



Sublease

1210

Distribution Way

San Diego, CA | Vista

±9,294 SF Available

Freestanding Industrial Building
With Secured Fenced Yard

Updated Office | Easy Freeway Access | Abundant Parking

Vista



1210 Distribution Way

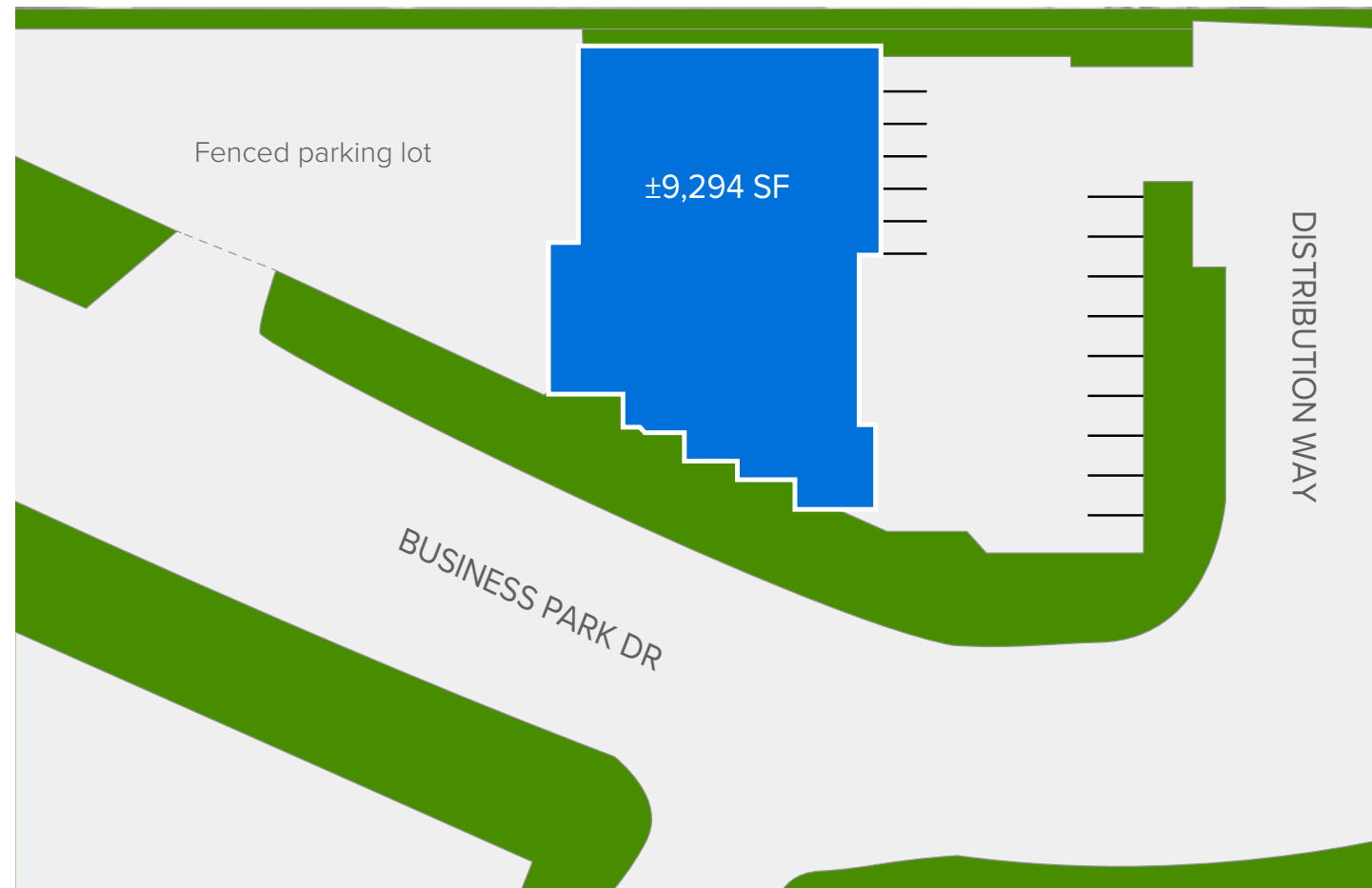
San Diego, CA 92081

Lease Rate: \$1.15 NNN

- ±9,294 SF Freestanding Industrial Building
- Fenced Yard space
- 29 On-Site Parking Spaces
- M-1 Zoning
- One Grade Level Loading Door
- 22-24' Clear Height
- Functional layout includes a conference room, kitchen, restrooms, and 12 private offices.

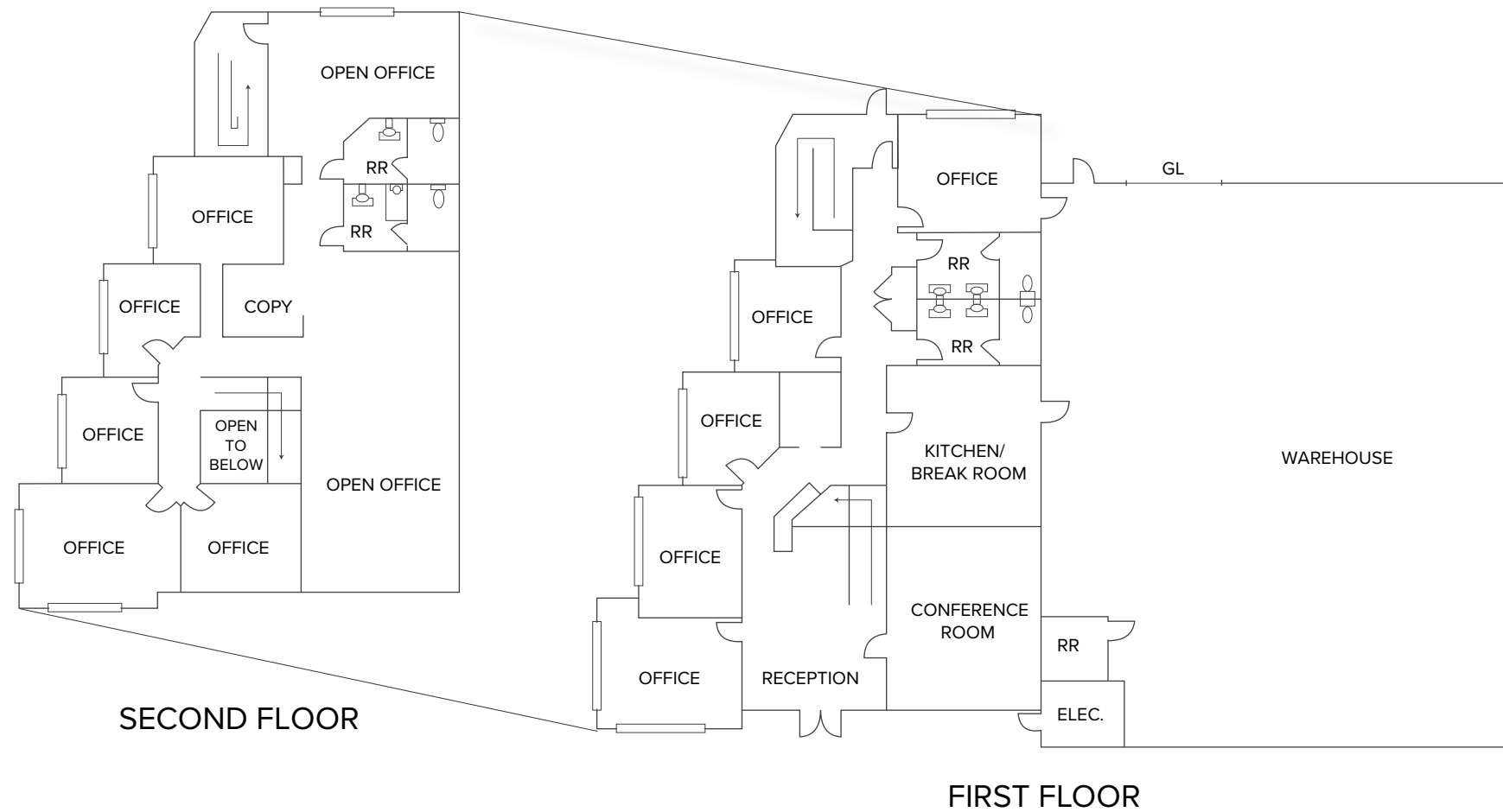


Site Plan

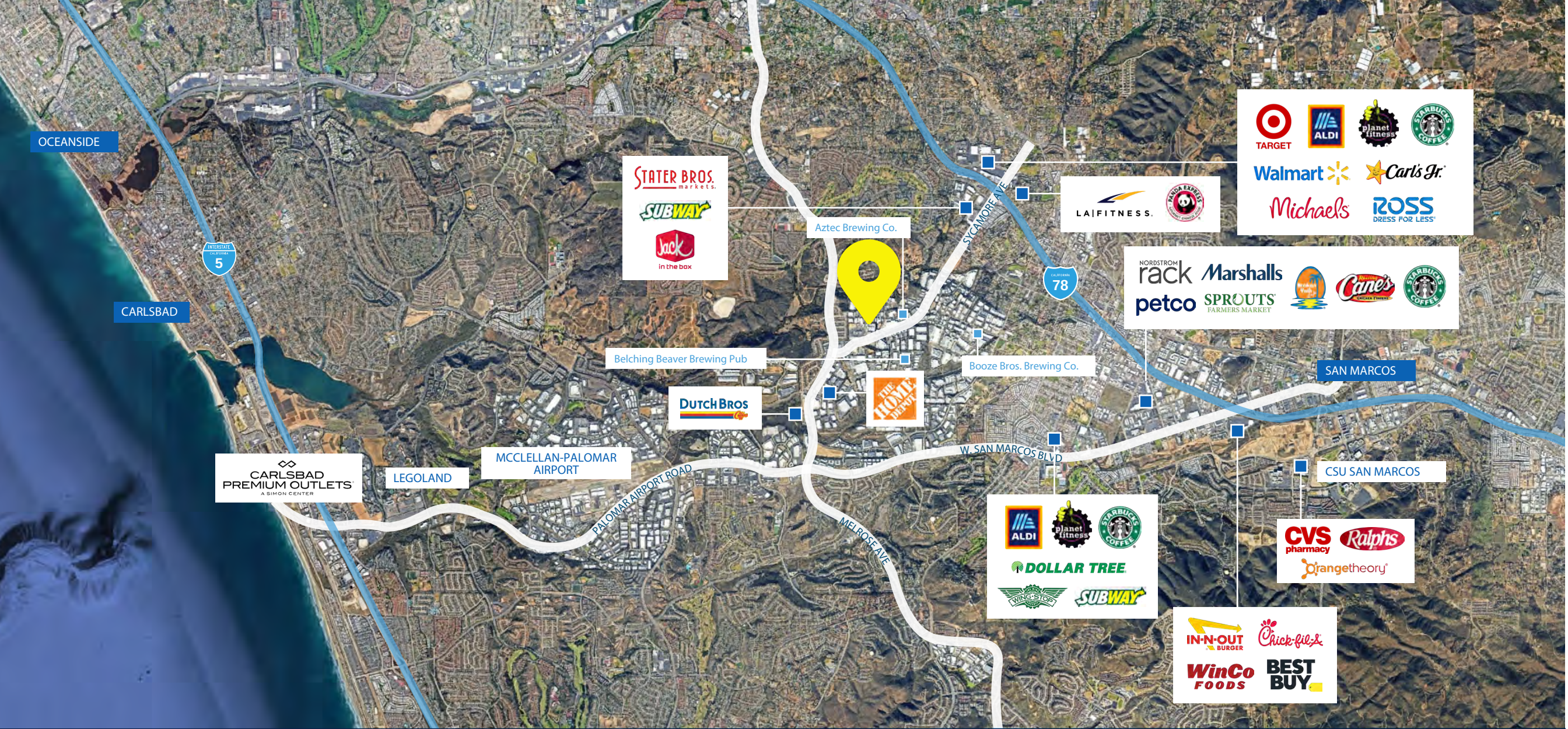


Site plan not to scale, for reference only.

Floor Plan



Site plan not to scale, for reference only.



☑ Abundance of restaurant, brewery and retail amenities nearby

☑ Convenient freeway access

1220 Distribution Way

VISTA, CALIFORNIA 92081



VISTA, CALIFORNIA

Nestled in North San Diego County, Vista is a charming and vibrant city with a plethora of natural wonders, cultural attractions, and culinary delights. Whether you're a resident or a visitor, you can't help but fall in love with Vista's small-town charm, friendly community, and year-round sunshine. In this article, we'll explore some of the top benefits of living in Vista, from its scenic parks and outdoor activities to its eclectic restaurants and shops.

Vista's biggest tenants include a mix of manufacturing, service, and tech firms using facilities for production, primarily located south of State Route 78, a transportation corridor stretching from the North County beaches to Riverside and other inland markets. The submarket also links to Oceanside, Escondido, and San Marcos via the Sprinter light rail, and it is easily accessible to dense north county population nodes and distribution channels for logistics firms. That provides a ready means of proximate labor for office, industrial and retail trade work, and it has more affordable housing costs than Central County or coastal areas.

263,039

2024 POPULATION
5 MILE RADIUS

136,143

DAYTIME EMPLOYEES
5 MILE RADIUS

\$3.6B

CONSUMER SPENDING
5 MILE RADIUS

\$128,023

AVERAGE HH INCOME
3 MILE RADIUS

\$782,141

MEDIAN HOME VALUE
3 MILE RADIUS

38.9

MEDIAN AGE
3 MILE RADIUS



1210

Distribution Way

San Diego, CA | Vista

Freestanding Industrial Building
With Secured Fenced Yard

For more information or tours, please contact:

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