

# 1120

SYCAMORE AVE  
VISTA, CA 92081



## *Vista's Premier Office and Industrial Project*



LEE &  
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No warranty or representation is made to the accuracy of the foregoing transaction. Terms of sale or lease and availability are subject to change or withdrawal without notice.



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# PROJECT HIGHLIGHTS

## Location:

- Located within 1 mile of Highway 78
- Central 78 corridor location
- Located on a signalized intersection

## Multifunctional Property:

- Flexible office and industrial floor plans
- Single story industrial suites from 1,128 to 4,484 SF
- Small office suites from 922 to 3,529 SF

## Tranquil Environment:

- Surrounded by lush landscaping & matured trees
- Outdoor lounge and collaboration areas
- Private and secluded property

## Identity & Image:

- Strong Corporate Image
- Located among high-end uses
- Extensive glass-line and natural light throughout



# PREMISES OVERVIEW

<b>ADDRESS:</b>	1120 Sycamore Ave
<b>SUBMARKET:</b>	Vista
<b>PROJECT SQUARE FEET:</b>	27,893 Square feet located on 2.44 acres
<b>OFFICE COMPONENT SF:</b>	15,675 Square Feet
<b>INDUSTRIAL COMPONENT SF:</b>	11,915 Square Feet
<b># OF STORIES:</b>	2 Story
<b>PARKING RATIO:</b>	101 spaces (3.62/1,000 SF)
<b>YEAR BUILT:</b>	1986
<b>FIRE SUPPRESSION:</b>	Fully Sprinklered
<b>CONSTRUCTION TYPE:</b>	Concrete Tilt up
<b>ZONING:</b>	Research Light Industrial
<b>INTERIOR CEILING HEIGHT:</b>	Various- exposed ceiling and dropped ceiling throughout
<b>OTHER:</b>	Brand new roof and other renovations underway





# AVAILABILITY

## OFFICE AVAILABILITY

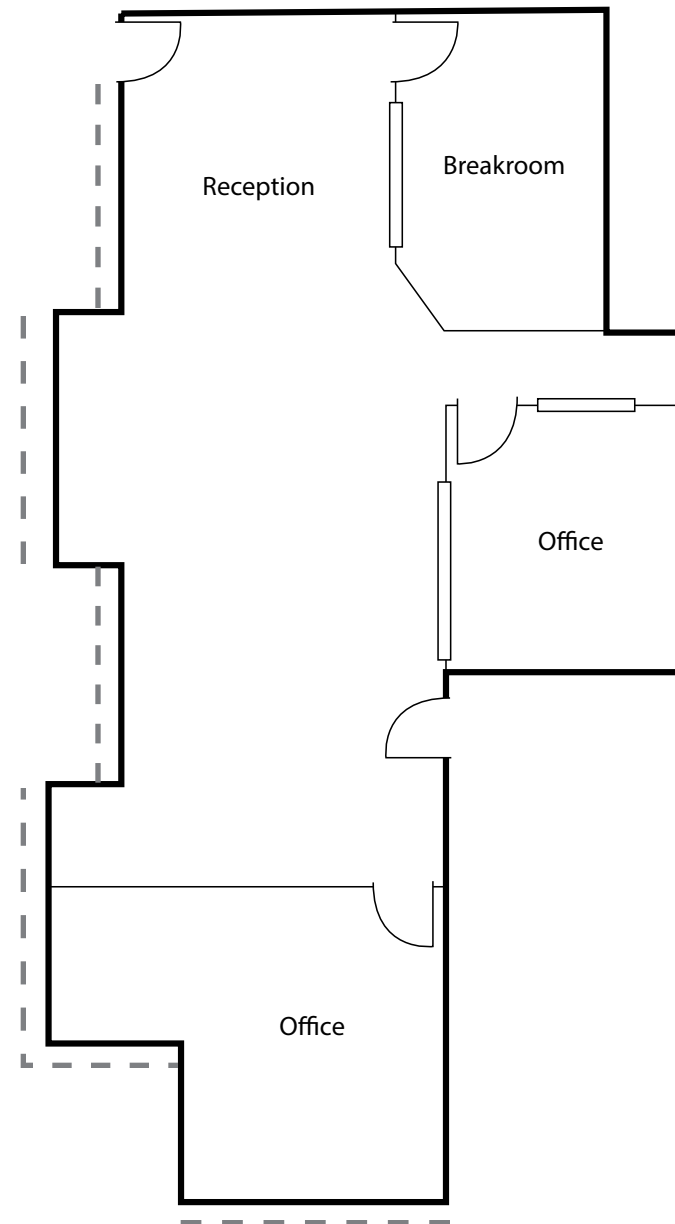
SUITE #:	SIZE:	MONTHLY GROSS RENT	AVAILABILITY	COMMENTS
1A	1,794 SF	\$2,243/Month Gross (\$1.25/SF)	Immediately	Ground floor space immediately adjacent to parking area. Space consists of a reception, two private offices, breakroom, and open office area.
2B	1,935 SF	\$2,419/Month Gross (\$1.25/SF)	Immediately	Creative office space, exposed ceilings, two private offices, large open bullpen area and abundant natural light with extensive glassline
1D	3,529 SF	\$4,058/Month Gross (\$1.15/SF)	Immediately	Ground floor office suite with extensive glass-line, mixture of private offices, bullpen area, meeting room and kitchen.





# FLOOR PLAN

<b>SUITE:</b>	1A
<b>SIZE:</b>	1,794 SF
<b>MONTHLY GROSS RENT:</b>	\$2,243/Month Gross (\$1.25/SF)
<b>AVAILABILITY:</b>	Immediately
<b>COMMENTS:</b>	Ground floor space immediately adjacent to parking area. Space consists of a reception, two private offices, breakroom, and open office area.



*Glass-line* - - - - -





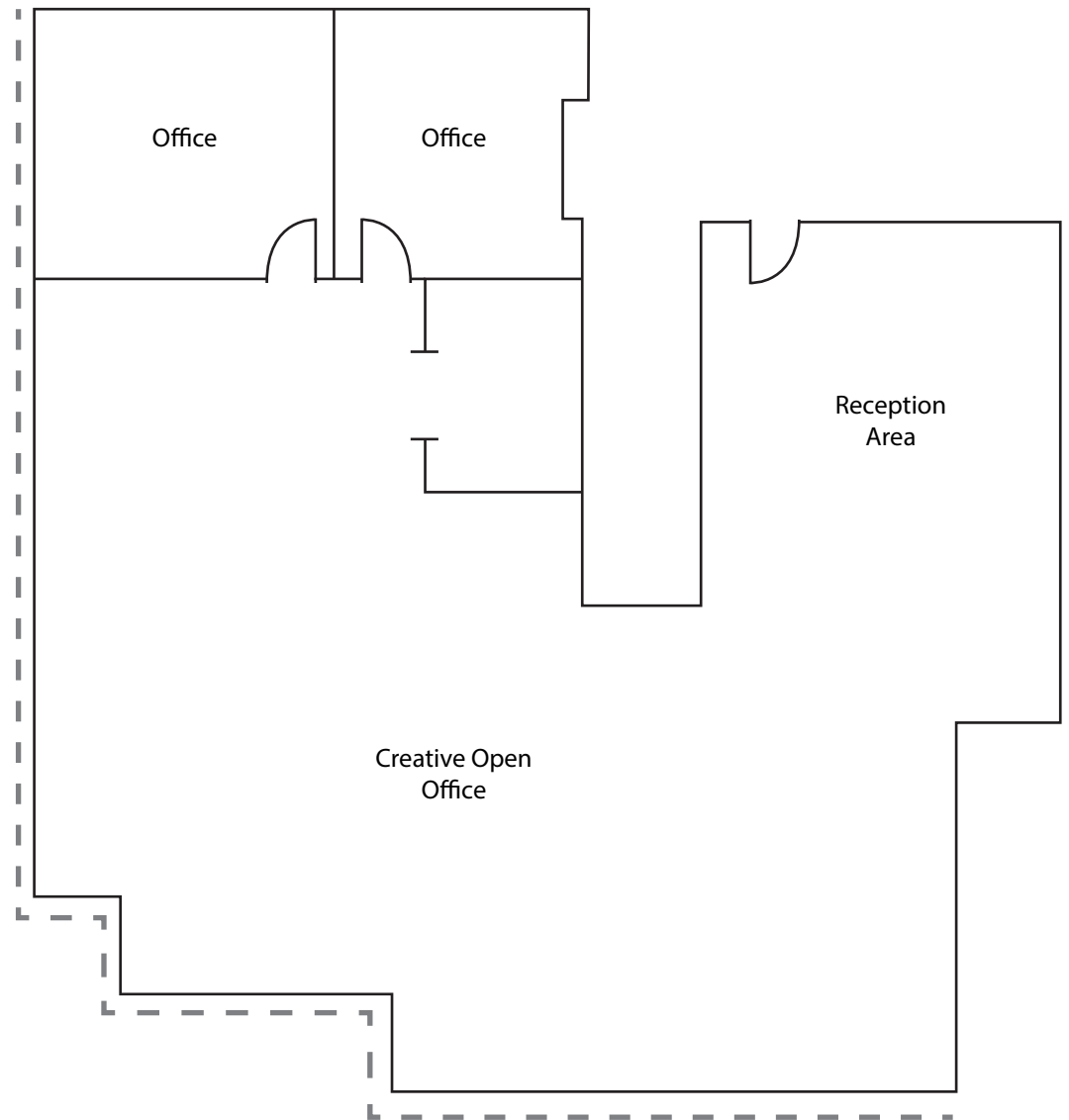
SUITE 1A







# FLOOR PLAN



<b>SUITE:</b>	2B
<b>SIZE:</b>	1,935 SF
<b>MONTHLY GROSS RENT:</b>	\$2,419/Month Gross (\$1.25/SF)
<b>AVAILABILITY:</b>	Immediately
<b>COMMENTS:</b>	Creative office space, exposed ceilings, two private offices, large open bullpen area and abundant natural light with extensive glassline





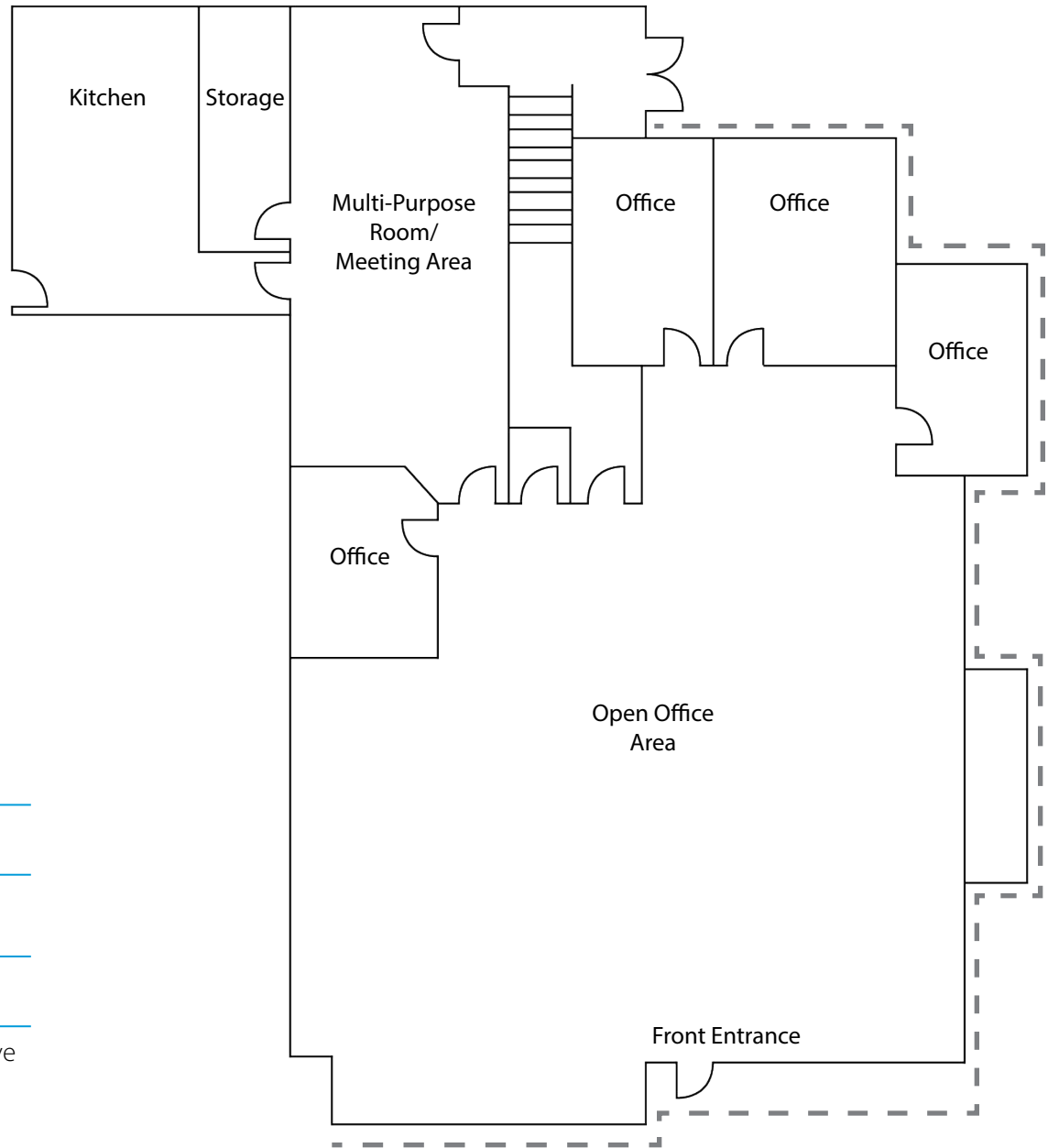
SUITE 2B







# FLOOR PLAN



<b>SUITE:</b>	1D
<b>SIZE:</b>	3,529 SF
<b>MONTHLY GROSS RENT:</b>	\$4,058/Month Gross (\$1.15/SF)
<b>AVAILABILITY:</b>	Immediately

**COMMENTS:** Ground floor office suite with extensive glass-line, mixture of private offices, bullpen area, meeting room and kitchen.

*Glass-line* - - - -



# LOCATION MAP



Melrose Drive

SITE

Sycamore Ave

Business Park Center Dr

La Mirada Dr

CALIFORNIA  
78

Sunset Park





# LOCATION OVERVIEW

1120 Sycamore Ave is located within the prestigious Vista Business Park which lies in the center of the North San Diego County Industrial hub. Vista is approximately 10 miles inland, 30 miles North of San Diego and strategically located with close proximity Carlsbad, Oceanside, San Marcos & Escondido.

The Vista Industrial market consists of nearly 14,000,000 square feet of industrial & flex space, accounting for approximately 25% of the total North County industrial market. With a vacancy rate dropping below 4%, Vista continues to thrive as San Diego Counties tightest submarkets.

Major companies like Watkins Manufacturing, McCain Traffic, Killion Industries, Datron, Polaris Pools & over a dozen local breweries are headquartered in the Vista submarket. Vista's central North County location and lack of developable land will continue to strengthen the demand for industrial space in the area.

