

1120

sycamore ave

vista, ca 92081

Vista's Premier Office and Industrial Project

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No warranty or representation is made to the accuracy of the foregoing transaction. Terms of sale or lease and availability are subject to change or withdrawal without notice.

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project highlights

Location:

- Located within 1 mile of Highway 78
- Central 78 corridor location
- Located on a signalized intersection

Multifunctional Property:

- Flexible office and industrial floor plans
- Single story industrial suites from 1,128 to 4,484 SF
- Small office suites from 922 to 3,529 SF

Tranquil Environment:

- Surrounded by lush landscaping & matured trees
- Outdoor lounge and collaboration areas
- Private and secluded property

Identity & Image:

- Strong Corporate Image
- Located among high-end uses
- Extensive glass-line and natural light throughout



premises overview

ADDRESS:	1120 Sycamore Ave
SUBMARKET:	Vista
PROJECT SQUARE FEET:	27,893 Square feet located on 2.44 acres
OFFICE COMPONENT SF:	15,675 Square Feet
INDUSTRIAL COMPONENT SF:	11,915 Square Feet
# OF STORIES:	2 Story
PARKING RATIO:	101 spaces (3.62/1,000 SF)
YEAR BUILT:	1986
FIRE SUPPRESSION:	Fully Sprinklered
CONSTRUCTION TYPE:	Concrete Tilt up
ZONING:	Research Light Industrial
INTERIOR CEILING HEIGHT:	Various- exposed ceiling and dropped ceiling throughout
OTHER:	Brand new roof and other renovations underway



availability

INDUSTRIAL AVAILABILITY

SUITE #:	SIZE:	MONTHLY GROSS RENT	AVAILABILITY	COMMENTS
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100% Leased

OFFICE AVAILABILITY

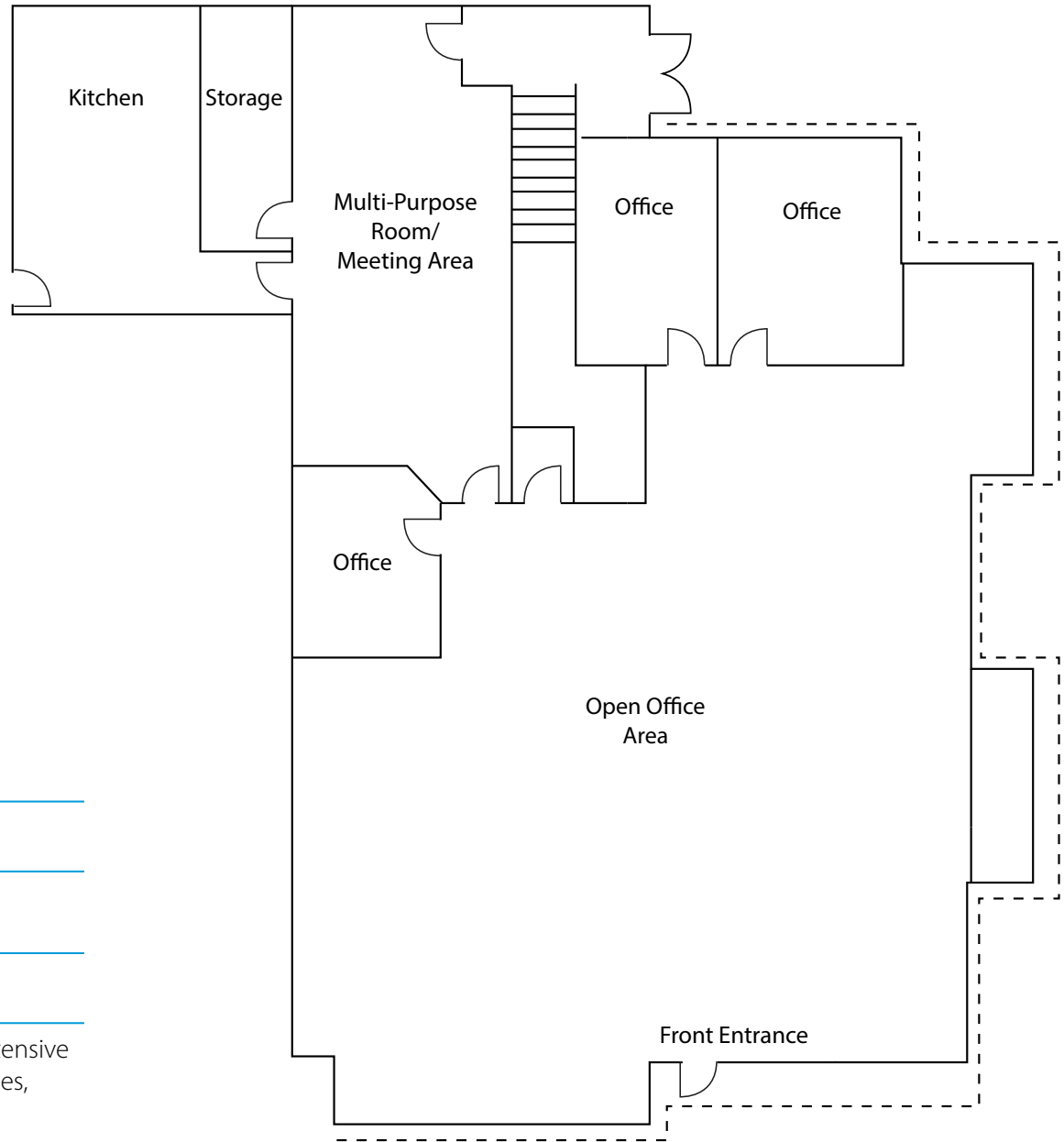
SUITE #:	SIZE:	MONTHLY GROSS RENT	AVAILABILITY	COMMENTS
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1D	3,529 SF	\$3,882/Month Gross (\$1.10/SF)	Immediately	Ground floor office suite with extensive glass-line, mixture of private offices, bullpen area, meeting room and kitchen.
2D	3,150 SF	\$3,150/Month Gross (\$1.00/SF)	Immediately	Mixture of private offices, open bullpen area, large kitchen and extensive glass-line
2G	1,194 SF	\$1,313/Month Gross (\$1.10/SF)	Immediately	Four skylights providing abundant natural light, one private office, open bullpen area and kitchenette.

**JX-130 Lockbox located on 1D*



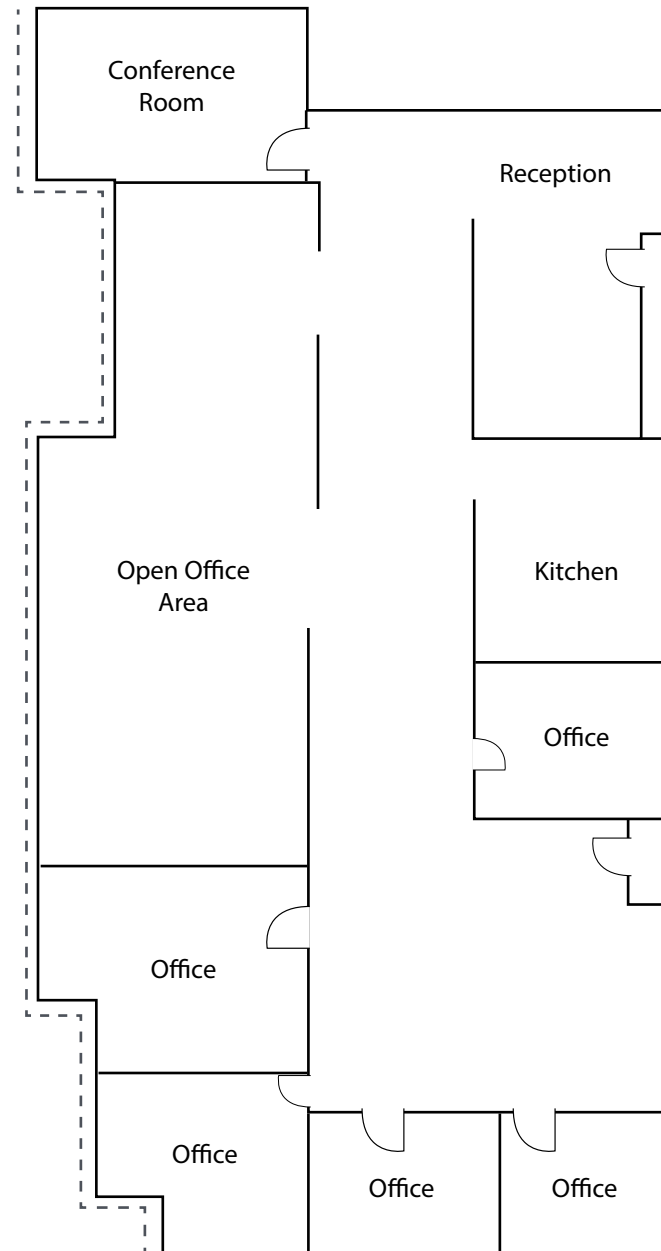
floor plan



Glass-line - - - -

SUITE:	1D
SIZE:	3,529 SF
MONTHLY GROSS RENT:	\$3,882/Month Gross (\$1.10/SF)
AVAILABILITY:	Immediately
COMMENTS:	Ground floor office suite with extensive glass-line, mixture of private offices, bullpen area, meeting room and kitchen.

floor plan



Glass-line - - - - -

SUITE: 2D

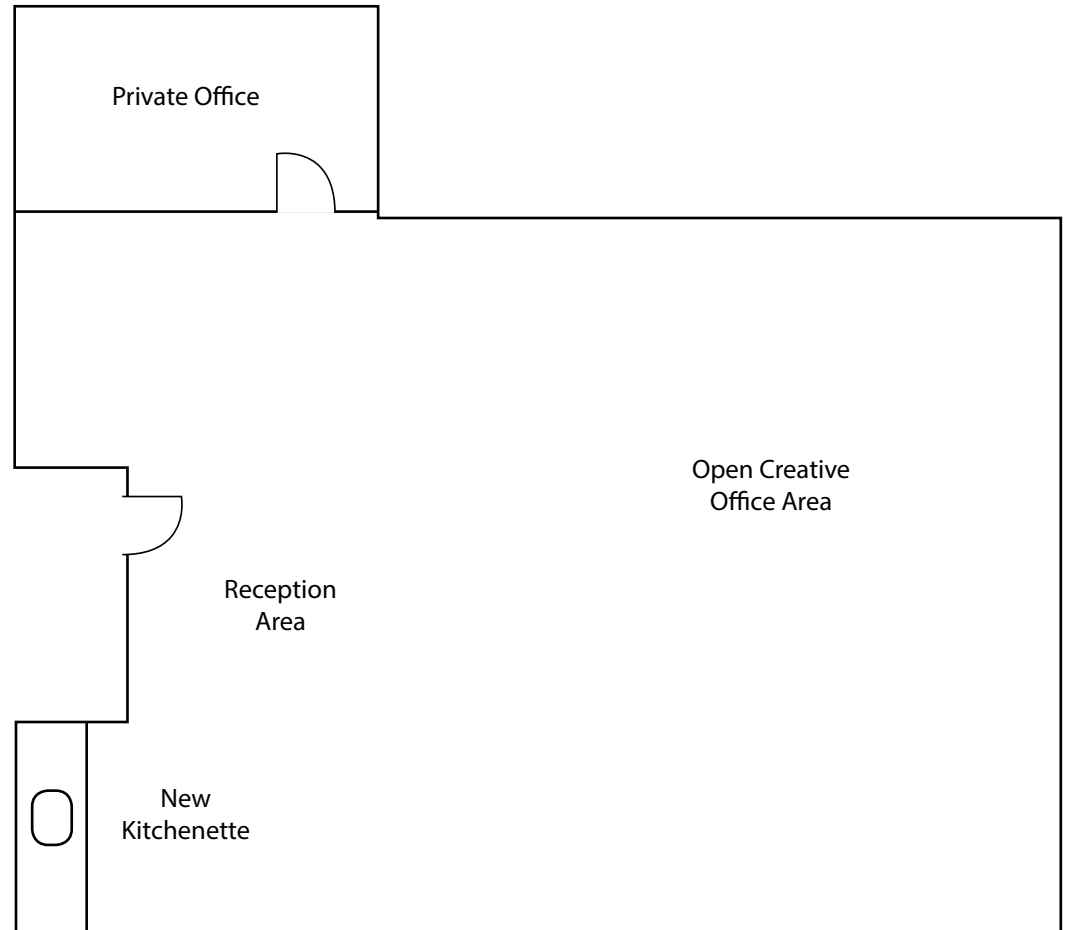
SIZE: 3,150 SF

MONTHLY GROSS RENT: \$3,150/Month Gross (\$1.00/SF)

AVAILABILITY: Immediately

COMMENTS: Mixture of private offices, open bullpen area, large kitchen and extensive glassline,

floor plan



SUITE: 2G

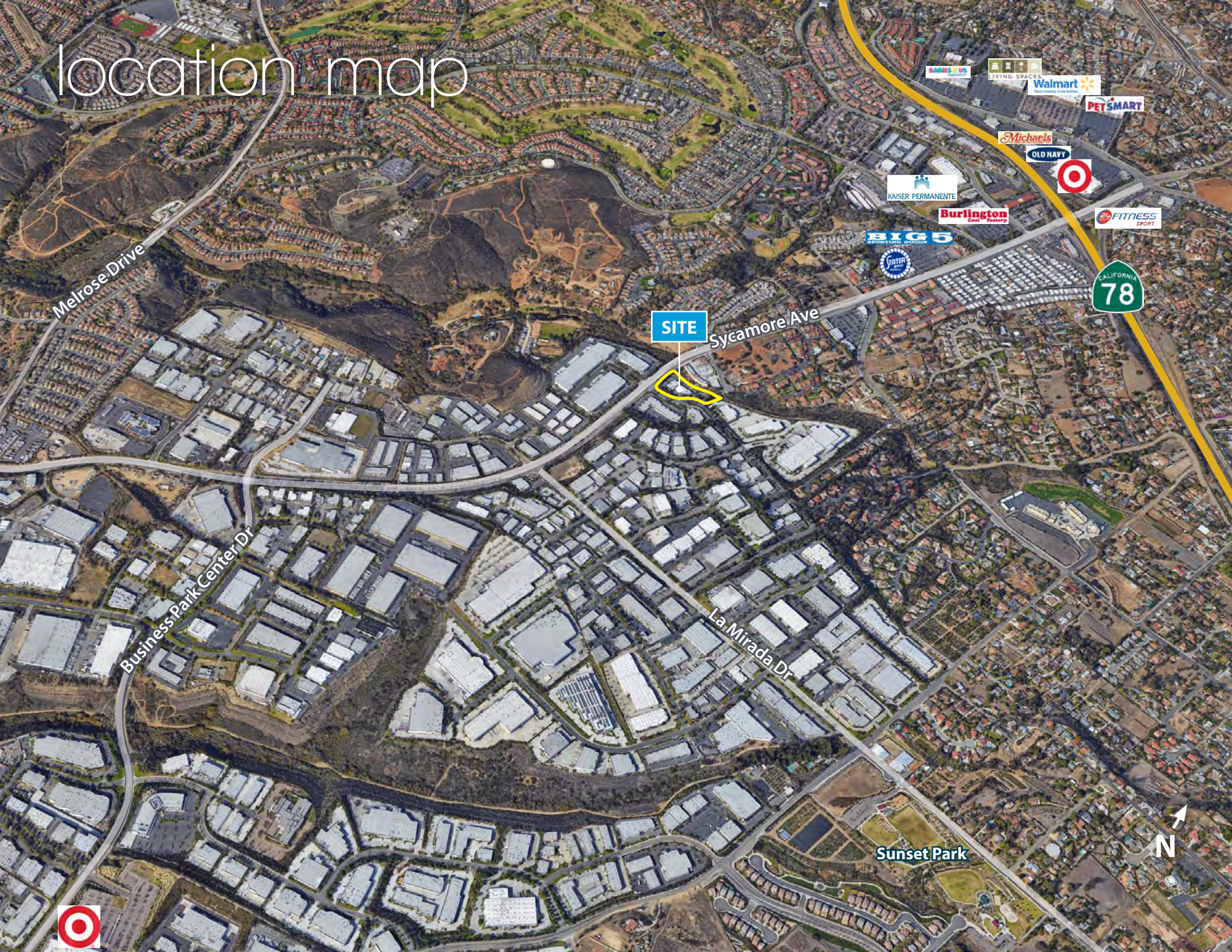
SIZE: 1,194 SF

MONTHLY GROSS RENT: \$1,313/Month Gross (\$1.10/SF)

AVAILABILITY: Immediately

COMMENTS: Four skylights providing abundant natural light, one private office, open bullpen area and kitchenet.

location map



SITE

Sycamore Ave

CALIFORNIA
78

N

Sunset Park

Melrose Drive

Business Park Center Dr

La Mirada Dr



location overview

1120 Sycamore Ave is located within the prestigious Vista Business Park which lies in the center of the North San Diego County Industrial hub. Vista is approximately 10 miles inland, 30 miles North of San Diego and strategically located with close proximity Carlsbad, Oceanside, San Marcos & Escondido.

The Vista Industrial market consists of nearly 14,000,000 square feet of industrial & flex space, accounting for approximately 25% of the total North County industrial market. With a vacancy rate dropping below 4%, Vista continues to thrive as San Diego Counties tightest submarkets.

Major companies like Watkins Manufacturing, McCain Traffic, Killion Industries, Datron, Polaris Pools & over a dozen local breweries are headquartered in the Vista submarket. Vista's central North County location and lack of developable land will continue to strengthen the demand for industrial space in the area.

