

3280

Corporate View | Vista



SERVICE CENTER



CAPITAL MARKETS

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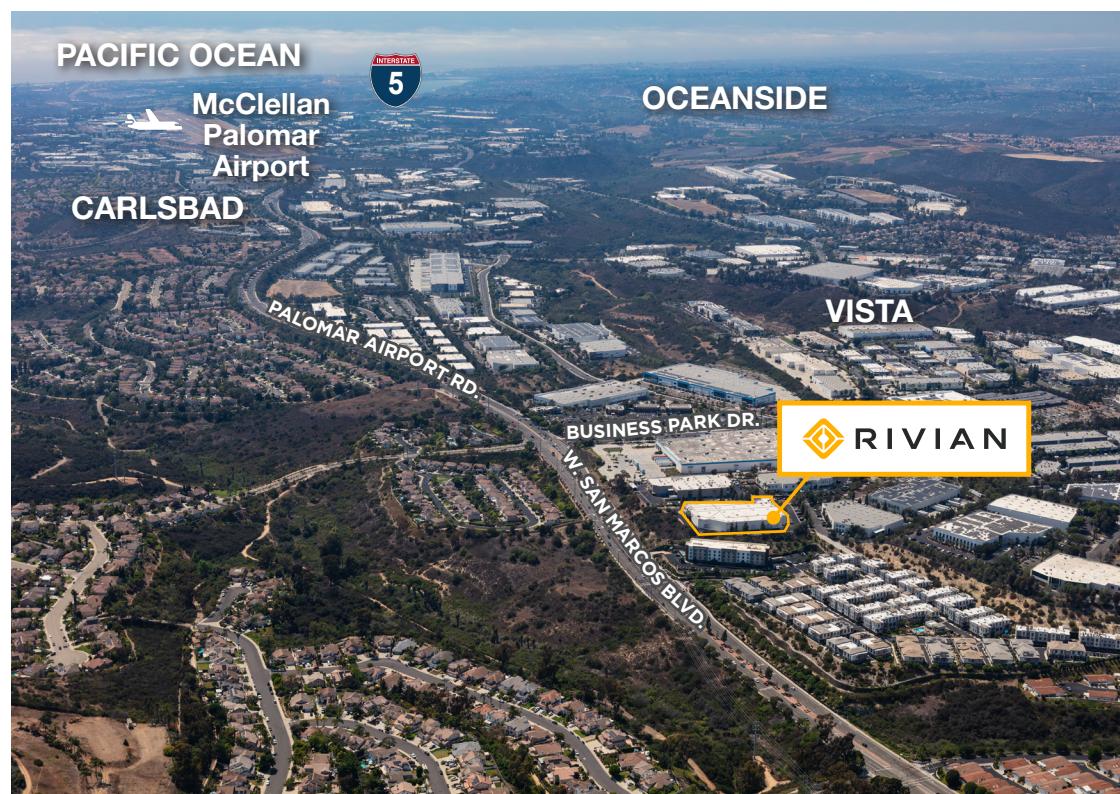
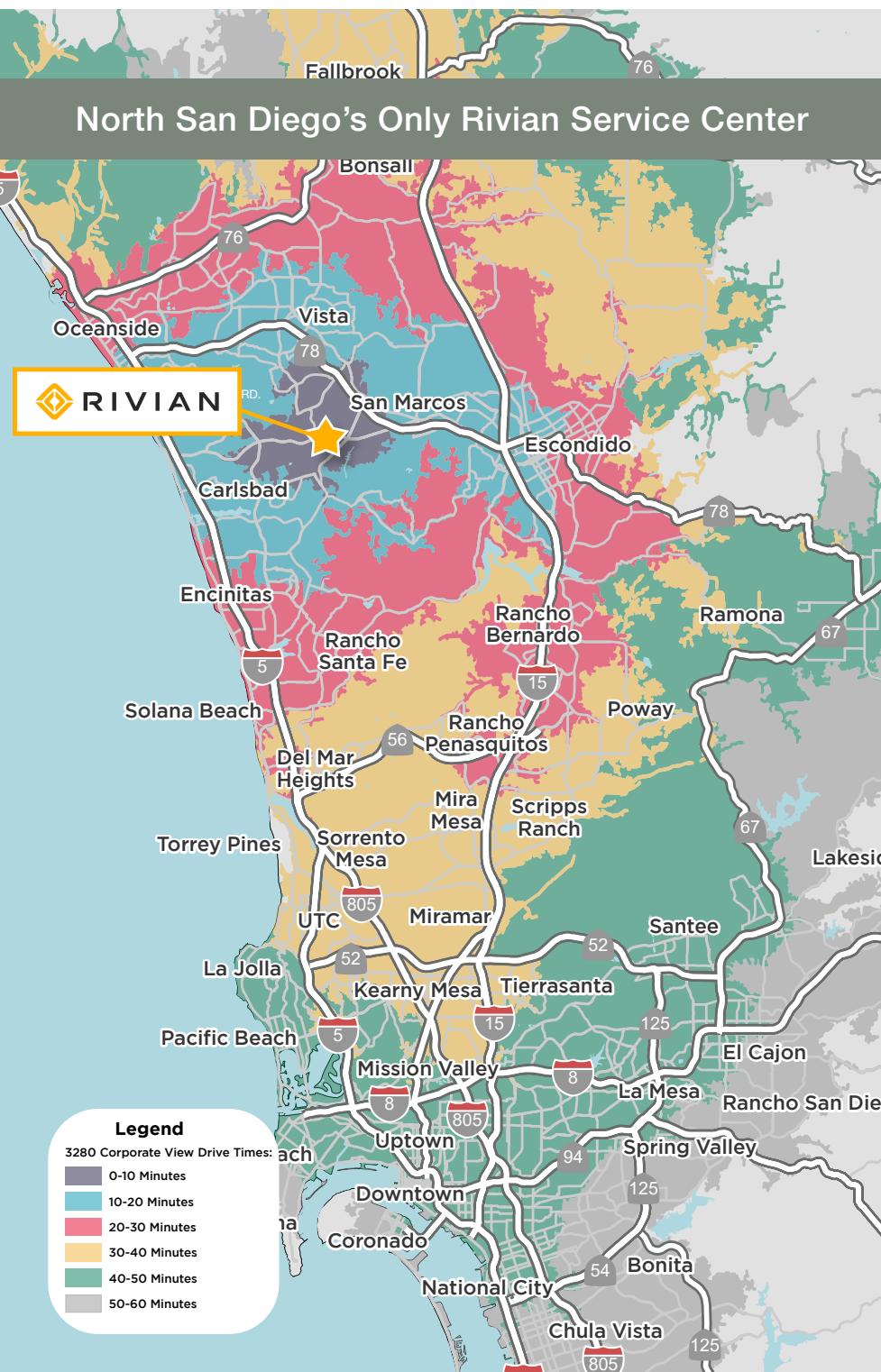
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 **Low Vacancy**
5.4% North San Diego

 **High Barrier to Entry**



Infill Business Park Location



Thriving R&D/Industrial Hub

Investment Highlights



North San Diego's Only Rivian Location

3280 Corporate View is North San Diego's only Rivian Service Center, servicing North San Diego and South Orange County markets.



NNN Lease

Providing a passive investment with limited landlord responsibilities. Rivian corporate standards will ensure strict maintenance practices.



Strong In-Place Tenancy

Rivian Automotive, Inc. (NASDAQ: RIVN) is a publicly traded, nationally recognized EV manufacturer, providing institutional brand value.



Automotive Zoning Allowed by Right

The City of Vista has designated Rivian auto use, a use by right. Auto zoned industrial sites are very rare in North San Diego. Further the SPI-B zoning allows for a variety of light industrial uses providing future optionality in attracting tenants.



Highly Invested Tenant

Rivian has self-funded tenant improvements customized to Rivian's specifications, including EV charging infrastructure, carports, parts storage, and a securitized truck court — making this site a mission-critical location for them.



Upside Opportunity

As Rivian scales production and their service footprint, well-positioned facilities like this will appreciate in strategic value, with the ability to achieve a mark-to-market renewal — capturing the value of this specialized zoning, location, and facility.



Strong Demographics and EV Adoption

Positioned near affluent North San Diego communities like Rancho Santa Fe, La Costa, Encinitas, and Carlsbad, with strong EV ownership and sustainability values. The area aligns with Rivian's customer base, supporting long-term service demand.



Central Location with High Traffic Count

Strategically situated off major thoroughfares, San Marcos Boulevard and Business Park Drive, offering seamless access to SR-78 and I-5. This location ensures high visibility and convenient reach for Rivian owners across North San Diego County.

FINANCIAL SUMMARY

Asking Price	\$16,656,000
In-Place Cap Rate	6.25%
In-Place NOI	\$1,041,007

CAP RATE BY LEASE YEAR

Year-1	6.25%
Year-2	6.47%
Year-3	6.70%
Year-4	6.93%
Year-5	7.17%

INVESTMENT SUMMARY

Tenant	Rivian
Lease-Term	5 Years
Use	Industrial Service Center





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