



**970** PARK CENTER DR  
VISTA, CA 92081

**FOR SALE OR LEASE**

DIVISIBLE FROM ±47,470 - 76,954 SF

# 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:           | April 2026                                 |
| NNN's:               | ±\$0.39/SF                                 |

lease rate: **\$1.25/SF NNN**  
sale price: **Contact Broker**



# full building - 76,954 SF



## Suites A-C

Total Size: 76,954 SF (Full Building)

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

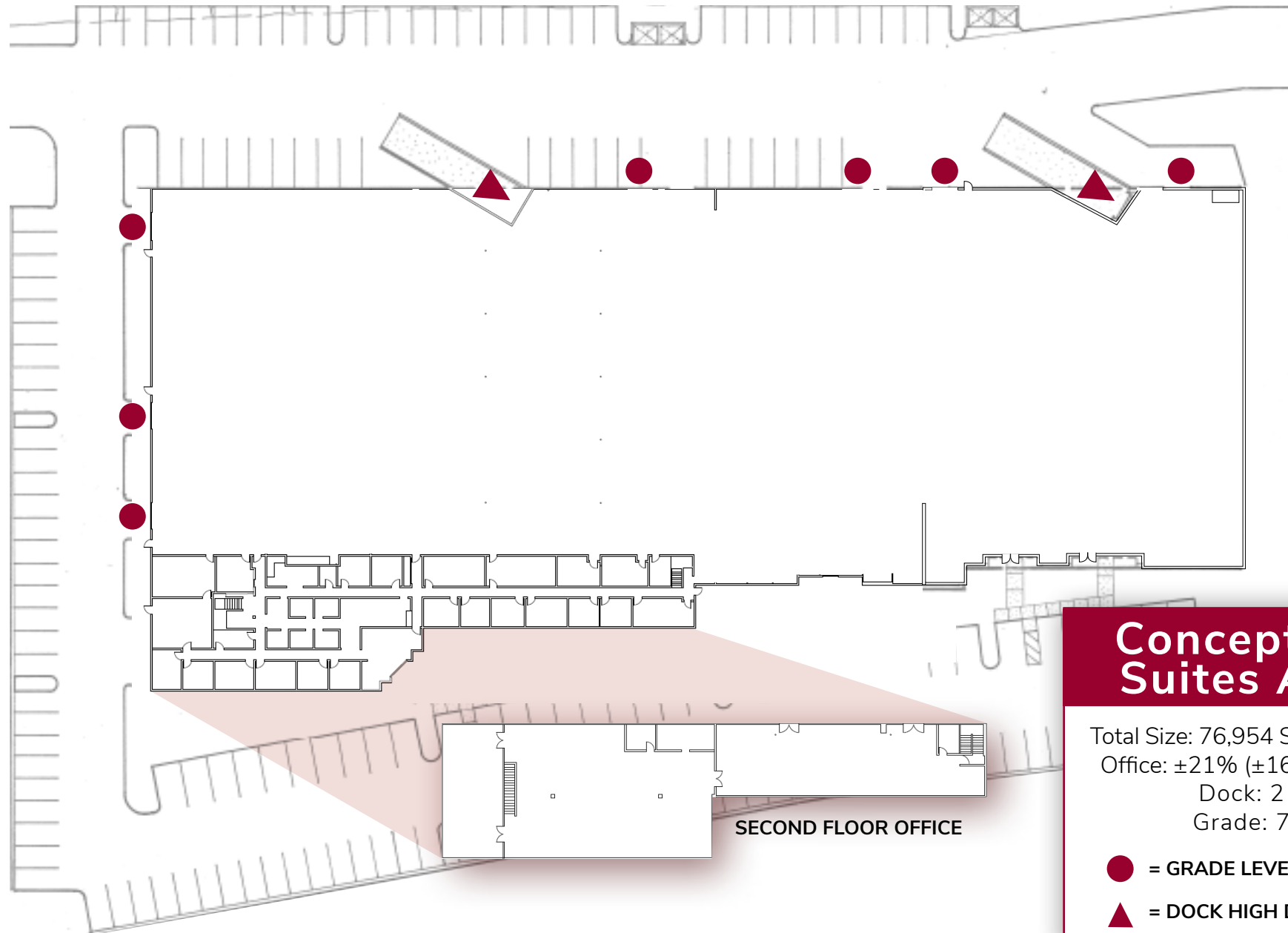
Dock: 2

Grade: 7

● = GRADE LEVEL DOOR

▲ = DOCK HIGH DOOR

# conceptual plan - full building

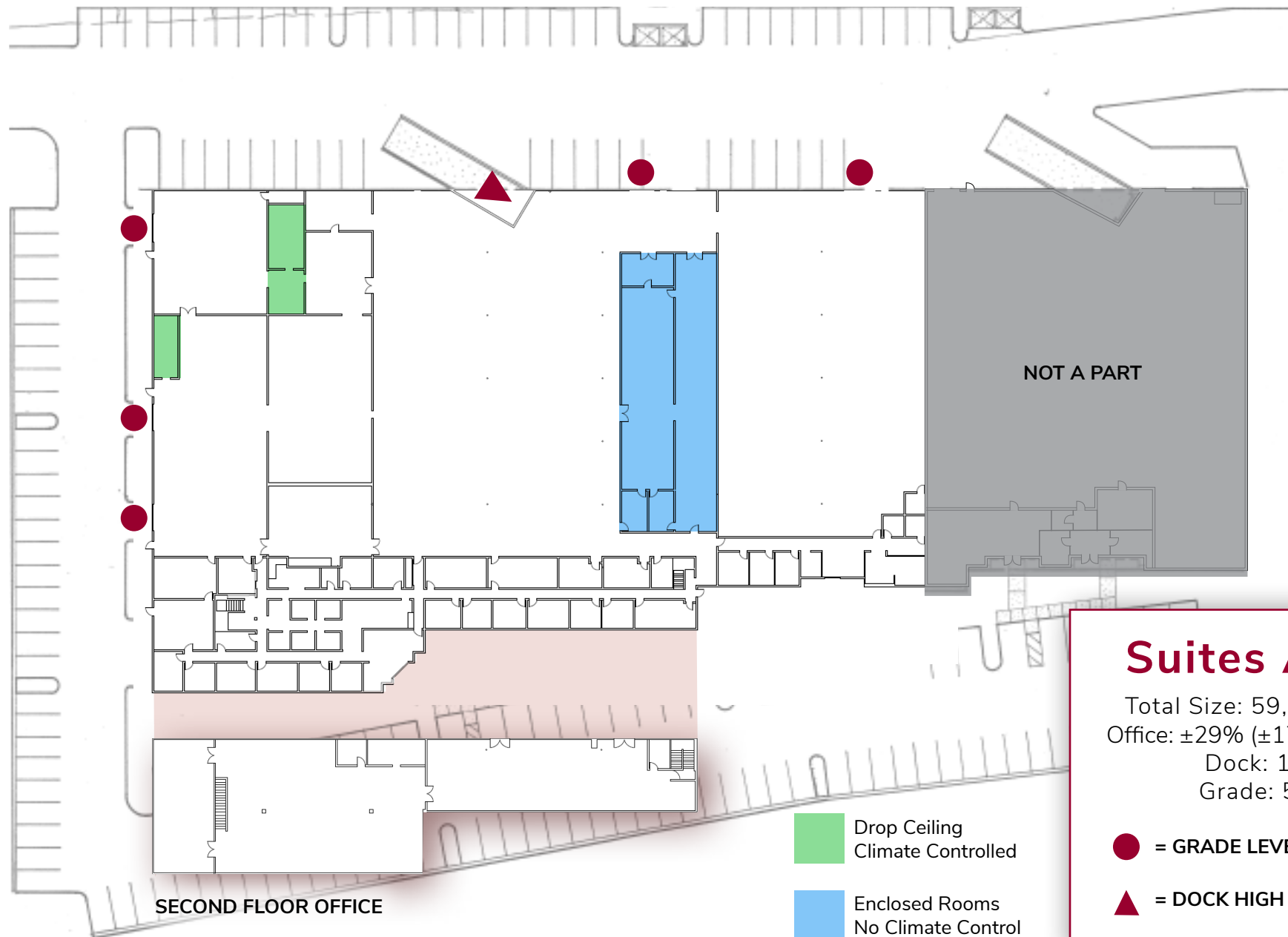


## Conceptual Suites A-C

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

- = GRADE LEVEL DOOR
- ▲ = DOCK HIGH DOOR

# suites A-B - 59,530 SF

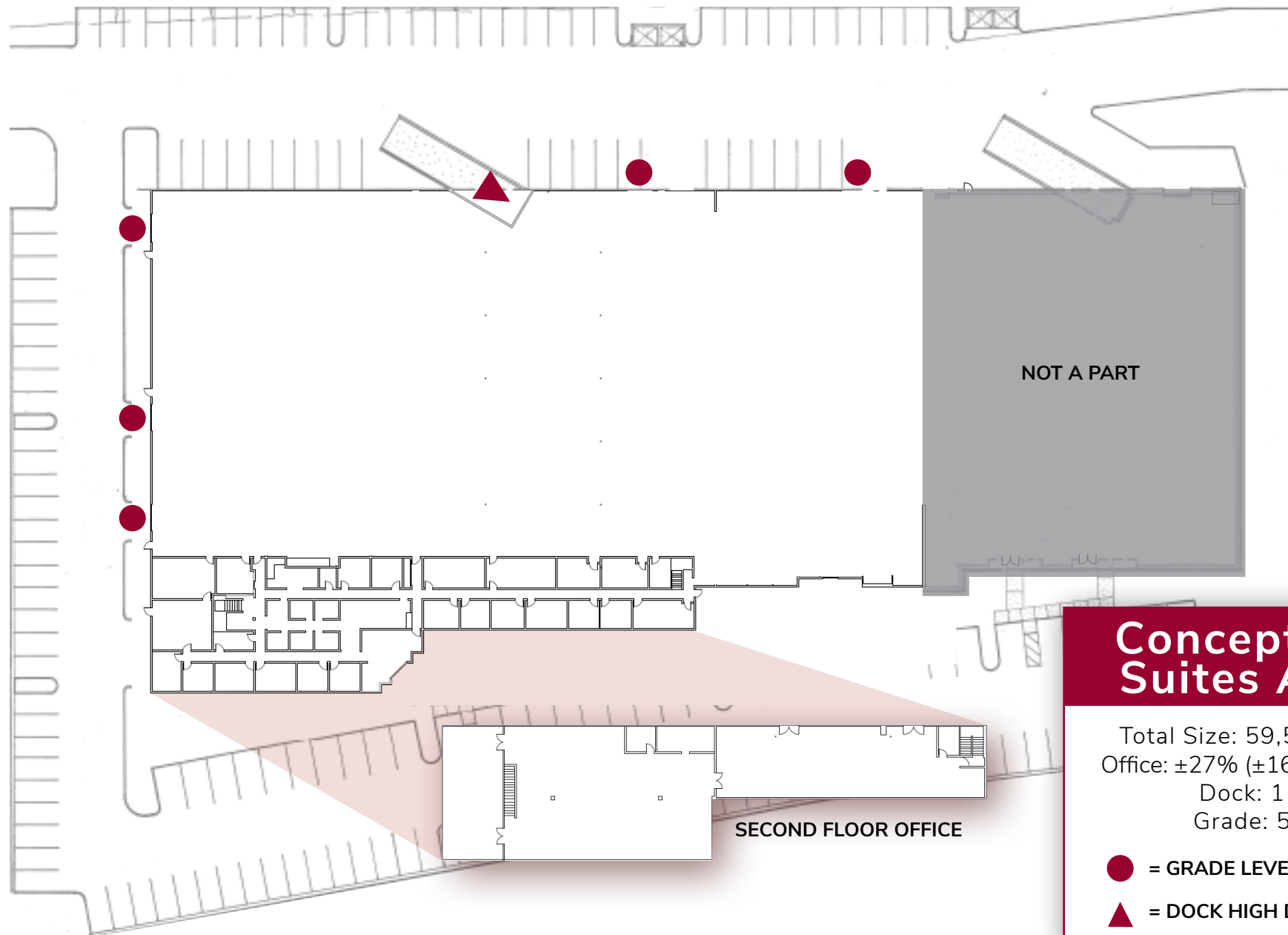


## Suites A-B

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



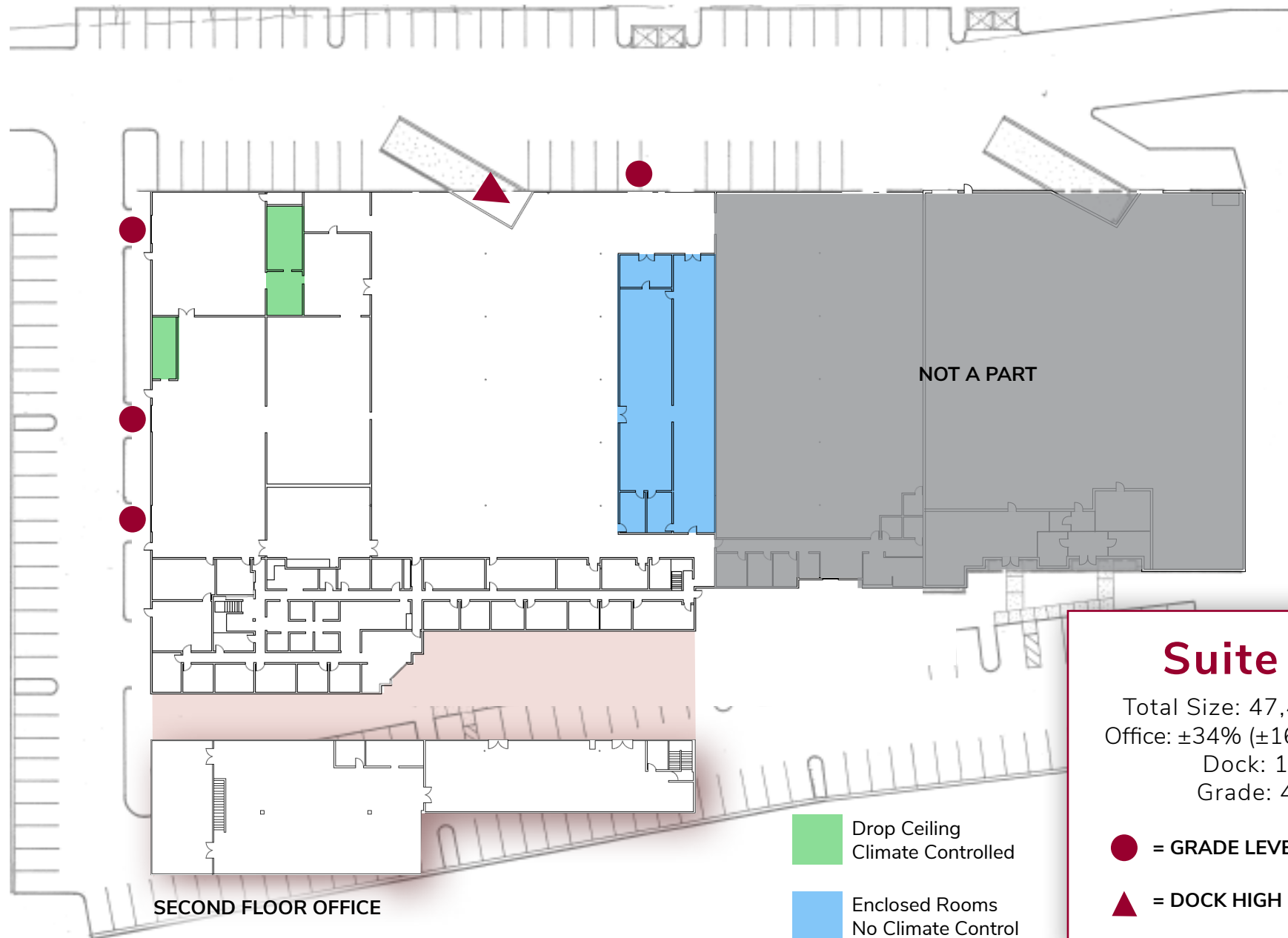
## Conceptual Suites A-B

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

● = GRADE LEVEL DOOR

▲ = DOCK HIGH DOOR

# suite A - 47,470 SF



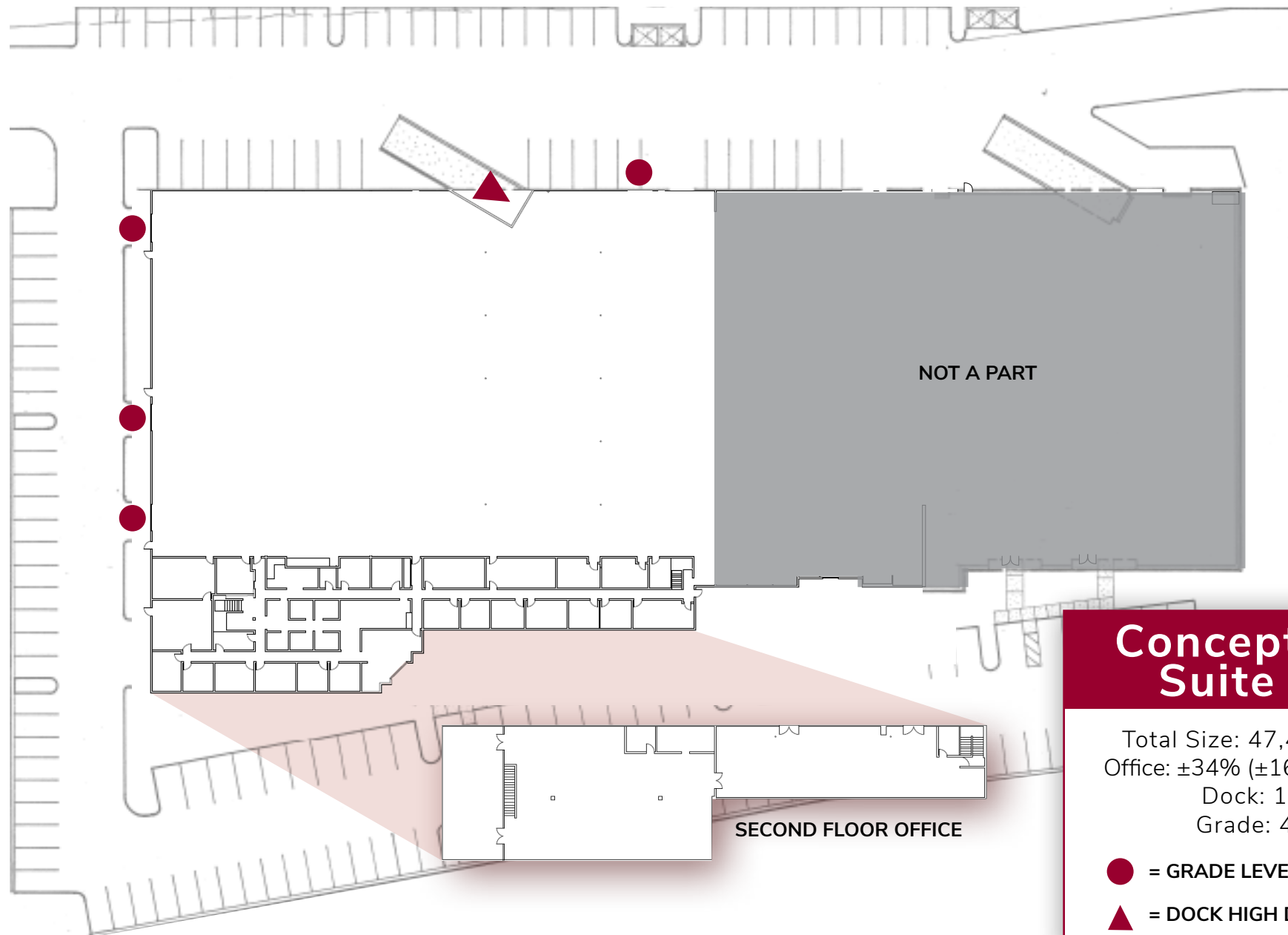
## Suite A

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

● = GRADE LEVEL DOOR

▲ = DOCK HIGH DOOR

# conceptual plan - suite A

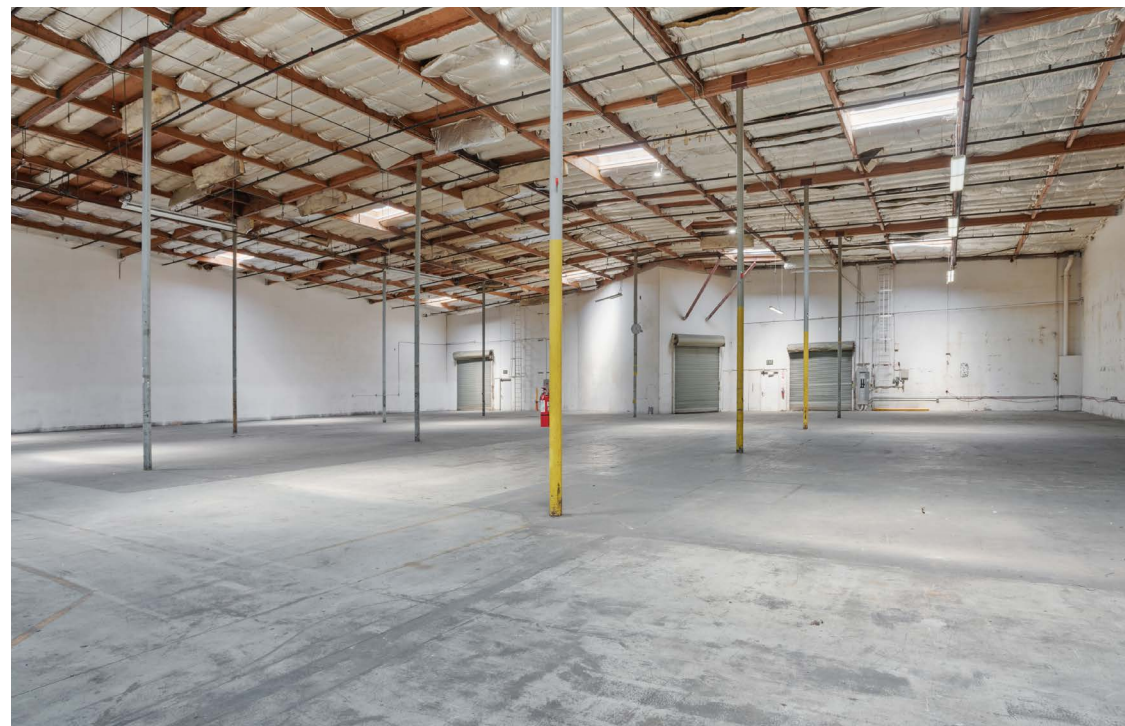
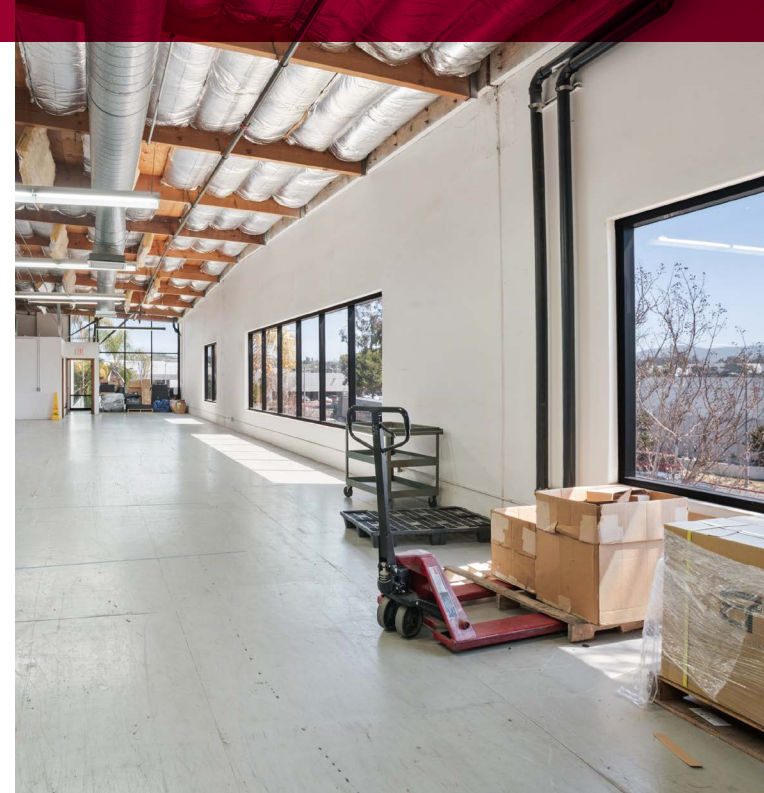


## Conceptual Suite A

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

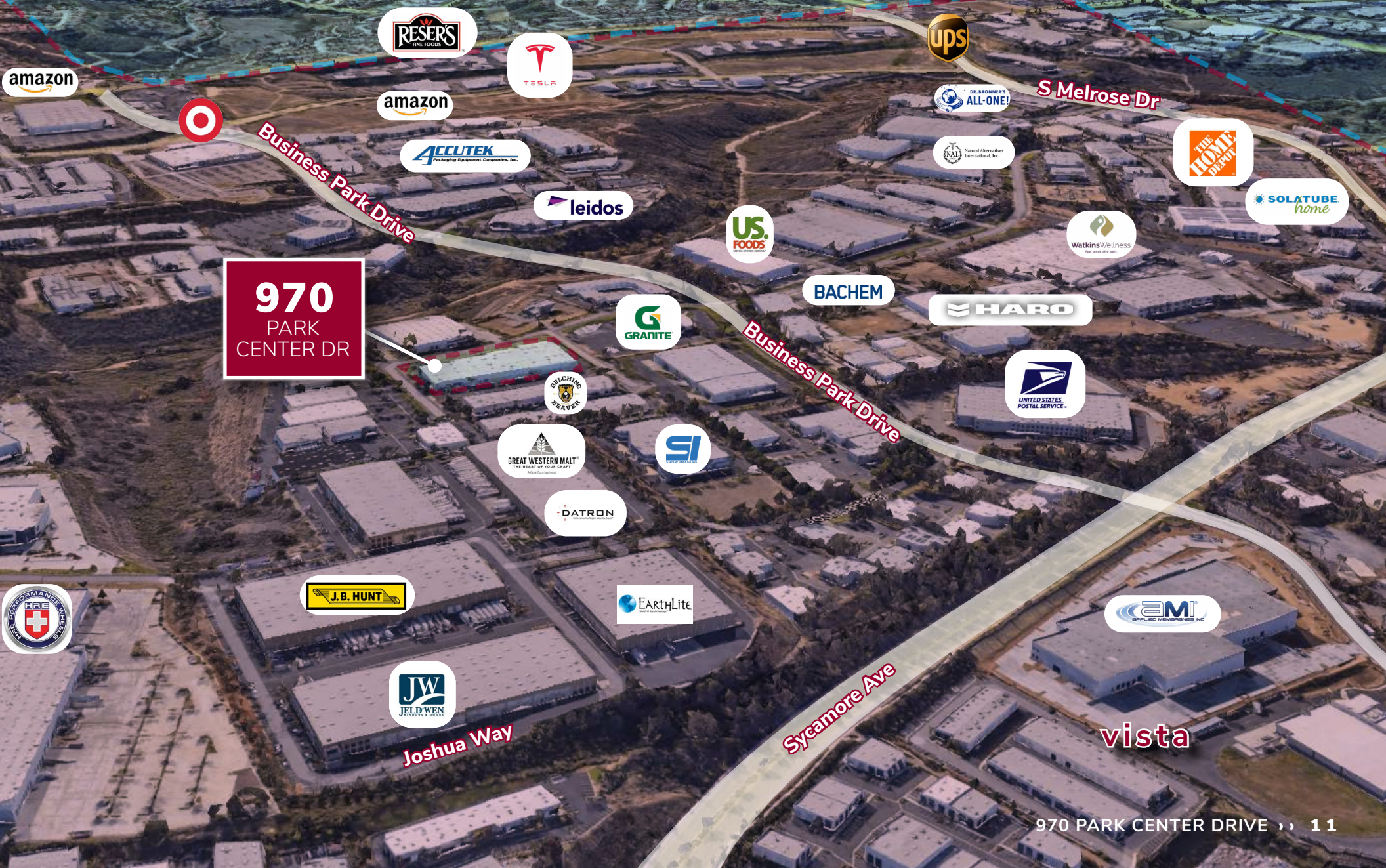
- = GRADE LEVEL DOOR
- ▲ = DOCK HIGH DOOR





# corporate neighbors

carlsbad



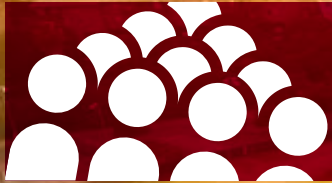
**970**  
PARK  
CENTER DR

vista

# nearby retail & amenities



# Vista



population

**98,344**



corporate & local  
businesses

**±10,000**



median household  
income

**\$93,329**



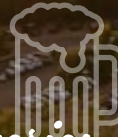
multi-industry  
job force

**48,000+**

## *california's craft beer capital*

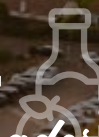
most craft breweries per  
capita of any california city

**18**



*Breweries*

**1**



*Meadery*

**2**



*Wineries*

## *vista's local industries*

manufacturing  
warehousing  
logistics  
action sports

life sciences  
maritime  
active lifestyle  
information technology



970 PARK CENTER DRIVE •• 13

# breweries

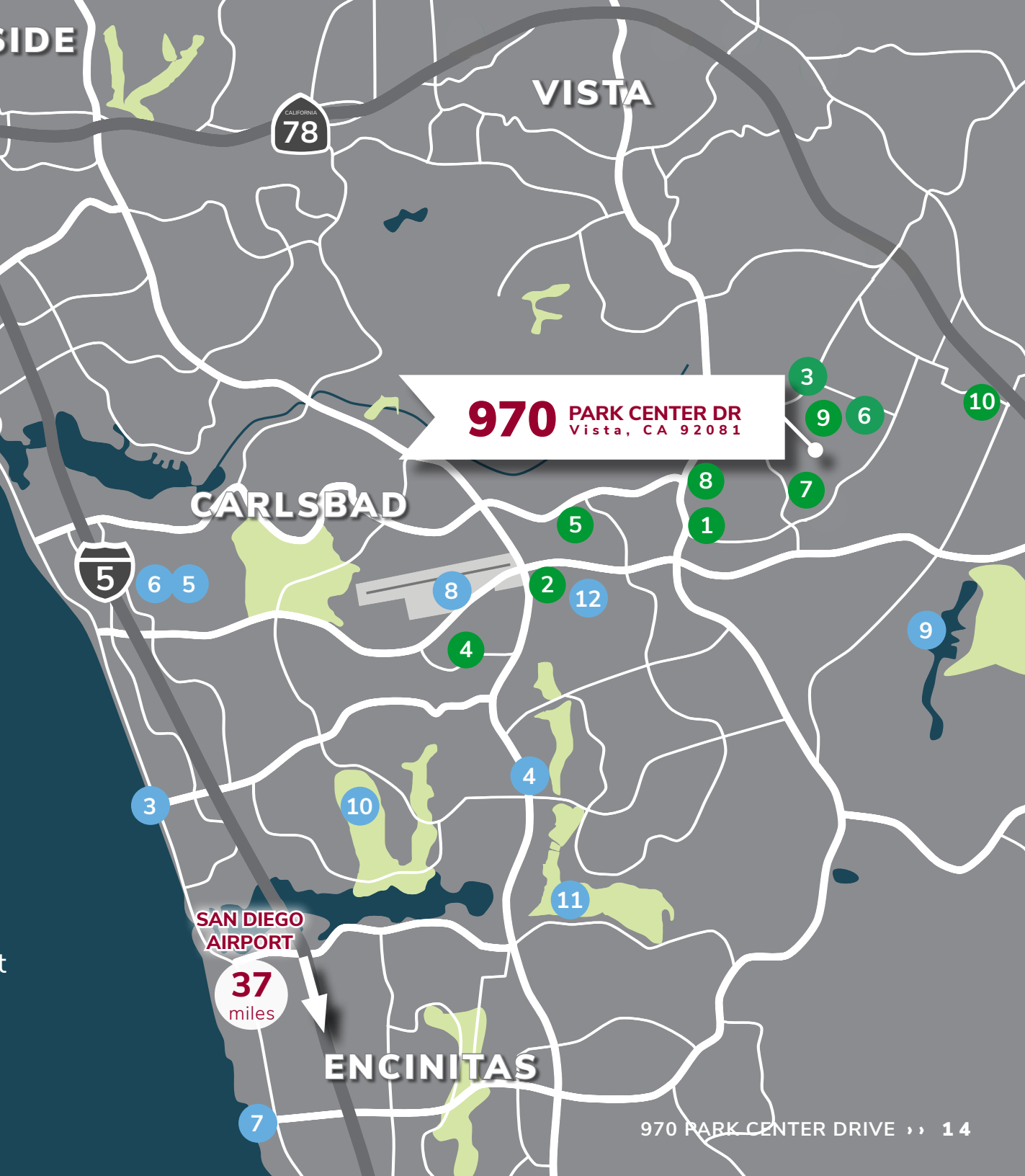
OCEANSIDE

VISTA

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



**970** PARK CENTER DR  
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SAN DIEGO  
AIRPORT

**37**  
miles

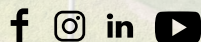
ENCINITAS

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