

AVAILABLE



NEC OF BUSINESS PARK DR & POINSETTIA AVE, VISTA, CA 92081



Available

+/- 1 acre gross (+/- 30,000 SF net useable) of land

The Property

Located one block north of Palomar Airport Road at a signalized intersection on the border of Carlsbad/Vista. Shadow-anchored by a 136,929 SF Target. Approximately 4.5 million SF of office/ industrial is under construction or planned in the immediate area.

New Residential

Communities within trade area:
Rancho Carillo (+/- 1,700 homes) Bressi Ranch (+/- 1,200 homes)

Access

Business Park Drive is a major North County arterial

VIC GAUSEPOHL
760 930 7912
vic.gausepohl@colliers.com
Lic# 01070105

KIRK ALLISON
760 930 7922
kirk.allison@colliers.com
Lic# 01049184

COLLIERS INTERNATIONAL
5901 Priestly Drive, Suite 100
Carlsbad, CA 92008
www.colliers.com/carlsbad



For Lease or Build to Suit

NEC OF BUSINESS PARK DR & POINSETTIA AVE, VISTA, CA 92081



**NEC BUSINESS PARK DRIVE
AND POINSETTIA AVENUE**

Rancho Carillo Residential
Approx. 1,700 Homes

Bressi Ranch Residential
Approx. 1,200 Homes

VIC GAUSEPOHL
760 930 7912
vic.gausepohl@colliers.com
Lic# 01070105

KIRK ALLISON
760 930 7922
kirk.allison@colliers.com
Lic# 01049184

COLLIERS INTERNATIONAL
5901 Priestly Drive, Suite 100
Carlsbad, CA 92008
www.colliers.com/carlsbad



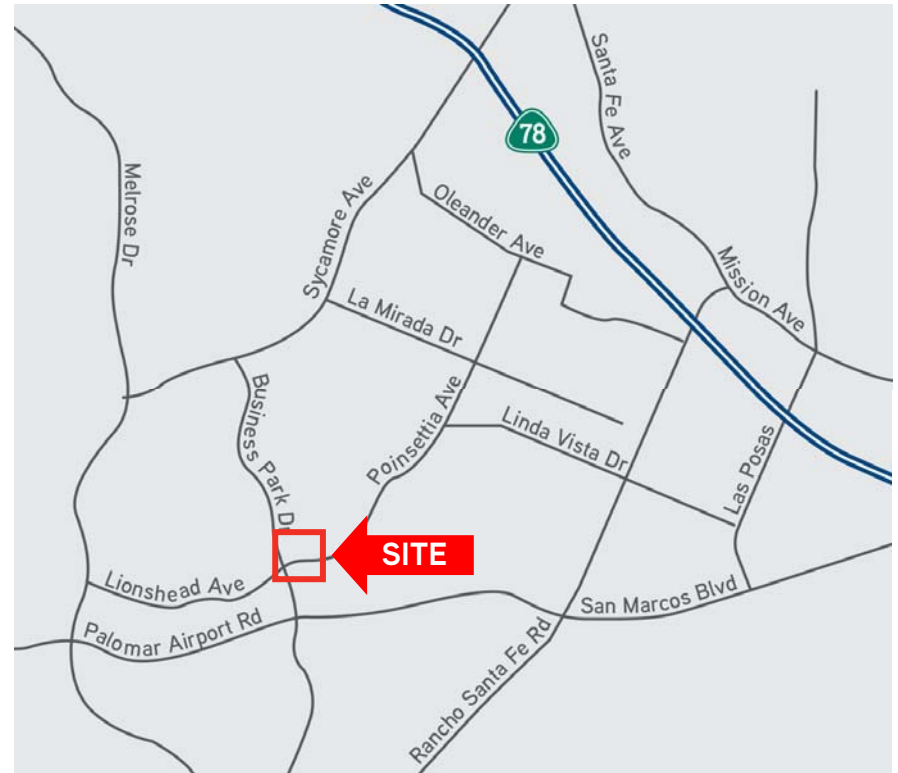
This document has been prepared by Colliers International for advertising and general information only. Colliers International makes

FOR LEASE > COMMERCIAL SPACE

For Lease or Build to Suit



NEC OF BUSINESS PARK DR & POINSETTIA AVE, VISTA, CA 92081



AVERAGE DAILY TRAFFIC COUNTS (*SOURCE: SANDAG 2005)

Business Park Drive

(Between Poinsettia Avenue & Palomar Airport Road):
12,133 Cars Per Day

Poinsettia Avenue

(Between Business Park Drive & Linda Vista Drive):
7,200 Cars Per Day

VIC GAUSEPOHL
760 930 7912
vic.gausepohl@colliers.com
Lic# 01070105

KIRK ALLISON
760 930 7922
kirk.allison@colliers.com
Lic# 01049184

COLLIERS INTERNATIONAL
5901 Priestly Drive, Suite 100
Carlsbad, CA 92008
www.colliers.com/carlsbad

