

2611

BUSINESS PARK DR
VISTA, CA 92081

24,920 SF Office / R&D
Available For Lease



Sagard



**Kidder
Mathews**

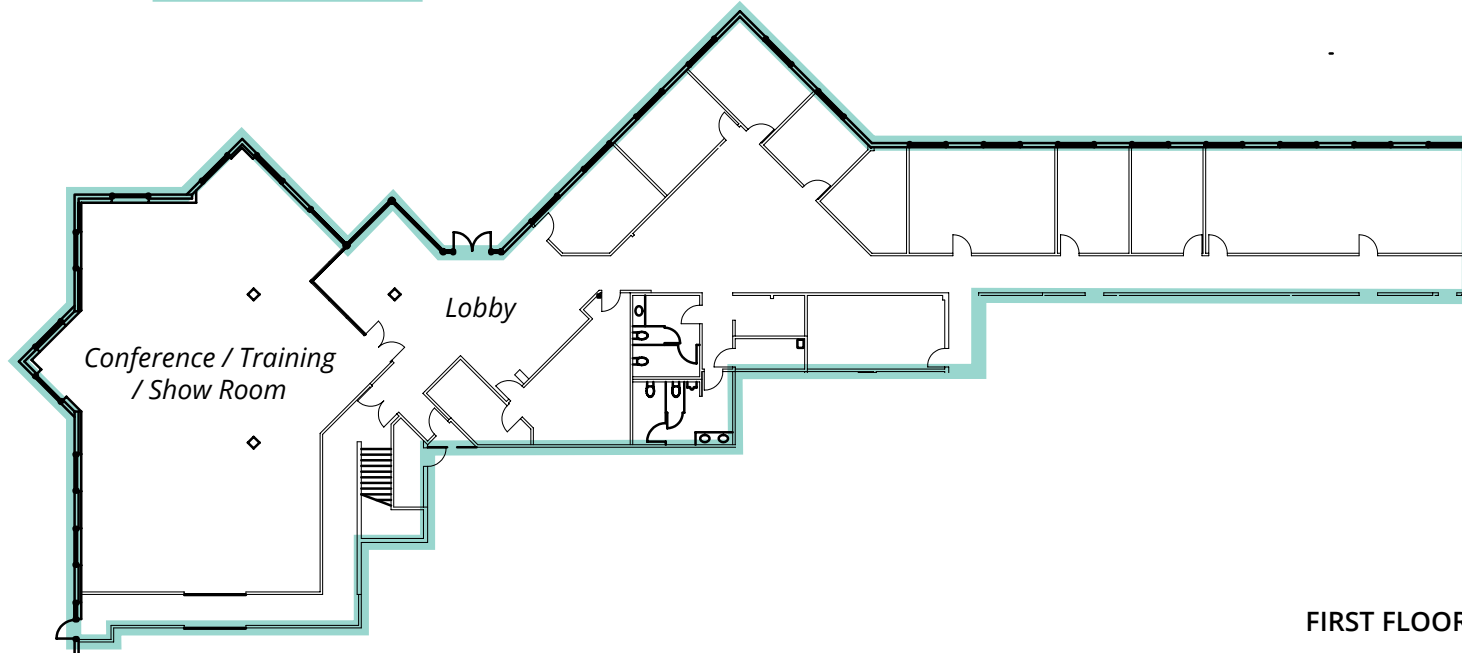
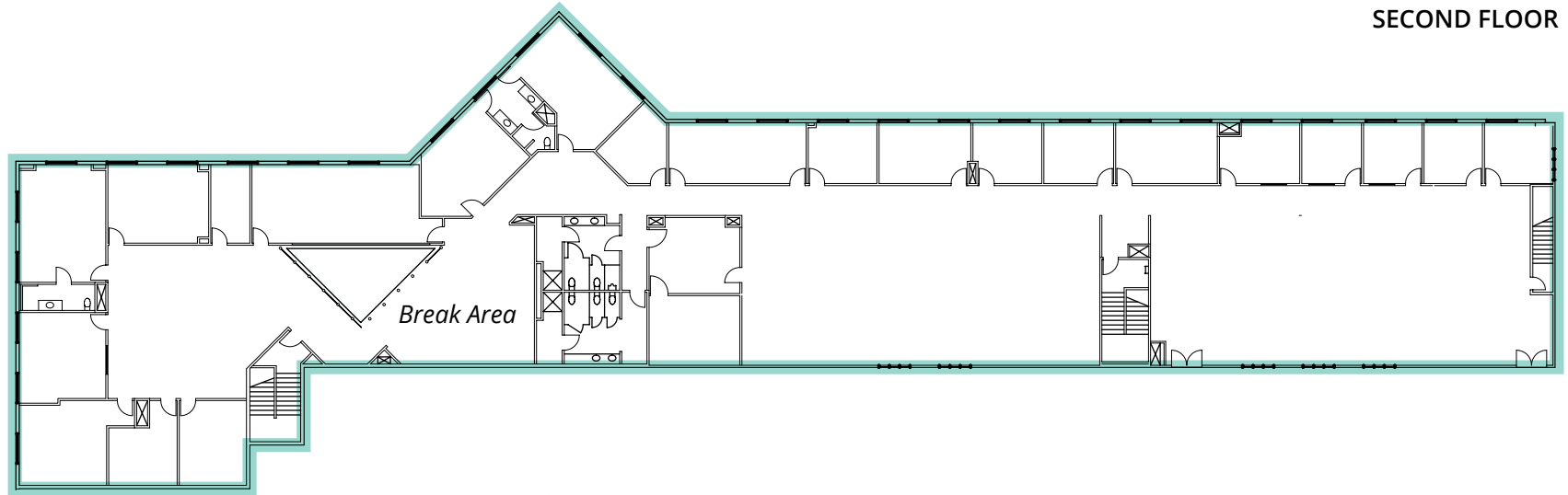
PROPERTY HIGHLIGHTS

- Office / R&D For Lease
- 24,920 SF available on two floors
- Recently renovated building with Class A improvements
- Prominent entry with dramatic two-story lobby
- Large showroom/ training room/ conference room located directly off lobby
- Numerous window-lined private offices and conference rooms
- Executive offices with private restrooms
- Large break area
- Interior bullpen areas for workstations
- LED lighting with motion sensor switches
- 2 fiber optics service providers
- Men's and women's showers onsite
- 4 electric vehicle chargers
- 320 KW-DC photovoltaic system on roof provide significant electricity cost savings
- Building signage available



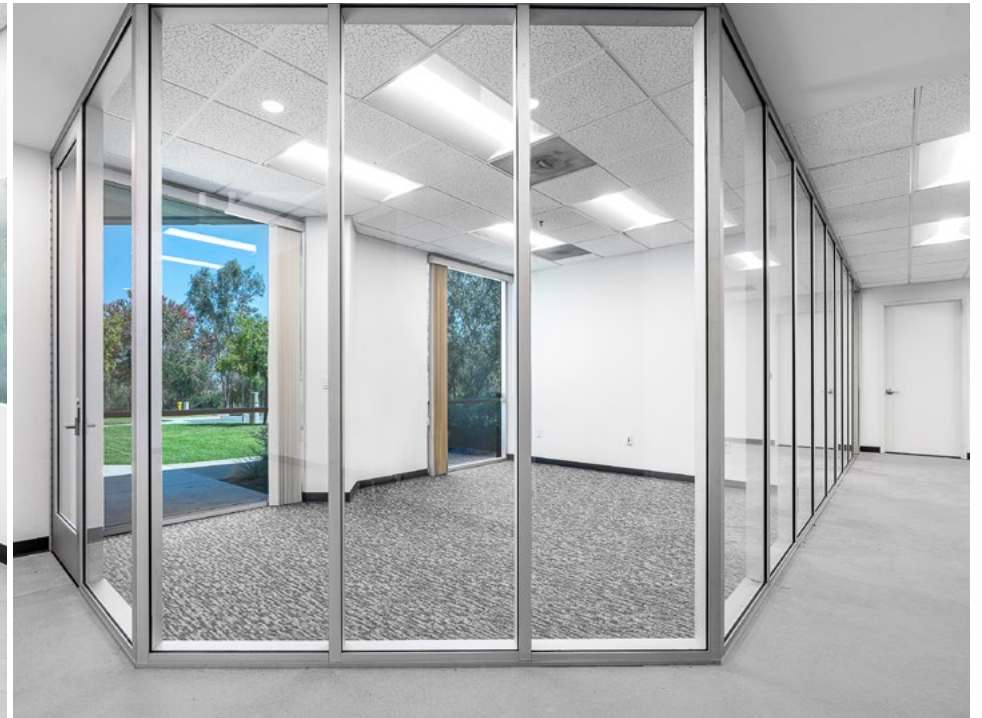
FLOOR PLAN

SECOND FLOOR



FIRST FLOOR





DRIVING DIRECTIONS

FROM I-5

- From I-5, Head East Onto Palomar Airport Rd
- Turn Left Onto Business Park Dr
- Turn Left Onto 2611 Business Park Drive Parking Lot

FROM HWY 78

- From Hwy 78, Take the Sycamore Ave Exit & Head West
- Turn Left Onto Business Park Dr
- Turn Right Onto 2611 Business Park Dr Parking Lot

DRIVE TIME

40 MIN

TO DOWNTOWN SAN DIEGO

60 MIN

TO IRVINE

90 MIN

TO ONTARIO

100 MIN

TO LOS ANGELES



LOCATION

2611 BUSINESS PARK DR is located in Vista, a major commercial and industrial community in the north county of San Diego, California. Bound by State Route 78 to the north, Interstate 5 to the west, Interstate 15 to the east and Palomar Airport Rd to the south, Vista offers superior access to multiple freeways providing quick passage to all parts of the county.

POPULATION

- 2025 EST: **274,673** (5 MILE RADIUS)
- 2030 EST: **268,212** (5 MILE RADIUS)

INCOME

- 2025 AVG HH INCOME: **\$166,971** (5 MILE RADIUS)
- 2030 PROJECTED HH INCOME: **\$167,497** (5 MILE RADIUS)

DAYTIME DEMOGRAPHICS

- TOTAL BUSINESSES (2025): **14,061** (5 MILE RADIUS)
- TOTAL EMPLOYEES (2025): **144,826** (5 MILE RADIUS)

NEARBY CONVENIENCES

RETAIL

- Target
- Home Depot
- Discount Tire
- Stater Brothers
- Walmart
- Michaels
- Sprouts
- Trader Joe's
- BevMo
- 7-Eleven
- Postal Annex
- Chevron
- Verizon Wireless
- Shell
- Circle K
- Unleashed by Petco
- Supercuts
- TAG Motorsports
- Top of the Line Cuts
- Big 5 Sporting Goods
- CVS Pharmacy

RESTAURANTS

- Starbucks
- Flippin' Pizza
- Jack in the Box
- Taco Bell
- Ichiban Ramen and Sushi
- Cat and Craft
- The Flame Broiler
- Pieology Pizzeria
- Rubio's Coastal Grill
- Board & Brew
- Peet's Coffee
- Luna Grill
- Fish District
- Mendocino Farms
- Tommy V's, Pure Burger
- Nekter Juice Bar
- Hungry Bear Deli
- Colors Gourmet Pizza
- Five Suits Brewing
- Diamond Donut
- Subway
- IHOP
- Pizza Port
- Bird Rock Coffee



FOR MORE INFORMATION PLEASE CONTACT

MICKEY MORERA

+1 858 369 3030

mickey.morera@kidder.com

Lic# 00950071

JAMES DUNCAN, SIOR

+1 858 369 3015

james.duncan@kidder.com

Lic# 01253770

12230 EL CAMINO REAL

4TH FLOOR

SAN DIEGO, CA 92081



kidder.com

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

