



# 2350

OAK RIDGE WAY

VISTA, CALIFORNIA

Net Zero Industrial Owner/User  
Building For Sale



**CBRE**

CAPITAL MARKETS | INVESTMENT PROPERTIES

OFFERING MEMORANDUM

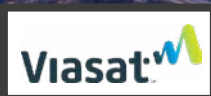


# NORTH COUNTY'S PREMIER LOCATION

Pacific Ocean

Cardiff

Downtown  
Carlsbad



2350  
OAK RIDGE WAY  
VISTA, CALIFORNIA





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# 2350

OAK RIDGE WAY  
VISTA, CALIFORNIA





# Sales Contacts

Matt Pourcho  
Lic. 01705763  
+1 858 546 4622  
matt.pourcho@cbre.com

Matt Harris  
Lic. 02085087  
+1 858 546 2647  
matthew.harris@cbre.com

Anthony DeLorenzo  
Lic. 01706686  
+1 949 725 8425  
anthony.delorenzo@cbre.com

Bryan Johnson  
Lic. 02018612  
+1 949 809 3762  
bryan.johnson@cbre.com

## SBA Loan Financing

Jim Hatch  
Lic. 01215934  
+1 858 546 2618  
jim.hatch@cbre.com

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INVESTMENT PROPERTIES —  
CALIFORNIA / ARIZONA / NEVADA

### Orange County

Anthony DeLorenzo  
Gary Stache  
Bryan Johnson  
Chris Martin  
Will Cole  
Austin Reuland  
Nick Williams

### Los Angeles

Mark Shaffer  
Gerard Poutier

### San Diego

Matt Pourcho  
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### LA South Bay

Bill Maher

### West LA

Kevin Foley

### Inland Empire

Sammy Cemo

### Phoenix

Geoffrey Turbow  
Gary Cornish

### Las Vegas

Tyler Ecklund

### Sacramento

Matt Post





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VISTA, CALIFORNIA





# Sale Overview

## Asset Profile

<i>Property Address</i>	2350 Oak Ridge Way, Vista, CA 92081
<i>Total Building Size</i>	±35,469 SF
<i>Website</i>	ipsocal.com/2350oakridge
<i>Price</i>	\$10,463,355 (\$295 PSF)



## Investment Highlights

### Rare, North San Diego Industrial Owner/ User Opportunity

- Exceptionally-maintained **Class A industrial building** with great curb appeal, extensive glass line, quality interior finishes line, excellent ingress/egress and abundant neighboring amenities.
- The building is fully powered with a **rooftop solar system** providing no electricity cost to the building ownership.\* This solar system ownership will be transferred to the new owner upon close of escrow.
- Now is the time to take advantage of the market and protect your business from future rental market spikes. Rather than paying rent to a landlord or investing your money in an alternative investment, your rent will pay off the property mortgage and provide a more attractive after-tax return.

### Exceptionally Strong Market Fundamentals

- Vista's 13.5M square foot industrial market is approximately **98% developed and only 2.7% vacant**. Its lower vacancy as compared to the broader North County market can be attributed to Vista's newer and higher quality business park.
- This building size is in very high demand evident by the current **0.0% vacancy rate for free standing industrial buildings within the size range of 30,000 - 50,000 SF**. Furthermore, the low-finish industrial vacancy rate is currently 2.1% for San Diego. Lastly, North San Diego County currently has a low industrial vacancy rate of 1.7% as of 2Q22.

\*There is a small electric bill for exterior lights not connected to the Solar.



## Investment Highlights Cont.

### Unrivaled Amenity-Rich Location in North San Diego

- Vista significantly benefits from its location in the heart of North County only 7 miles from the coast and nearly equal distances from interstate 5 and 15 via the 78 Freeway which service all of San Diego and Southern California. Vista is also adjacent to the recently-renovated McClellan Palomar Airport, the largest single runway in San Diego County.
- The building is serviced by the nearby Bressi Ranch master-planned community, surrounded by popular retail and hospitality amenities. Within a short drive to Bressi Ranch Village Center's several-dozen shops, The Island at Carlsbad retail mega-center and Palomar Commons' 130,000-square-foot retail and garden center.
- Within a 2-mile radius, there are 10+ grocery stores, 80 restaurants, 31 banking/ ATM locations, 6 hotels, 18 health and fitness studios.
- Men's Journal recently named Vista's surrounding communities as the "Best Place to Live," reflecting its exceptional workforce and housing access at all price points, as well as abundant "Village by the Sea" amenities.











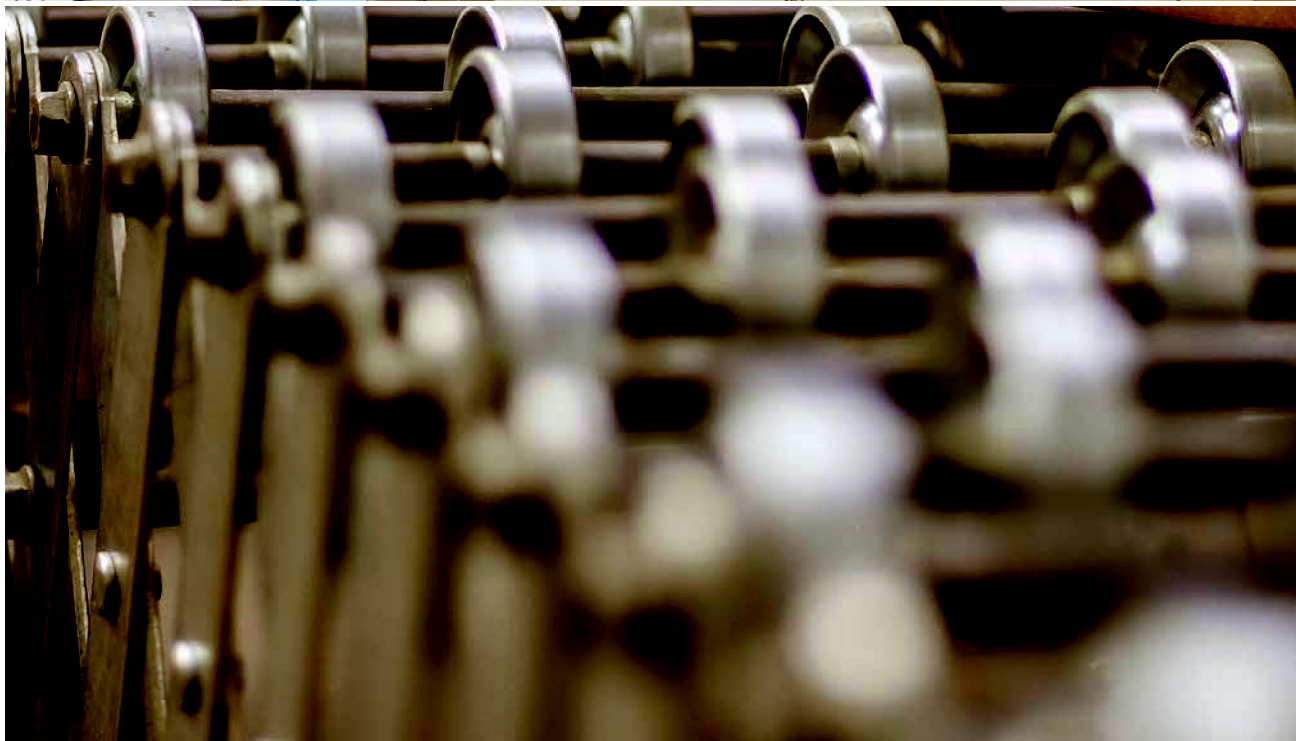




Building Solar System Provides 100% of Ownership's  
Electricity Needs (No Electric Bill)\*

\*There is a small bill for exterior lights at night not connected to the solar.







# Property Overview

## Building & Site Profile

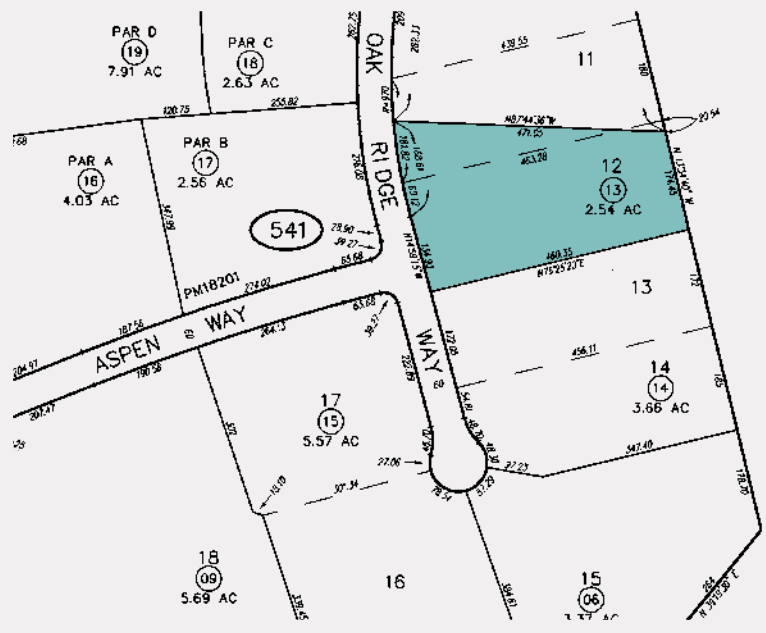
<i>Address</i>	2350 Oak Ridge Way, Vista, CA 92081
<i>APN</i>	219-541-13
<i>Total Building Size</i>	±35,469 SF
<i>Office Square Footage</i>	Approx. 9,500 SF
<i>Land Size</i>	±2.54 Acres / ±110,642 SF
<i>Year Built</i>	1999
<i>Renovated</i>	2012
<i>Stories</i>	Two (2)
<i>Parking</i>	66 Surface Parking stalls; 1.86/1,000



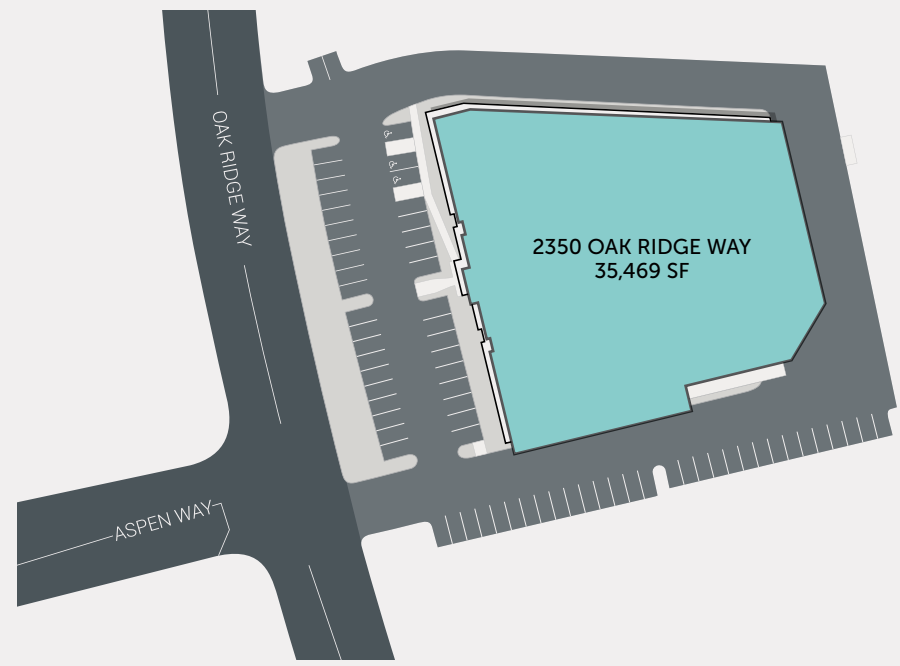
<i>Construction Type</i>	Concrete tilt-up
<i>Exterior Finishes, Doors &amp; Windows</i>	Painted concrete with glass windows and doors in metal frames
<i>HVAC System</i>	Rooftop mounted units
<i>Roofing System</i>	Roll composition
<i>Life Safety/Fire Protection</i>	Fully sprinkler and fire alarm system
<i>Power/Electrical System</i>	1,200 amps of 277/480 volts of power
<i>Alarms System</i>	Key fob electrical locks for building exterior doors
<i>Clear Height</i>	24'
<i>Loading</i>	Two (2) ground-level doors and one (1) dock-high door with an exterior truck ramp.
<i>Zoning</i>	SP-VBP, Special Plan – Vista Business Park



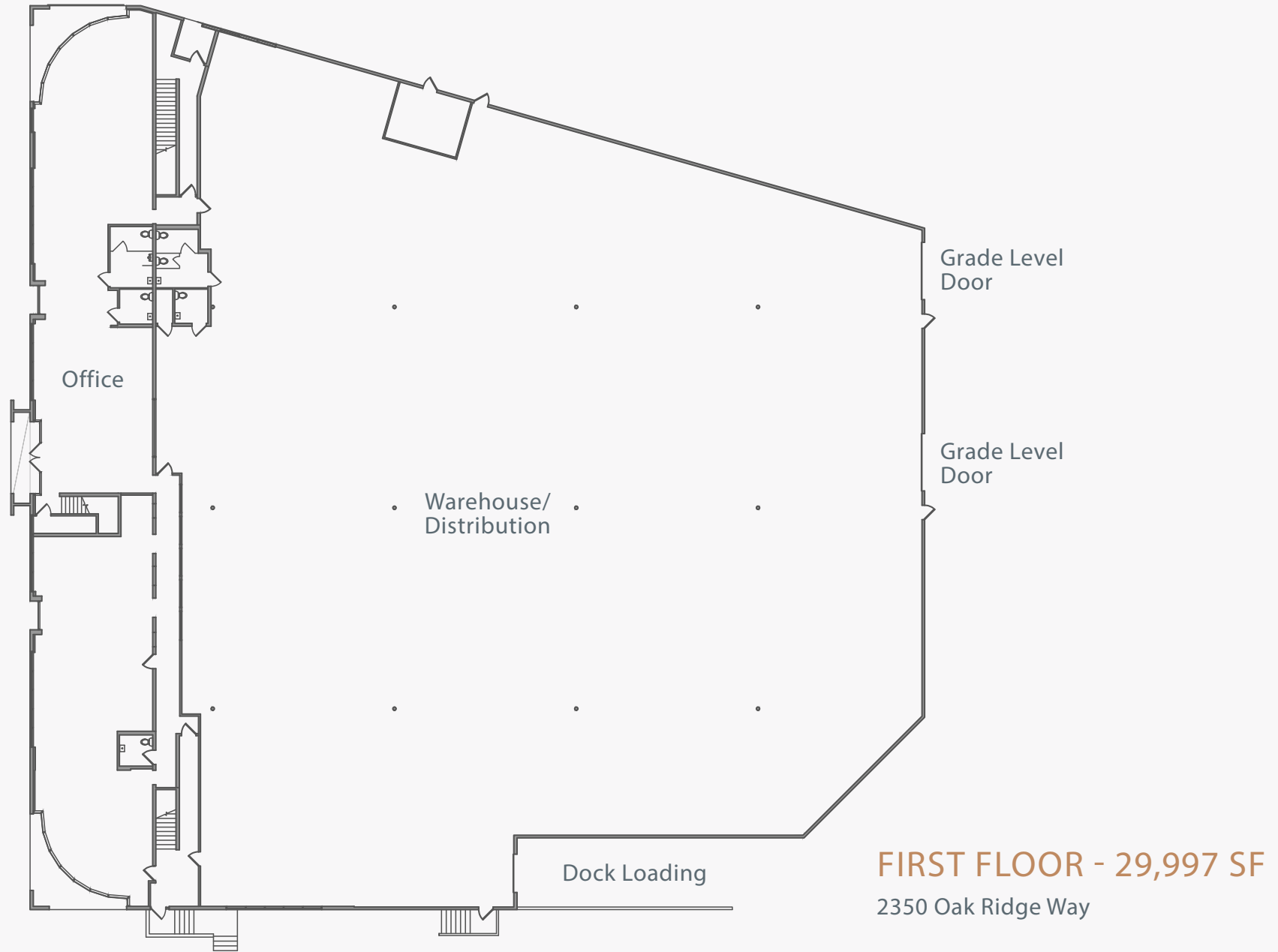
Parcel Map



Site Plan

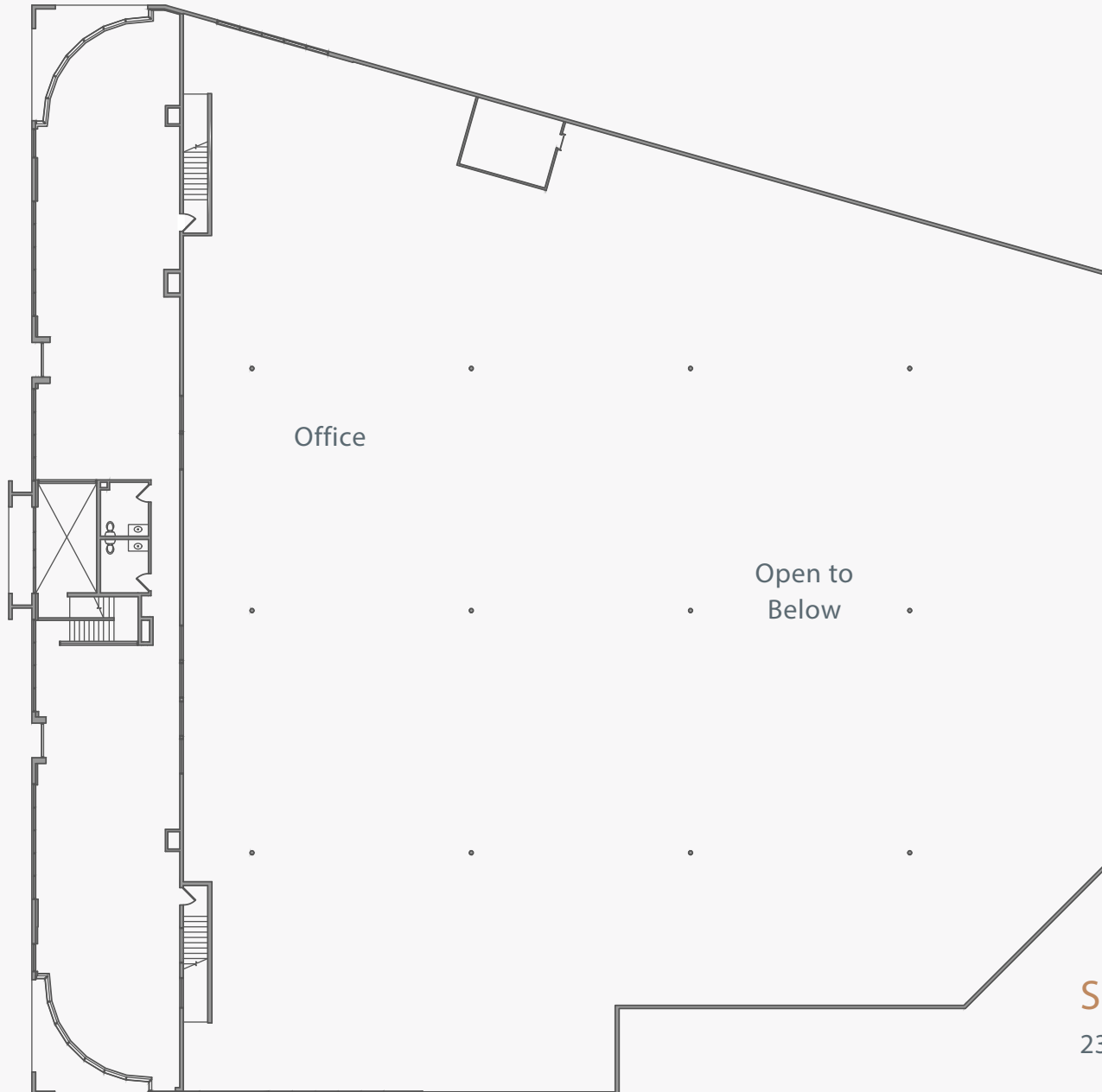




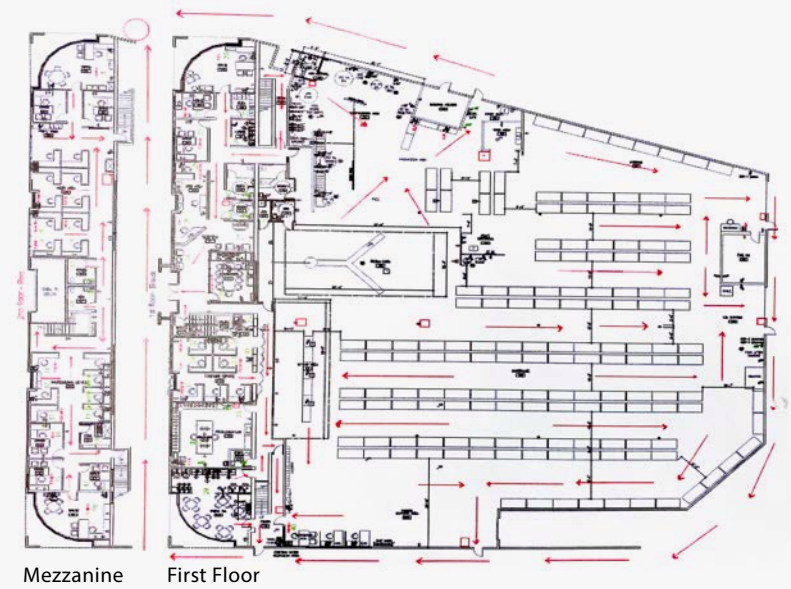


**FIRST FLOOR - 29,997 SF**  
2350 Oak Ridge Way





### Detailed Floor Plan



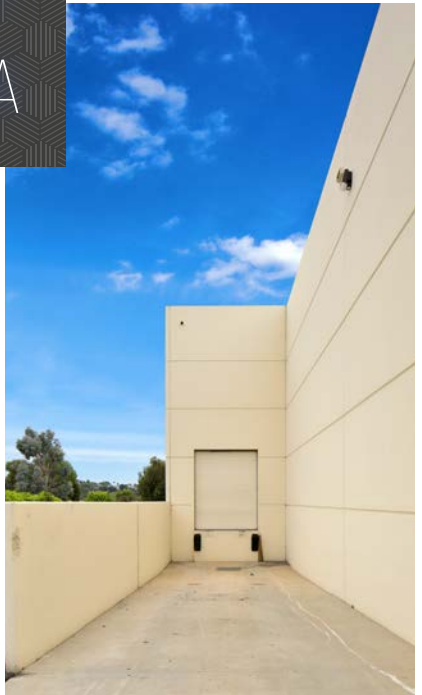
**SECOND FLOOR - 5,264 SF**

2350 Oak Ridge Way





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# Vista California

CITY OVERVIEW

## vista, california

Vista, located seven miles from the Pacific Ocean in northern San Diego, offers year-round Mediterranean weather and rolling hills, idyllic rural settings that attract residents looking for year-round outdoors activities.

The 19-square-mile city, in addition to having the most breweries per capita in the United States, is home to prominent companies in maritime, medical device manufacturing and lifestyle industries.

## MAJOR TRANSPORTATION INFRASTRUCTURES



METROLINK®



## MAJOR NEARBY ATTRACTIONS & PLACES

MOONLIGHT AMPHITHEATRE



BUENA VISTA PARK



Bregle Terrace Park





## Vista By The Numbers

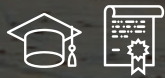


**102,907**  
POPULATION

**\$78,898**  
AVERAGE HOUSEHOLD  
INCOME



**45,683**  
LABOR FORCE



**35,948**  
COLLEGE-  
EDUCATED  
POPULATION

**\$450,371**  
AVERAGE PROPERTY  
VALUE



**3,663**  
NUMBER OF  
EMPLOYERS

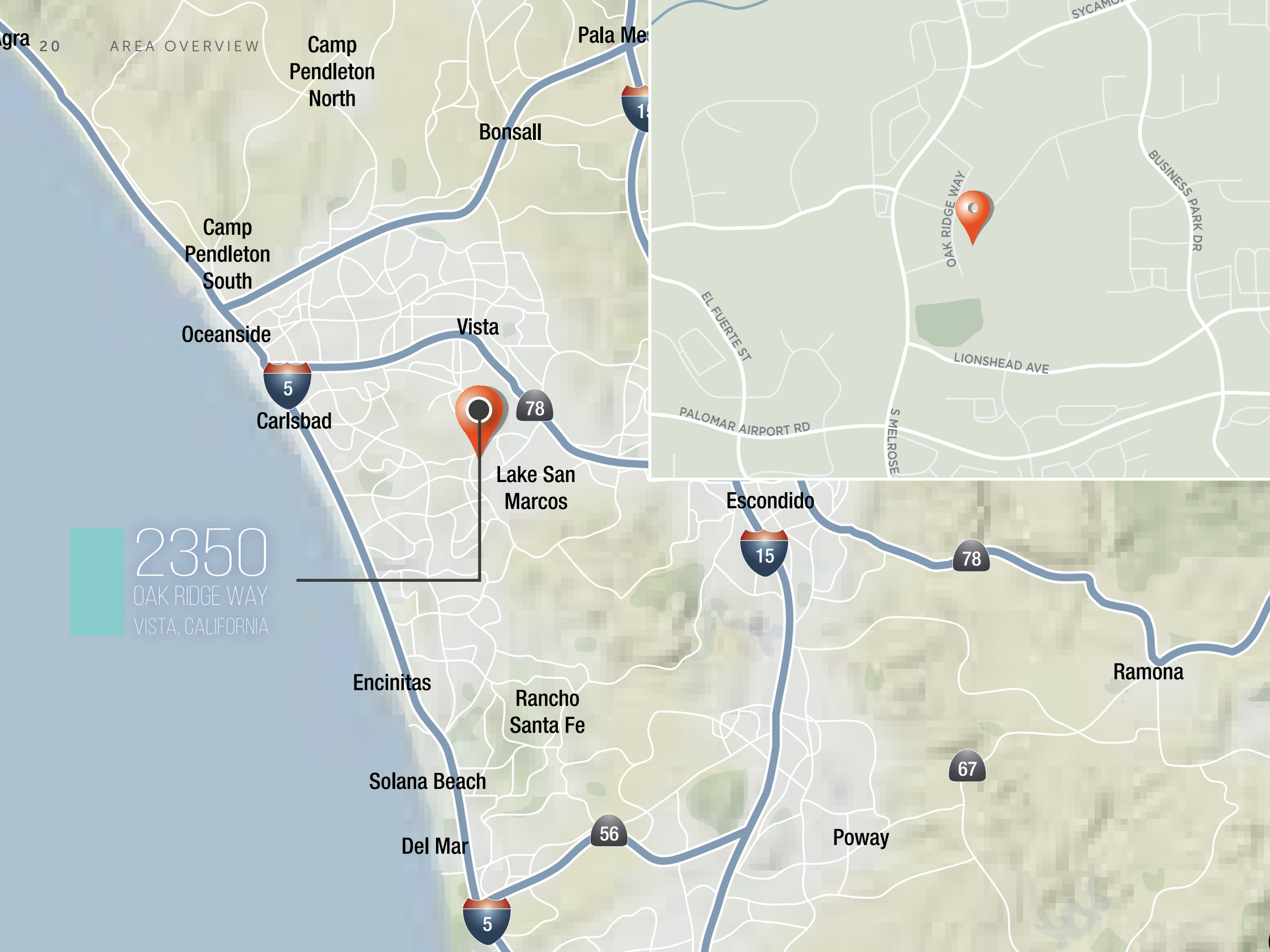


**\$2.2 BILLION**  
ANNUAL HOUSEHOLD SPENDING  
BUDGET

**3.7%**   
UNEMPLOYMENT  
RATE (JULY 2018)

Source: CBRE Location Analytics & Mapping, 2018.





AREA OVERVIEW

Camp Pendleton North

Pala Me

Bonsall

Camp Pendleton South

Oceanside

Vista

Carlsbad

Lake San Marcos

Escondido

Encinitas

Rancho Santa Fe

Ramona

Solana Beach

Del Mar

Poway

2350

OAK RIDGE WAY  
VISTA, CALIFORNIA

gra 20

SYCAMO

BUSINESS PARK DR

OAK RIDGE WAY

LIONSHEAD AVE

EL FUERTE ST

PALOMAR AIRPORT RD

S MELROSE













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# CBRE

CBRE - NEWPORT BEACH  
3501 JAMBOREE RD., STE 100, NEWPORT BEACH, CA 92660  
T +1 949 725 8500  
WWW.CBRE.COM



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