

1,465 - 4,728 SF FOR LEASE

SHADOWRIDGE BUSINESS CENTER

1930 & 1960 Watson Way & 2055 Thibodo Road - Vista, CA 92081

PROPERTY DETAILS

- Industrial space for lease
- Flexible zoning to accommodate a variety of uses
- Ample parking: 3.16/1,000 SF
- Grade level loading
- Excellent location off Sycamore & Highway 78
- Walking distance to restaurants & retail amenities
- **LEASE RATE: SEE AVAILABILITY PAGE**





1,465 - 4,728 SF FOR LEASE

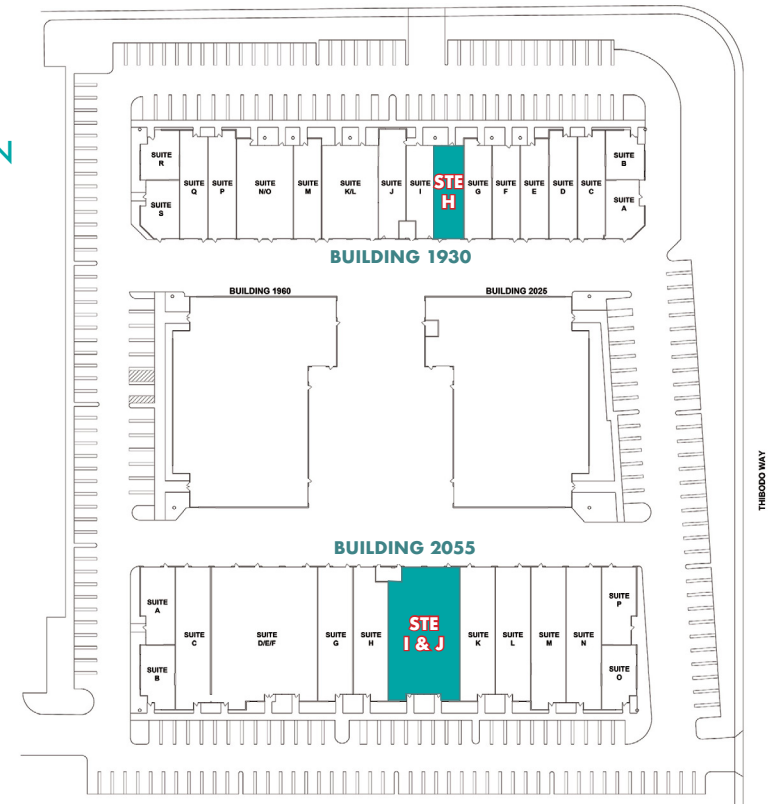
1930 & 1960 Watson Way & 2055 Thibodo Rd - Vista, CA

SITE PLAN & AVAILABILITY CHART

Address	Suite	Type	SF	Power	Base Rent	NNN	Availability
1930 Watson Way	H	Industrial	1,465 SF	200 amps	\$1.50/SF NNN	\$0.47/SF	NOW
2055 Thibodo	I & J	Industrial	4,728 SF	TBD	\$1.50/SF NNN	\$0.47/SF	9/1/2026



SITE PLAN



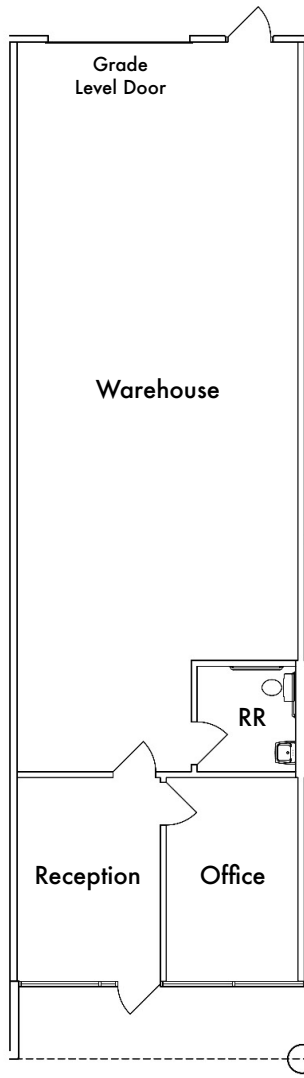
For more info contact: Whitney Robinson | whitney@rafpg.com | (858) 314-3116 ext. 107

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Any of the foregoing information will need to be separately verified by the buyer or tenant.



1,465 - 4,728 SF FOR LEASE

1930 & 1960 Watson Way & 2055 Thibodo Rd - Vista, CA



SUITE DESCRIPTION

Building Address:	1930 Watson Way
Building	H
Type	Industrial
Square Feet:	1,465 SF
Power:	200 amps
Lease Rate:	\$1.50 SF + NNN (\$0.47/SF)
Comments:	Reception, Office, Restroom & Warehouse with 1 Grade Level Door
Availability:	Now

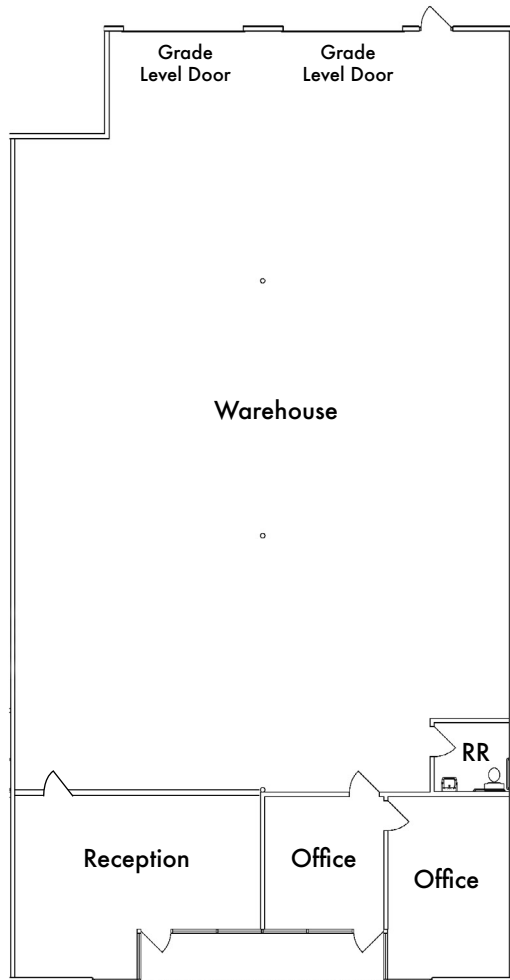
For more info contact: Whitney Robinson | whitney@rafpg.com | (858) 314-3116 ext. 107

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Any of the foregoing information will need to be separately verified by the buyer or tenant.



1,465 - 4,728 SF FOR LEASE

1930 & 1960 Watson Way & 2055 Thibodo Rd - Vista, CA



SUITE DESCRIPTION

Building Address:	2055 Thibodo
Building	I & J
Type	Industrial
Square Feet:	4,728 SF
Power:	TBD
Lease Rate:	\$1.50 SF + NNN (\$0.47/SF)
Comments:	Reception, 2 Private Offices, Restroom & Warehouse with 2 Grade Level Doors
Availability:	9/1/2026

For more info contact: Whitney Robinson | whitney@rafpg.com | (858) 314-3116 ext. 107

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Any of the foregoing information will need to be separately verified by the buyer or tenant.



1,465 - 4,728 SF FOR LEASE

1930 & 1960 Watson Way & 2055 Thibodo Rd - Vista, CA

SURROUNDING RETAIL & AMENITIES



For more info contact: Whitney Robinson | whitney@rafpg.com | (858) 314-3116 ext. 107

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Any of the foregoing information will need to be separately verified by the buyer or tenant.



1,465 - 4,728 SF FOR LEASE

1930 & 1960 Watson Way & 2055 Thibodo Rd - Vista, CA

LOCATION MAP



AERIAL MAP



For more info contact: Whitney Robinson | whitney@rafpg.com | (858) 314-3116 ext. 107

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Any of the foregoing information will need to be separately verified by the buyer or tenant.