

LOW FINISH INDUSTRIAL UNITS: 3,928 SF TO 31,577 SF



929-951
poinsettia ave

century industrial center

vista, ca 92081



New spec office improvements
underway on select units.

Poinsettia Ave

project highlights

Warehousing & Manufacturing Functionality

- Oversized (18' - 20' wide) grade level doors
- Heavy 277/480V power
- Double-wide dock high position for select units
- Excellent truck access and circulation
- Private & secure project with gated access at street

Quality Construction & Image

- Located within the Century Industrial Center
- Concrete block construction
- Concrete truck court & driveways
- 100% ground floor square footage

Convenient Location

- Centralized Hwy 78 Corridor location
(Innovate 78: <https://www.innovate78.com/>)
- Quick access to Hwy 78, Palomar Airport Rd, I-5 & I-15
- Close proximity to retail and restaurants
- Strong employee base healthy demographics

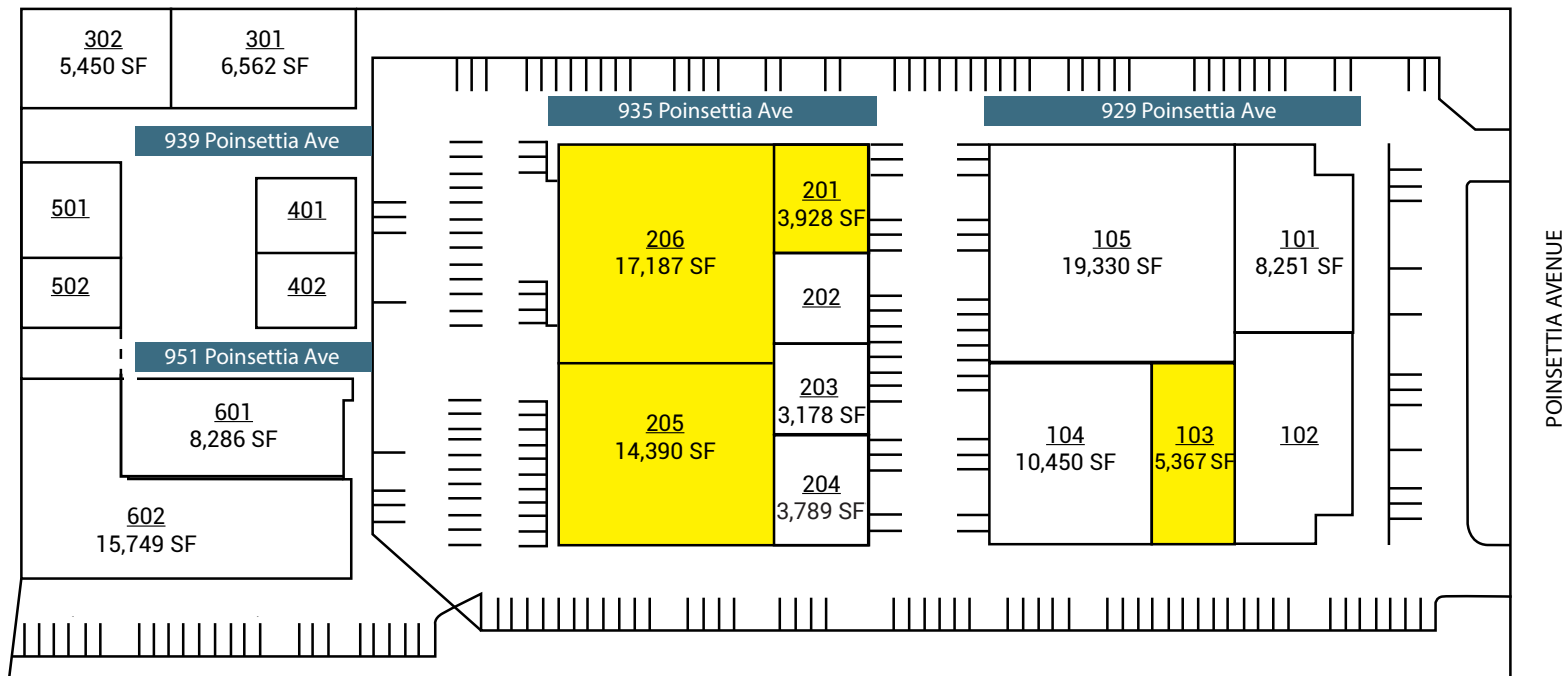
Strong Submarket

- Located within the heart of the Vista Business park
- Vista submarket has benefited from significant tenant migration
- Strong local employment base



availability overview

Address:	Size	% Office	Loading	Base Rent/SF	CAM/SF	Availability
929 Poinsettia Ave – Unit 103	5,367 SF	11%	1 GL	NEGOTIABLE	\$0.13/SF	December 15, 2023
935 Poinsettia Ave – Unit 201	3,928 SF	4%	1 GL	NEGOTIABLE	\$0.13/SF	January 1, 2024
935 Poinsettia Ave – Unit 205	14,390 SF	15%	1GL/2DH	\$1.32/SF + CAM	\$0.13/SF	Now
935 Poinsettia Ave – Unit 206	17,187 SF	6%	4DH	NEGOTIABLE	\$0.13/SF	January 1, 2024
935 Poinsettia Ave - Unit 201/206	21,115 SF	6%	4DH/1GL	NEGOTIABLE	\$0.13/SF	January 1, 2024
935 Poinsettia Ave - Unit 205/206	31,577 SF	10%	6DH/1GL	NEGOTIABLE	\$0.13/SF	January 1, 2024



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CENTURY INDUSTRIAL PARK

aerial map

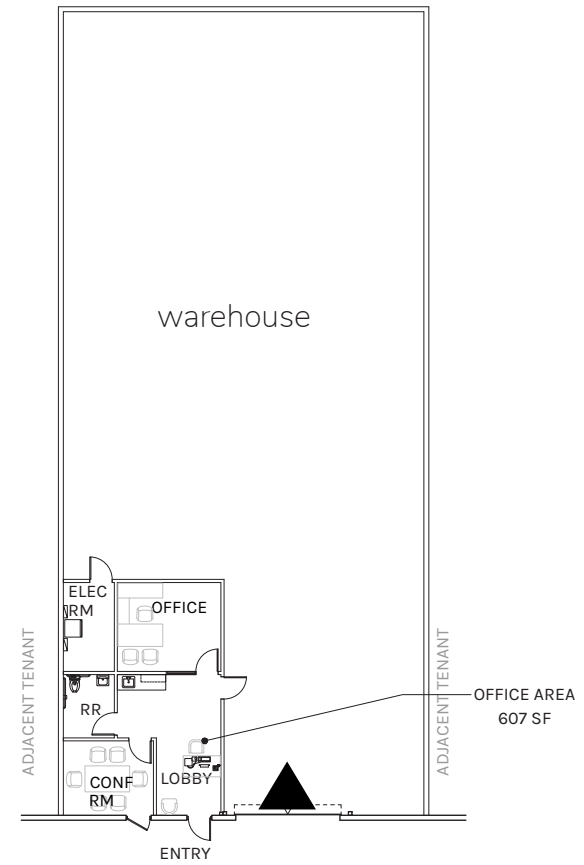


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CENTURY INDUSTRIAL PARK

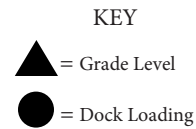
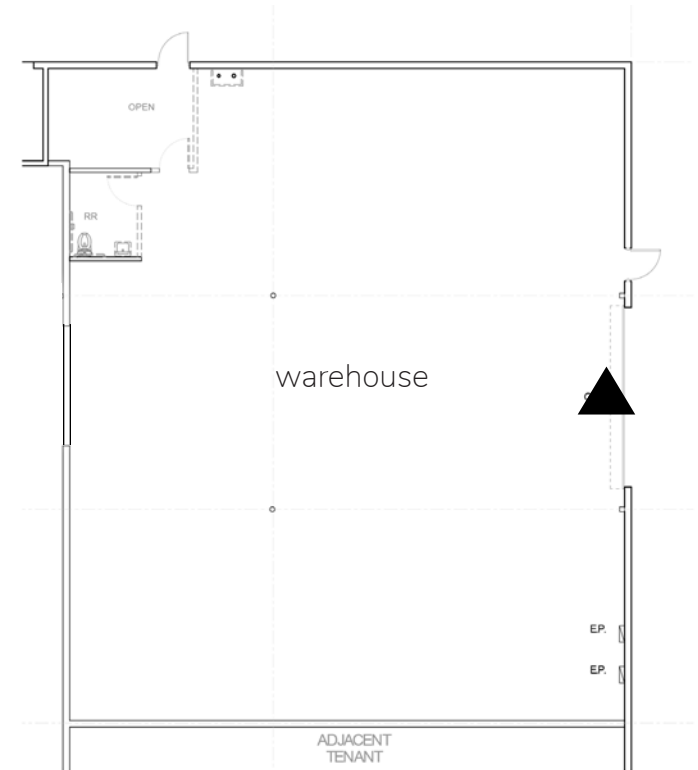
premises overview

Address:	929 Poinsettia Ave Unit 103, Vista CA
Size:	5,367 SF
Percent Office:	607 SF (11%)
Warehouse SF:	4,760 SF (89%)
Loading:	One (1) grade level door
Power:	100 amps, 277/480v
Base Rent:	Negotiable
CAM/SF:	\$0.13/SF
Comments:	Low finish industrial suite with one oversized (18' h x 20' w) loading door
Availability:	December 15, 2023



premises overview

Address:	935 Poinsettia Ave Unit 201, Vista CA
Size:	3,928 SF
Percent Office:	160 SF (4%)
Warehouse SF:	3,768 SF (96%)
Loading:	One (1) grade level door
Power:	100 amps, 277/480v
Base Rent:	Negotiable
CAM/SF:	\$0.13/SF
Comments:	Corner location, low finish industrial unit
Availability:	January 1, 2024



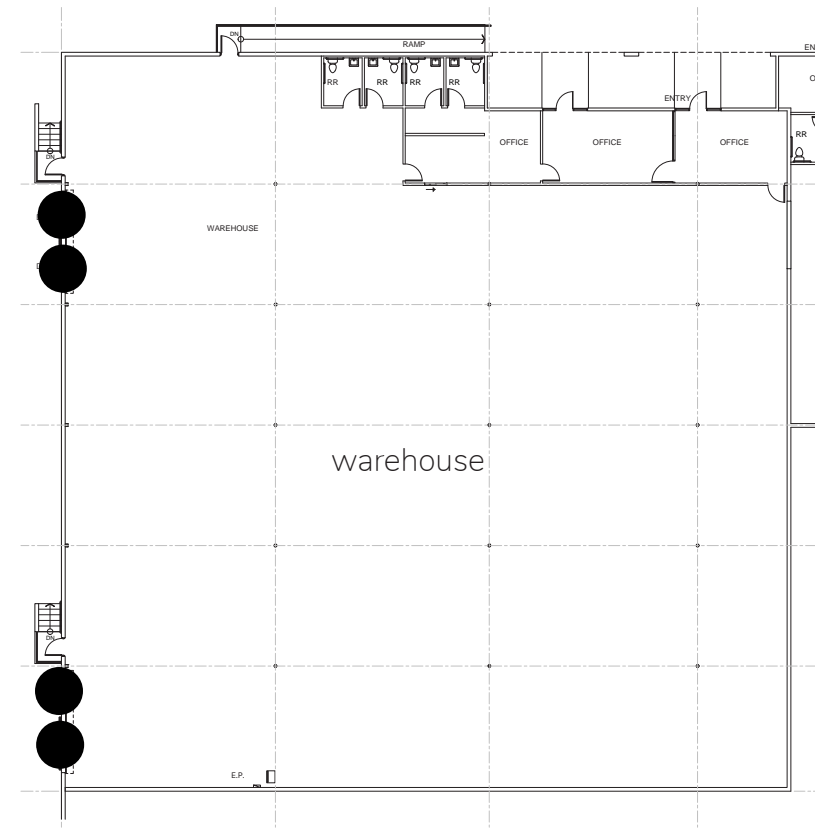
premises overview

Address:	935 Poinsettia Ave Unit 205, Vista CA
Size:	14,390 SF
Percent Office:	2,213 SF (15%)
Warehouse SF:	12,177 SF (85%)
Loading:	1 Dock High, 1 grade level door
Power:	100 amps, 277/480v
Base Rent:	\$1.32/SF
CAM/SF:	\$0.13/SF
Comments:	Extensive interior renovations under way. Corner unit with dock-high and grade level loading.
Availability:	Now



premises overview

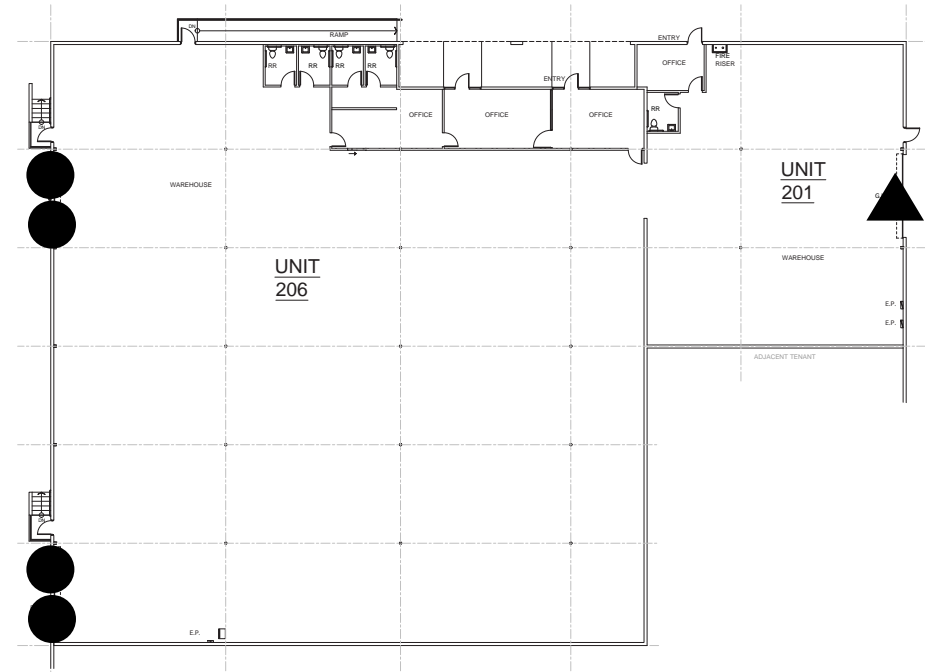
Address:	935 Poinsettia Ave Unit 206, Vista CA
Size:	17,187 SF
Percent Office:	1,069 SF (6%)
Warehouse SF:	16,118 SF (94%)
Loading:	Four (4) Dock High Positions
Power:	200 amps, 277/480v
Base Rent:	Negotiable
CAM/SF:	\$0.13/SF
Comments:	Excellent distribution/warehousing space.
Availability:	January 1, 2024



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premises overview

Address:	935 Poinsettia Ave Unit 201/206, Vista CA
Size:	21,115 SF
Percent Office:	1,229 SF (6%)
Warehouse SF:	19,886 SF (94%)
Loading:	Four (4) Dock High Positions, One (1) Grade Level Door
Power:	300 amps, 277/480v
Base Rent:	Negotiable
CAM/SF:	\$0.13/SF
Comments:	Two (2) contiguous low industrial units.
Availability:	January 1, 2024



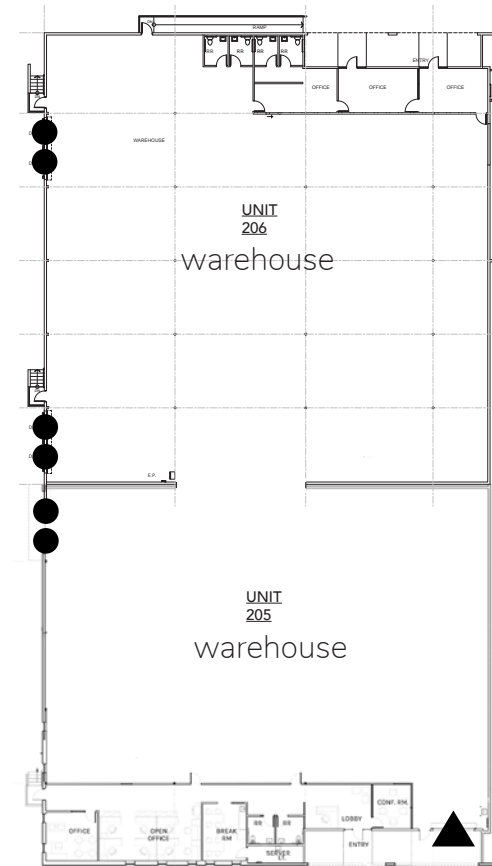
KEY

- ▲ = Grade Level
- = Dock Loading



premises overview

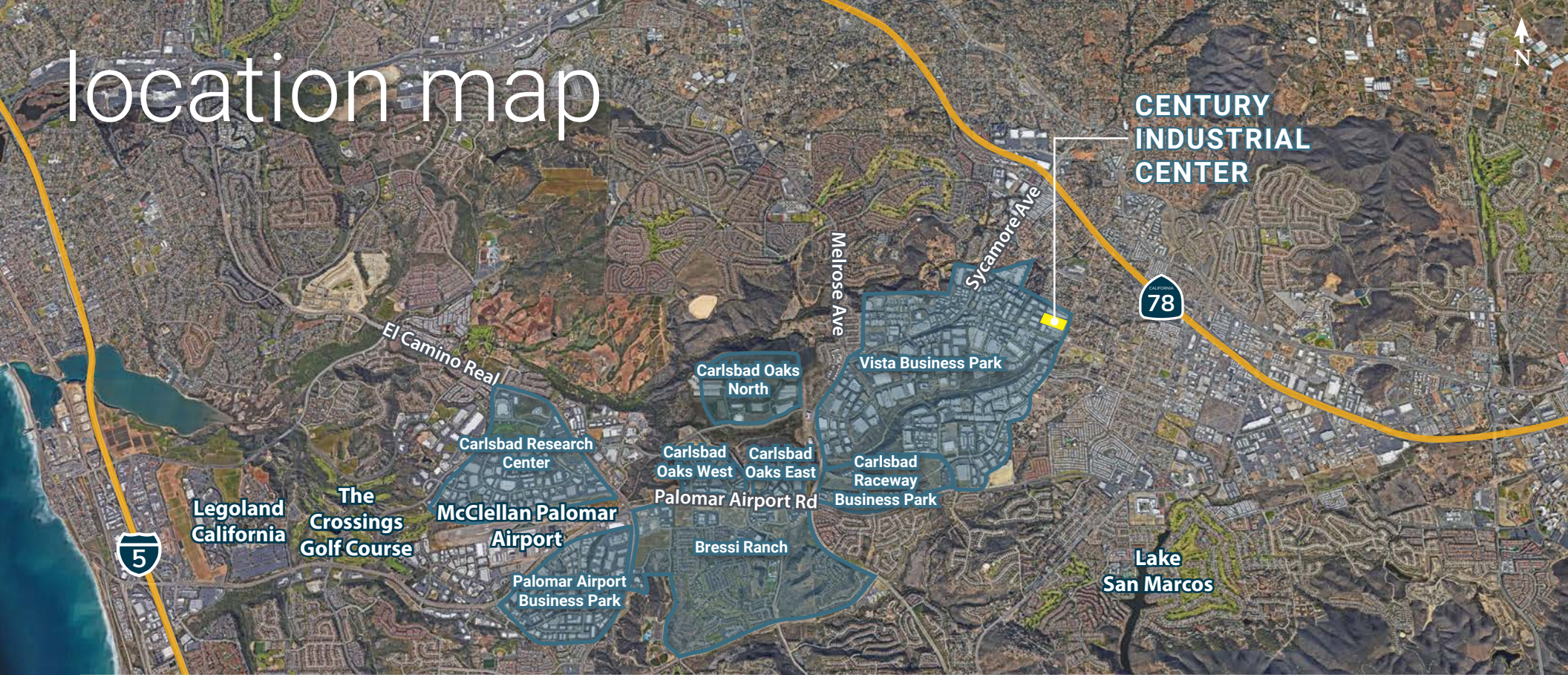
Address:	935 Poinsettia Ave Unit 205/206, Vista CA
Size:	31,577 SF
Percent Office:	3,282 SF (10%)
Warehouse SF:	28,295 SF (90%)
Loading:	Six (6) Dock High Positions, One (1) Grade Level Door
Power:	400 amps, 277/480v
Base Rent:	Negotiable
CAM/SF:	\$0.13/SF
Comments:	Two (2) contiguous units with excellent loading
Availability:	January 1, 2024



property photos



location map



century industrial center

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