

# VISTA

CORPORATE CENTER

2790 BUSINESS PARK DR



±7,800 - 18,100 SF CREATIVE OFFICE FOR LEASE

 **LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

 **CORE** Office Group

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# VISTA

COPORATE CENTER



**7,800-  
18,100**

RSF For Lease

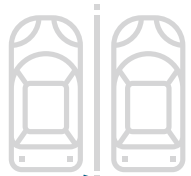
Centrally located in Vista's thriving industrial/logistics hub 2790 Business Park drive offers ease of accessibility to/from I-5 via Palomar Airport Road and to/from CA-78 & I-15 via S Melrose Dr, Sycamore Ave & San Marcos Blvd. The building itself sits on a hard corner with signalized intersection offering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



**1989/2016**

Year Built/Renovated

## HIGHLY SOUGHT AFTER NORTH COUNTY CENTRAL LOCATION



**4.00/1,000**

Parking



- 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



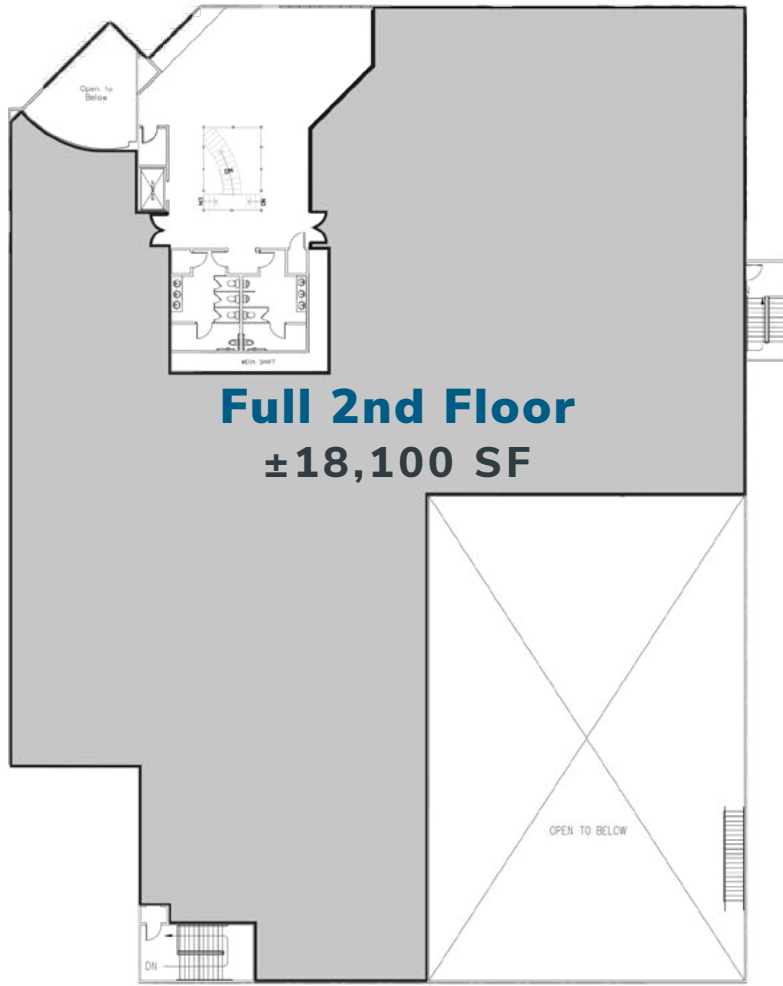
**\$1.15**

Plus Electricity & Jantorial

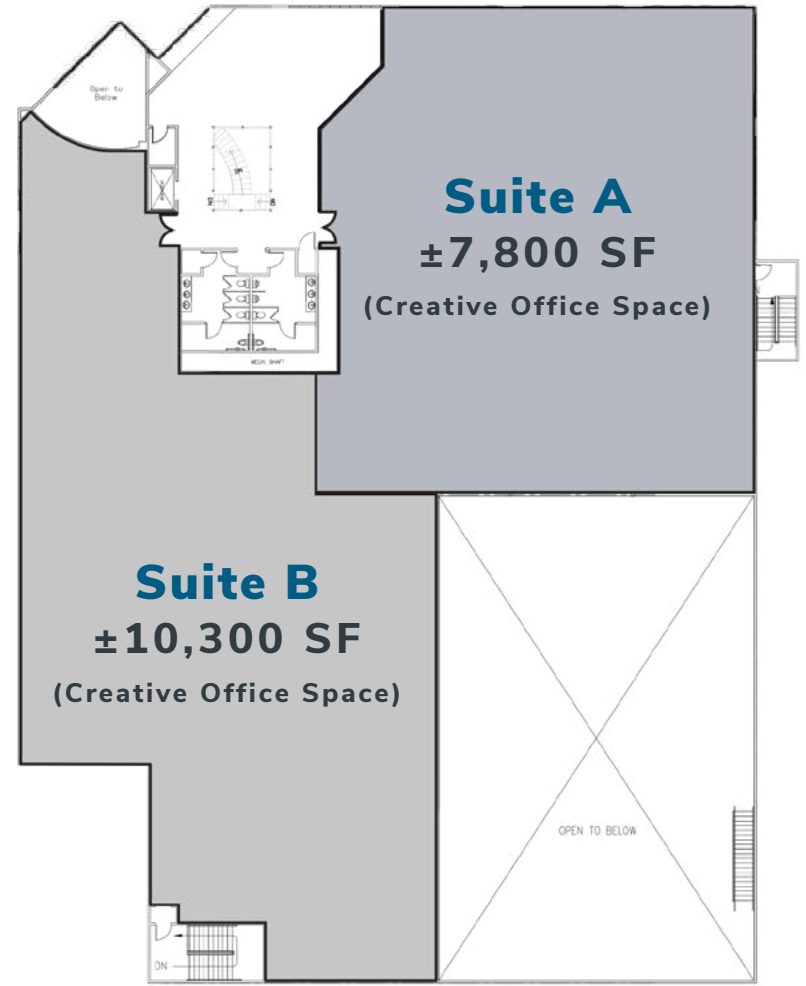


BUILDING &  
**MONUMENT**  
**SIGNAGE**  
AVAILABLE

## 2ND FLOOR - FULL FLOOR AVAILABLE



## 2ND FLOOR - DIVISIBLE OPTIONS



\*Not drawn to scale. Tenant to verify.

# VISTA

COPORATE CENTER



**±18,100 RSF** | 2ND FLOOR

**LEASE RATE \$1.15/RSF** + Electricity & Janitorial



**100%**  
Creative Office  
Space



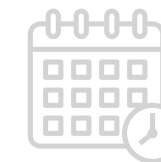
**Custom T.I.'s**  
Available



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.



VISTA



Business Park Ave



VISTA  
CORPORATE CENTER

S Melrose Dr

Lionshead Ave

Palomar Airport Rd

CARLSBAD





# VISTA

COPORATE CENTER



## ABOUT THE AREA

# 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





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