

935 Poinsettia Ave #202

Vista, CA 92081

Industrial
Opportunity

Leasing Brochure



MATTHEWS™

Exclusively Listed By



Jack DeLine

Associate

(858) 964-4505

jack.deline@matthews.com

License No. 02206575 (CA)



Collin Hladik

Associate

(619) 323-3911

collin.hladik@matthews.com

License No. 02206575 (CA)



Sam Sukut

Vice President & Director

(858) 965-3791

sam.sukut@matthews.com

License No. 02030355(CA)

David Harrington

Broker of Record

Firm No. 02168060 (CA)

License No. 01320460 (CA)



Executive Summary

\$1.35/SF + \$0.15/SF CAM
Lease Rate

1
Grade Level Door

4%
Office

16'
Clear Height

±3,132 AC
Lot Size

- **Premier North County Industrial Location** – Situated within a highly established Vista industrial corridor, the property benefits from a strong concentration of industrial users, service businesses, and commercial activity that supports long-term tenant demand.
- **Access to a Deep Employment Base** – The surrounding area is home to a diverse mix of manufacturers, distributors, contractors, and corporate users, creating a dynamic business ecosystem and a reliable labor pool.
- **Strong Market Fundamentals** – North County San Diego continues to experience limited industrial inventory and sustained occupier demand, supporting favorable leasing conditions and long-term value preservation.
- **Surrounded by Residential Growth** – The property is positioned near numerous established and growing residential communities, providing convenient access to employees and local consumer demand.



Vista, CA

±41 Miles Away from Downtown San Diego

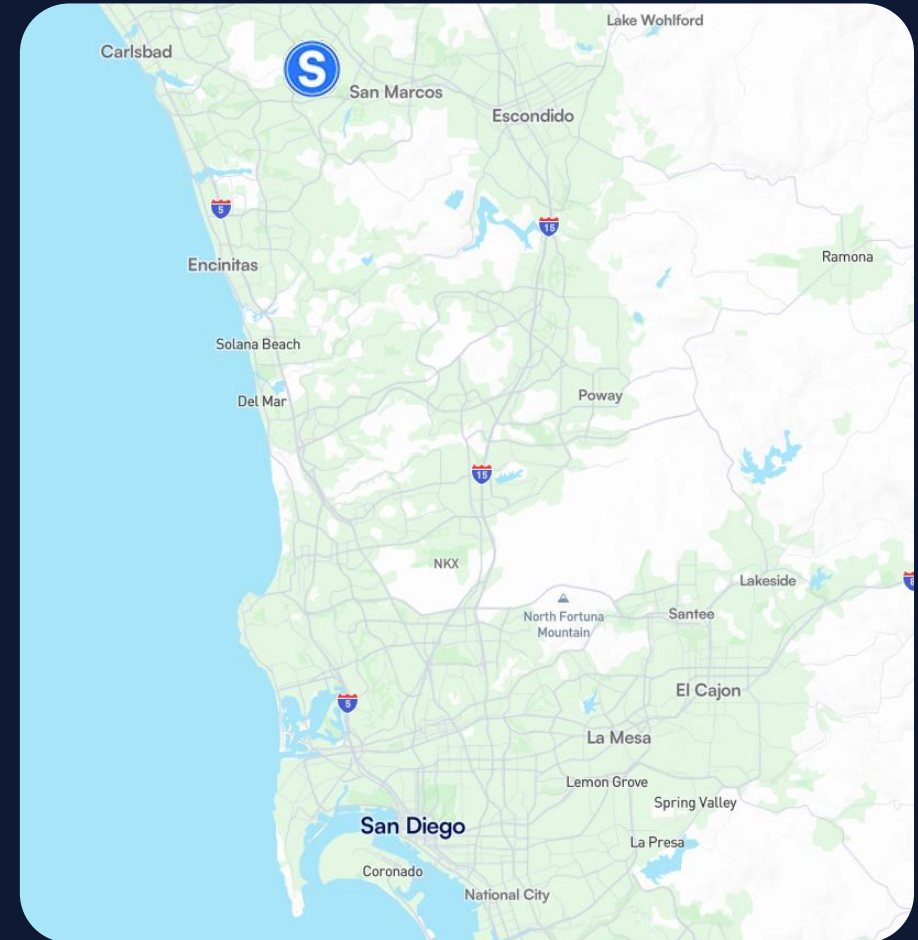
Local Market Overview

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 |



Ernest

Sycamore Hills Village Apartments
±155 Units

78

± 142,000 VPD

ACUSHNET COMPANY

GNARLYWOOD

CHAINSAW FITNESS
MCI MINEGAR CONTRACTING INC.
Integrity • Commitment • Excellence
Blackstone swanky badger
Granite & Marble
Poinsettia Industrial Business Center
±250 Total Employees

DEVIL MOUNTAIN WHOLESALE NURSERY

ProSource
WHOLESALE
Products & Pros for Home & Commercial Projects

MY FBA PREP
ECOMMERCE SERVICES

AMERICA PROTEC
arisawa

H&I SCREENING & GRAPHICS

Electrical Sales Inc.
A Winsupply Company

EMP RE TODAY
CARPET + FLOORING

Subject Property

Sycamore Ave ± 43,900 VPD

Quadra Ingredients
Specialized. Effective. Trusted.

Horizon

AMI
APPLIED MEMBRANES INC.

McCain
MANUFACTURING

DBR GENERAL ENGINEERING

JW JELD-WEN
WINDOWS & DOORS

DR. BRONNER'S

Saint Joseph Academy
±320 Students

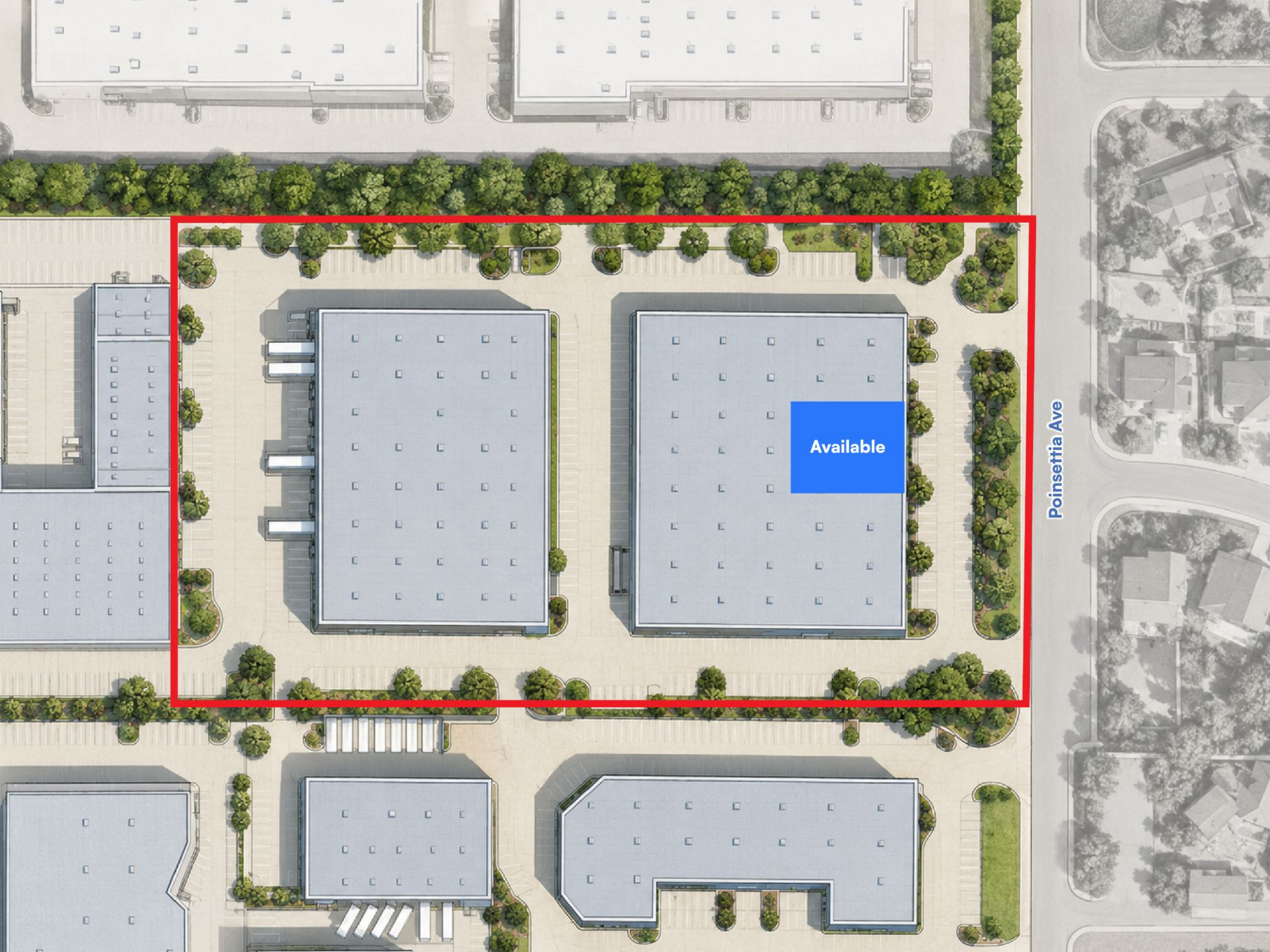
PASA

CH Products

SHIPLAB

SAN DIEGO FOOD BANK

DIG
water matters



Available

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Confidentiality & Disclaimer Statement

This Leasing Package contains select information pertaining to the business and affairs of 935 Poinsettia Ave #202, Vista, CA ("Property"). It has been prepared by Matthews™ This Leasing Package may not be all-inclusive or contain all of the information a prospective lessee may desire. The information contained in this Leasing Package is confidential and furnished solely for the purpose of a review by a prospective lessee of the Property. The material is based in part upon information supplied by the Owner. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Leasing Package or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective lessees should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

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

In no event shall a prospective lessee 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 of the Property.

This Leasing Package 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 this Leasing Package.