

2575 PIONEER AVE - VISTA, CA 92081

FOR LEASE: 4,957 SF OFFICE SUITE

TENANT INCENTIVE:
2 MONTHS OF FREE RENT PER
YEAR OF TERM

BROKER INCENTIVE:
4% PROCURING BROKER
COMMISSION



project highlights

IDENTITY & IMAGE

- Project has Impressive Corporate Image with excellent curb appeal
- Approximate 68,935 square feet multitenant industrial project
- The property benefits from institutional ownership and management.

PREMIUM LOCATION

- Located within the heart of the Vista Business Park
- Centrally located along the 78 corridor with quick access to interstate 5 & 15.
- Strong Nearby Demographics and Employment Base
- Nearby retail and restaurant amenities

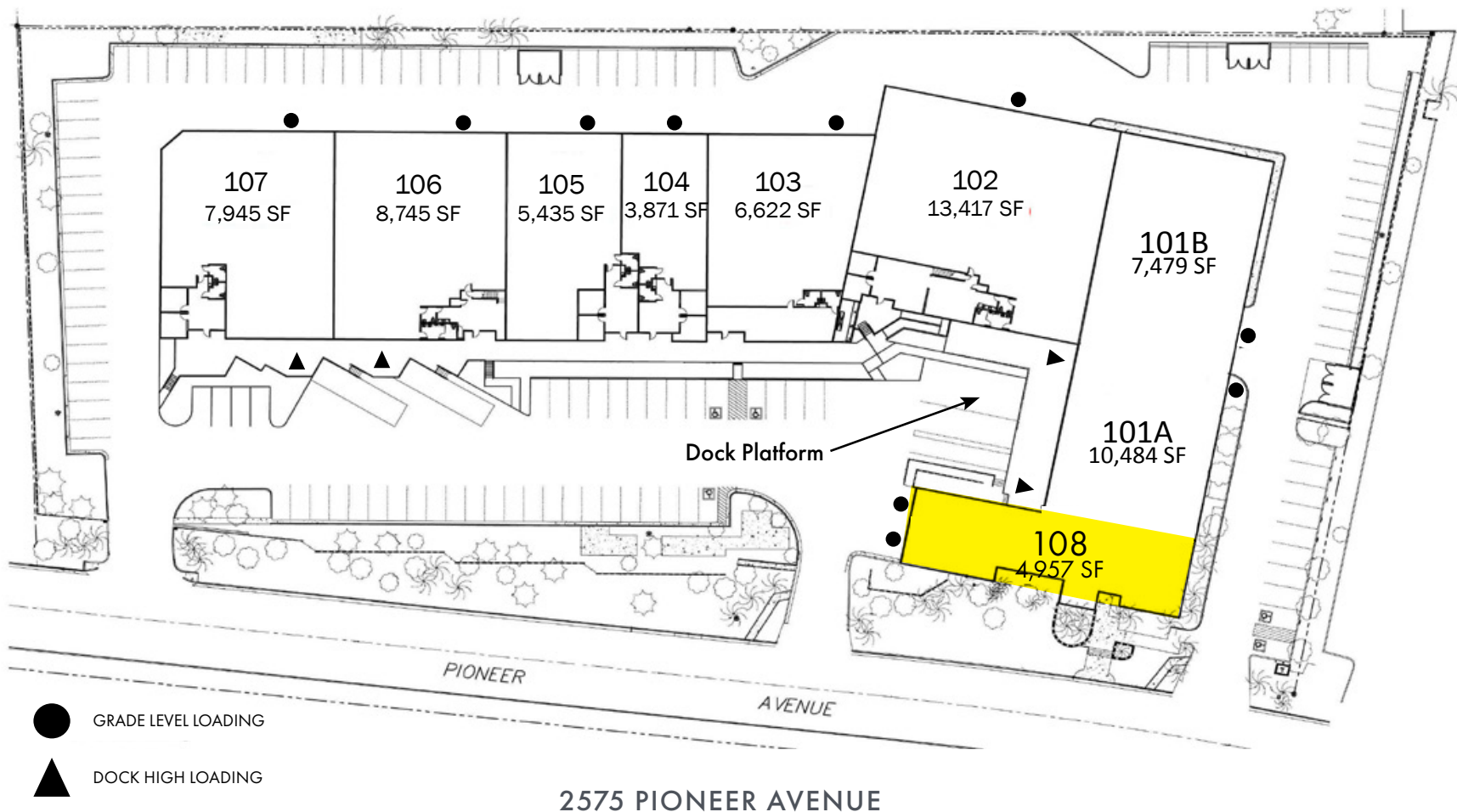
UNIQUE AMENITIES

- Extensive glassline providing for excellent natural light
- Ample storage space
- Hardwood flooring
- Outdoor patio and grass areas for tenant's enjoyment
- Parking ratio: 1.80/1,000 RSF



office availability overview

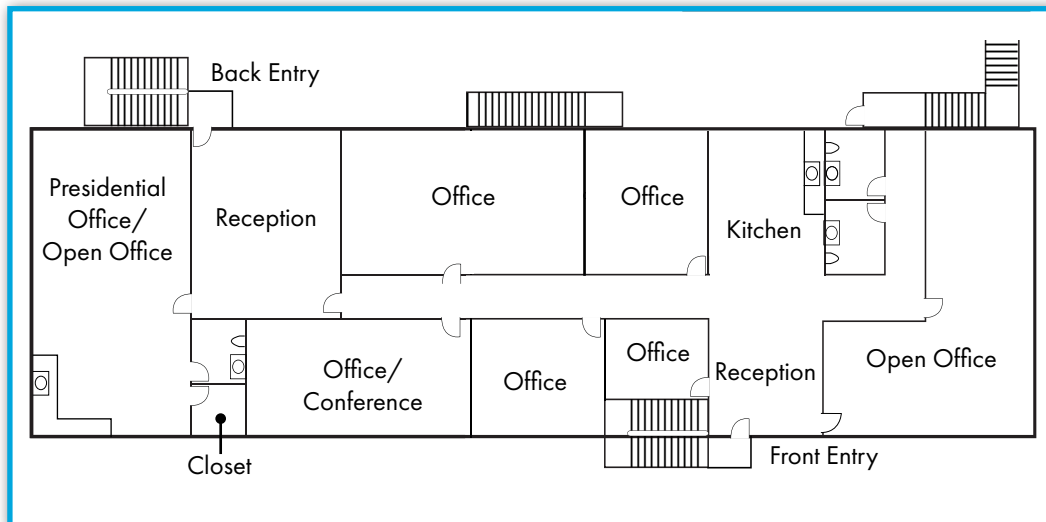
Address	Suite	Size	Available	Base Rent	Comments:
2575 Pioneer Ave	108	4,957 SF	Immediately	\$0.95 Gross	Large reception, a mixture of large private offices, open workrooms, private restrooms, conference rooms, and 1 presidential style office.



premises overview

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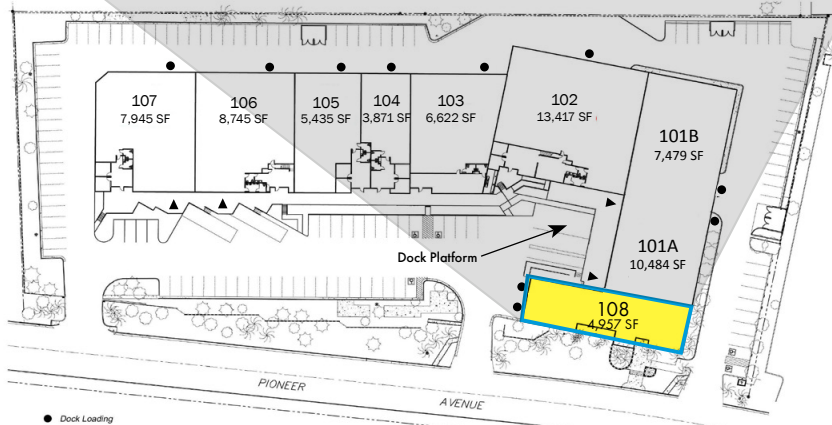
2575 Pioneer Ave – Suite 108

Office SF: 4,957 SF

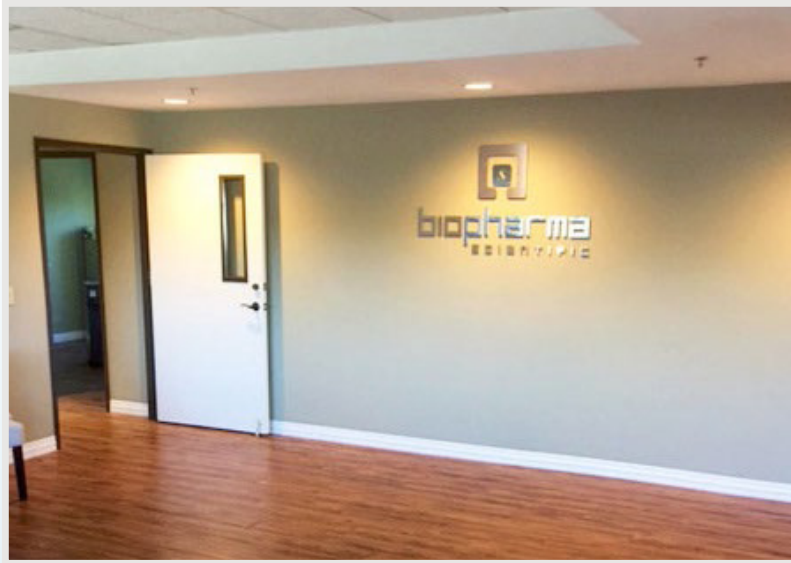
Base Rent: \$0.95 Gross

Available: Immediately

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property photos



PACIFIC OCEAN

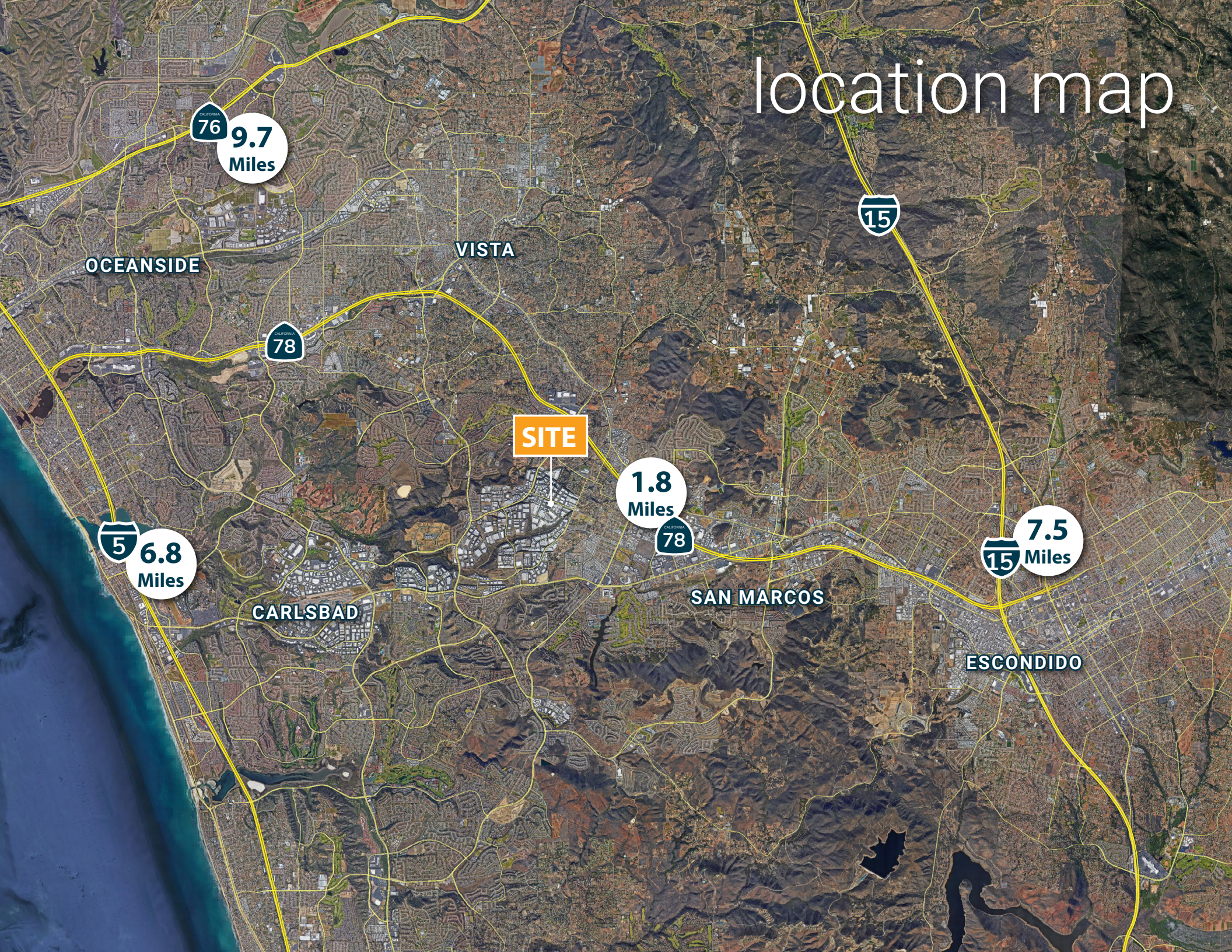


2575 PIONEER AVE

corporate neighbors

1	ACUSHNET COMPANY	6		11	BROWN SAFE	16		21	WINNERS ONLY	26	HME	31	BREG
2	DDH ENTERPRISE, INC.	7	JW JEWELL & JEWELL	12	DIG water matters	17	ACCUTEK Packaging Equipment Companies, Inc.	22	AQUA LUNG	27	PODS	32	OPTUMRx
3	DTD Diversified Tool & Die	8	DART AEROSPACE	13	KILLION INDUSTRIES, INC.	18	US FOODS	23	THE HOME DEPOT	28	MERCK	33	amazon
4	P2DQ PICKUP	9	CAPTEK International ENCAPSULATING QUALITY	14	BIOFILM, INC.	19	Watkins Wellness	24	FLUIDRA	29	IONIS PHARMACEUTICALS	34	glanbia
5	AMI APPLIED MEMBRANES INC.	10	STONE BREWING CO.	15	amazon	20	DR. BRONNER'S ALL-ONE!	25	UNITE PROFESSIONAL SALON SYSTEM	30	CISCO		

location map



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FOR LEASE: 4,957 SF OFFICE SPACE

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