



±3,620 SF CONDO FOR LEASE | VISTA, CA

# 1351 DISTRIBUTION WAY, STE 3

VISTA, CALIFORNIA 92081

## BROKER CONTACT INFORMATION

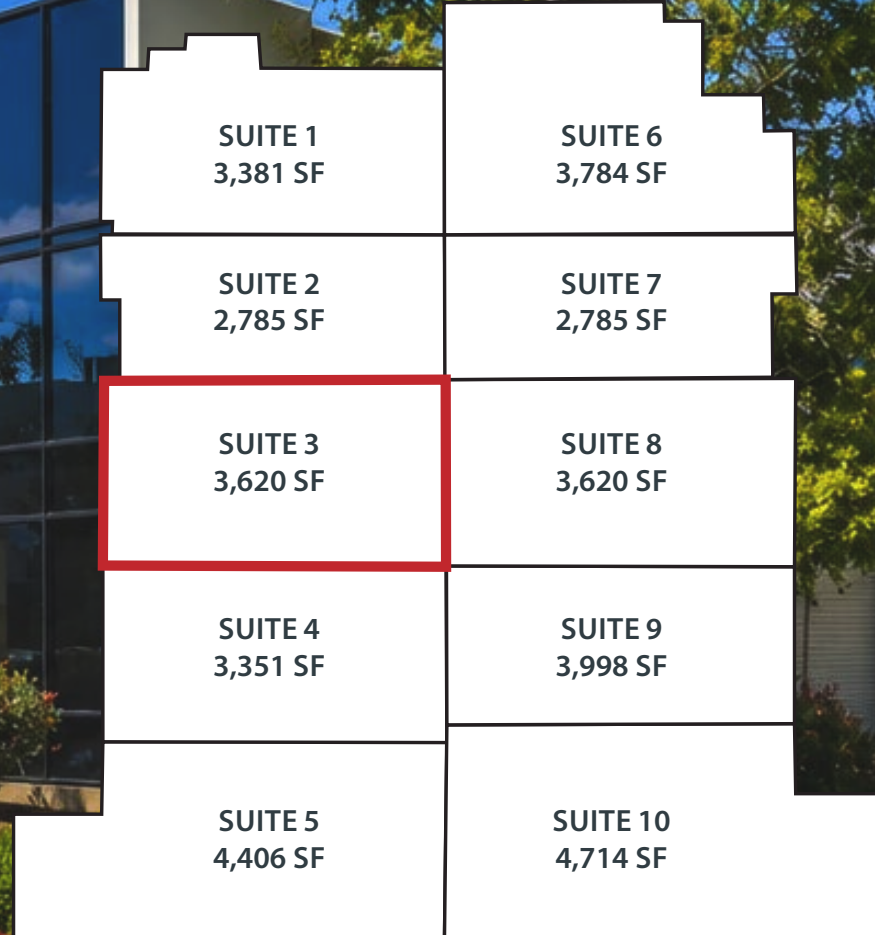
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## PROPERTY HIGHLIGHTS

<b>Address</b>	1351 Distribution Way, STE 3 Vista, CA 92081
Total Square Feet	3,620 SF
Year Built	2000
Build Out	3 Private Offices 1 Conference Room Production Space
Power	120/240 Volts 3 Phase (tenant to verify)
Loading	1 Roll-Up Door
Clear Height	19 FT



SUITE 1 3,381 SF	SUITE 6 3,784 SF
SUITE 2 2,785 SF	SUITE 7 2,785 SF
SUITE 3 3,620 SF	SUITE 8 3,620 SF
SUITE 4 3,351 SF	SUITE 9 3,998 SF
SUITE 5 4,406 SF	SUITE 10 4,714 SF

**LEASE RATE: \$1.59/SF MG**

**BUILDING SITE PLAN**

## PROPERTY PHOTOS



AVAILABLE FOR LEASE


3 | 1351 DISTRIBUTION WAY SUITE 3, VISTA CA

## PROPERTY PHOTOS



**PROPERTY LOCATION**

**SOUTH BUENO VISTA PARK**

 Shadowridge Golf Club






**SUBJECT PROPERTY**  
**1351 DISTRIBUTION WAY**  
SUITE 3




















 Sanderling Waldorf School

**DEMOGRAPHICS**

DAWSON DRIVE

RIDGELINE AVENUE

PEARL HEIGHTS ROAD

SUBJECT PROPERTY  
**1351 DISTRIBUTION WAY**  
SUITE 3

DISTRIBUTION WAY



**WITHIN 5 MILE RADIUS OF PROPERTY**



TRAFFIC COUNTS  
**21,663 ADT**  
\*Sycamore Avenue



HOUSEHOLDS  
**99,592**



POPULATION  
**283,182**



MEDIAN HH INCOME  
**\$134,888**



MEDIAN AGE  
**39.1**

## ABOUT VISTA

Vista, CA is an inland North County hub that pairs a lower-key, more affordable business environment with convenient access to the rest of San Diego County, making it a compelling option for a new office. Located just east of the coastal corridor and close to both the 78 and 5 freeways, Vista gives teams an efficient North County base with easy access to the beach cities, regional employers, and major commuter routes. Its mix of established neighborhoods, commercial corridors, and industrial areas makes it large enough to support amenities and talent, while still feeling more approachable than a big urban center.

For your team, Vista offers the classic North County advantage: mild weather, nearby parks and trails, and quick access to outdoor recreation, dining, and entertainment. The city's location also puts you close to the coast, golf, and the broader North County business network, while local venues and everyday conveniences support both employees and clients. With a range of office and flex options throughout Vista and nearby North County submarkets, it is easy to position a Vista office as a practical, well-connected choice: serious work, strong regional access, and a relaxed Southern California setting.

## WITHIN 5 MILES OF PROPERTY



**283,182**  
POPULATION



**\$170,447**  
AVERAGE HH INCOME



**41.1**  
MEDIAN AGE



**14,499**  
TOTAL BUSINESSES



**154,924**  
TOTAL EMPLOYEES



COMMERCIAL REAL ESTATE SERVICES



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**CONTACT AN  
EXPERT BROKER**  
FOR MORE INFORMATION

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