

970

PARK CENTER DR

VISTA, CA 92081



FOR SALE OR LEASE

AVAILABLE: ±29,527 - 76,769 SF

CORPORATE HEADQUARTERS OPPORTUNITY

VISTA, CA | NORTH SAN DIEGO COUNTY



MAJOR RENOVATION UNDERWAY

970 PARK CENTER DR VISTA, CA 92081

total size:	±76,769 SF
lot size:	4.18 Acres (182,080 SF)
dock high positions:	2 (10' x 12')
grade level doors:	7 (1-10' x 10', 3-10' x 12', 1-12' x 14')
clear height:	26'
power:	1,600amps, 277-480V 3 Phase
solar:	Yes
sprinklers:	Yes
gas:	Yes
column spacing:	40' x 24'
parking:	2.11/1,000 SF (162 spaces)
year built:	1989
zoning:	SP-VBP (Vista Business Park Specific Plan)
available:	Now
NNN's:	±\$0.39/SF

lease rate: \$1.25/SF NNN
sale price: Contact Broker



major renovation underway

CAPITAL IMPROVEMENT PROGRAM UNDERWAY



Modernized Office Environment with Contemporary Finishes



Open-Concept Workspace Design



Warehouse Reconfiguration for Enhanced Functionality



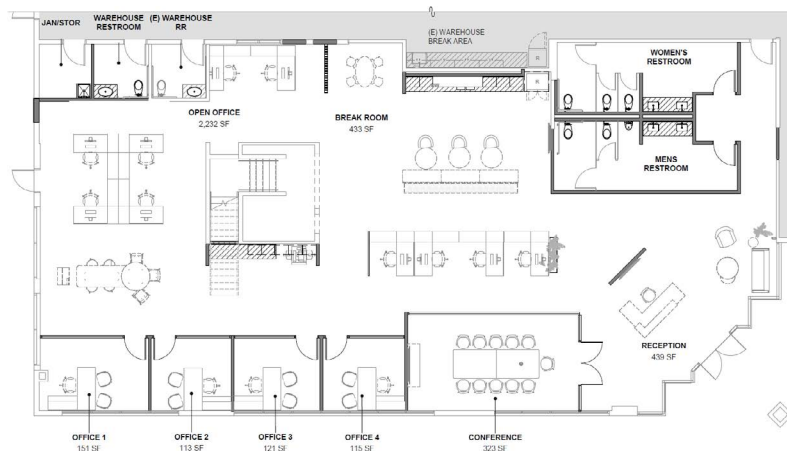
Flexible Layouts for Diverse Occupancy Needs



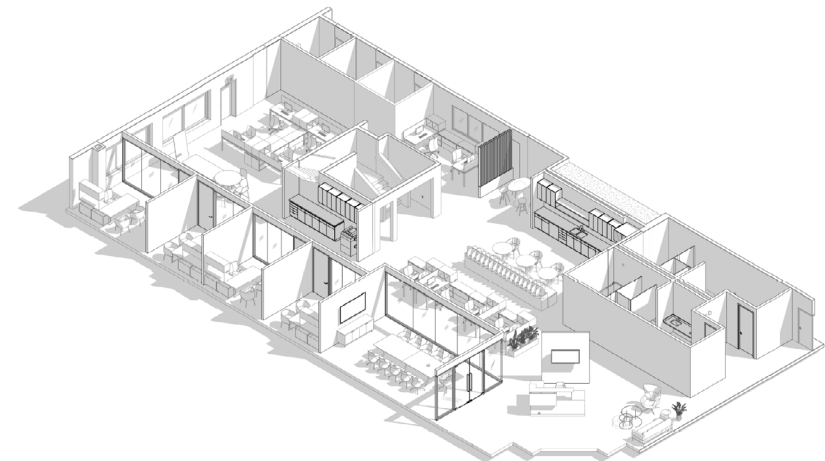
Improved User Experience & Operational Efficiency



Significant Ownership Investment in Property Modernization



○ FIRST FLOOR - TEST FIT



○ FIRST FLOOR AXONOMETRIC VIEW

current floorplan - 76,769 SF



Suites A-C


Total Size: 76,769 SF (Full Building)

Office: $\pm 25\%$ ($\pm 19,168$ SF)

Dock: 2

Grade: 7

 Drop Ceiling
Climate Controlled

 Enclosed Rooms
No Climate Control

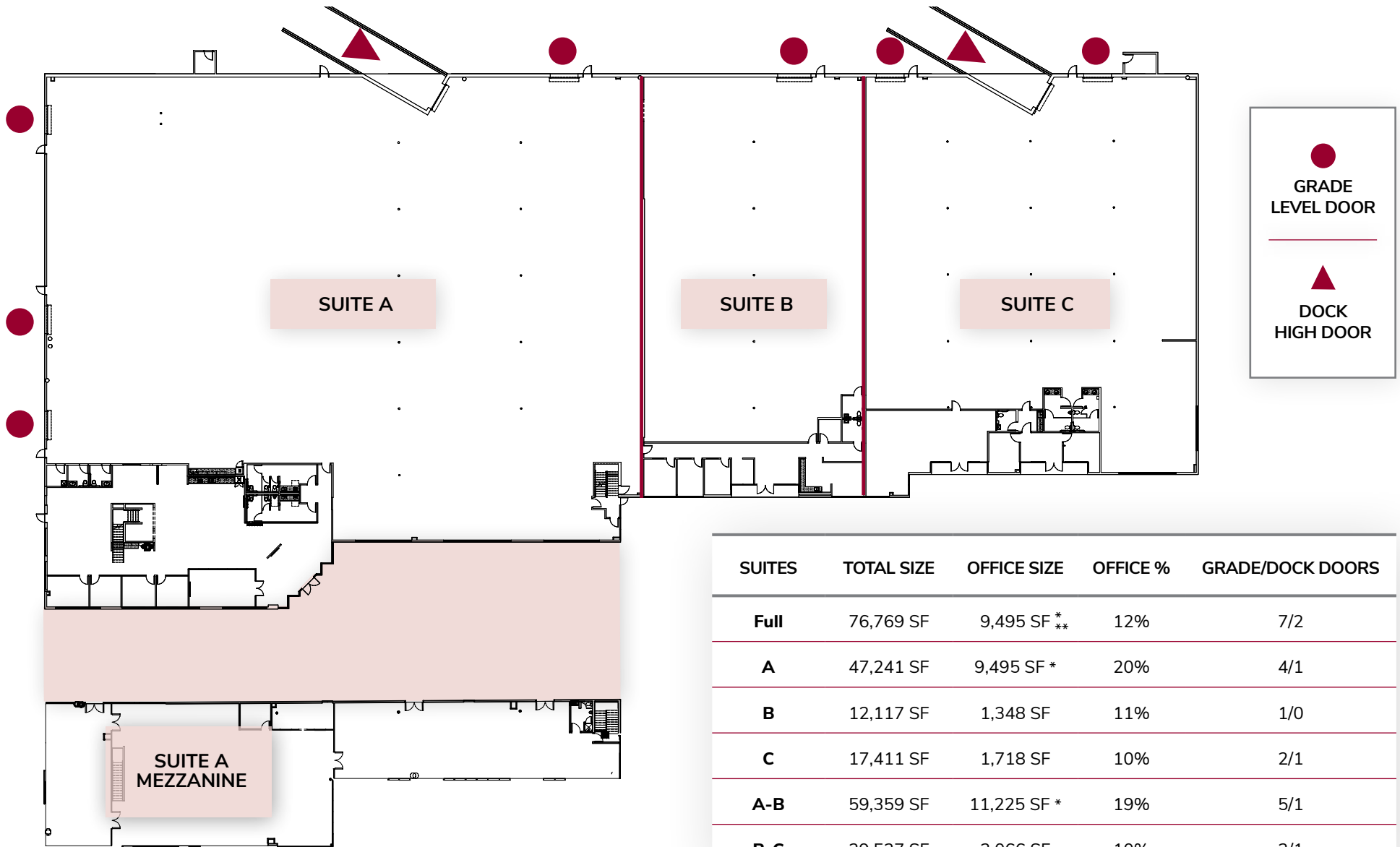
 = GRADE LEVEL DOOR

 = DOCK HIGH DOOR

MEZZANINE

conceptual floorplan

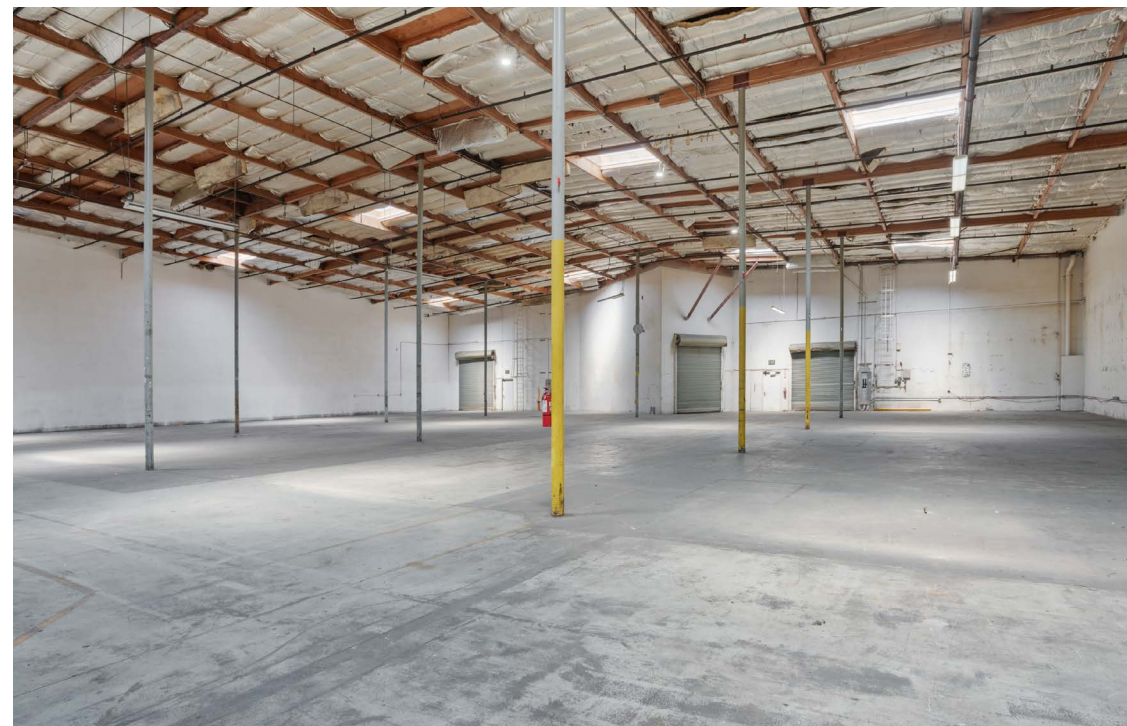
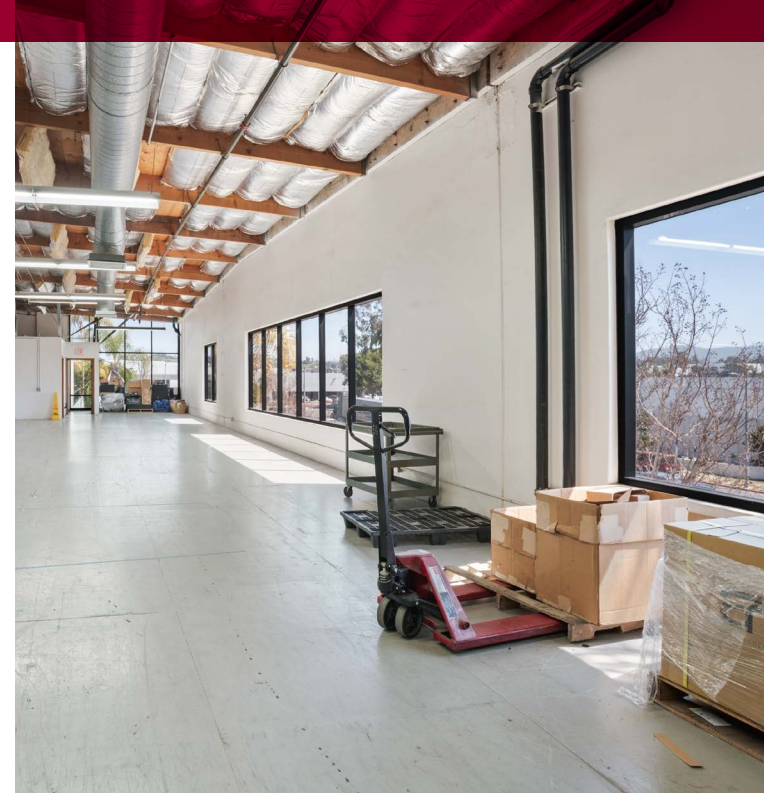
Planned Renovations



* Includes 4,192 SF of office mezz. doesn't include 4,283 SF of unfinished mezz

** Office areas in Suites B & C can be demolished to create additional warehouse space





corporate neighbors

5

carlsbad

amazon



amazon



S Melrose Dr



leidos



Business Park Drive

BACHEM

970
PARK
CENTER DR



Joshua Way

Sycamore Ave

vista

nearby retail & amenities



1 north county square

TRADER JOE'S Walmart Carls Jr. BANK OF AMERICA

Wendy's Starbucks ALDI Planet Fitness Target Dunkin' Donuts LA FITNESS T-Mobile

2 buena vista

JUNMAI ALOHANA Starbucks

7-Eleven Dunkin' Donuts Leucadia Chevron Dutch Bros

7 The Island @ Carlsbad

Instagram Whole Integrative Medical Center Salsbury's Steez

Creations Little Tikes

S BOX DERRINGTON ORTHOPEDICS TACO studio BARRE

EYE Sight OPTOMETRY PH CENTRAL

3 the square @ bressi ranch

CORNER PIZZA SPROUTS Farmers Market CVS pharmacy

MENDOCINO FARMS sandwich market BIRD ROCK COFFEE HOUSE CASERO PIZZERIA

970
PARK CENTER DR

6 grand plaza

Cane's Curry & More LOVE BOAT nékter

INDIAN BISTRO SUSHI JUICE BAR

SPROUTS FARMERS MARKET FIVE GUYS MISSION TACO BAR

Starbucks L&L ZAMINI'S WOODFIRE PIZZA BOUDIN SF

5 vista palomar park

Flame Broiler Perfect Sub's re:form

Jack In the Box WELLS FARGO TACO BELL Starbucks 7-Eleven

Palomar VUCA - FITNESS

4 bressi ranch village center

SPRITES Board & Brew Peets Coffee & Tea REGALON

TRADER JOE'S HOOKED ON POKE

LUNA GRILL rubio's nékter

FRESH MEDITERRANEAN COASTAL BELL JUICE BAR

Vista

 population
98,344

 corporate & local
businesses
±10,000

 median household
income
\$93,329

 multi-industry
job force
48,000+

california's craft beer capital

most craft breweries per
capita of any california city

18 
Breweries

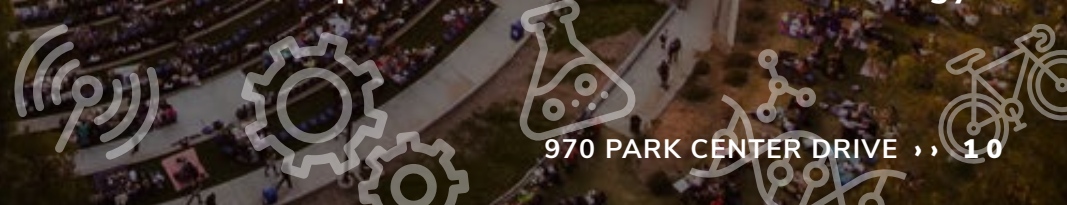
1 
Meadery

2 
Wineries

vista's local industries

manufacturing
warehousing
logistics
action sports

life sciences
maritime
active lifestyle
information technology



breweries

OCEANSIDE

VISTA

CALIFORNIA
78

CARLSBAD

SAN DIEGO
AIRPORT

ENCINITAS

970 PARK CENTER DR
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1. Dogleg
2. Carlsbad Brewing
3. Aztec
4. Burgeon
5. Culver
6. Booze Bros
7. Belching Beaver Pub 980
8. Pure Project
9. Five Suits
10. Craft Coast

attractions

1. Oceanside Pier & Harbor
2. Carlsbad State Beach
3. Carlsbad Campground
4. Cinepolis Theatres
5. Legoland
6. Carlsbad Flower Fields & Premium Outlets
7. Leucadia State Beach
8. McClellan-Palomar Airport
9. Lake San Marcos
10. Aviara Golf Club
11. La Costa Resort and Golf
12. Bressi Ranch

37
miles

970 PARK CENTER DR VISTA, CA 92081

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