

FOR SALE OR LEASE

59,379 SF Freestanding Industrial & High Tech Manufacturing Building

2260 OAK RIDGE WAY, VISTA, CA



22'-24' CLEAR HEIGHT



4 DOCKS AND 3 GRADE LEVEL DOORS



4,000 AMPS
277/480 V

FOR MORE INFORMATION CONTACT

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Mathews

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FREESTANDING INDUSTRIAL & HIGH TECH MANUFACTURING BUILDING

Features

59,379 SF freestanding industrial & manufacturing building

DIVISIBLE to approx. 25,000 SF and 35,000 SF

LOCATED one block from S Melrose Dr & close proximity to Bressi Ranch Corporate Center

25% OFFICE & R&D 75% high warehouse bay / manufacturing area

LOADING DOORS 4 dock doors and 3 grade level doors

HEAVY POWER 4,000 Amps of 277 / 480 Volts*

CLEAR HEIGHT 22'-24'

PARKING ±120 spaces (2.05 / 1,000); expandable

FIRE SUPPRESSION .33 GPM / 3000 SF fire sprinklers

FULLY FENCED yard / secured yard area

TWO (2) NATURAL GAS lines in place

COLUMN SPACING warehouse column spacing 48' x 44' (typ.)

OUTDOOR AMENITY & 2nd Floor ocean view

SECURITY SYSTEM with video cameras throughout

AVAILABLE NOW

SALE PRICE Contact broker

RENTAL RATE Contact broker

* Tenant to verify



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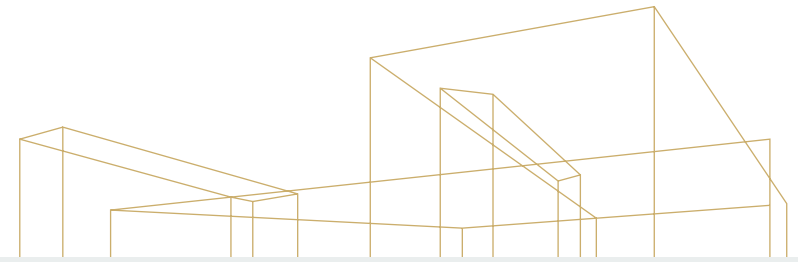
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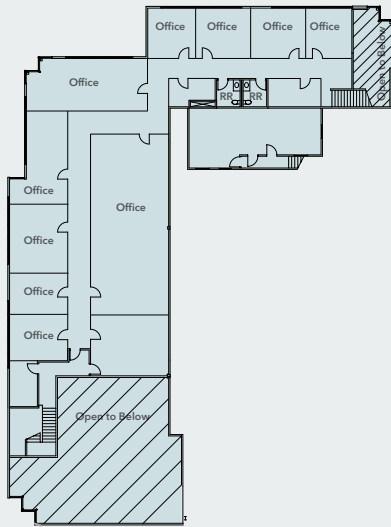
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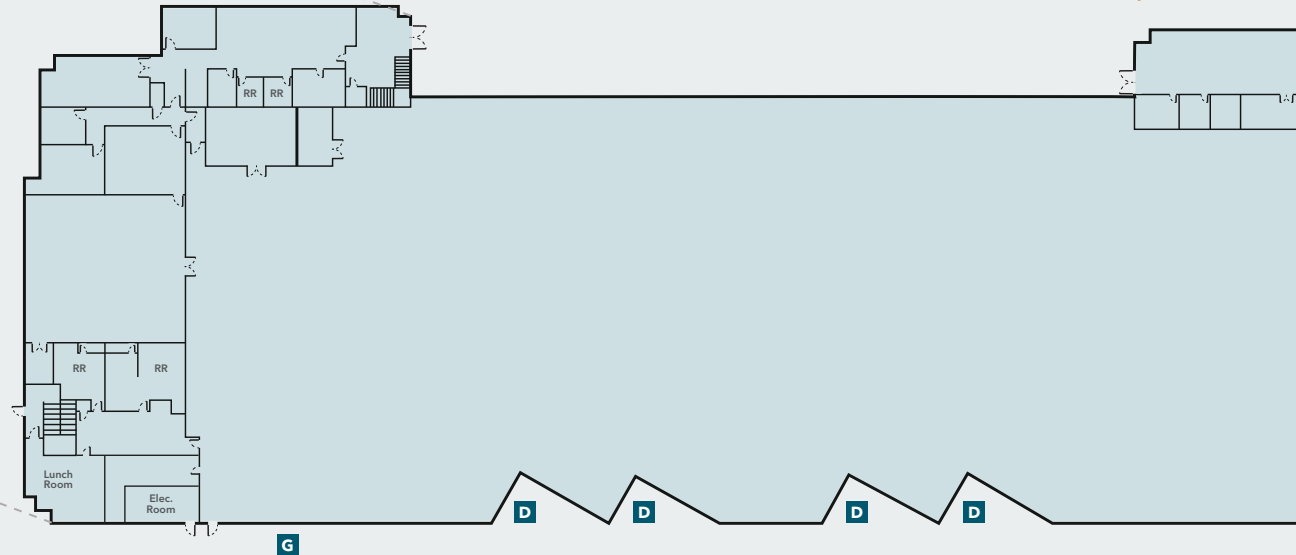


Floor Plan

6,971 SF | SECOND FLOOR



52,408 | FIRST FLOOR



- D** Dock Door
- G** Grade-Level Door

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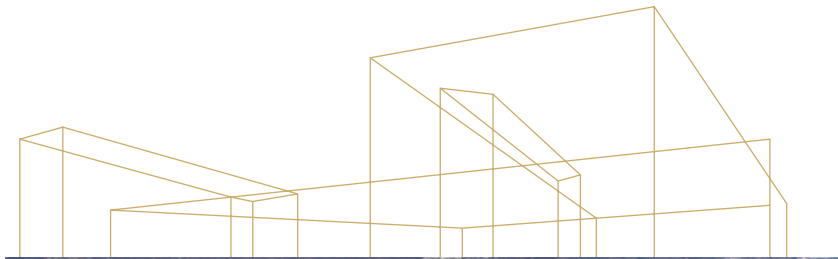


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Site Plan



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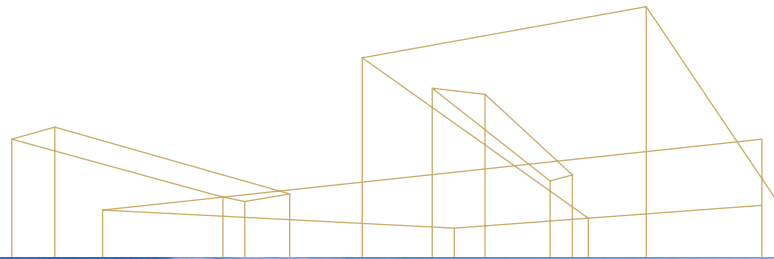
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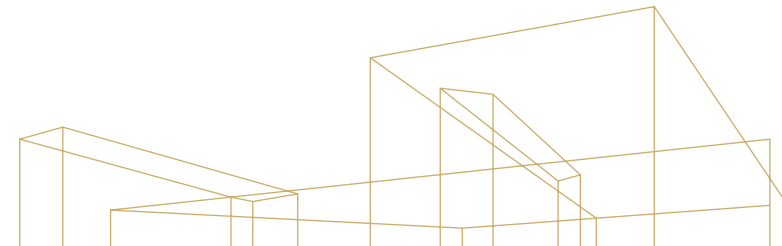
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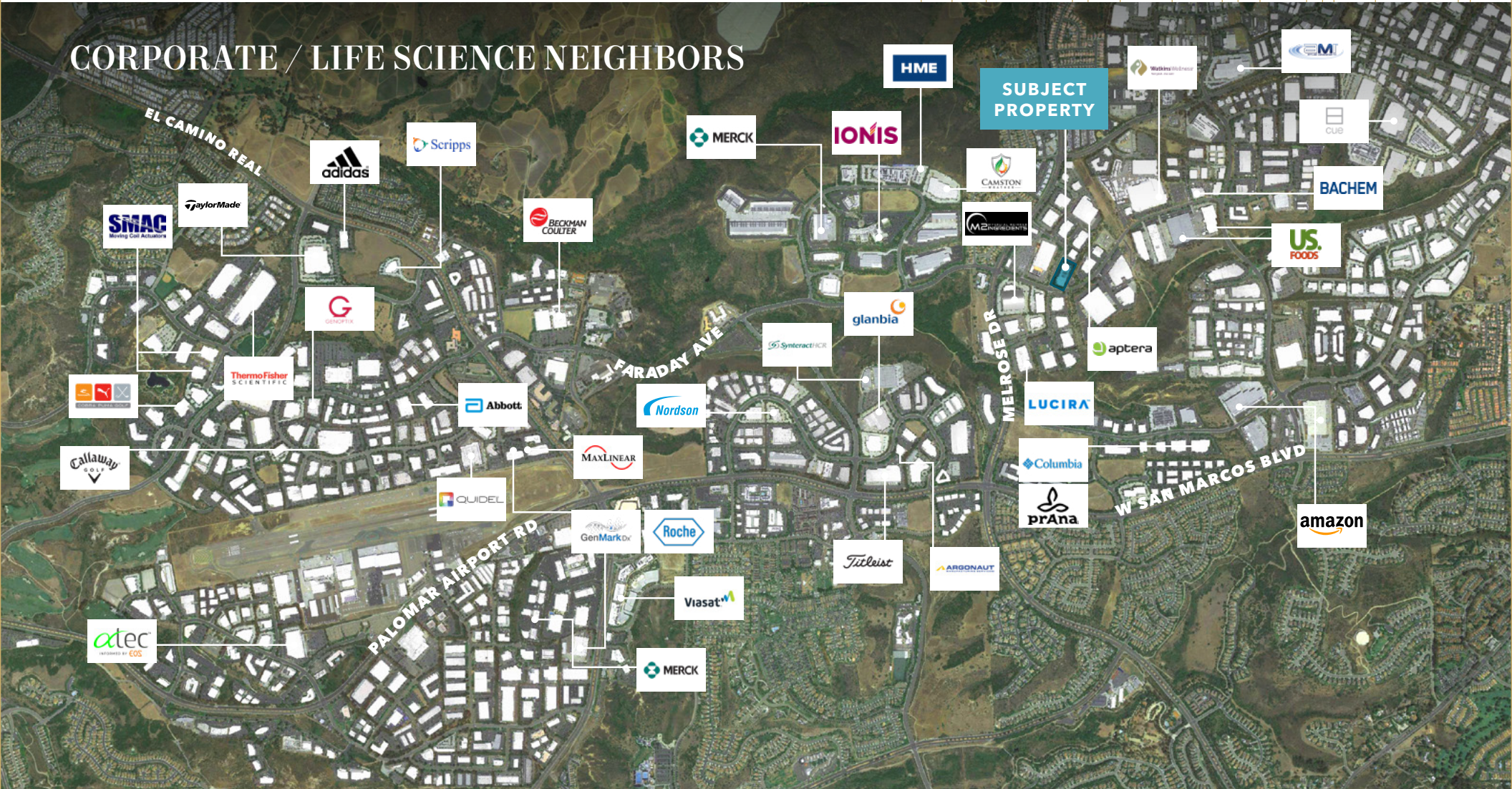
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CORPORATE / LIFE SCIENCE NEIGHBORS



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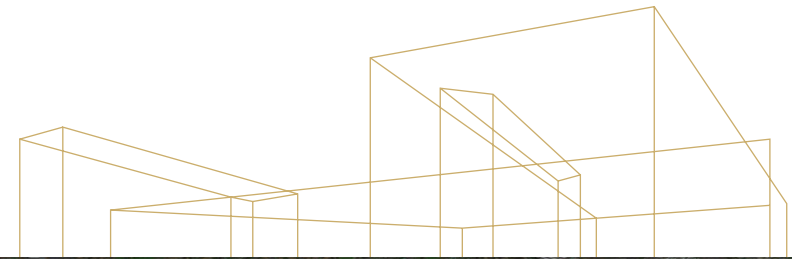
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NEARBY AMENITIES



- STAPLES
- BANK OF AMERICA
- UPS
- Starbucks
- SportClips
- primos

- Panera
- LOWE'S

- STAYBRIDGE SUITES AN IHG HOTEL
- Holiday Inn

- SPROUTS FARMERS MARKET
- CVS pharmacy

- MISSION FEDERAL CREDIT UNION
- BevMo!

- FLIPPIN' PIZZA
- THE FLOPPY DRIVE

SUBJECT PROPERTY

- TARGET
- CVS pharmacy

MCCLELLAN-PALOMAR AIRPORT

BRESSI RANCH PLAZA

- MENDOCINO FARMS
- TRADER JOE'S
- Peet's Coffee
- PIZZA POP
- Shell
- néktar

- Starbucks
- TACO BELL
- 7-ELEVEN
- FedEx
- WELLS FARGO
- Jack in the box

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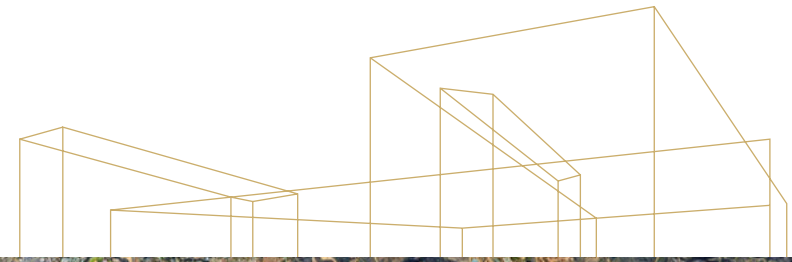
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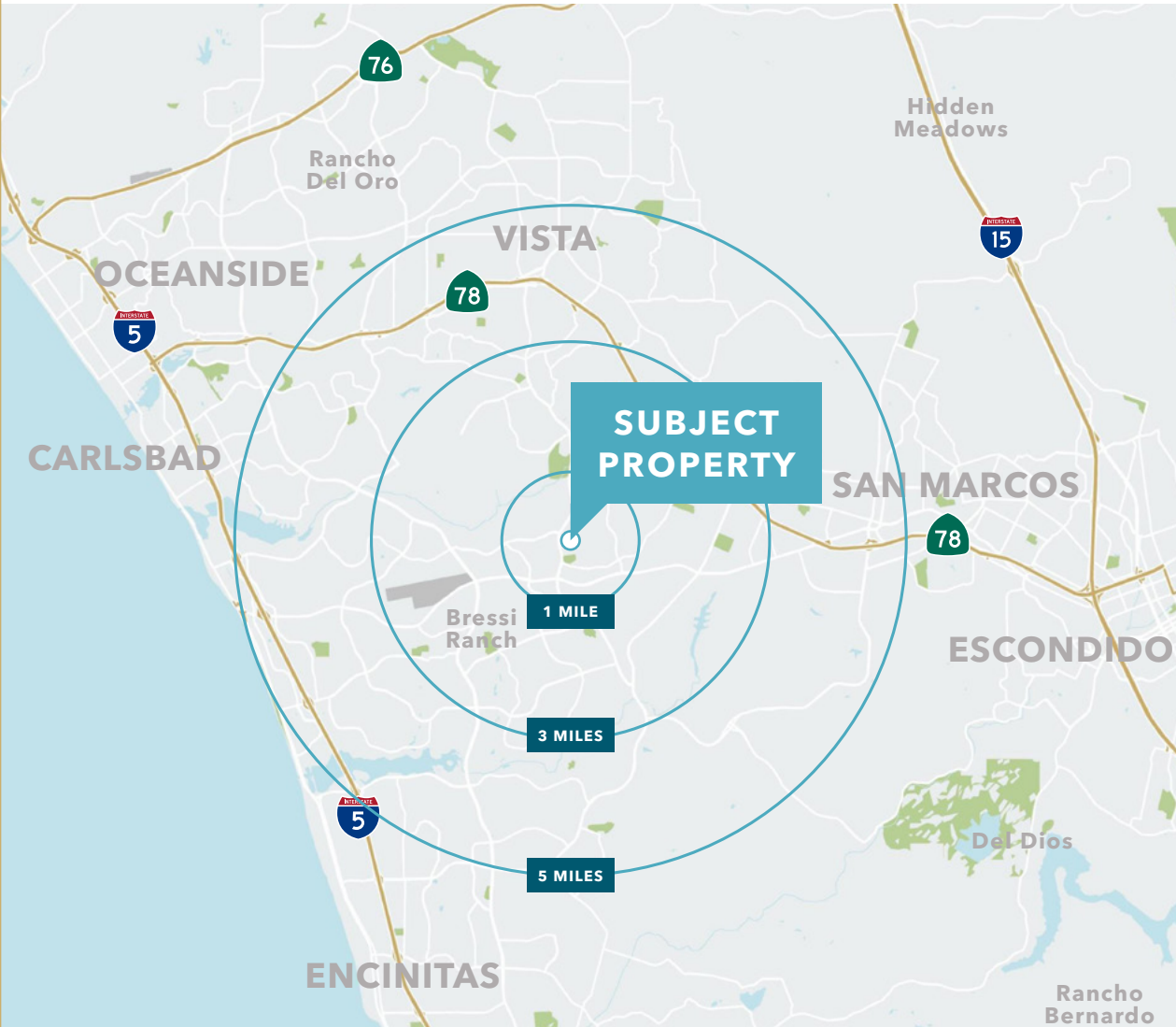
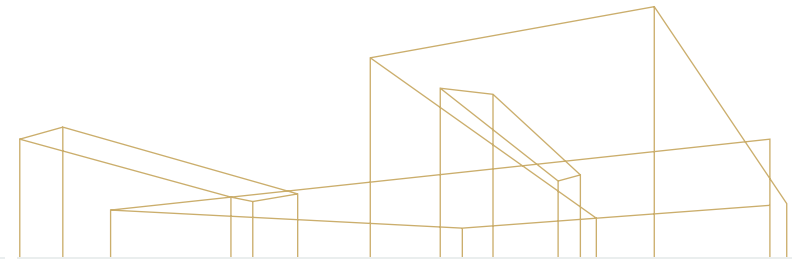
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DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
POPULATION			
2022 Estimated	3,492	79,738	267,177
2027 Projected	3,556	80,415	280,013
2020 Census	3,434	80,426	269,068

HOUSEHOLDS

2022 Estimated HH	1,208	30,047	93,598
2027 Projected Households	1,248	30,683	96,902
2020 Census Households	1,184	30,313	94,237

INCOME

2022 Estimated Average HH	\$164,546	\$122,801	\$130,317
2022 Estimated Median HH	\$138,828	\$95,942	\$103,545
2022 Estimated Per Capita	\$57,285	\$46,454	\$45,829

BUSINESS

2022 Estimated Total Businesses	1,321	7,205	14,263
2022 Estimated Total Employees	28,694	101,357	166,854

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Vista is 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.



30 MIN

TO TORREY PINES / UCSD

40 MIN

TO DOWNTOWN SAN DIEGO

60 MIN

TO IRVINE

100 MIN

TO LOS ANGELES



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