

FOR SALE OR LEASE

1351

DISTRIBUTION  
WAY,  
UNIT 9

VISTA, CA 92081

A ±3,998 SF INDUSTRIAL UNIT



**BOYLE CROTTY STEMLEY**  
INDUSTRIAL TEAM

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# HIGHLIGHTS

A ±3,998 SF industrial unit within the Garden View Business Center in Vista. Adjacent to Sycamore Avenue with close proximity to State Route 78.



±2,024 SF Warehouse/  
±1,974 SF Office



One (1) 10'x10'  
Grade-Level Door



M1 Zoning



400 Amps Power



19' Minimum Warehouse  
Clear Height



Kitchenette w/ Granite  
Countertops



Sale Price:  
\$1,259,000

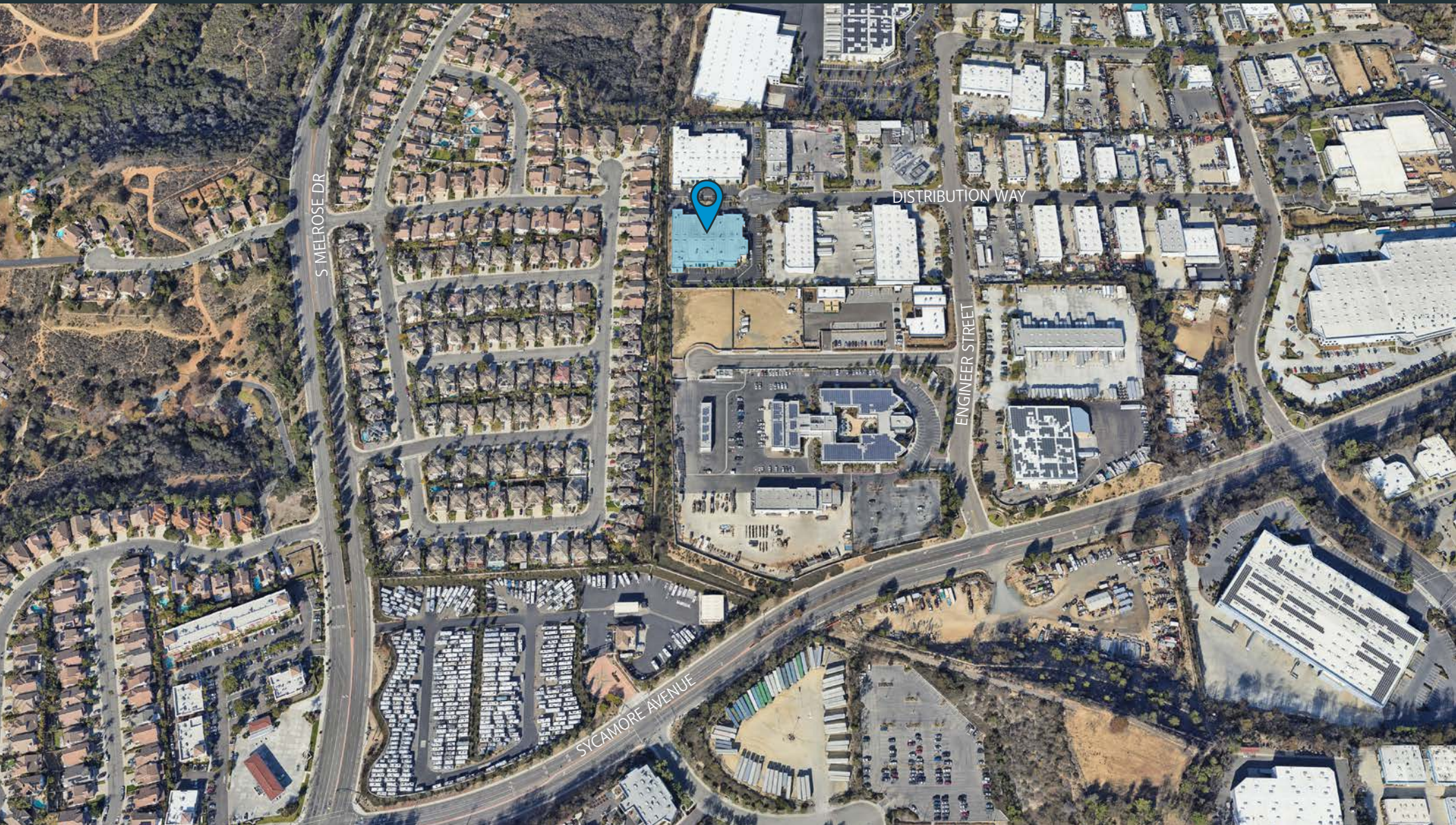


Lease Rate:  
\$1.75/SF Gross



- › Convenient access to Interstate 5 and Highway 78
- › Close proximity to natural beauty and scenic views, with easy access to beautiful beaches, parks, and recreation areas
- › Good transportation and excellent community amenities







# FLOORPLAN



SALE PRICE

\$1,259,000



LEASE RATE

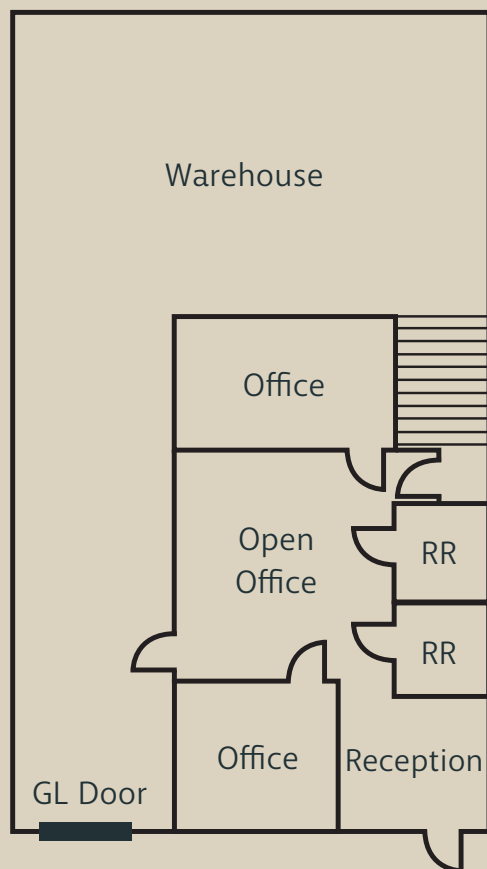
\$1.75/SF GROSS



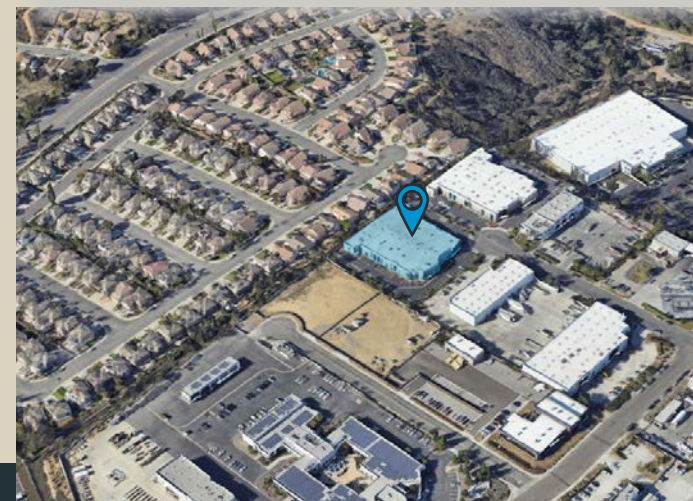
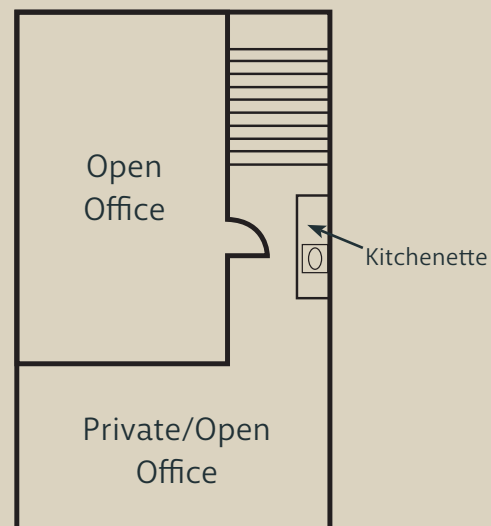
AVAILABLE

NOW

First  
Floor



Second  
Floor



# THE LOCATION



AVG. HOUSEHOLD  
INCOME

\$133,343



POPULATION

87,733



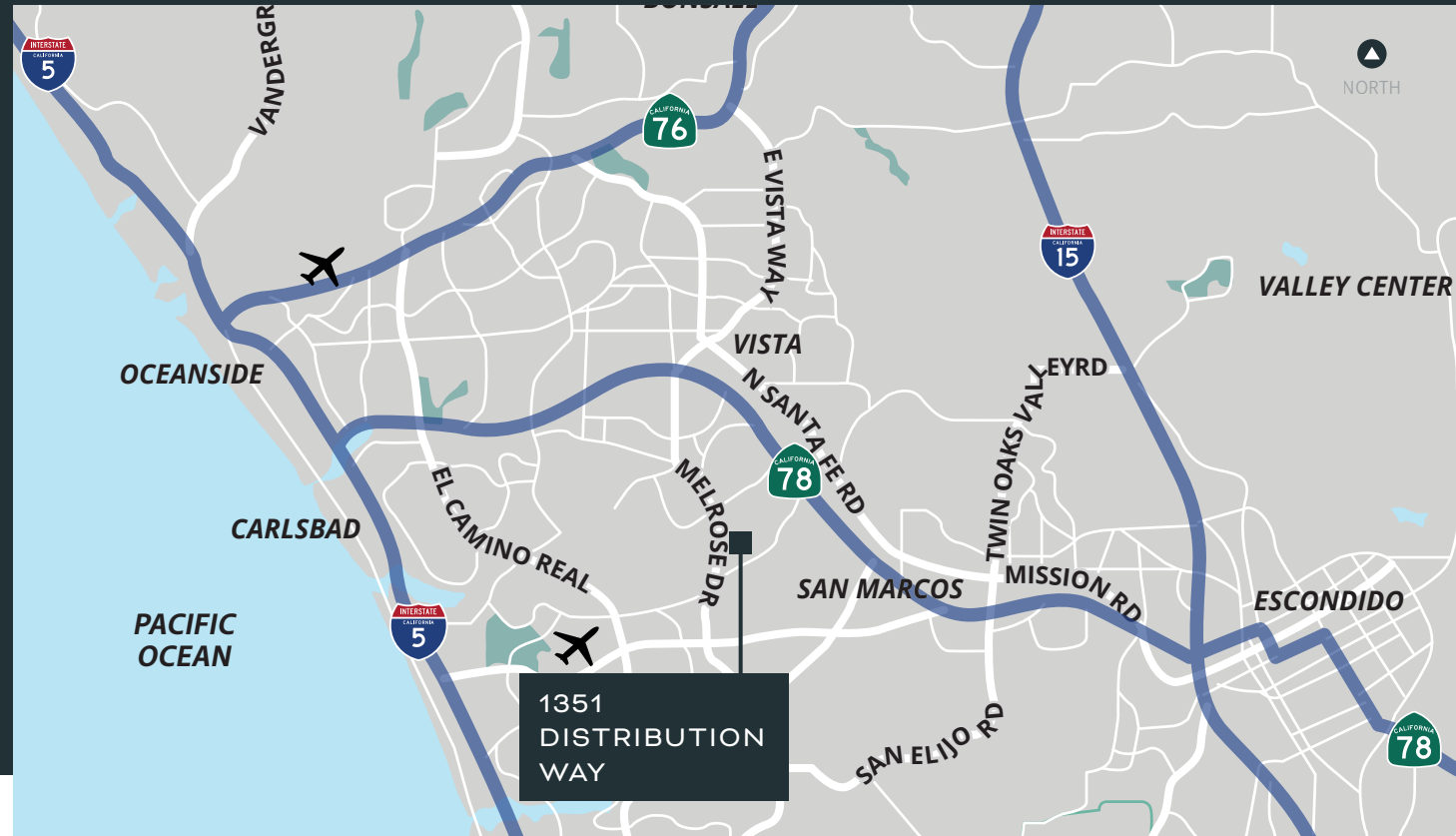
MEDIAN  
AGE

40

\*PER A 3 MILE RADIUS

Vista, California, is a picturesque city in San Diego County known for its scenic beauty and friendly atmosphere. Surrounded by rolling hills and lush landscapes, Vista offers a serene escape for residents and visitors alike. The city's vibrant arts scene, diverse dining options, and community-oriented spirit make it a delightful destination to explore and enjoy.

With its warm climate and ample recreational opportunities, Vista is a haven for outdoor enthusiasts. From hiking along nature trails to picnicking in family-friendly parks, there's no shortage of ways to connect with nature. The city's welcoming neighborhoods and strong sense of community create a welcoming environment for all who visit or call Vista home.



The Vista, California neighborhood is distinguished by its lush greenery and picturesque surroundings, making it a visually appealing and tranquil place to reside. Additionally, the neighborhood's strong sense of community and active local events create a warm and welcoming atmosphere for its residents.



CRAFT  
BREWRIES

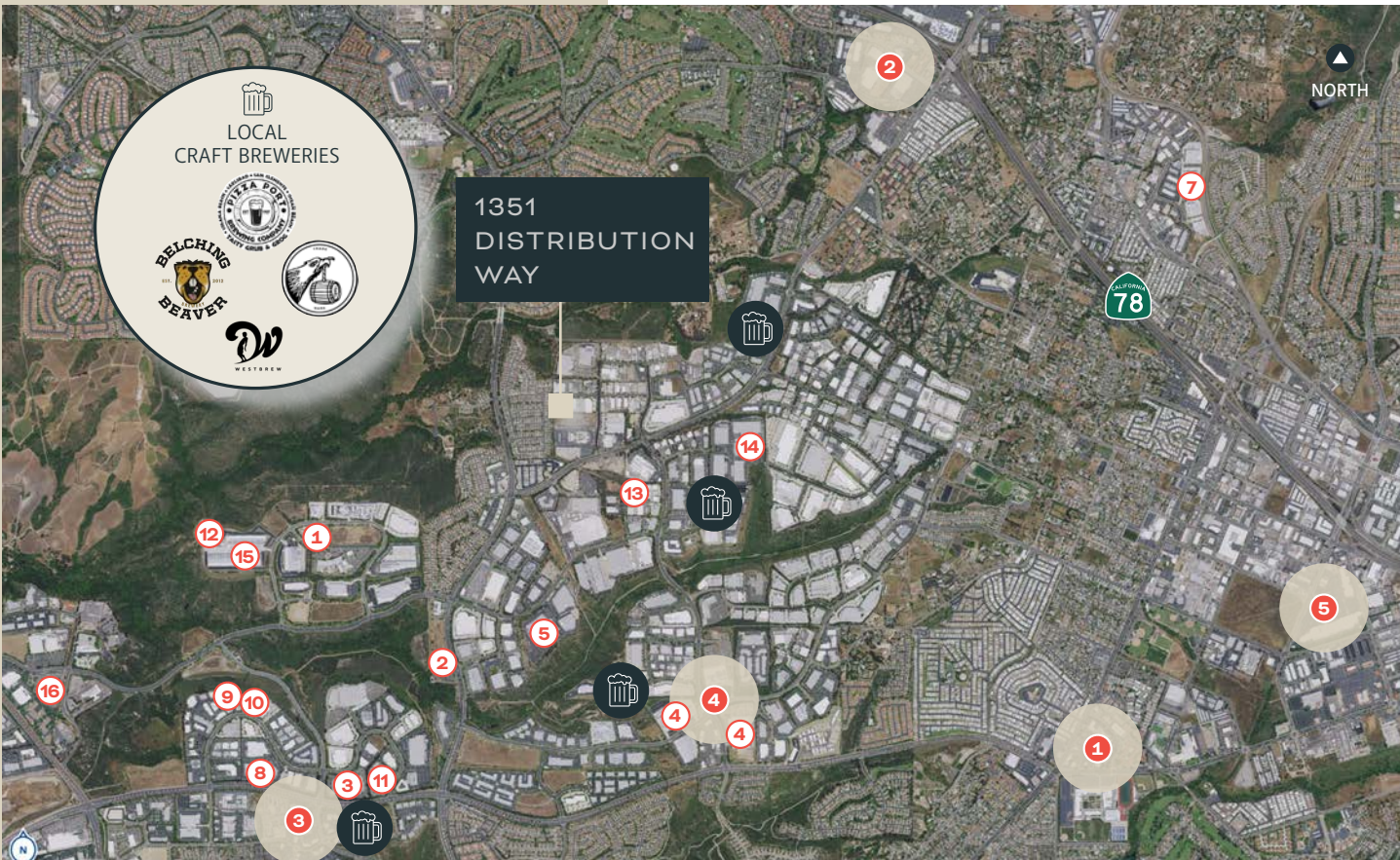
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With its appealing combination of natural beauty, a skilled workforce, excellent infrastructure, and a supportive business ecosystem, Visa presents an attractive and advantageous environment for businesses to thrive.

# CORPORATE NEIGHBORS & AMENITIES



**5 MINUTES**  
Sycamore Ave

**15 MINUTES**  
S Melrose Dr and  
Palomar Airport Rd

## BUSINESSES

- |                         |                             |
|-------------------------|-----------------------------|
| 1 Ionis Pharmaceuticals | 9 Avista Technologies, Inc  |
| 2 Flux Power            | 10 Collins Aerospace        |
| 3 Titleist Golf         | 11 Med Ed Labs              |
| 4 Amazon                | 12 Nixon                    |
| 5 Winners Only          | 13 Haro Bicycle Corp        |
| 6 Glanbia Nutritionals  | 14 Jeld-Wen Windows & Doors |
| 7 Multipack             | 15 OnTrac                   |
| 8 Workwell Technologies | 16 FedEx Ship Center        |

## AMENITIES

- 1 Aldi, Albertsons, Wing Stop, Starbucks, CVS, Subway, Banh Mi, Planet Fitness, The UPS Store, Everbowl, Goodwill, Eugenio Italian Ristorante
- 2 Walmart, Jersey Mikes, LA Fitness, La Quinta Hotel, IHop, Domino's Pizza, Walgreens, Panda Express, Target, Rubios Coastal Grill, Stater Bros Grocery, ARCO
- 3 Trader Joe's, Peet's Coffee, Sprout's Farmers Market, Bevmo!, CVS, Mendocino Farms, Bird Rock Coffee Roasters, Pieology Pizzeria, F45, Unleashed, Supercuts
- 4 Target, Pizza Hut, Taco Bell, Jack in the Box, Starbucks
- 5 Raising Cane's, Broken Yolk Cafe, Ross Dress For Less, Handel's Ice Cream, Five Guys, Sprouts, Nekter Juice Bar, Nordstrom Rack, AAA San Marcos



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## CONTACT

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# 1351 DISTRIBUTION WAY

FOR SALE OR LEASE IN VISTA, CALIFORNIA

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