

A large, stylized logo for Vista Technology Center. It consists of a white circular outline with a teal 'VT' monogram inside. The 'V' and 'T' are formed by thick, blocky lines with a slight 3D effect.

VISTA TECHNOLOGY CENTER



Suites Available for Lease Ranging from \pm 1,504 - 12,597 SF | 1483-1499 Poinsettia Avenue, Vista, CA 92081



VISTA TECHNOLOGY CENTER

PROPERTY FEATURES

- » Abundant Parking - 3.0/1,000 SF
- » Move-In Ready - Industrial/Flex Units featuring high quality office build out
- » Amenities - Walking distance to Starbucks, Target, hiking/bike trails, on-site deli and brewery
- » Strategic Location - Border of Carlsbad & Vista
- » Growth Accommodation - Diverse unit sizes and expansion options within GLP's 1M SF North County portfolio
- » Connectivity - Fiber optic capability
- » Corporate Identity - Immaculate conditions enhance brand image



GLOBAL LOGISTIC PROPERTIES

The GLP Difference

- » GLP provides solutions, not just properties.
- » Leading global real estate provider of modern industrial facilities
- » Owns & manages 601 million square feet over 2,674 completed properties across 118 cities

Find out more about GLP at: www.glprop.com





VISTA TECHNOLOGY CENTER

PROPERTY OVERVIEW

Property Offering	9 Building IMT
Address	1483-1499 Poinsettia Ave, Vista, CA 92081
Land Area	19.68 AC
Total Building Area	228,688 SF
Suite Size Range	±1,504 - 12,597 SF
Dock Loading	2 (only in 1491 building)
Grade Loading	64
Clear Height	16'-18' (26' in 1491 building)
Sprinklers	Fully Sprinklered
Parking Ratio	3.00 / 1,000 Square Feet
Zoning	LI (Light Industrial)



VISTA TECHNOLOGY CENTER

SITE PLAN & AVAILABILITIES

ADDRESS	SUITE	SF	RENT/SF	COMMENTS	AVAILABLE
1483 Poinsettia Ave	101	12,597	\$1.15 MG	Reception, private offices, conference, breakroom, HVAC production rooms, 100% climate controlled warehouse with four (4) grade level loading doors.	2/1/19
1487 Poinsettia Ave	120	1,504	\$1.15 MG	Reception, two (2) private offices, restroom and warehouse.	Now
1497 Poinsettia Ave	153	4,750	\$1.05/MG	Reception, two (2) private offices, large open office, restroom and warehouse.	Now
1497 Poinsettia Ave	155	5,240	\$1.05 MG	Reception, two (2) private offices, restroom and warehouse.	Now

CAM Charges = \$0.12/SF/mo

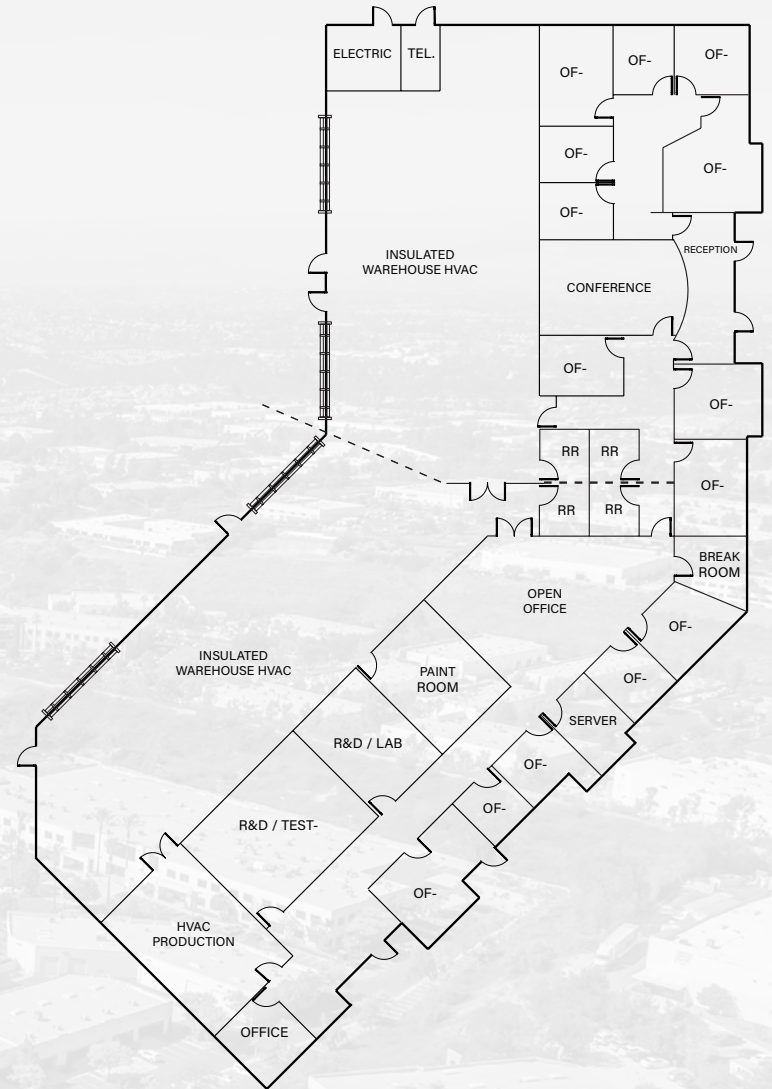
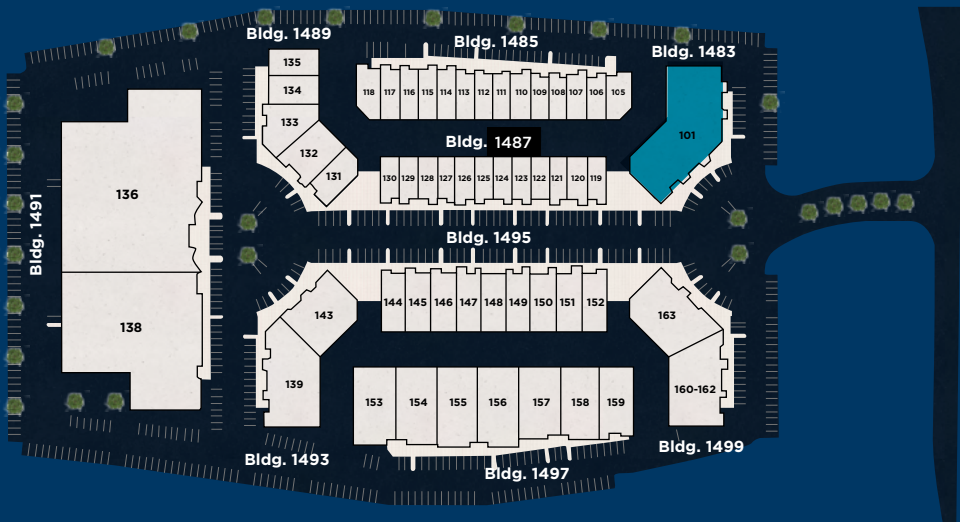




VISTA TECHNOLOGY CENTER

1483 POINSETTIA AVE, SUITE 101

Square Feet	±12,597 SF
Office Buildout	±50% Office; 100% Climate
Loading	Four (4) Grade Level Door
Space Type	Industrial / Flex
Availability	2/1/19
Asking Rate	\$1.15 MG
CAM Charges	\$0.12 PSF



VISTA TECHNOLOGY CENTER

1487 POINSETTIA AVE, SUITE 120

Square Feet	±1,504 SF
Office Buildout	±25 - 30% Office
Loading	One (1) Grade Level Door
Space Type	Industrial
Availability	Now
Asking Rate	\$1.15 MG
CAM Charges	\$0.12 PSF

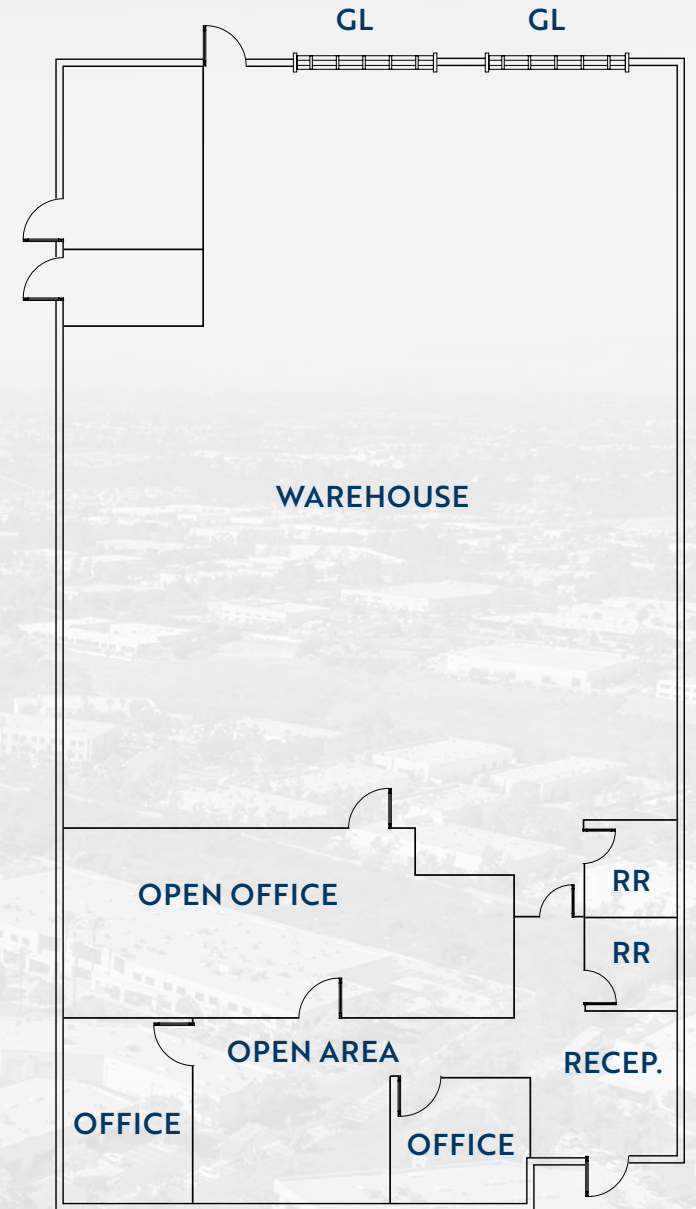




VISTA TECHNOLOGY CENTER

1497 POINSETTIA AVE, SUITE 153

Square Feet	±4,750 SF
Office Buildout	±30% Office
Loading	Two (2) 12'x14' Grade Level Door
Space Type	Industrial / Flex
Availability	Now
Asking Rate	\$1.05 MG
CAM Charges	\$0.12 PSF



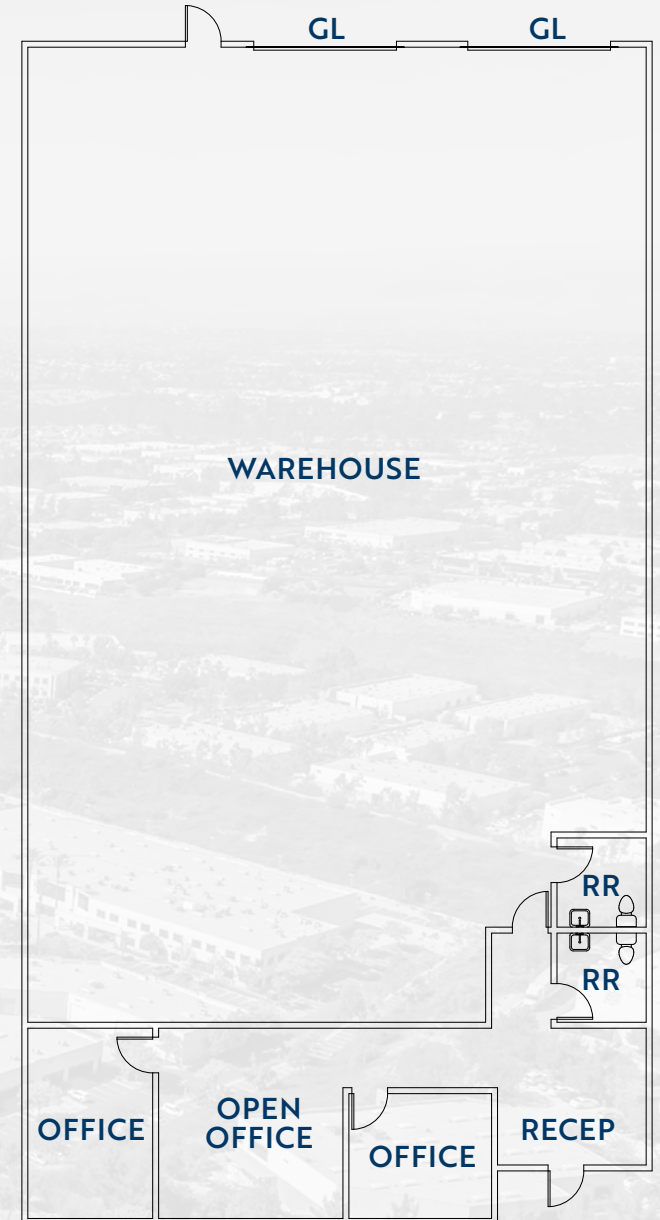
GL = GRADE LEVEL DOOR



VISTA TECHNOLOGY CENTER

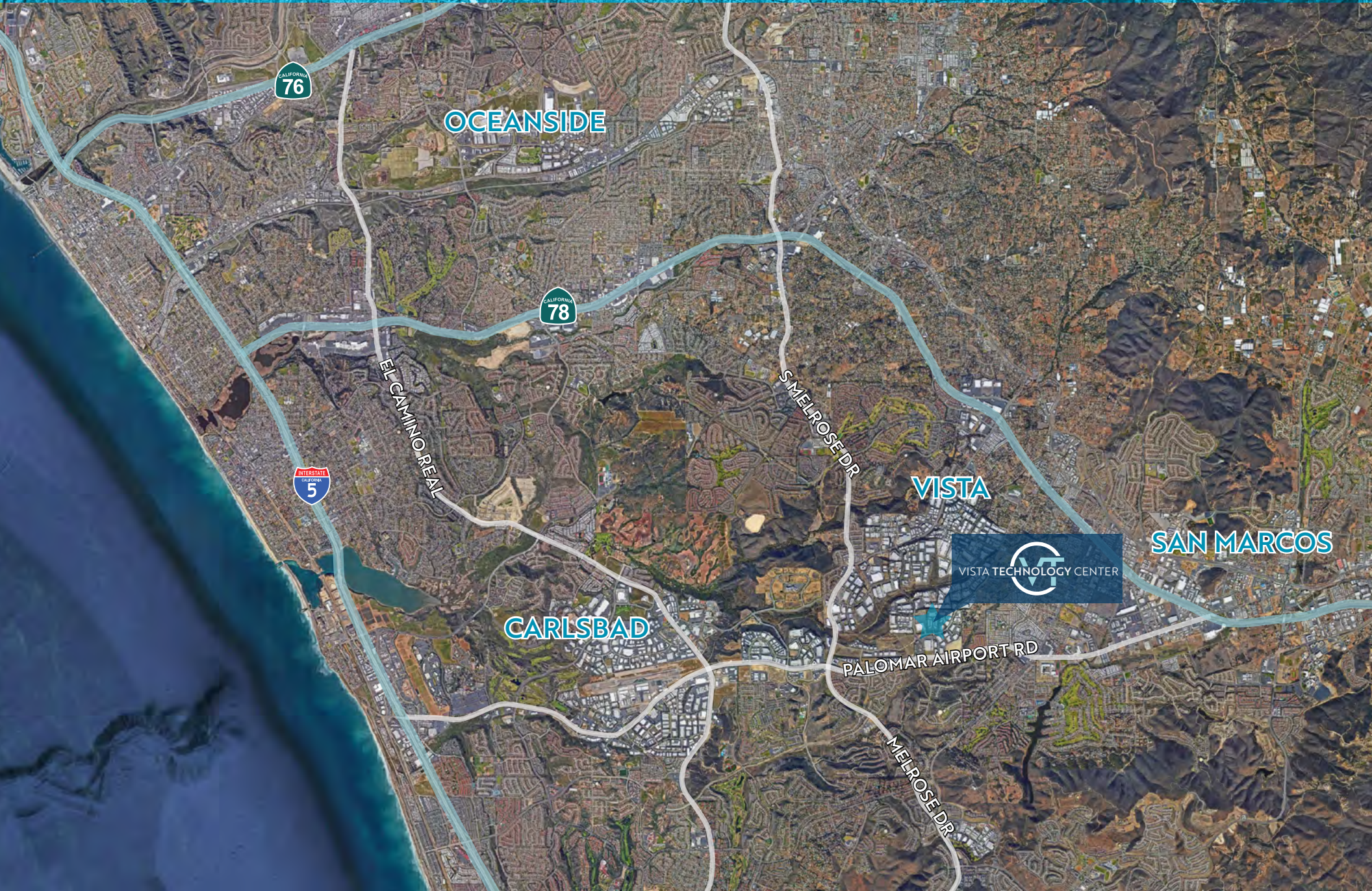
1497 POINSETTIA AVE, SUITE 155

Square Feet	±5,240 SF
Office Buildout	±20% Office
Loading	Two (2) Grade Level Door
Space Type	Industrial
Availability	Now
Asking Rate	\$1.05 MG
CAM Charges	\$0.12 PSF



GL = GRADE LEVEL DOOR

PROPERTY LOCATION



OCEANSIDE

CALIFORNIA
78

CALIFORNIA
76

INTERSTATE
CALIFORNIA
5

EL CAMINO REAL

S MELROSE DR

VISTA

SAN MARCOS

CARLSBAD

PALOMAR AIRPORT RD

MELROSE DR



VISTA FACTS

- » More than 31% of Vista population is 18 to 34 years of age, offering a young vibrant talented workforce.
- » Vista is 78 Corridor's craft beer capital. As of 2016, Vista had 14 breweries, making it the city with the most breweries per capita in the United States.
- » Many of San Diego County's most prominent companies in maritime, medical device manufacturing and sports & active lifestyle are located in Vista's vibrant Business Park

Source: Innovate 78 | www.innovate78.com



Walmart



The Broken Yolk
McDonald's
Fry's Electronics
Nordstrom Rack
Buffalo Wild Wings
Vons

Tom's 24 Famous

Polk Audio

Asymtek

Bimbo Bakeries

Booze Brothers Brewing Co

Zodiac Pool Systems

Dart Aerospace

Datron World Communication

Jen-Win Windows & Doors

LMI Aerospace

NOVO Engineering

Killion Industries

Frito-Lay DC

Toolbox Brewing (On-site)



W SAN MARCOS BLVD

Aztec Brewing Company

Belching Beaver Brewery

Applied Membranes

Get Air Trampoline Park

DJO Global

Target

DENSO

Taco Bell

Stone Brewery Distribution

US Foods

Leidos

Exagen Diagnostics

The Wall Climbing Gym

White Fence Brewing

Omnitek Engineering

re:form Yoga

7-Eleven

Jack in the Box

Starbucks

PARK CENTER DR

POINSETTIA AVE

Watkins Wellness

NAI

DJO Global

prAna

Dr Bronner's Magic Soap

COOLA Suncare

Aethercomm

Aperio

Glacier Water Services

Solar City

Corporate Neighbors

Nearby Amenities

Home Depot





VISTA TECHNOLOGY CENTER

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