

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

LA 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



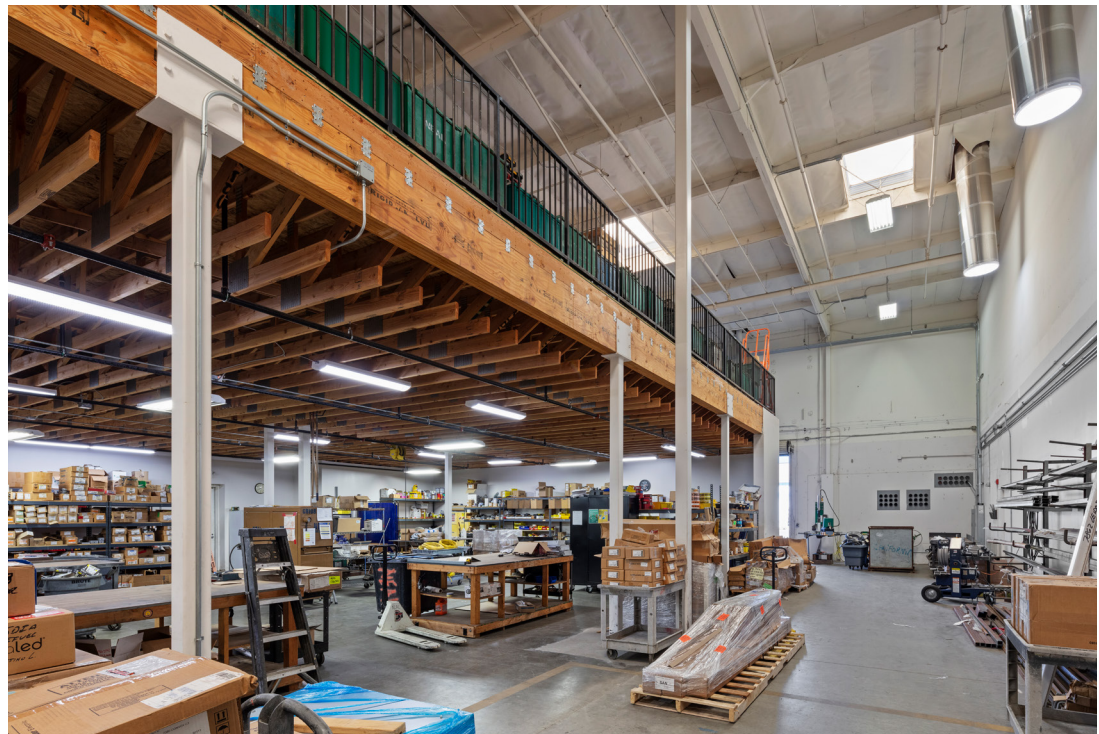
RARE CORPORATE HQ



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 <i>(not included in SF)</i>
	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.

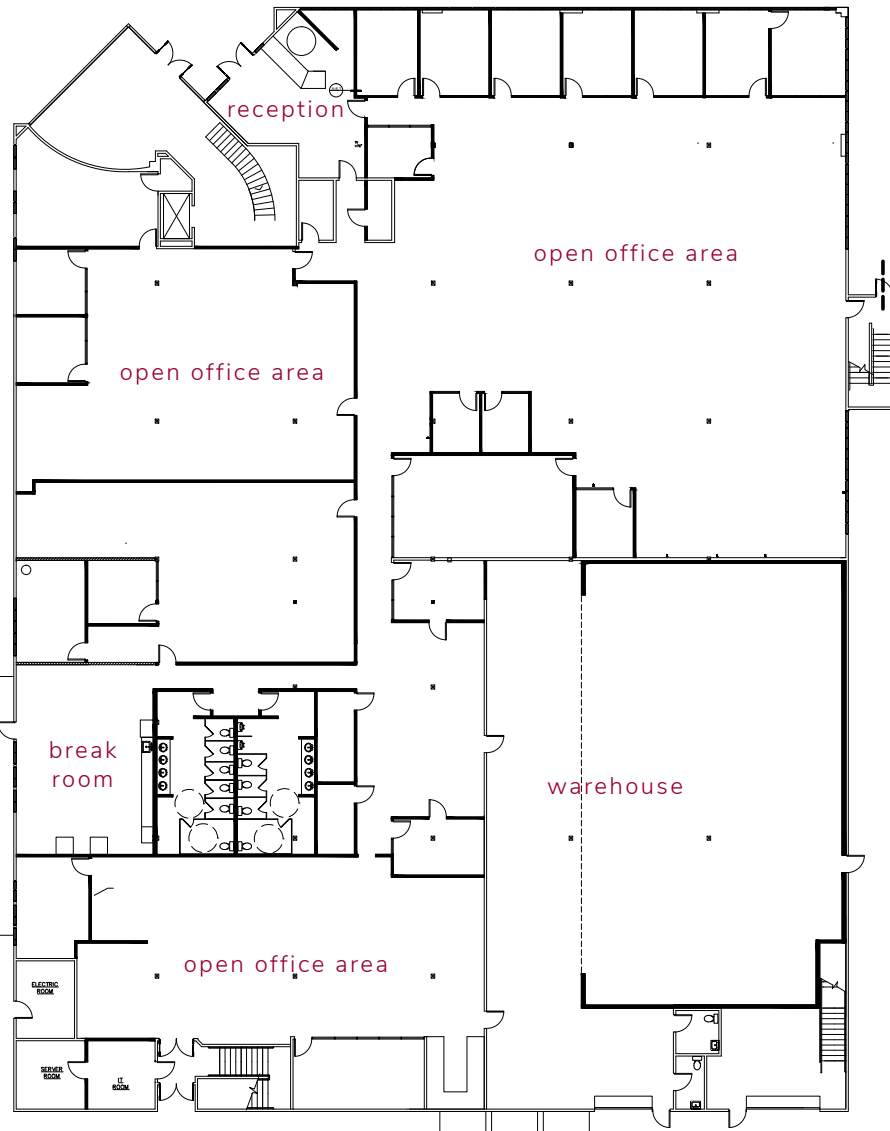


NEW IMPROVEMENTS
Open office floorplan on 2nd floor, new landscaping, and energy efficient HVAC systems.

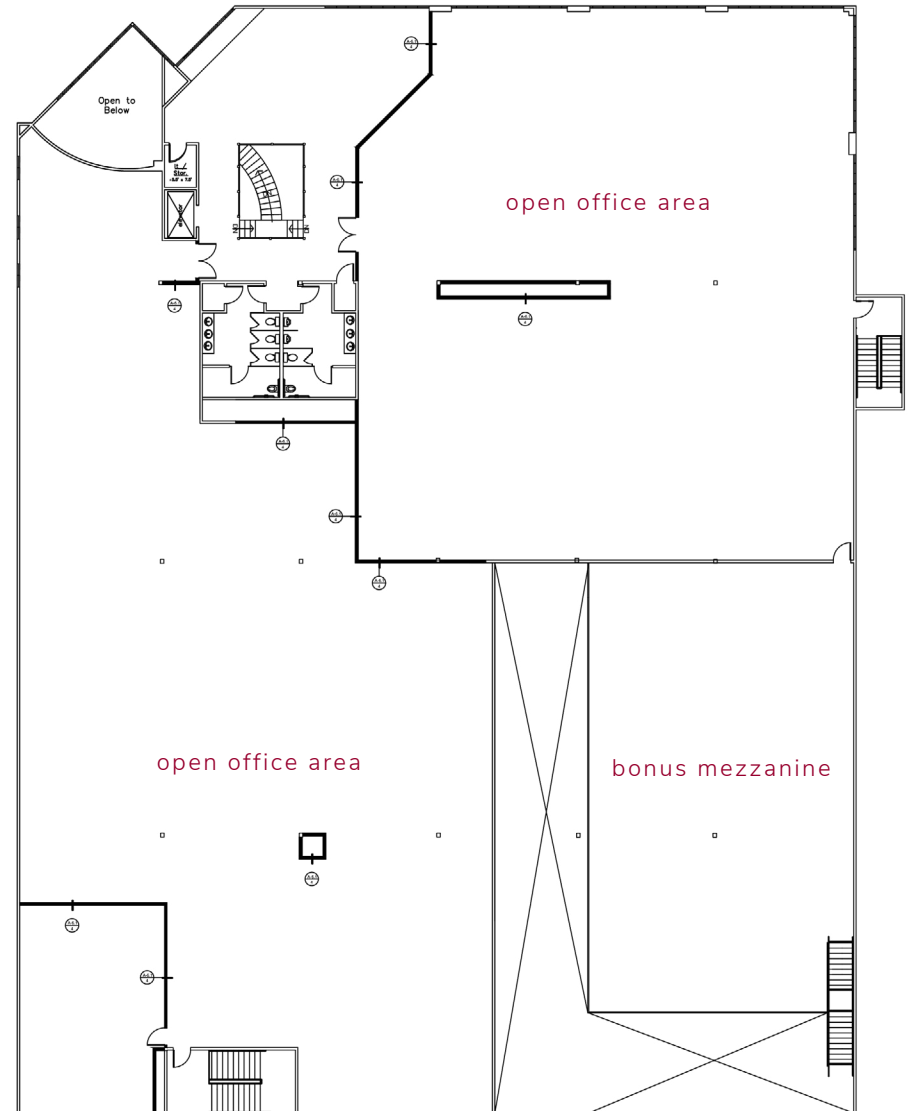




1ST FLOOR



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

SOUTH CARLSBAD BEACH
6 MILE DRIVE



THE ISLAND AT CARLSBAD

BRESSI RANCH

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

El Camino Real

College Blvd

Cannon Rd

Amusement Park & Museums

Agua Hedionda Lagoon

CARLSBAD

Gemological Institute of America

LEGOLAND CALIFORNIA

Museum of Making Music

Carlsbad Premium Outlets

McClellan-Palomar Airport

Business Park Dr

2790
BUSINESS PARK DR

Shadowridge Golf Courses

S Melrose Dr



Poinsettia Dr

Lionshead Ave

Bressi Ranch Dining & Shopping

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)

Shopping & Flower Fields

Hilton Garden Inn

Cape Rey & Hilton Resort

7 Miles of Beautiful Beaches

Pacific Ocean

Nearly 50 Miles of Trails

Park Hyatt Aviara Resort

Batiquitos Lagoon

La Costa Ave

Golf Courses, Spas & Resorts

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



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BUSINESS PARK DR

VISTA, CA 92081

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BUSINESS PARK DR



7,800-

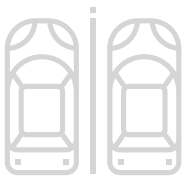
18,100

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



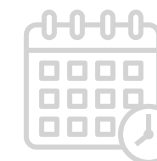
New Energy Efficient

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.



VISTA



VISTA
CORPORATE CENTER

S Melrose Dr

Lionshead Ave

Palomar Airport Rd

CARLSBAD

CAT & CRAFT





SHOP. EAT. PLAY.

INNOVATE 78

VISTA
COPORATE CENTER

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

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VISTA

SAN MARCOS

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Amusement Park & Museums

Rancho Carlsbad Golf Courses

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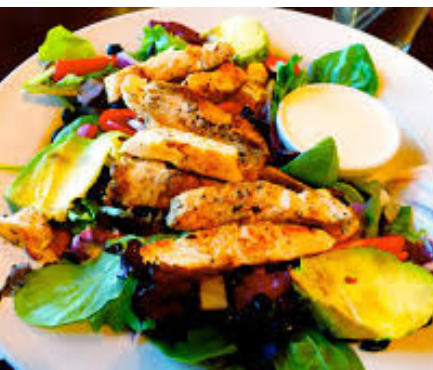
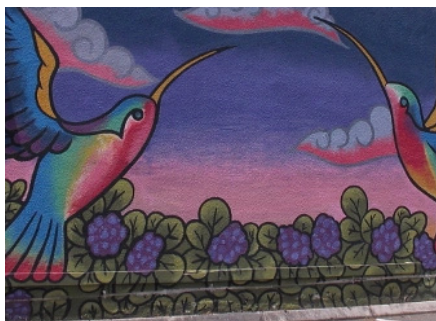
Golf Courses, Spas & Resorts

St. Marks Golf Club

VISTA
COPORATE CENTER

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ABOUT THE AREA

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