\pm 25\%$ ($\pm 19,168$ SF)

Dock: 2

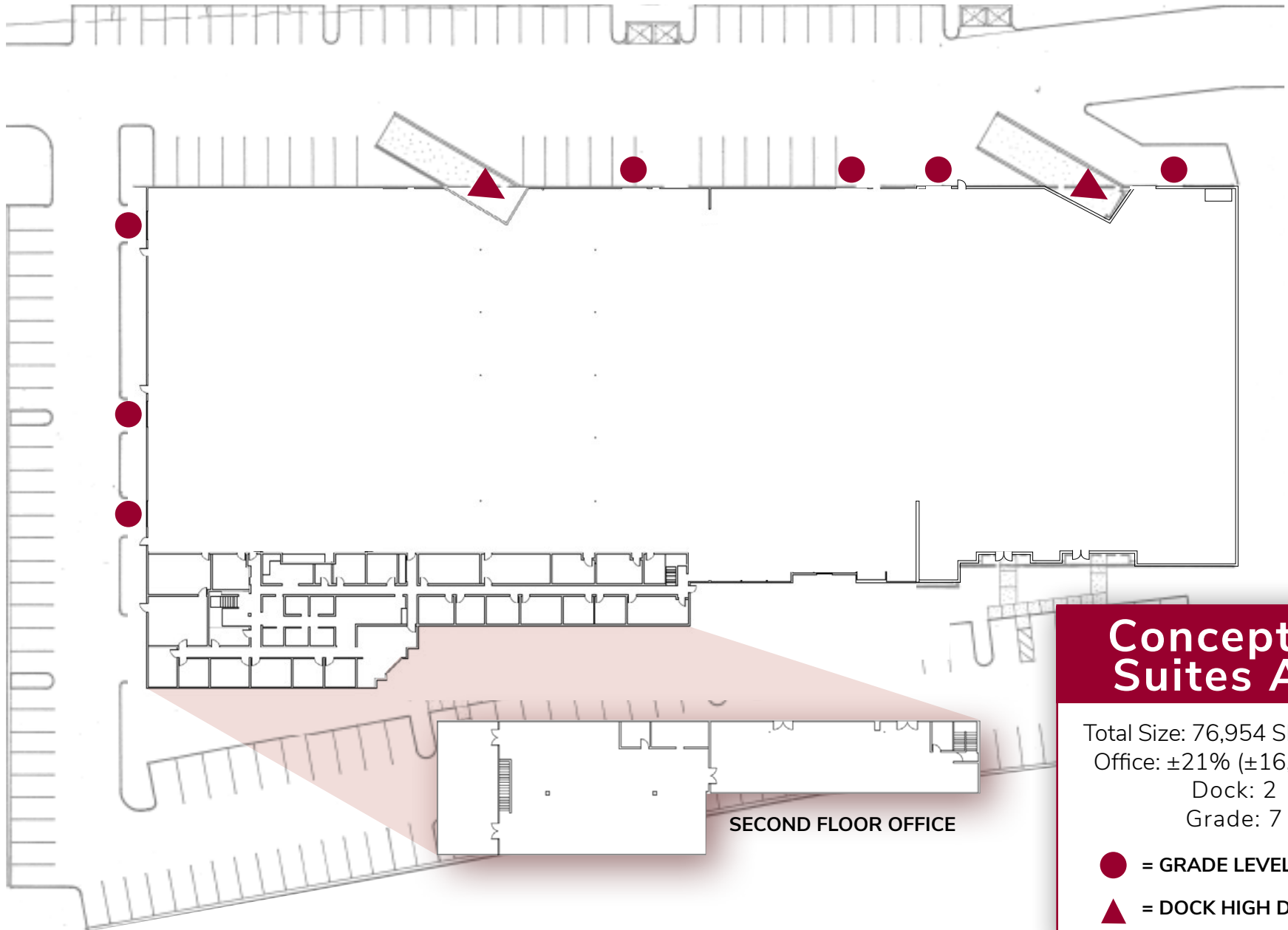
Grade: 7

● = GRADE LEVEL DOOR

▲ = DOCK HIGH DOOR

SECOND FLOOR OFFICE

conceptual plan - full building

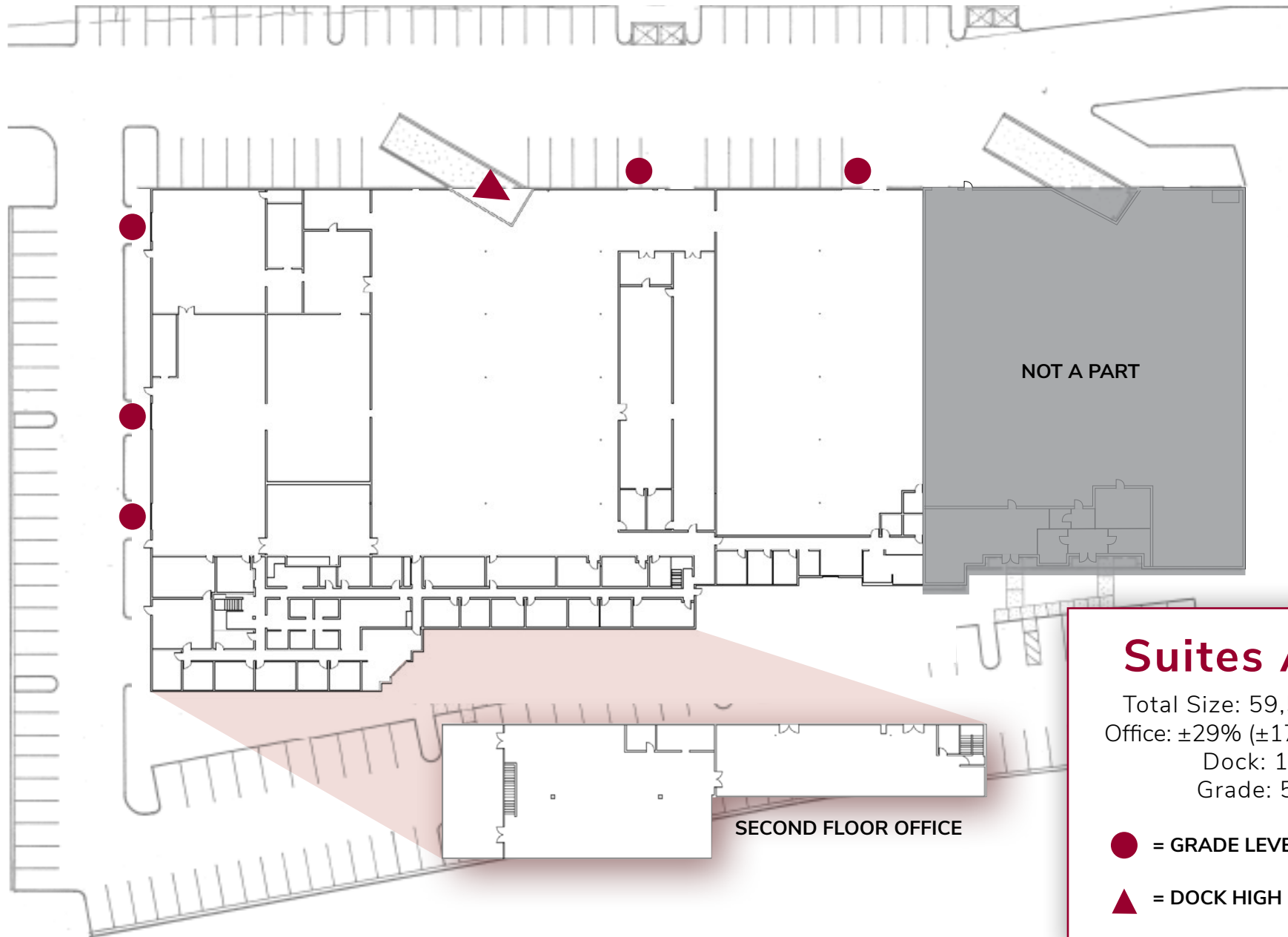


Conceptual Suites A-C

Total Size: 76,954 SF (Full Building)
Office: ±21% (±16,224 SF)
Dock: 2
Grade: 7

- = GRADE LEVEL DOOR
- ▲ = DOCK HIGH DOOR

suites A-B - 59,530 SF

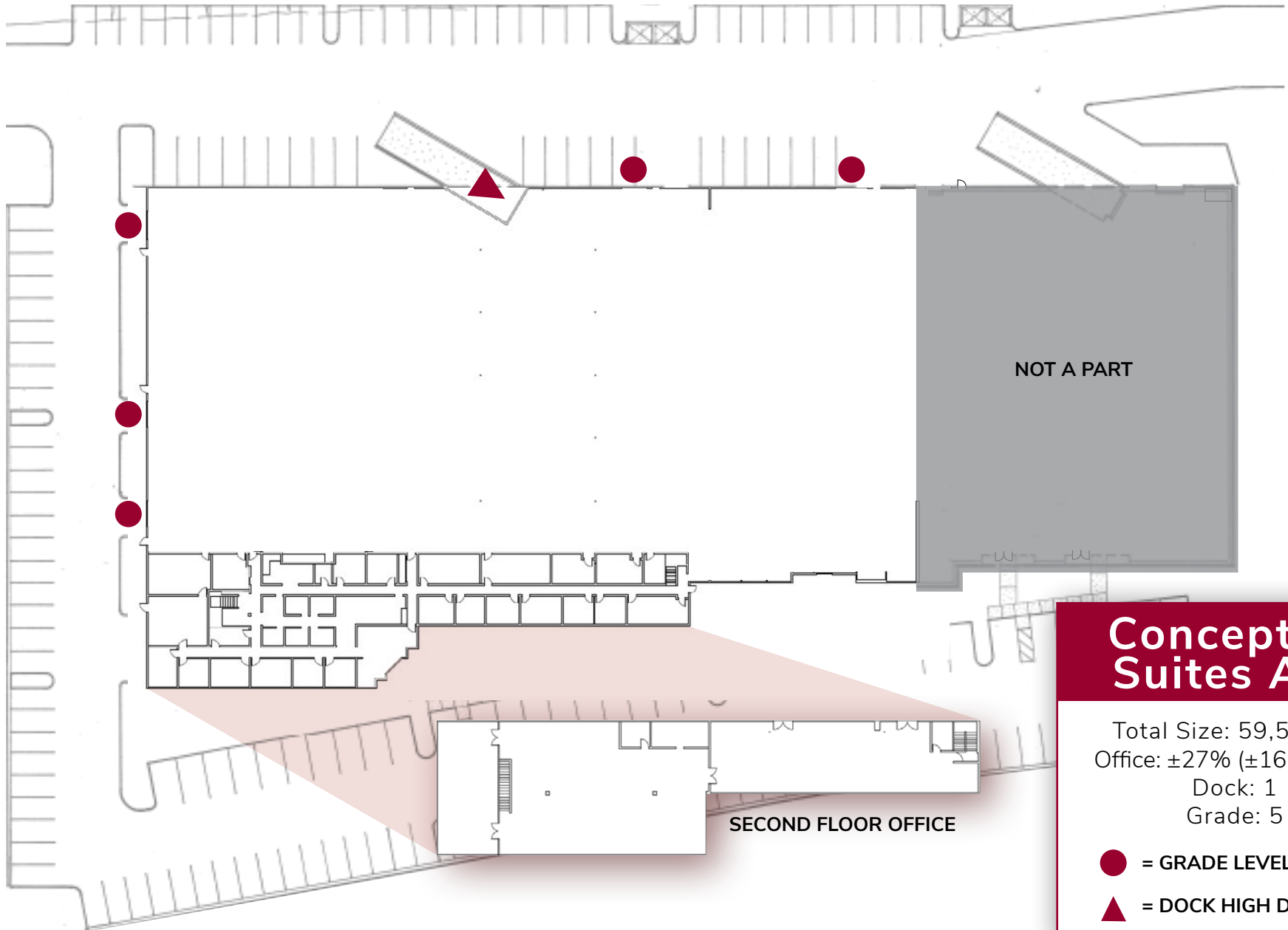


Suites A-B

Total Size: 59,530 SF
Office: $\pm 29\%$ ($\pm 17,008$ SF)
Dock: 1
Grade: 5

- = GRADE LEVEL DOOR
- ▲ = DOCK HIGH DOOR

conceptual plan - suites A-B

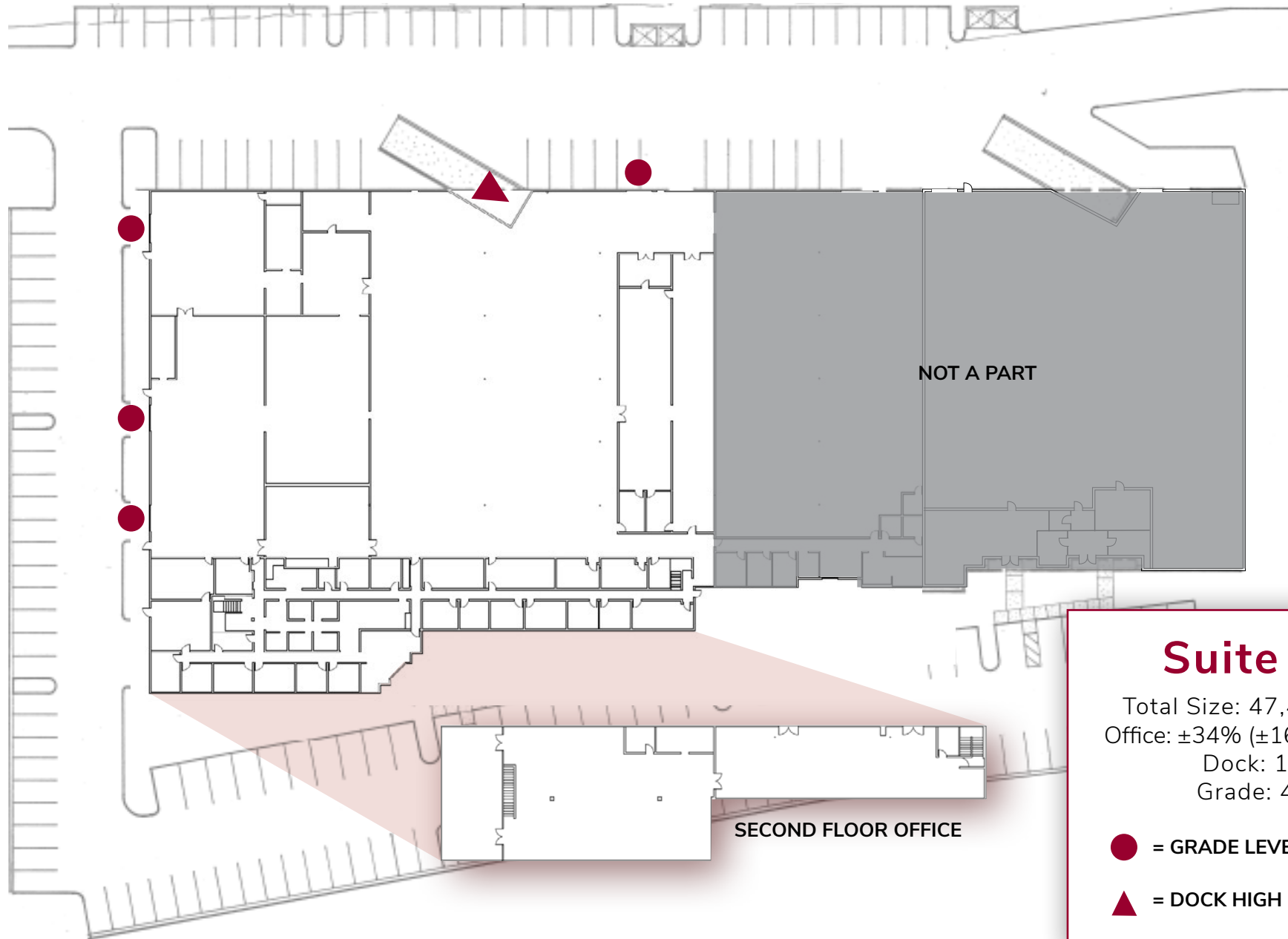


Conceptual Suites A-B

Total Size: 59,530 SF
Office: ±27% (±16,224 SF)
Dock: 1
Grade: 5

- = GRADE LEVEL DOOR
- ▲ = DOCK HIGH DOOR

suite A - 47,470 SF

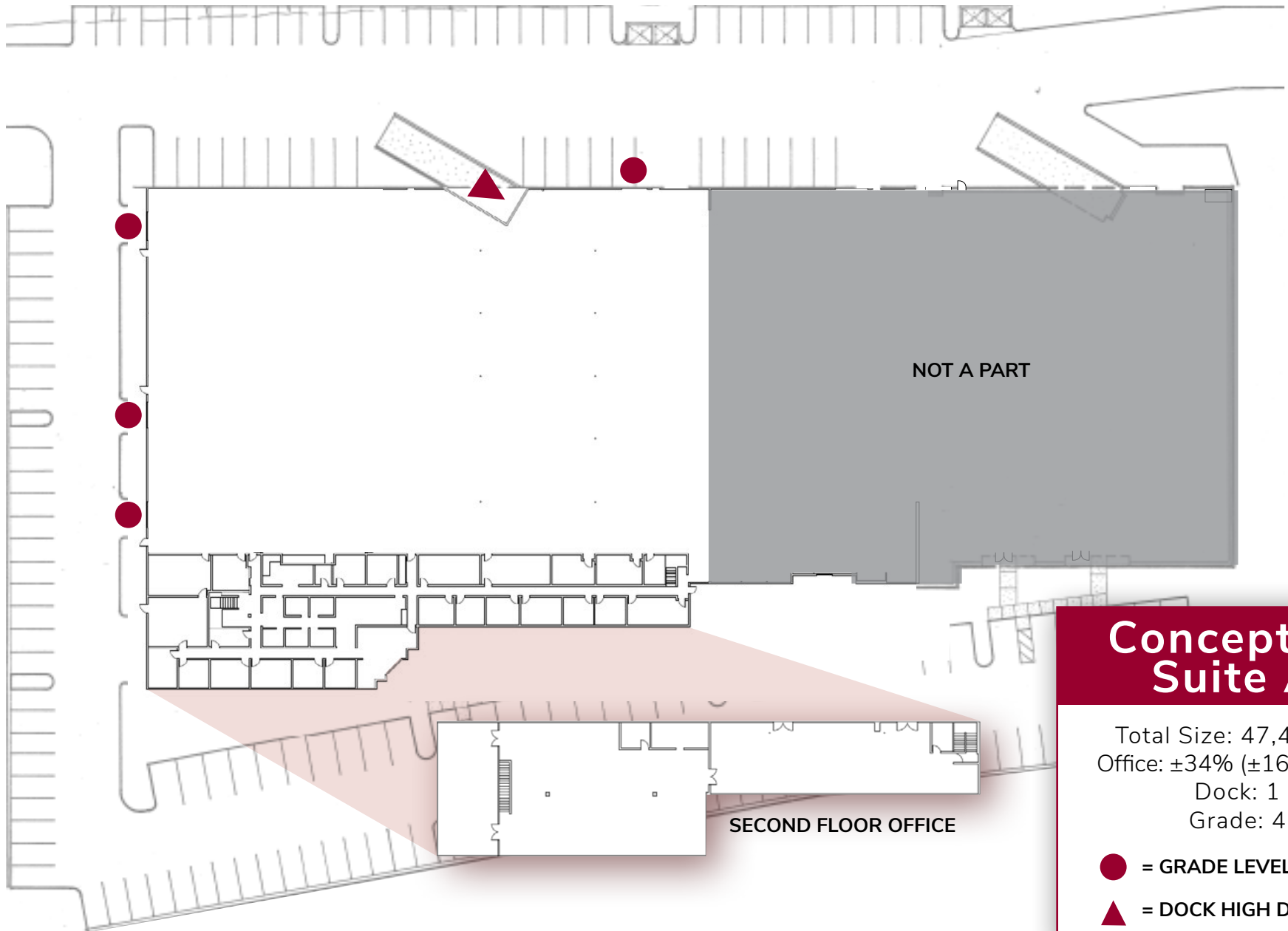


Suite A

Total Size: 47,470 SF
Office: ±34% (±16,224 SF)
Dock: 1
Grade: 4

- = GRADE LEVEL DOOR
- ▲ = DOCK HIGH DOOR

conceptual plan - suite A



Conceptual Suite A

Total Size: 47,470 SF
Office: $\pm 34\%$ ($\pm 16,224$ SF)
Dock: 1
Grade: 4

- = GRADE LEVEL DOOR
- ▲ = DOCK HIGH DOOR





corporate neighbors

carlsbad



970
PARK
CENTER DR

amazon

RESER'S
FINE FOODS

TESLA

ups

Target

amazon

ACCUTEK
Packaging Management Corporation, Inc.

DR. BROWN'S
ALL-ONE!

S Melrose Dr

THE HOME DEPOT

Business Park Drive

leidos

US
FOODS

NAL
Natural Alternatives
International, Inc.

WatkinsWellness

SOLATUBE
home

BACHEM

GRANITE

HARO

UNITED STATES
POSTAL SERVICE

970
PARK
CENTER DR

BECHTEL
SERVING

GREAT WESTERN MALT
The Malt of Great Britain

SI

Business Park Drive

DATRON

PERFORM MADE IN SWITZERLAND

J.B. HUNT

EarthLite

AMI
SPECIAL MANUFACTURING INC.

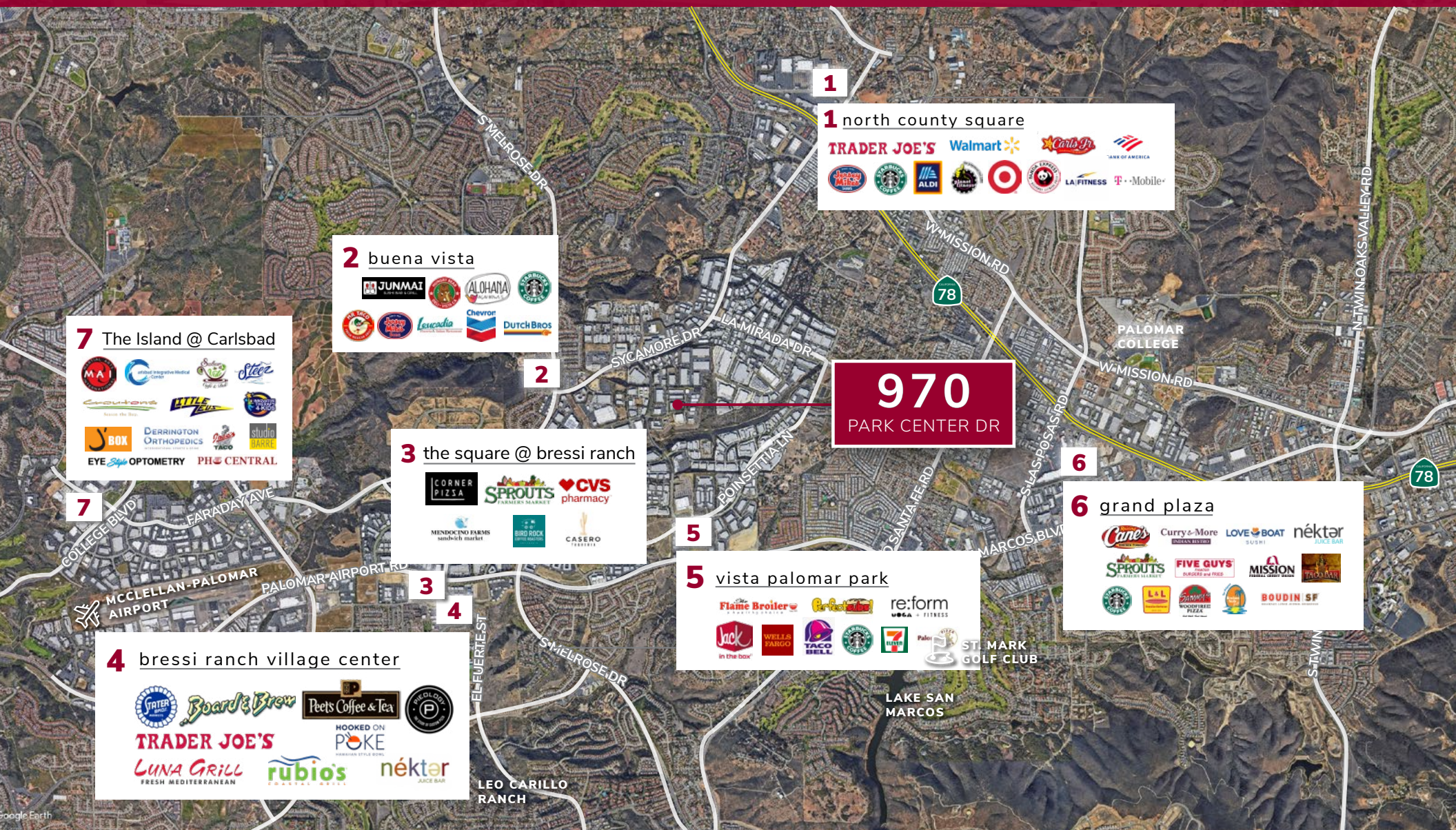
JW
JELD-WEN

Joshua Way

Sycamore Ave

vista

nearby retail & amenities



1 north county square

TRADER JOE'S Walmart Carls Jr. BANK OF AMERICA

ALDI Target LA FITNESS T-Mobile

2 buena vista

JUNMAI ALOHANA Starbucks

Leucadia Chevron Dutch Bros

7 The Island @ Carlsbad

MAI Coastal Integrative Medical Center

Eye Optometry PH Central

S BOX DERRINGTON ORTHOPEDICS

3 the square @ bressi ranch

CORNER PIZZA SPROUTS CVS pharmacy

MENDOCINO FARMS BIRD ROCK CASERO

5 vista palomar park

Flame Broiler re:form

Jack in the box WELLS FARGO TACO BELL

6 grand plaza

Cane's Curry & More LOVE BOAT nékter

SPROUTS FIVE GUYS MISSION

BOUDIN SF

4 bressi ranch village center

Board & Brew Peets Coffee & Tea

TRADER JOE'S HOOKED ON POKE

LUNA GRILL rubio's nékter

970
PARK CENTER DR

Vista

 population
98,344

 corporate & local
businesses
±10,000

 median household
income
\$93,329

 multi-industry
job force
48,000+

california's craft beer capital

most craft breweries per
capita of any california city

18 
Breweries

1 
Meadery

2 
Wineries

vista's local industries

manufacturing
warehousing
logistics
action sports

life sciences
maritime
active lifestyle
information technology

breweries

OCEANSIDE

VISTA

CALIFORNIA
78

CARLSBAD

970 PARK CENTER DR
Vista, CA 92081

1. Dogleg
2. Carlsbad Brewing
3. Aztec
4. Burgeon
5. Culver
6. Booze Bros
7. Belching Beaver Pub 980
8. Pure Project
9. Five Suits
10. Craft Coast

attractions

1. Oceanside Pier & Harbor
2. Carlsbad State Beach
3. Carlsbad Campground
4. Cinepolis Theatres
5. Legoland
6. Carlsbad Flower Fields & Premium Outlets
7. Leucadia State Beach
8. McClellan-Palomar Airport
9. Lake San Marcos
10. Aviara Golf Club
11. La Costa Resort and Golf
12. Bressi Ranch

SAN DIEGO
AIRPORT

37
miles

ENCINITAS

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