

2340
cousteau court

For Sale or Lease | Vista | 134,299 SF

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

WILLIAMS ROTH GROUP
COMMERCIAL REAL ESTATE SERVICES
OUR KNOWLEDGE IS YOUR ADVANTAGE

ELION PARTNERS





property features

total size:	134,299 SF
office size:	27,300 SF (20%)
lot size:	8.99 Acres (391,604 SF)
grade level doors:	4 (12' x 14')
dock high doors:	8 (8' x 10') *6 with dock levelers* *(expandable to 18 dock levelers)*
clear height:	26' - 28'
power:	1,600a, 277/480v-3p
fire sprinklers:	ESFR
column spacing:	40' x 56'
parking:	1.90/1,000 SF (254 spaces)
solar:	350 kW SunPower E20 Panels
natural gas:	yes
zoning:	Research Light Industrial (RLI)
lease rate:	Contact Broker
NNN's:	±$0.24/SF
availability:	Contact Broker
asking price	Submit Offer

highlights

Large Truck Court
excellent turning radius

Freestanding Industrial Building
high end corporate image

Energy Efficient
solatube lighting & solar panels

West Vista Location
nearby proximity to carlsbad

Heavy Power
1,600a, 277/480v-3p

Excellent Loading Access
8 dock high & 4 grade level doors
ability to expand to 18 dock high doors

High Bay Distribution
26' - 28' clear height

High End Improvements
recently upgraded office

Elevator Served
easy accessibility between floors







E-COMMERCE

MANUFACTURE

DISTRIBUTE

WAREHOUSE

HEADQUARTERS

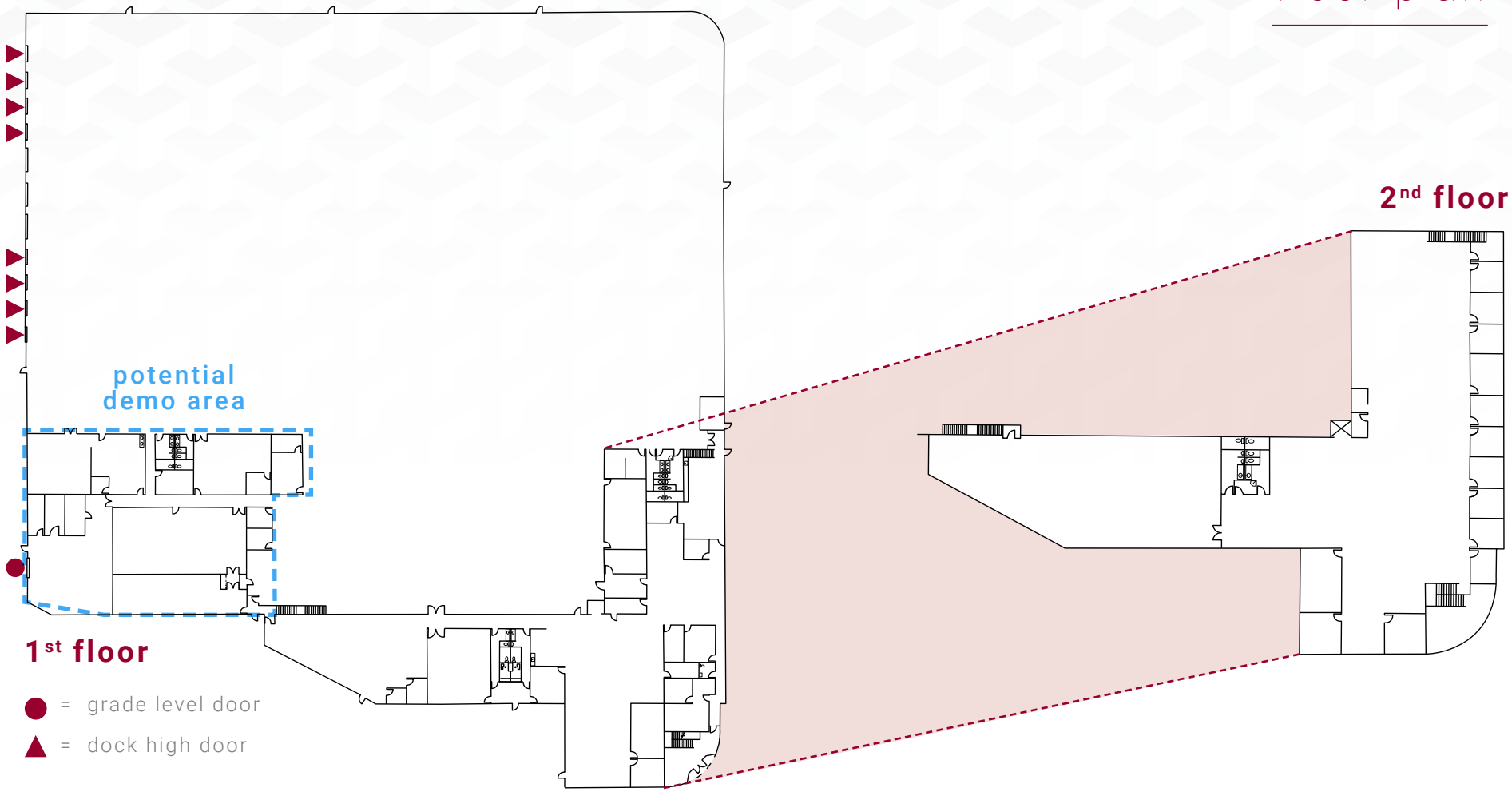
photos



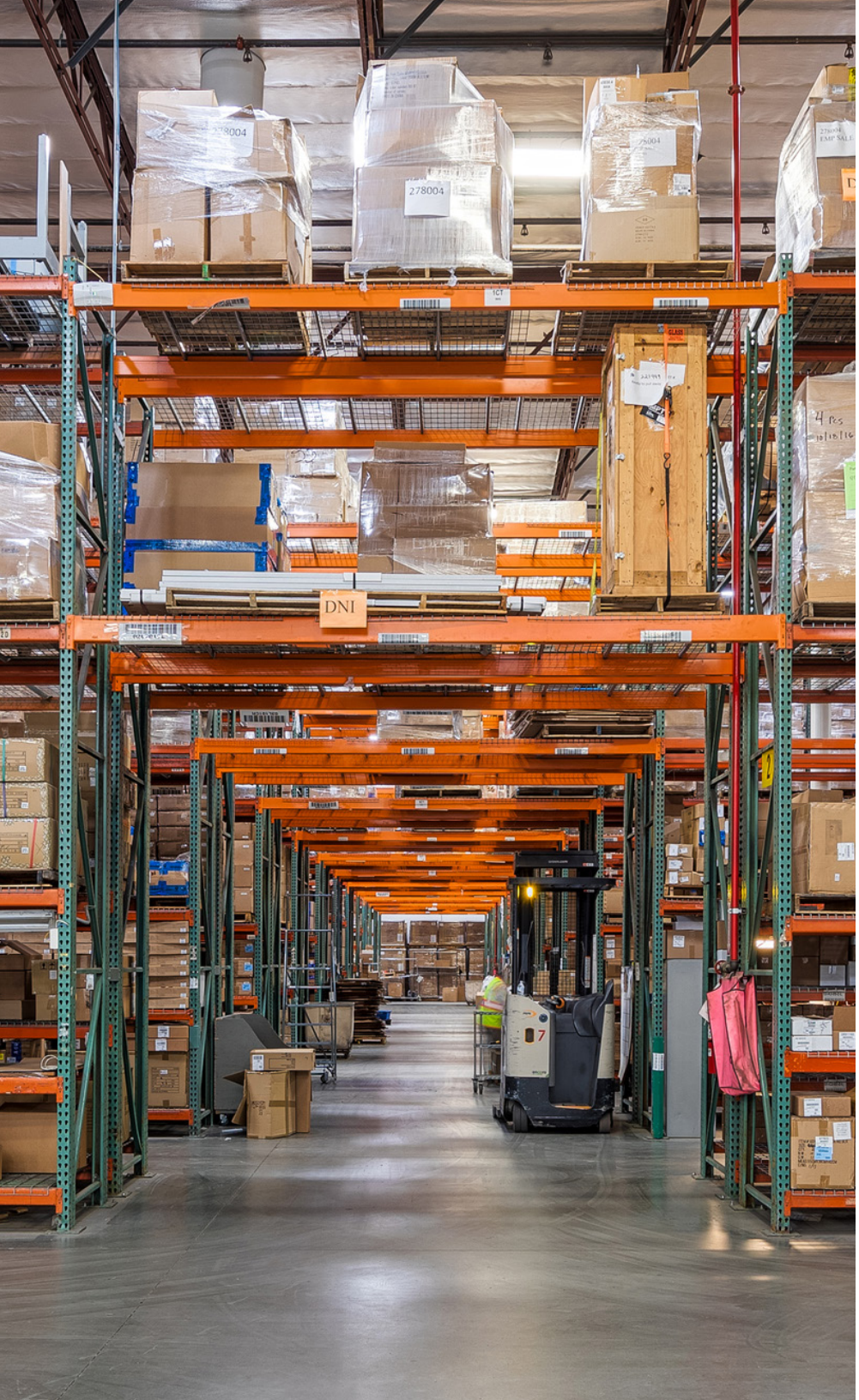




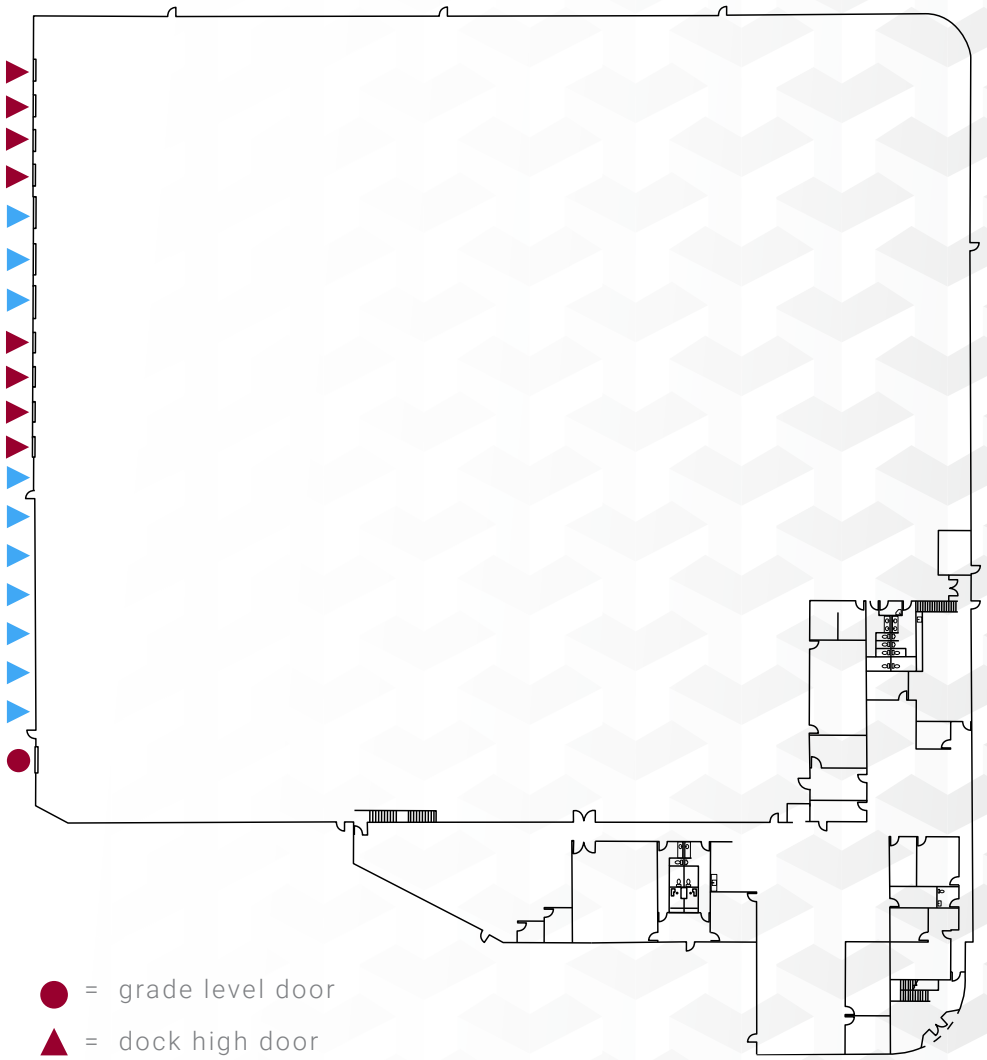
floor plan


potential
demo area
1st floor
2nd floor
= grade level door
= dock high door





conceptual floor plan

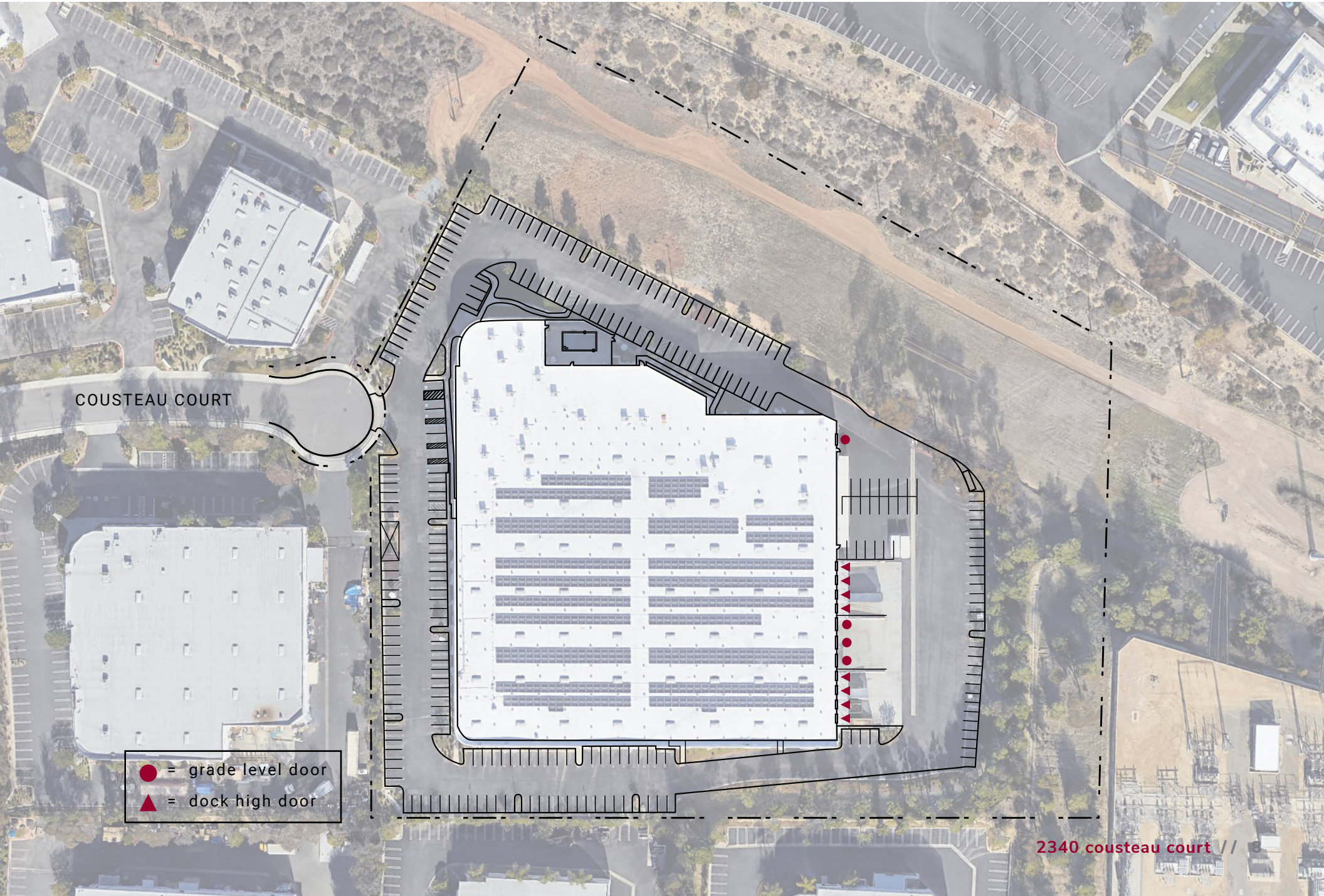


● = grade level door

▲ = dock high door

▲ = expandable dock high doors

site plan



photos



dock & grade loading



diving pool



elevator served


corporate neighbors
PACIFIC OCEAN
INTERSTATE 5
carlsbad
MCCLELLAN PALOMAR AIRPORT
Callaway
Abbott
FedEx
BECKMAN COULTER
PALOMAR AIRPORT RD
amazon
PROVIDIEN
EL FUERTE ST
FARADAY ST
ACUSHNET COMPANY
glanbia
synteract
Titleist
OPTUMRx
NIXON
MERCK
LOWE'S
PODS
San Diego Hat COMPANY
IONIS PHARMACEUTICALS
HME
FLUIDRA
UNITE
ShipCalm
cisco
FLUX POWER
HYATT PLACE
S. MELROSE DR
vista
TEMPO COMMUNICATIONS
McCain A SWARCO Company
AMRON INTERNATIONAL
Gourmet Culinary
Select Supplements INCORPORATED
OVATION
THE HOME DEPOT
SOLATUBE
DDH ENTERPRISE, INC.
WINNERS ONLY INC
Leica
PARK CENTER DR
DR. BRONNER'S ALL-ONE!
2340 cousteau court
Watkins Wellness
2340 cousteau court // 10


nearby retail & amenities
1 the island at carlsbad
ANYTIME FITNESS
Sourdough & Co
Sandwiches • Soups • Salads
slice Pizza by the
PUNJABI TANDOOR
CUISINE of INDIA
LITTLE ZEUS
JUICE STOP
J'BOX
Deconstructed
your classic burgers not
Jose's TACO
Hacienda de Vega
FC FRENCH CORNER
Croutons
Season the Day.
2 palomar commons
Jersey Mike's Subs
LOWE'S
FIVE GUYS
FAMOUS BURGERS and FRIES
Panera BREAD
Jamba Juice
CHIPOTLE MEXICAN GRILL
Kabob Lounge
ups
noodles & company
5 vista palomar park
The Flame Broiler
a healthy choice
Perfect subs!
re:form
YOGA + FITNESS
Jack in the box
WELLS FARGO
TACO BELL
STARBUCKS COFFEE
7 ELEVEN
Palomar PIZZA & PASTA
6 grand plaza
NORDSTROM rack
SPROUTS FARMERS MARKET
Marshalls
BED BATH & BEYOND
ROSS DRESS FOR LESS
ULTA
Massage Envy
FIVE GUYS
FAMOUS BURGERS and FRIES
STARBUCKS COFFEE
L&L
SAMMY'S WOODFIRED PIZZA
BOUDIN SF
MISSION FEDERAL CREDIT UNION
2340 cousteau court
4 bressi ranch village center
SATER BROS. MARKETS
Board & Brew
Peet's Coffee & Tea
PIEOLOGY
TRADER JOE'S
HOOKED ON POKE
HAWAIIAN STYLE BOWLS
LUNA GRILL
FRESH MEDITERRANEAN
rubio's
COASTAL GRILL
nektar
JUICE BAR
3 the square @ bressi ranch
BevMo!
SPROUTS FARMERS MARKET
CVS pharmacy
MENDOCINO FARMS
sandwich market
EL CAMINO REAL
FARADAY AVE
COLLEGE BLVD
PALOMAR AIRPORT RD
MCCLELLAN-PALOMAR AIRPORT
BRESSI RANCH
EL FUERTE ST
POINSETTIA LN
S MELROSE DR
SYCAMORE DR
LA MIRADA DR
W MISSION RD
CALIFORNIA 78
SAN MARCOS BLVD
ROSAS RD
ST. MARK GOLF CLUB
LAKE SAN MARCOS
LEO CARILLO RANCH
1
2
3
4
5
6

Vista

population
103,381

corporate & local businesses
±5,000

median household income
$78,948

multi-industry job force
48,000+

california's craft beer capital

18 Breweries

1 Meadery

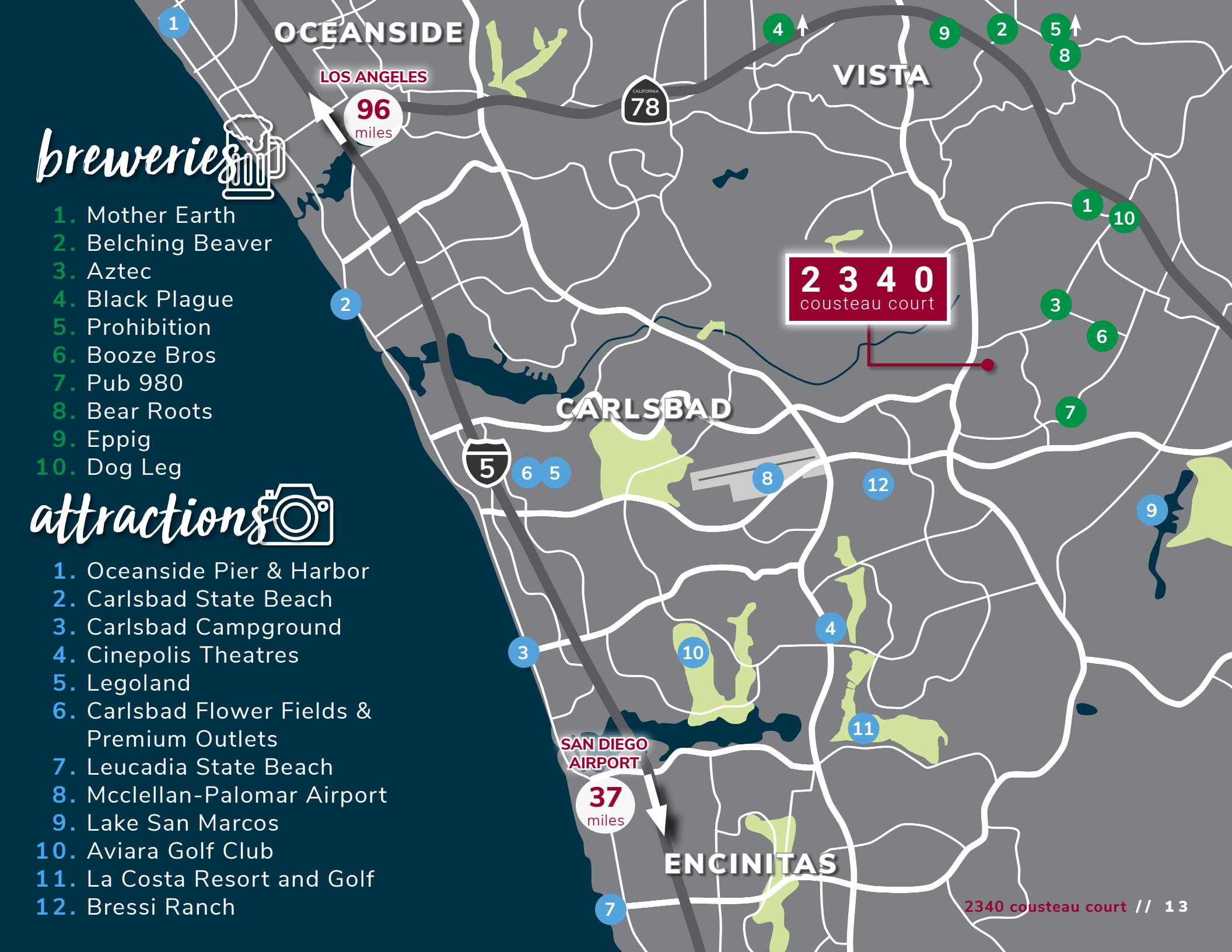
2 Wineries

most craft breweries per capita of any california city

vista's local industries

manufacturing
warehousing
logistics
action sports

life sciences
maritime
active lifestyle
information technology



breweries

1. Mother Earth
2. Belching Beaver
3. Aztec
4. Black Plague
5. Prohibition
6. Booze Bros
7. Pub 980
8. Bear Roots
9. Eppig
10. Dog Leg

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



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