



# 1430 DECISION STREET | VISTA

±123,705 SF NEW INDUSTRIAL BUILDING  
WAREHOUSE / DISTRIBUTION / MANUFACTURING

EST. DELIVERY Q3 2024

LBA Logistics 

 ±123,705 Square Feet | Class A Industrial

# NEWER IS BETTER

1430 Decision Street represents the first ground-up Industrial conversion in North San Diego

## **Rare Opportunity**

Dwindling supply of industrial land and new construction throughout San Diego, ideal site for Last Mile with immediate access to customers and highly skilled labor

## **Flexibility**

Designed to accommodate multiple users and industry types including Distribution and GMP Life Science

## **Separate & Secure**

No neighbors or shared environment, natural terrain features and ability to fence make this a highly secure facility

## **Customized Solutions**

Design your perfect building from the ground up, enhance brand image while boosting morale and increasing efficiency



### **Affordability**

Significant savings based on lower tax rates compared to Central SD and Orange County, reduced energy costs, cubic storage advantage

### **Avoid Risk**

New building means less exposure to capital expenditures and environmental concerns

### **Attract & Retain Talent**

Excellent quality of life featuring a coastal vibe, myriad of recreational and leisure activities, affordable living options and close proximity to executive housing. Immediately adjacent to walking/biking trails and walking distance to retail amenities.



# LOCATION

## SURROUNDING AREA



2023  
POPULATION

**615,679**  
within 10 miles

**166,932**  
within 5 miles

**85,238**  
within 3 miles



2023 HOUSING  
UNITS

**213,961**  
within 10 miles

**62,208**  
within 5 miles

**32,596**  
within 3 miles

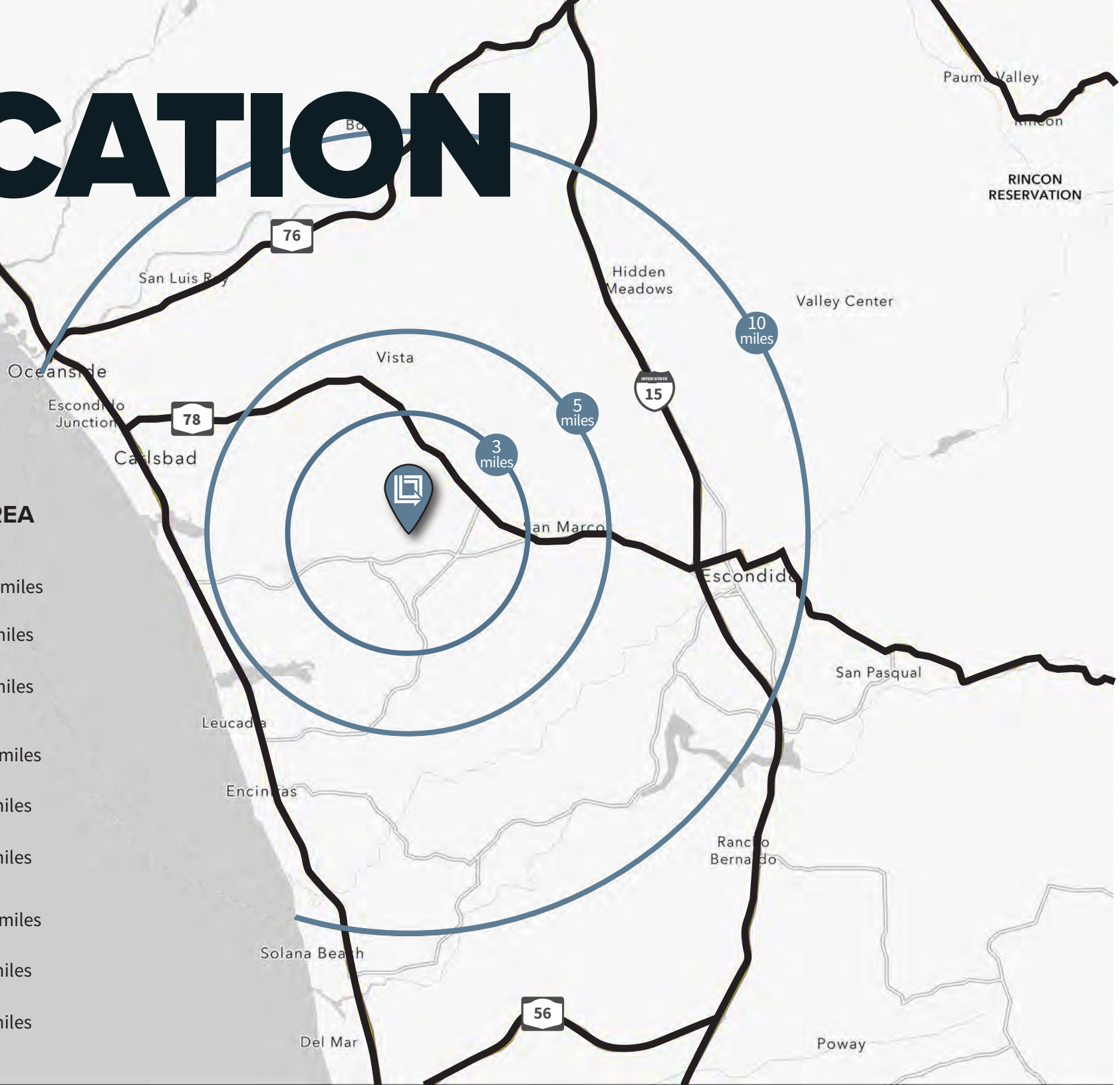


2023 MEDIAN  
HOUSEHOLD  
INCOME

**\$119,308**  
within 10 miles

**\$131,804**  
within 5 miles

**\$132,308**  
within 3 miles



## Drive times to:

- **1 hr 36 min**  
Port of LA/Long Beach
- **40 min**  
Orange County
- **45 min**  
Riverside County
- **1430 Decision St**  
Vista
- **45 min**  
Downtown/Airport
- **55 min**  
Mexico Border

## San Diego quick stats:

**3.3M**

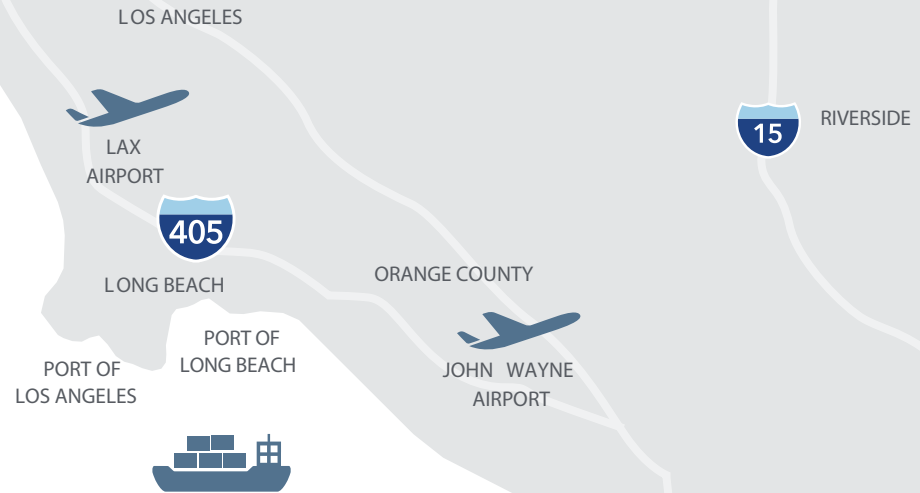
5TH MOST POPULOUS COUNTY IN US

**#2**

FASTEST GROWING ECONOMY IN CALIFORNIA

**158K**

COLLEGE STUDENTS IN SAN DIEGO INCLUDING 46K IN NORTH COUNTY





# LAST MILE APPROVED

## NORTH SAN DIEGO DEMOGRAPHICS

**101,377**  
Population  
**33,249**  
Housing Units  
**\$91,998**  
Household Income

**113,806**  
Population  
**47,505**  
Housing Units  
**\$114,706**  
Household Income

**61,986**  
Population  
**26,522**  
Housing Units  
**\$116,477**  
Household Income

**13,243**  
Population  
**6,669**  
Housing Units  
**\$113,972**  
Household Income

VISTA



SAN MARCOS

CARLSBAD

LA COSTA

ENCINITAS

RANCHO SANTA FE

SOLANA BEACH

**57,750**  
Population  
**19,952**  
Housing Units  
**\$78,374**  
Household Income

**44,574**  
Population  
**17,134**  
Housing Units  
**\$136,152**  
Household Income

**3,247**  
Population  
**1,419**  
Housing Units  
**\$166,505**  
Household Income







**±123,705 SF**

TOTAL SPACE AVAILABLE  
(SQUARE FEET)



**22 DOCKS**

1.86:10,000 SF DOOR RATIO



**60'**

SPEED BAY



**36' CLEAR**

HEIGHT AT FIRST COLUMN



**2 GRADE**

LEVEL DOORS



**130'**

TRUCK COURT



**±10,800**

SF OF OFFICE



**260'**

BUILDING DEPTH



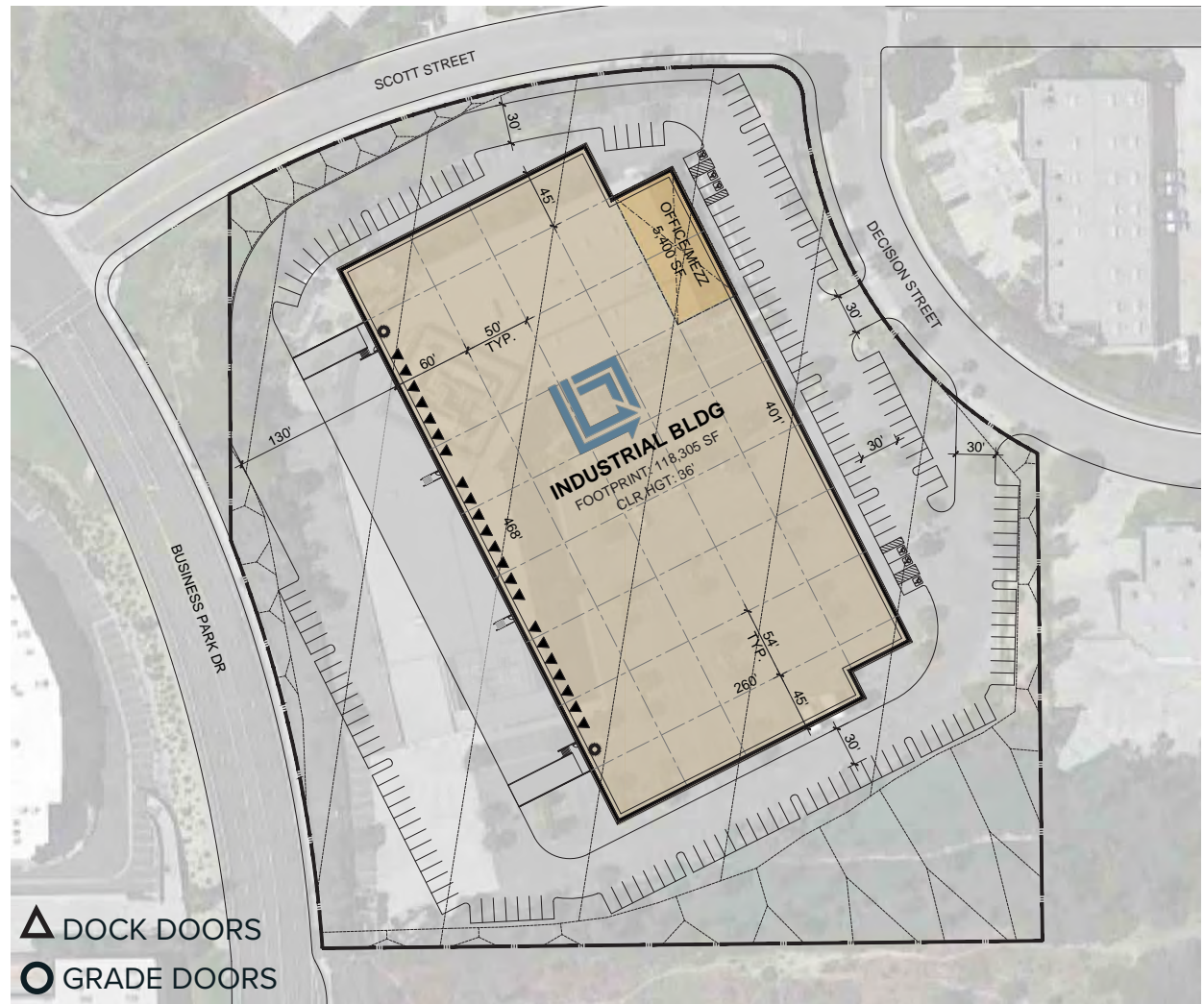
**ESFR**

SPRINKLERS

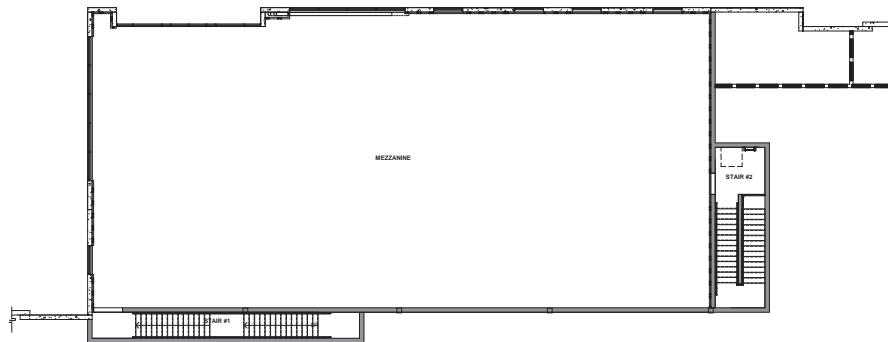


# THE PLAN

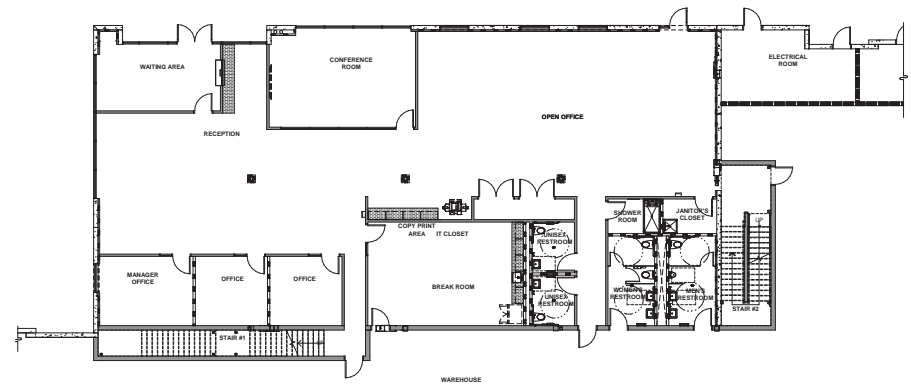
# FULL BUILDING PLAN



## MEZZANINE



## GROUND FLOOR







# NORTH COUNTY

Surrounded by strong demographics, great accessibility and the largest concentration of executive housing



**101,377**  
population



**34**  
median age



**4,204+**  
businesses



**40,730+**  
employees



**20+**  
rail stations



**40+**  
golf courses

Melrose Drive

Business Park Dr



Poinsettia Ave

W San Marcos Blvd

Ocean Hills



NORTH





# CORPORATE NEIGHBORS





**Greg  
Lewis**

+1 858 699 1629  
greg.lewis@jll.com  
RE lic. #01856260

**Steven  
Field**

+1 760 814 2627  
steven.field@am.jll.com  
RE lic. #01762108

**Chris  
Baumgart**

+1 858 736 1710  
chris.baumgart@am.jll.com  
RE lic. #01888224

**Andy  
Irwin**

+1 858 410 6376  
andy.irwin@am.jll.com  
RE lic. #01302674

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2022 Jones Lang LaSalle IP, Inc. All rights reserved.

**LBA**Logistics 

 **JLL**<sup>®</sup>