

995 PARK CENTER DR

Vista, CA 92081

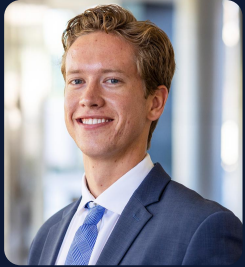
Industrial Investment
Opportunity For Sale



MATTHEWS™

995 PARK CENTER DR
Vista, CA 92081

Exclusively Listed By



Jack DeLine

Associate

(858) 964-4505

jack.deline@matthews.com

License No. 02206575 (CA)



Chris Nelson

FVP & Senior Director

(949) 280-6217

chris.nelson@matthews.com

License No. 02055962 (CA)

David Harrington

Broker of Record

Broker License No. 01320460 (CA)

Broker Firm No.02168060 (CA)

MATTHEWS™



PROPERTY OVERVIEW

995 Park Center Dr
Vista, CA 92081



INVESTMENT HIGHLIGHTS

The Opportunity

995 Park Center Drive presents a rare opportunity to acquire a ±13,149 SF single-tenant industrial/flex building situated on 1.1 acres in a well-established Southern California commercial corridor. Currently leased to Grifols, a leading global biopharmaceutical and healthcare company operating in over 110 countries, the property offers investors a compelling combination of creditworthy tenancy, functional real estate, and long-term income stability.

The building provides a versatile layout well suited for life sciences, laboratory, light manufacturing, distribution, or specialized flex industrial use. With ±13,149 SF of rentable area on a 1.1-acre parcel, the property offers a manageable site-to-building ratio with room for parking, staging, and operational flexibility. These are attributes that are increasingly difficult to source in today's constrained Southern California industrial market.

The Grifols tenancy adds a meaningful layer of investment credibility. Founded in 1909, Grifols develops, produces, and markets plasma-derived medicines, diagnostic solutions, and hospital healthcare products across more than 110 countries. The company's deep institutional presence, ongoing growth initiatives including a recently announced U.S. Biopharma IPO, and sustained demand for specialized facilities reinforce the long-term viability of their occupancy.

From a location standpoint, 995 Park Center Drive benefits from strong regional connectivity and proximity to the robust life sciences and industrial infrastructure that defines Southern California's North County market. The surrounding area supports a deep, skilled workforce and provides convenient access to major transportation arterials serving both coastal and inland distribution networks.

995 Park Center Drive represents a distinctive net leased investment opportunity anchored by a globally recognized healthcare tenant, supported by functional real estate fundamentals, and positioned within one of Southern California's most resilient industrial and life sciences submarkets.



995 Park Center Dr
Vista, CA 92081

\$4,602,150

Sale Price

\$350.00

Price Per SF

5.36%

Cap Rate

±13,149 SF

Total SF

SPI/ LI

Zoning



PROPERTY OVERVIEW

995 Park Center Dr, Vista, CA

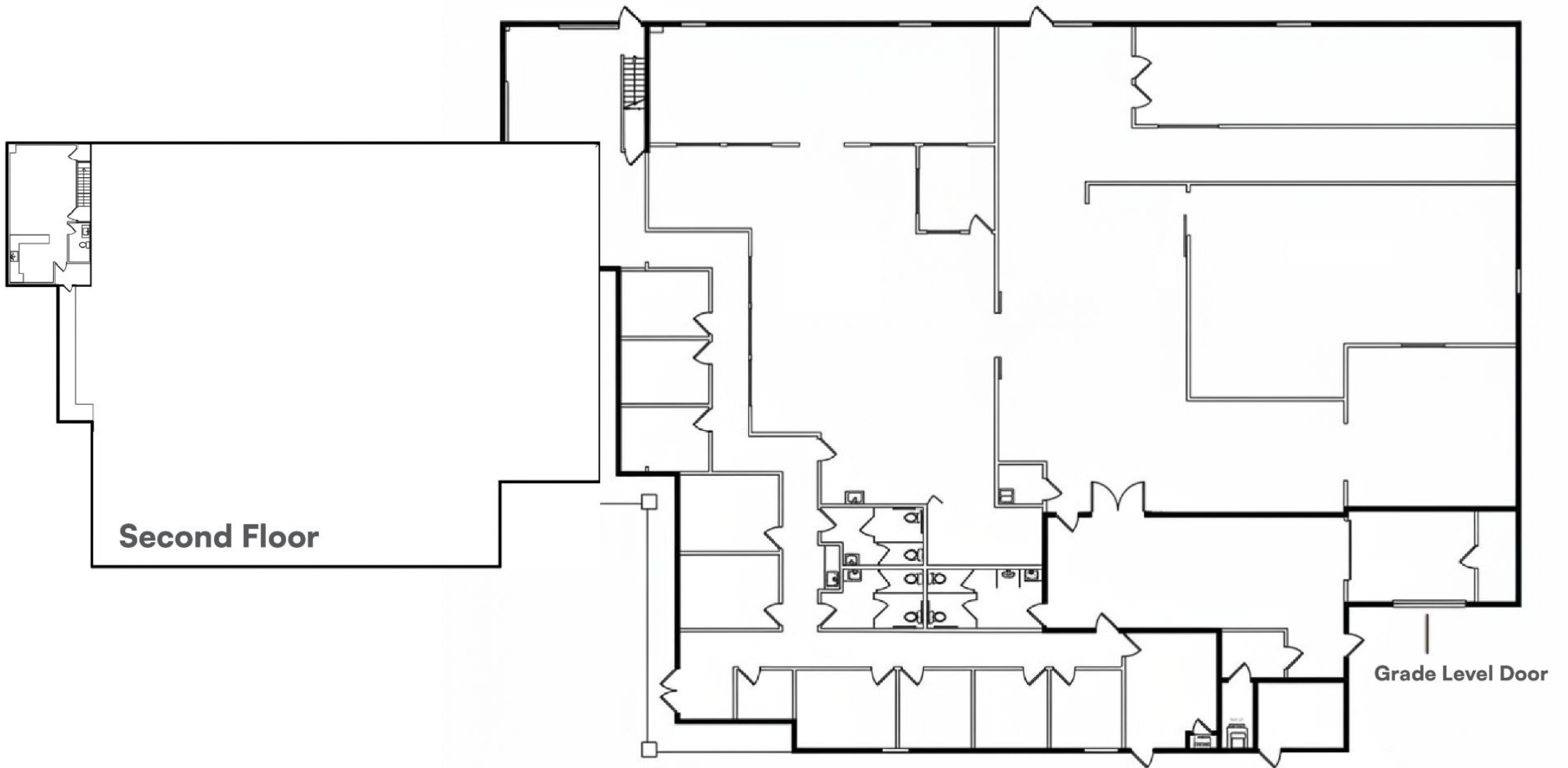
| | |
|-------------------------|----------------------|
| Sale Price | \$4,602,150 |
| Price PSF | \$350 |
| Cap Rate | 5.36% |
| Lease Expiration | 3/31/2028 |
| Options | Four, 5-Year Options |
| Total SF | ±13,149 SF |
| Loading | 1 Grade Level Door |
| Zoning | SPI/ LI |
| Year Built | 1990 |

Annualized Operating Data

| | Monthly Rent |
|---|--------------------|
| Current- April 1, 2026- March 31, 2027 | \$20,561.92 |
| April 1, 2027- March 31, 2028 | \$21,178.78 |



SITE PLAN



PROPERTY PHOTOS

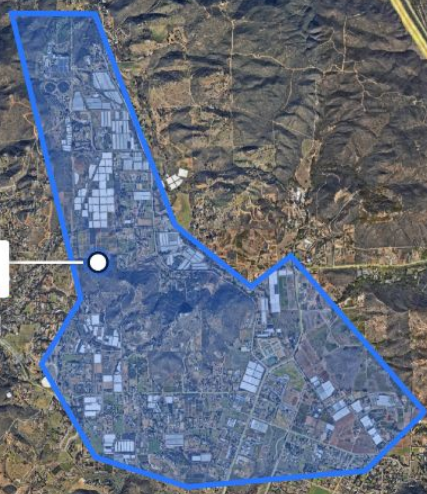


PROPERTY PHOTOS



PROPERTY PHOTOS



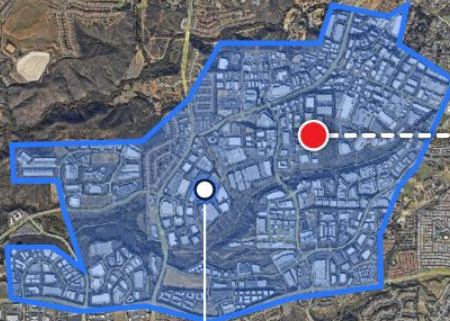


Industrial Area

Agricultural Area

Subject Property

McClellan-Palomar Airport
±6 Miles Away



± 136,000 VPD

± 139,000 VPD

Industrial Area

Industrial Area

± 201,000 VPD

TENANT OVERVIEW

GRIFOLS

Tenant Overview

Grifols, S.A. is a global healthcare company and a leading producer of plasma-derived medicines used to treat chronic, rare, and life-threatening conditions. Founded in 1909 in Barcelona, Spain, the company has evolved from a clinical analysis laboratory into one of the world's largest biopharmaceutical firms focused on plasma therapeutics and transfusion medicine. With products distributed in more than 110 countries and a vertically integrated plasma collection and manufacturing network, Grifols maintains a significant presence in the global healthcare supply chain. The company's long standing expertise in plasma science, combined with substantial investment in research and development, positions it as a critical supplier to hospitals, healthcare providers, and laboratories worldwide.



Year Founded
1909

Headquarters
Barcelona, Spain

Ownership Status
NASDAQ: GRFS

Employees
23,800+ Globally

of Countries
110+

MARKET OVERVIEW

995 Park Center Dr
Vista, CA 92081



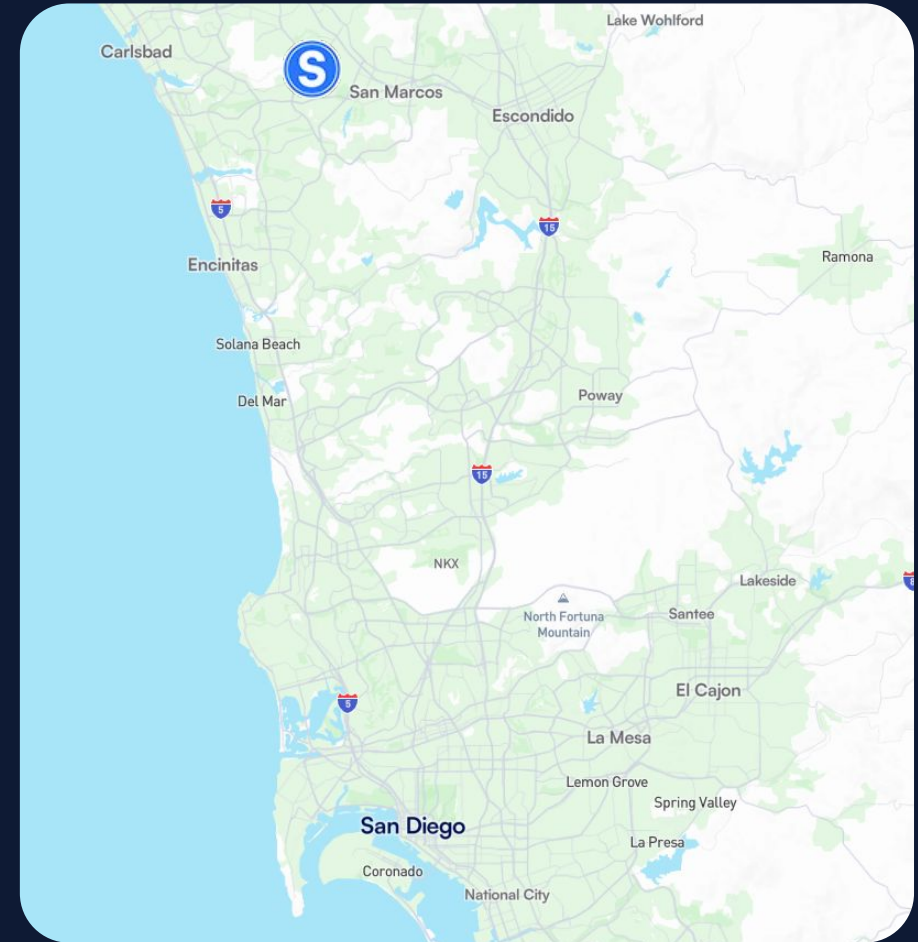
Local Market Overview

Positioned within North County San Diego’s highly active Vista industrial submarket, 995 Park Center Drive benefits from a strategic location in one of the region’s most established and supply-constrained logistics and manufacturing corridors. Situated just minutes from State Route 78 with convenient access to Interstate 5 and Interstate 15, the property offers efficient connectivity throughout San Diego County, as well as direct links to key Southern California distribution networks and port infrastructure.

Vista has emerged as a premier destination for industrial users seeking a balance of accessibility, labor availability, and relative affordability compared to coastal submarkets. The surrounding area is home to a diverse mix of light manufacturing, distribution, life science support, and technology-oriented companies, creating a dynamic and resilient employment base. Its proximity to neighboring hubs such as Carlsbad, Oceanside, and San Marcos further enhances the location’s appeal for companies requiring regional reach and operational flexibility.

Industrial opportunities within this submarket remain limited due to low vacancy rates, ongoing tenant demand, and a constrained development pipeline. As a result, existing facilities are tightly held and highly competitive. The area continues to attract a wide range of users—including e-commerce, advanced manufacturing, and research-driven companies—seeking well-located space with strong transportation access.

For an owner-user or investor, 995 Park Center Drive represents a compelling opportunity to secure a presence in a high-performing North County industrial market. The property offers immediate access to major transportation corridors, proximity to a skilled workforce, and positioning within a proven industrial ecosystem that continues to see long-term growth and demand.



Demographics

| | 1-Mile | 3-Mile | 5-Mile |
|--------------------------|-----------|-----------|-----------|
| Population | | | |
| Current Year Estimate | 3,509 | 86,652 | 259,048 |
| Households | | | |
| Current Year Estimate | 1,408 | 31,960 | 89,425 |
| Income | | | |
| Average Household Income | \$133,031 | \$152,826 | \$167,046 |

SAN DIEGO, CA

San Diego is a dynamic metropolitan area and one of California's most desirable destinations, offering a unique blend of coastal lifestyle, innovation, and economic strength. As a hub for defense, biotech, higher education, and cross-border trade with Mexico, it benefits from an extraordinary combination of research institutions, entrepreneurial activity, and international connectivity. The region's mild climate, vibrant cultural scene, and high quality of life create compelling conditions for both retail and investment opportunities.

San Diego's industrial market is fueled by sustained tenant demand, geographic constraints, and strategic access to the U.S.-Mexico border. Submarkets such as Otay Mesa, Kearny Mesa, and Miramar are characterized by low vacancy rates, rising rents, and a diverse tenant mix spanning logistics, defense, and life sciences. Limited land availability and strict development regulations have created a supply-constrained environment, enhancing long-term asset value. As cross-border trade and e-commerce continue to expand, San Diego remains a high-performing industrial hub attracting institutional investment.

Total Population
3.3 Million

Annual Visitors
32 Million

Tourism Economic Impact
\$22 Billion

GDP
\$295.6 Billion



MATTHEWS™

Exclusively Listed By



Jack DeLine

Associate

(858) 964-4505

jack.deline@matthews.com

License No. 02206575 (CA)



Chris Nelson

FVP & Senior Director

(949) 280-6217

chris.nelson@matthews.com

License No. 02055962 (CA)

David Harrington | Broker of Record | Broker License No. 01320460 | Broker Firm No.02168060 (CA)

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 6318 Industrial Dr, Sachse, TX, 75048 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™. is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™., the property, or the seller by such entity.

Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.