

2790

BUSINESS PARK DR

VISTA, CA 92081



**CLICK TO WATCH
VIRTUAL TOUR**



FOR SALE OR FOR LEASE

49,299 SF Corporate Headquarters Office / Flex Building with Yard

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

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

2790

BUSINESS PARK DR



SALE: \$13,000,000

LEASE: \$1.75/SF GROSS + UTIL



49,299 SF on 4.25 Acres



RARE CORPORATE HQ



PROPERTY FEATURES

DESCRIPTION Two Story Corporate Headquarters Office/
Warehouse Facility with Extra Yard/Parking

TOTAL RBA: ± 49,299 SF

LOT SIZE: 4.25 Acres (185,130 SF)

OFFICE:
1st Floor: 21,730 SF
2nd Floor: 21,401 SF
Total: 43,131 SF

WAREHOUSE:
1st Floor: 5,965 SF
Bonus Mezzanine: 3,510 SF *(not included in SF)*
Total: 9,475 SF

ELEVATOR SERVED: YES

PARKING: (4.00/1,000 SF)

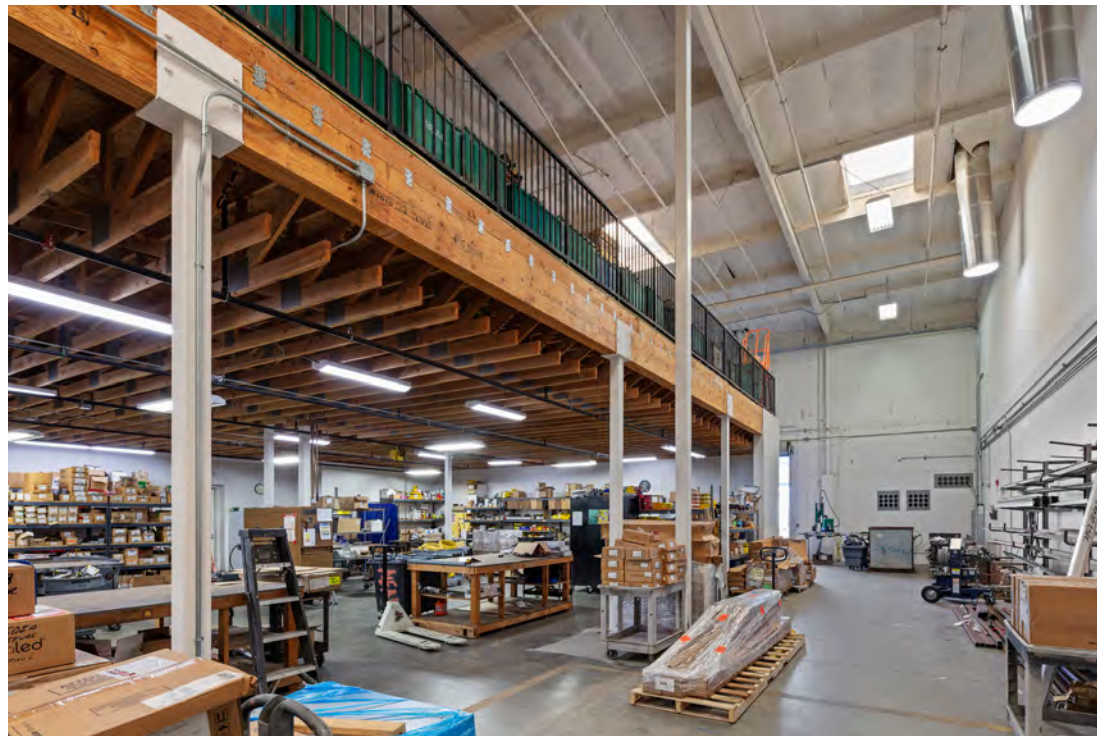
GRADE LEVEL DOORS: 2 (14' x 14')

CLEAR HEIGHT: 24' - 26'

POWER: 1,600amps, 120/208v (to be confirmed by Buyer/Tenant)

ACCESS/ENGRESS: Three Points of Entry along Park Center Dr / Business Park Dr / Dos Aarons Way

ASKING PRICE: \$13,000,000 (\$263.70 PSF)
ASKING RATE: \$1.75 PSF Gross + Utilities





PROPERTY HIGHLIGHTS



CORPORATE HEADQUARTERS FACILITY
Ideal office, industrial, R&D, training school, or church facility in Vista.



LARGE EXCESS YARD OR EXTRA PARKING
Rare additional land can be used for potential outdoor storage or parking.



PROMINENT LOCATION
Corner parcel in Vista Business Park with three access points.

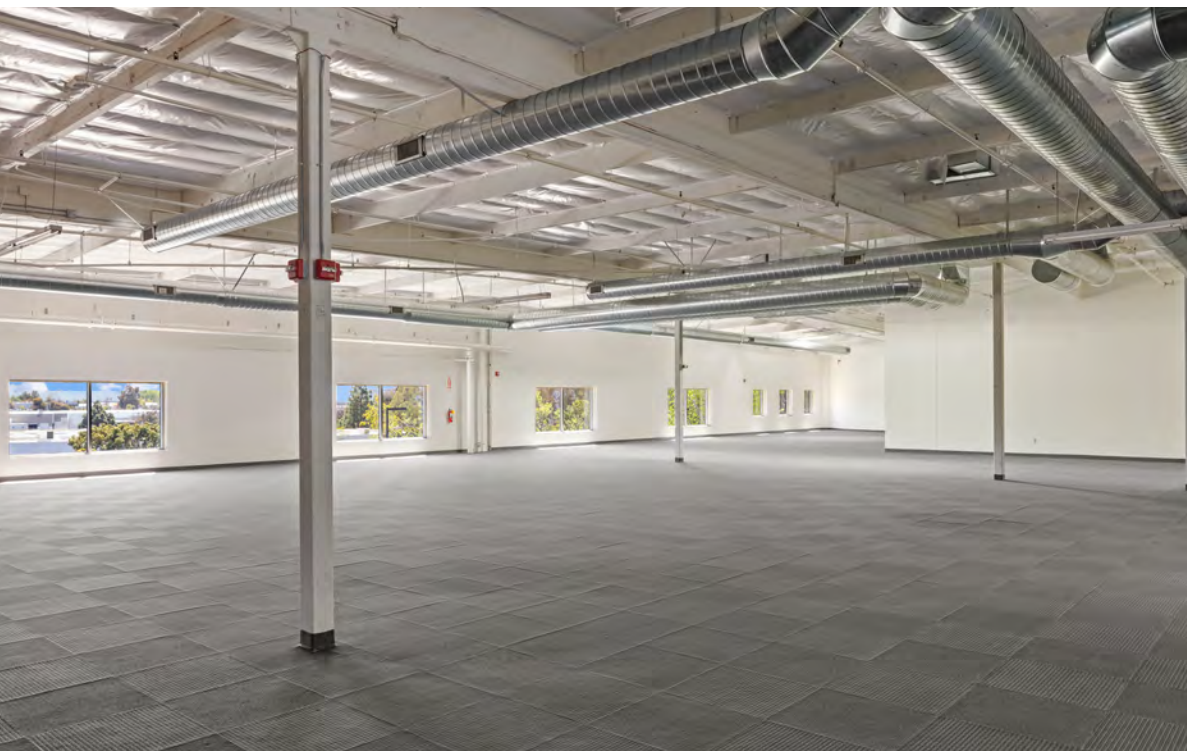


FUNCTIONAL PROPERTY FOR VARIOUS USES
High end office space, grade loading, expandable warehouse, and large yard.

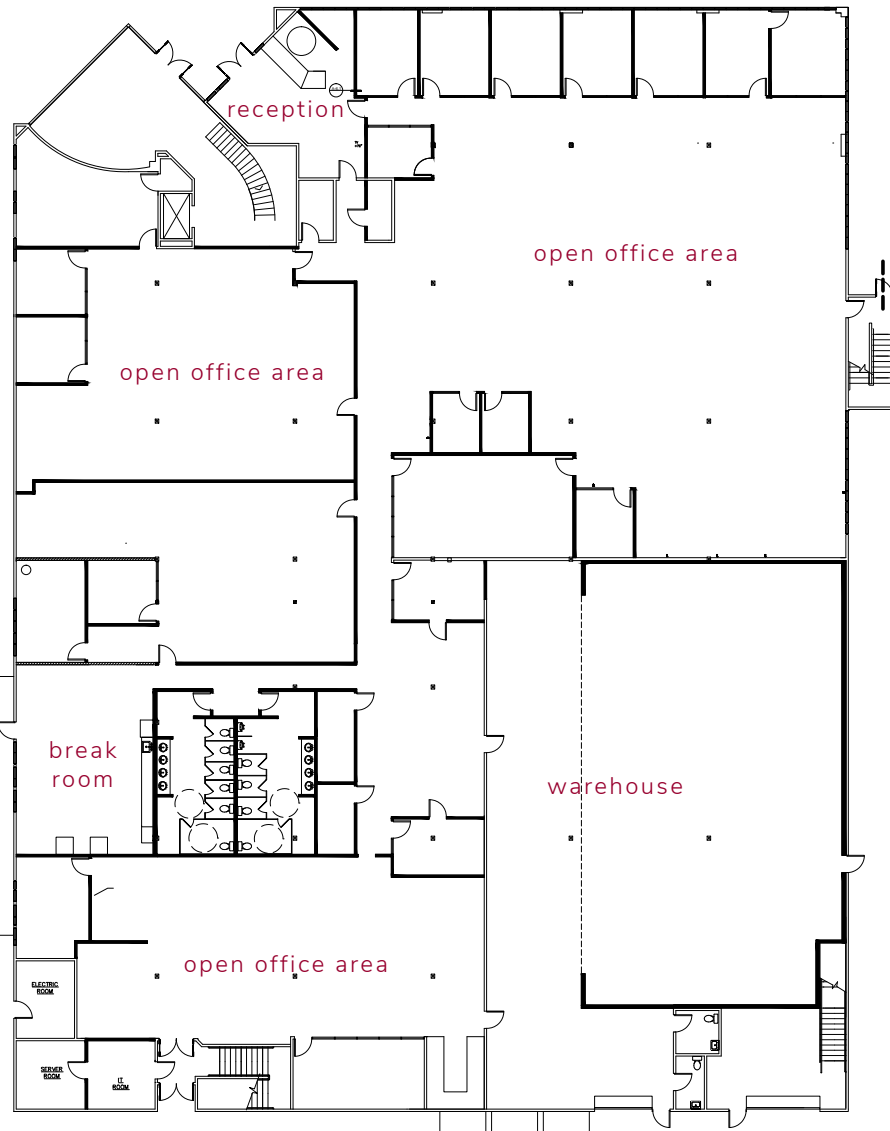


NEW IMPROVEMENTS
Open office floorplan on 2nd floor, new landscaping, and energy efficient HVAC systems.

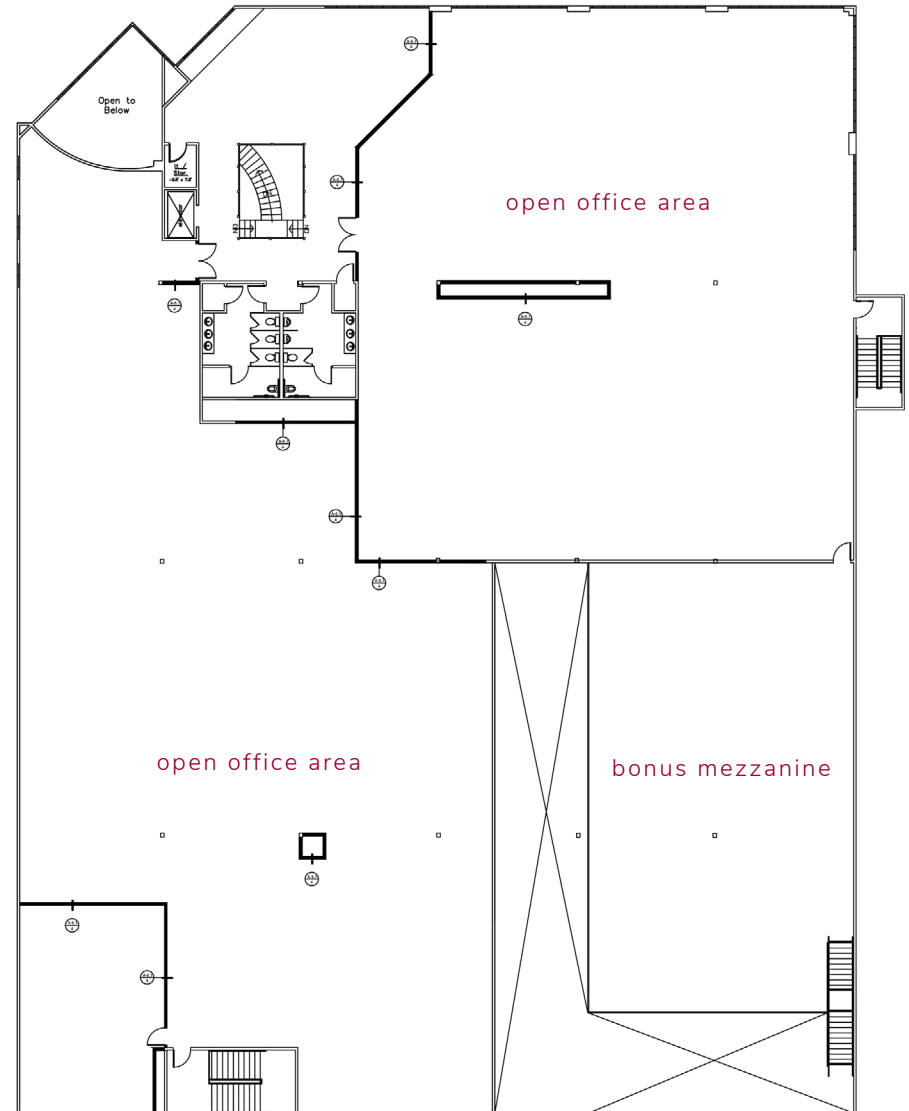




1ST FLOOR



2ND FLOOR





ACCESS POINTS



CORPORATE NEIGHBORS

carlsbad



S Melrose Dr

Business Park Drive



2790 BUSINESS PARK VISTA, CA 92081



Business Park Drive



Joshua Way

Sycamore Ave

vista

NEARBY RETAIL & AMENITIES

PALOMAR COMMONS

2790
BUSINESS PARK

VISTA PALOMAR PARK

MCCLELLAN PALOMAR AIRPORT

COLLEGE BLVD

FARADAY AVE

FARADAY AVE

S MELROSE DR

LESS PARK DR

PALOMAR AIRPORT RD

S RANCHO SANTA FE RD

PALOMAR AIRPORT RD

SOUTH CARLSBAD BEACH
6 MILE DRIVE



THE ISLAND AT CARLSBAD

BRESSI RANCH

78

OCEANSIDE

INNOVATE 78

SHOP. EAT. PLAY

Buena Vista Lagoon
The Shoppes at Carlsbad

Carlsbad Village Dr



Carlsbad Village & Shops

Watersports in the Lagoon & Ocean Surf



Agua Hedionda Lagoon

Amusement Park & Museums

College Blvd

Cannon Rd

Rancho Carlsbad Golf Courses

VISTA

Shadowridge Golf Courses



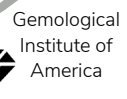
2790 BUSINESS PARK DR

Business Park Dr

Business Park Dr

Poinsettia Dr

CARLSBAD



Gemological Institute of America



LEGOLAND CALIFORNIA



McClellan-Palomar Airport

Bressi Ranch Dining & Shopping



Lionshead Ave

St. Marks Golf Club

SAN MARCOS

Carlsbad Blvd

Carlsbad Premium Outlets



Shopping & Flower Fields

Hilton Garden Inn



Cape Rey & Hilton Resort



Pacific Ocean

7 Miles of Beautiful Beaches



Park Hyatt Aviara Resort

Nearly 50 Miles of Trails



Golf Courses, Spas & Resorts

Batiquitos Lagoon

La Costa Ave

CENTRALLY
LOCATED
WITH EASY
ACCESS TO
Highway 78, I-5 via Palomar Airport
Rd and North County Cities (Carlsbad,
San Marcos)

2790

BUSINESS PARK DR

VISTA DEMOGRAPHICS

(within 5 miles of the subject property)



265,290
Population



37.6
Average Age



0.9%
Population
Growth



\$130,888
Avg. Household
Income



90,757
Households



12,984
Total Businesses



\$660,248
Median Home
Value



148,928
Daytime
Population



2790

BUSINESS PARK DR

VISTA, CA 92081

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BUSINESS PARK DR



7,800-

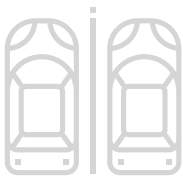
18,100

RSF For Lease



1989/2016

Year Built/Renovated



4.00/1,000

Parking



\$1.75

Plus Utilities

Centrally located in Vista's thriving industrial/logistics hub 2790 Business Park drive offers ease of accessibility to/from I-5 via Palomar Airport Road and to/from CA-78 & I-15 via S Melrose Dr, Sycamore Ave & San Marcos Blvd. The building itself sits on a hard corner with signalized intersection offering three (3) points of ingress/egress. A healthy parking ratio of 4/1,000 SF provides ample parking for creative/professional office tenancy.



HIGHLY SOUGHT AFTER NORTH COUNTY CENTRAL LOCATION



- 100% office space, located on the 2nd floor
- Modern, open floorplan
- Creative, collaborative office space
- Negotiable Improvement Allowance for new, custom T.I.'s
- Elevator served
- New landscaping and exterior glass
- New energy efficient HVAC systems
- Landlord will entertain full interior "built-to-suit"
- Signalized corner location with easy access to Palomar Airport Road & Highway 78

2790

BUSINESS PARK DR



BUILDING &
MONUMENT
SIGNAGE
AVAILABLE

2790

BUSINESS PARK DR



±18,100 RSF | 2ND FLOOR

LEASE RATE **\$1.75/RSF** + Utilities



100%

Creative Office
Space



Custom T.I.'s

Available



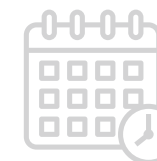
New Energy Efficient

HVAC



New

Landscaping



Availability

Now

HIGHLY COVETED LOCATION

In close proximity to restaurants, breweries, shopping, Shadowridge Golf Club, and other major named tenants in an affluent part of Vista on the border of Carlsbad.



OCEANSIDE

INNOVATE 78

SHOP. EAT. PLAY.



Carlsbad Village & Shops

Watersports in the Lagoon & Ocean Surf

Amusement Park & Museums

Rancho Carlsbad Golf Courses

Shadowridge Golf Courses

VISTA CORPORATE CENTER

Bressi Ranch Dining & Shopping

Shopping & Flower Fields

Nearly 50 Miles of Trails

7 Miles of Beautiful Beaches

Golf Courses, Spas & Resorts

St. Marks Golf Club

SAN MARCOS

CENTRALLY
LOCATED
 WITH EASY
 ACCESS TO
 Highway 78, I-5 via Palomar
 Airport Rd and North County Cities
 (Carlsbad, San Marcos)

VISTA CORPORATE CENTER

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BUSINESS PARK DR



ABOUT THE AREA

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