

±91,538 SF

DIVISIBLE FROM
±31,391 - 60,156 SF

3055 ENTERPRISE COURT VISTA, CA 92081





view property
tour video



DATRON

RECEPTION

DATRON



3055 ENTERPRISE COURT VISTA, CA 92081

total size:	±91,538 SF
lot size:	6.40 Acres (278,784 SF)
office:	±24,427 SF 1st Floor:±10,078 SF 2nd Floor:±14,349 SF
dock high positions:	20 with potential to add additional
grade level doors:	4
clear height:	28'
power:	2,000A, 277/280v
sprinklers:	ESFR (K14)
column spacing:	52'x52'; 52'x60'
parking:	1.71/1,000 SF (157 spaces)
construction:	Concrete Tilt-Up
year built:	1999
zoning:	SP-VBP Vista Business Park Specific Plan
lease rate:	\$0.95/PSF NNN

**below market
NNN's:** **\$0.15/SF NNN**



corporate headquarters facility

DISTRIBUTE | MANUFACTURE | WAREHOUSE



20
dock high
positions



4
grade level
doors



28'
clear height



2,000A
277/280V
heavy power

BELOW MARKET NNN'S

\$0.15/SF
3055 Enterprise

±\$0.25/SF
Market Average



**Drive Around
Access**
large truck court



**Freestanding
Building**
high end
corporate image



Sprinklered
ESFR (K14)



**Potential For
Gated Entry**
secured loading
areas

HUGE COST SAVINGS

\$110,000
Per Year

\$550,000
5 Year Lease

\$770,000
7 Year Lease

\$1,100,000
10 Year Lease



**Excellent
Window Line**
abundant
natural light



**High Speed
Internet**
fiber optic



Gas Served
for various uses



**Ability to Add
Solar**
low electricity
costs

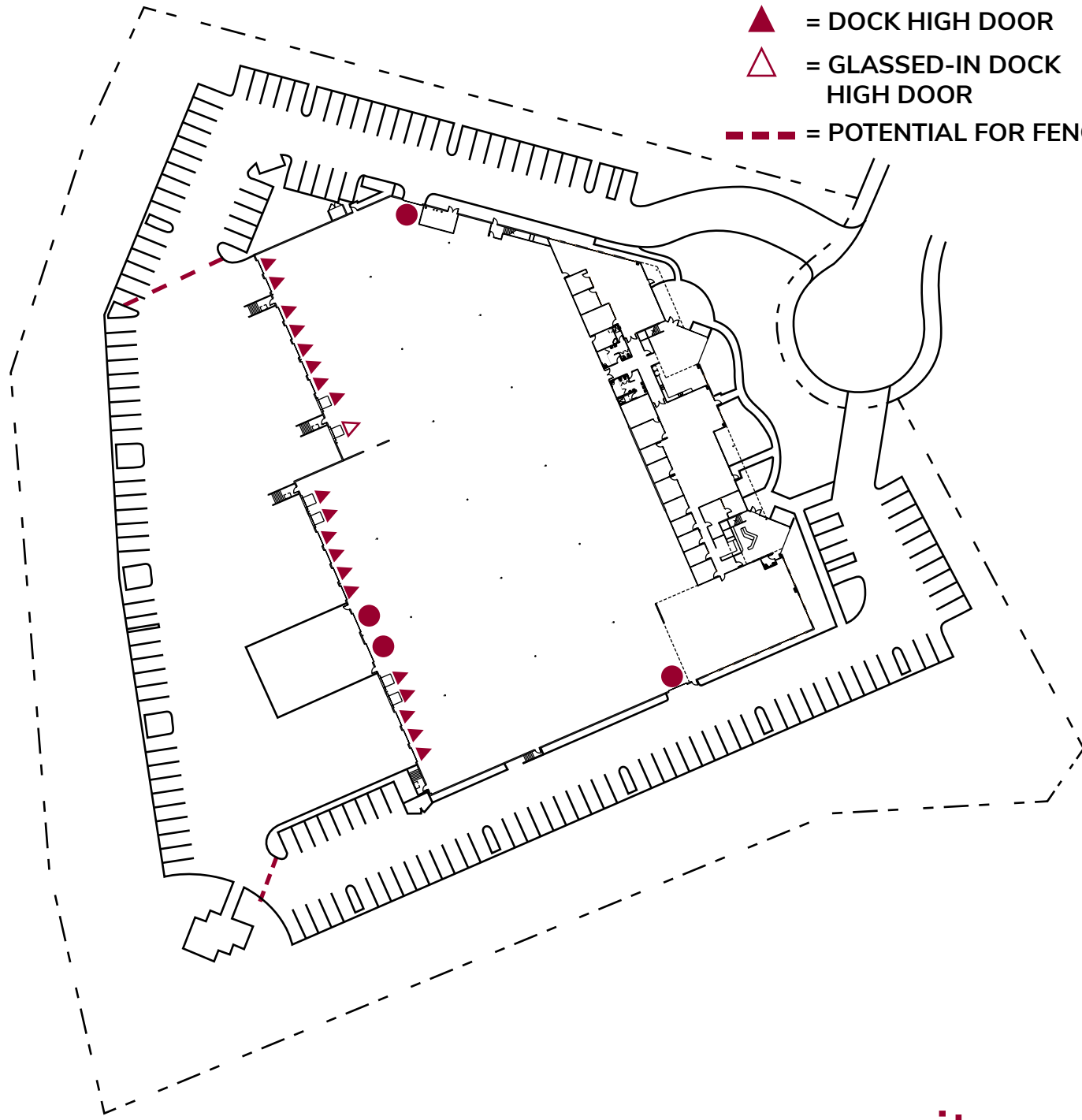
LOW CAPEX

- New roof installed in 2015
- Concrete pad and apron

floorplan

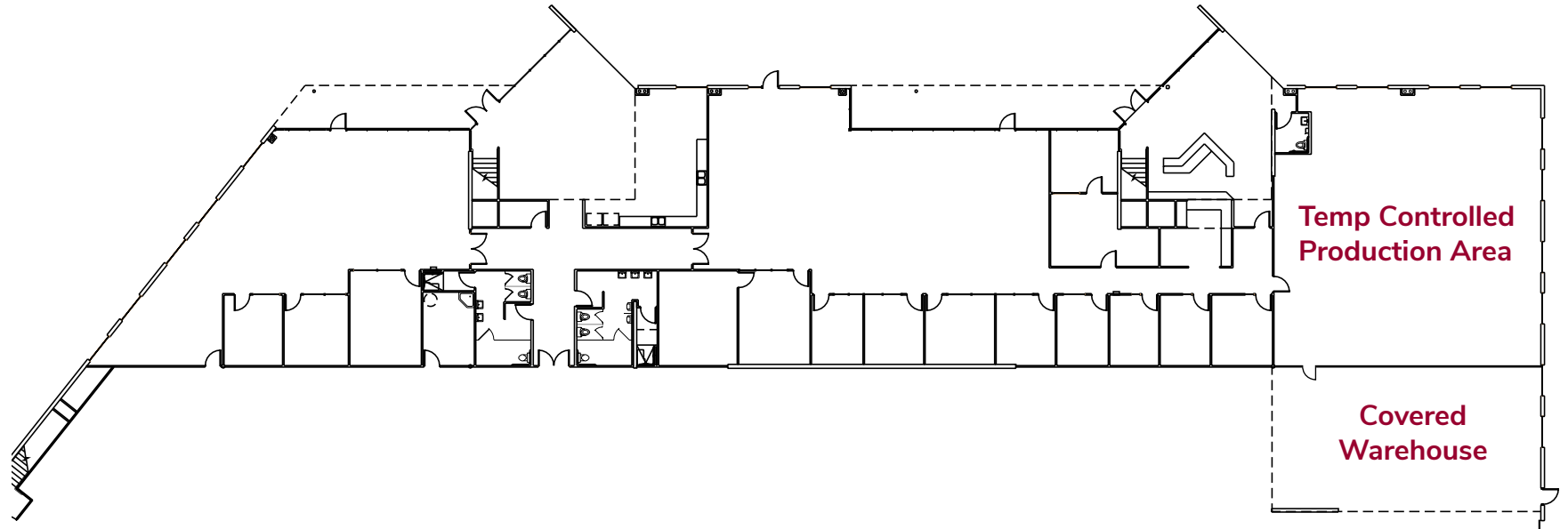
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- = GRADE LEVEL DOOR
- ▲ = DOCK HIGH DOOR
- △ = GLASSED-IN DOCK HIGH DOOR
- - - = POTENTIAL FOR FENCE

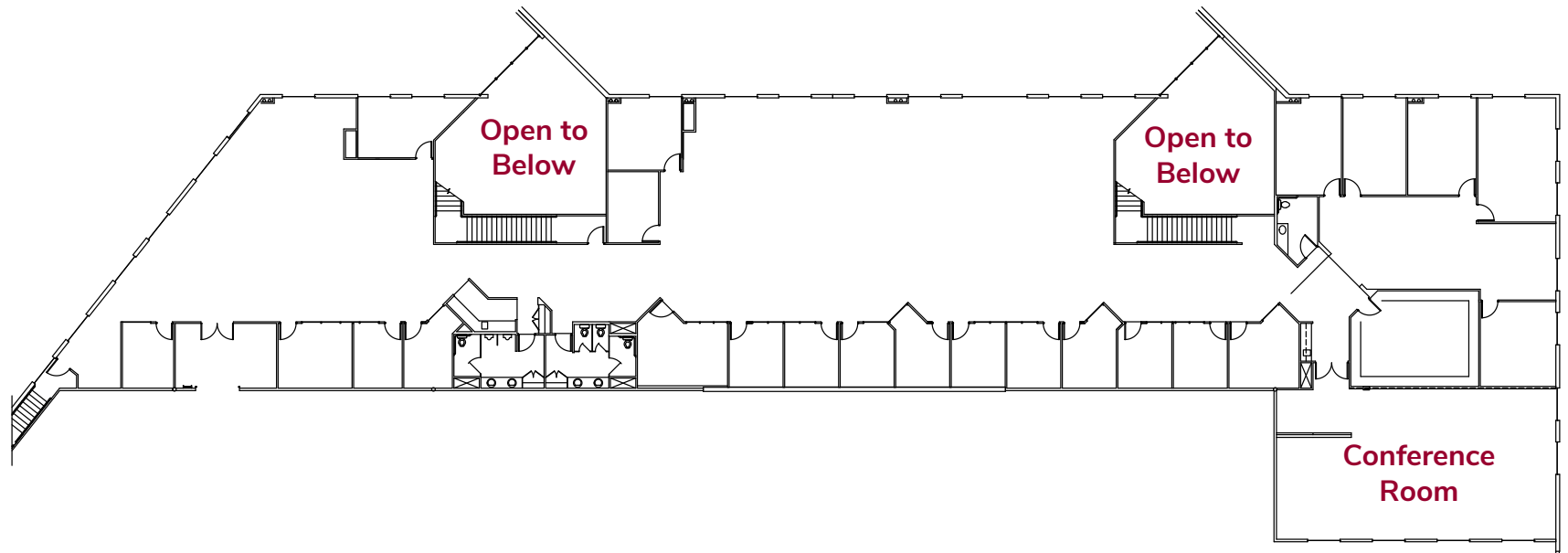


site map

first floor office | ±10,078 SF

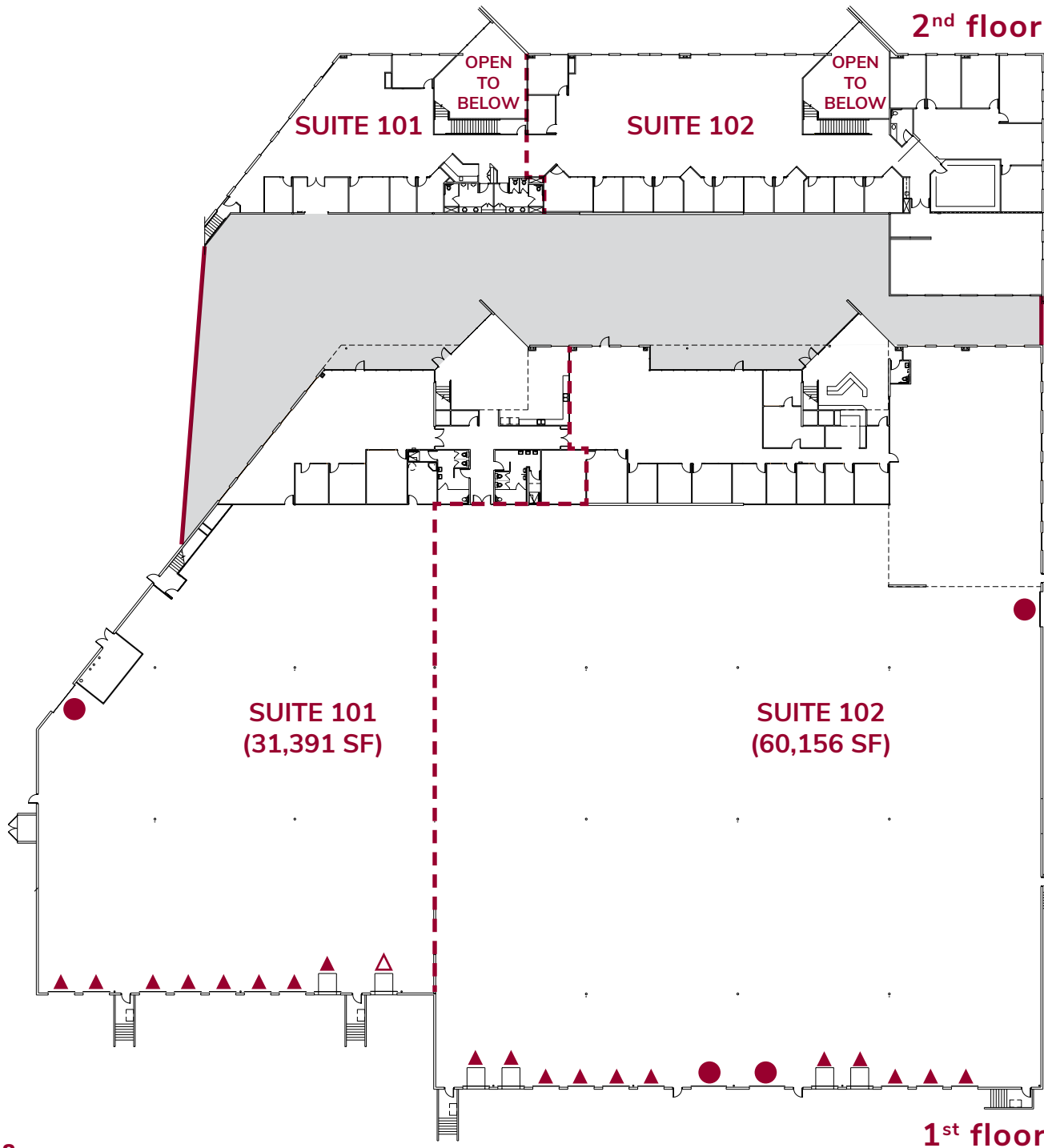


second floor office | ±14,349 SF



*enlarged to show detail

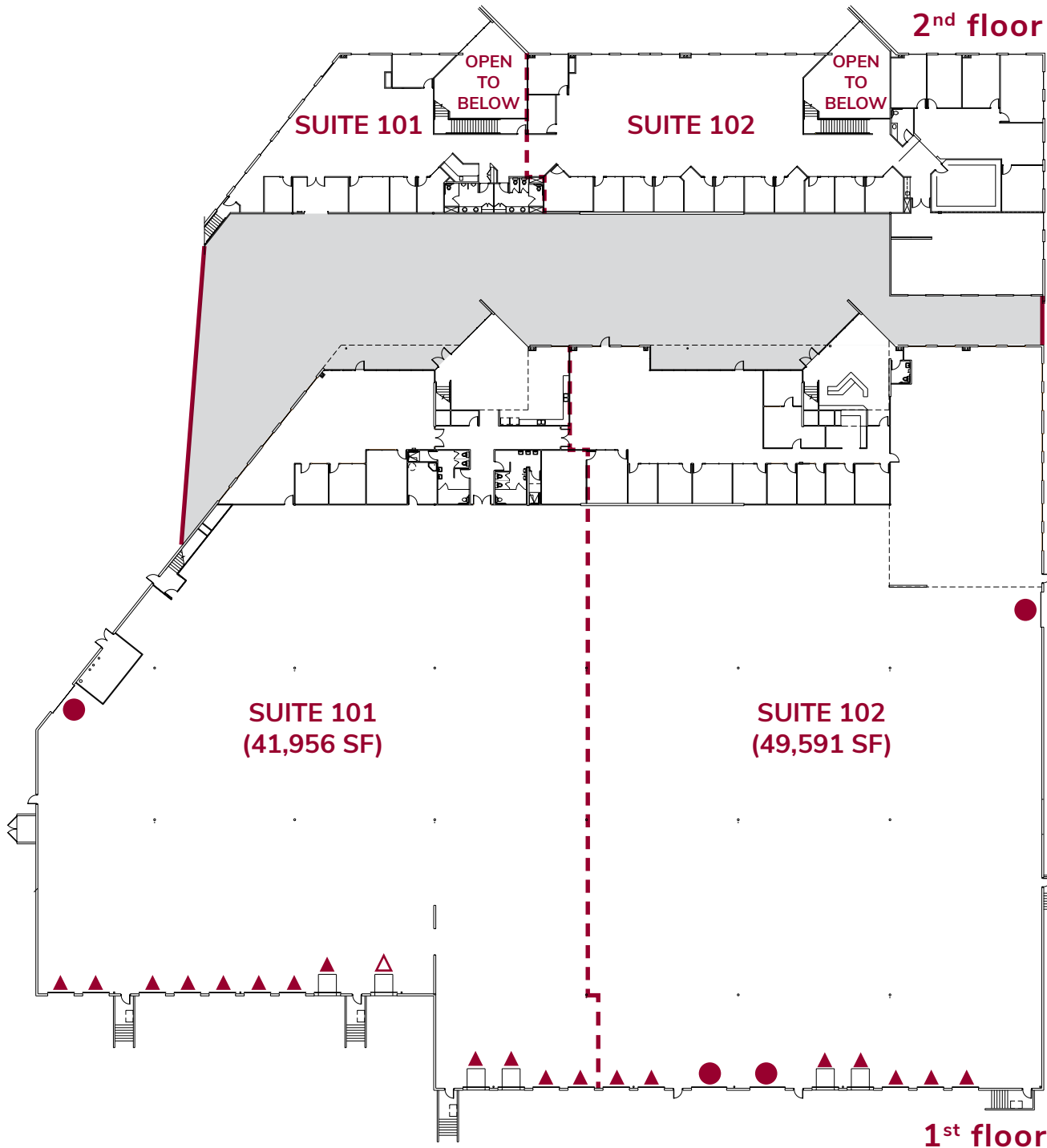
demising plan option A



	suite 101	suite 102
total size:	31,391 SF	60,156 SF
mezzanine:	4,994 SF	9,361 SF
dock:	9	11
grade:	1	3

- = GRADE LEVEL DOOR
- ▲ = DOCK HIGH DOOR
- △ = GLASSED-IN DOCK HIGH DOOR

demising plan option B



	suite 101	suite 102
total size:	41,956 SF	49,591 SF
mezzanine:	4,994 SF	9,361 SF
dock:	13	7
grade:	1	3

- = GRADE LEVEL DOOR
- ▲ = DOCK HIGH DOOR
- △ = GLASSED-IN DOCK HIGH DOOR





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corporate neighbors



Location advantage

nearby retail & amenities

1 the island at carlsbad



2 palomar commons



5 vista palomar park



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6 grand plaza



1 the square @ bressi ranch



4 bressi ranch village center

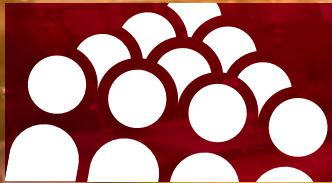


ST. MARK GOLF CLUB

LAKE SAN MARCOS

LEO CARILLO RANCH

Vista



population

103,381



corporate & local
businesses

±5,000



median household
income

\$78,948



multi-industry
job force

48,000+

california's craft beer capital

most craft breweries per
capita of any california city

18 
Breweries

1 
Meadery

2 
Wineries

vista's local industries

manufacturing
warehousing
logistics
action sports

life sciences
maritime
active lifestyle
information technology



breweries



1. Mother Earth
2. Belching Beaver
3. Aztec
4. Black Plague
5. Prohibition
6. Booze Bros
7. Latitude 33
8. Bear Roots
9. Wavelength
10. Indian Joe

attractions



1. Oceanside Pier & Harbor
2. Carlsbad State Beach
3. Carlsbad Campground
4. Cinepolis Theatres
5. Legoland
6. Carlsbad Flower Fields & Premium Outlets
7. Leucadia State Beach
8. McClellan-Palomar Airport
9. Lake San Marcos
10. Aviara Golf Club
11. La Costa Resort and Golf
12. Bressi Ranch

OCEANSIDE

LOS ANGELES

96 miles

CALIFORNIA 78

VISTA

CARLSBAD

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VISTA, CA 92081

SAN DIEGO AIRPORT

37 miles

ENCINITAS

LARGEST PRIVATELY HELD REAL ESTATE COMPANY IN SAN DIEGO COUNTY



Pride of
Local Ownership



Commitment to
Quality



Long Term
**Investment
Horizon**



5,500,000
Leaseable SF



650+
Tenants



Founded in
1954

DEVELOPER | OWNER | PROPERTY MANAGER
san diego, imperial & riverside counties



YOUR

LANDLORD

MATTERS



RELATIONSHIP FOCUSED

expand or relocate within the portfolio

CONTRACTORS & SPACE PLANNERS

in-house team available to lower costs



WELL CAPITALIZED

for tenant improvements

QUALITY CONCRETE CONSTRUCTION

lower maintenance & NNN costs



LOCAL MANAGEMENT

quick decisions and responsive action

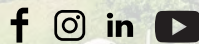
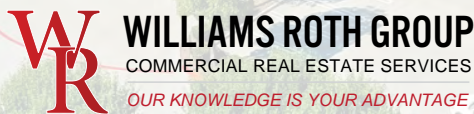
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ENTERPRISE COURT VISTA, CA 92081

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