

Headquarters / Manufacturing Facility  
**2640 PROGRESS STREET, VISTA, CA 92081**  
VISTA COMMERCE CENTER  
**FOR SALE OR LEASE**

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



**SELLER FINANCING AVAILABLE!!**

## PROPERTY HIGHLIGHTS

Outstanding 33,804 SF headquarters/manufacturing facility on approximately 1.76 acres

5,254 SF of high-end HVAC office area

Approximately 5,829 SF of high-end production mezzanine

Approximately 1,000 SF of shell storage mezzanine

28' clear height

Close proximity to Palomar Airport Road and Hwy-78

Dock and grade level loading

**Completely secured and fenced parking/yard area**

**All concrete lot and parking area**

**HEAVY POWER: 2,000 amps with 277/480 volts**

**Extensive glassline & lush new landscaping**

**LEASE RATE: NEGOTIABLE**

**SALE PRICE: \$10,000,000 (\$295.82 psf)**



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COMMERCIAL REAL ESTATE SERVICES

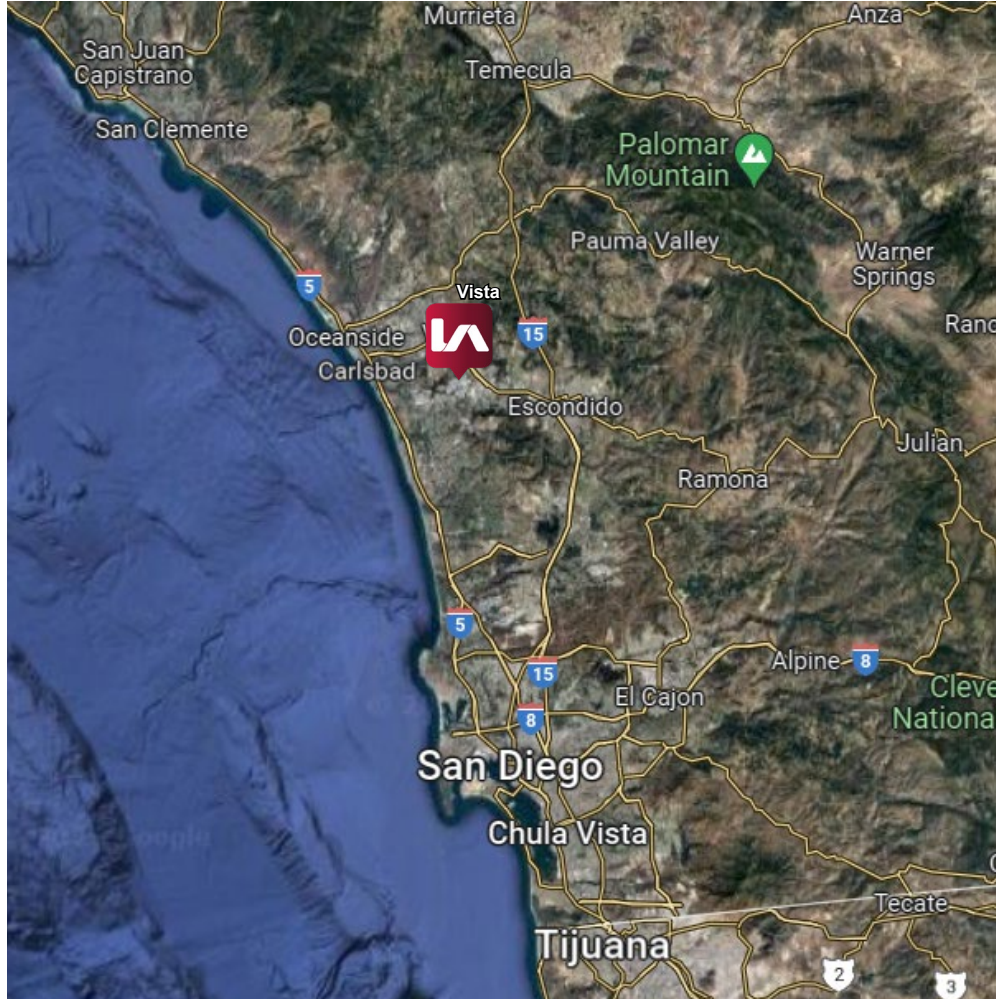
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## DISTANCES

- 35 MIN** TO ORANGE COUNTY
- 40 MIN** TO SOUTH RIVERSIDE COUNTY
- 15 MINUTES** TO PALOMAR AIRPORT
- 20 MIN** TO BEACH
- 50 MIN** TO DOWNTOWN SAN DIEGO
- 45 MIN** TO SAN DIEGO INTERNATIONAL AIRPORT
- 5 MIN** TO HIGHWAY 78
- 20 MIN** TO INTERSTATE 15
- 1 HR** TO MEXICO BORDER

The building being located near many major cities, roads, and landmarks presents a fantastic opportunity. It can potentially lead to increased efficiency and cost savings in terms of shipping and delivery. Additionally, being in close proximity to major cities and landmarks can also increase the visibility and accessibility of the building for potential customers and clients.



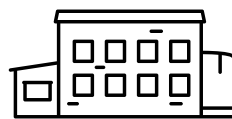
## VISTA DEMOGRAPHICS



**Median Household Income**  
**\$73,000**



**Jobs within 5 mi**  
**157,000**



**Business within 5 mi**  
**13,000**



**Vista Population**  
**100,700**

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## VISTA

Vista, California has many appealing qualities. Located in San Diego County, Vista boasts a great climate with warm, dry summers and mild winters, as well as a number of beautiful parks and recreational facilities, such as Brengle Terrace Park and Guajome County Park. Additionally, the community is home to a thriving arts scene, with various galleries, studios, and performance spaces. In terms of business, Vista offers a number of advantages, including its convenient location near the larger cities of SoCal, a skilled and educated workforce, co-working spaces and incubators, and professional development opportunities. Overall, Vista is a welcoming and supportive place for both residents and businesses.

## IMPORTANT VISTA COMPANIES

**belkin**



**DEI** HOLDINGS, INC.

**TOTAL SOURCE**  
MANUFACTURING



**Audax Group**



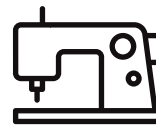
## IMPORTANT VISTA INDUSTRIES



**RETAIL**



**CONSTRUCTION**



**MANUFACTURING**



**PROFESSIONAL SERVICES**

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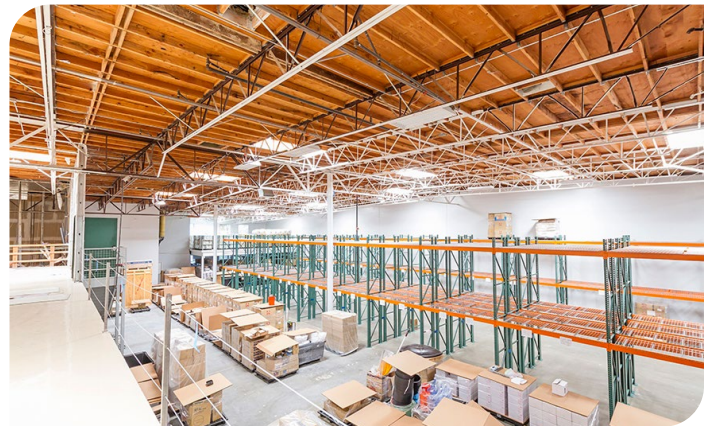
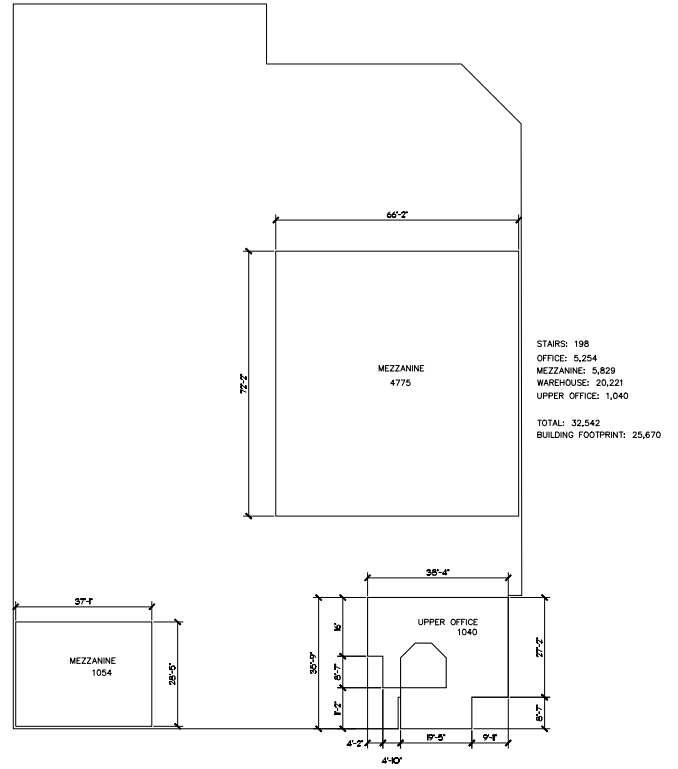
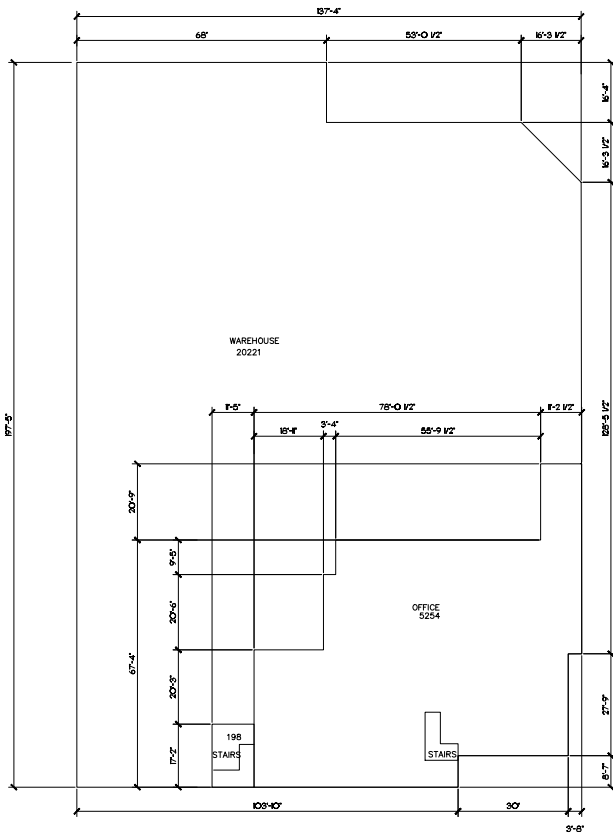
## LOCATION AND AMENITIES



- 1** Eureka! | SkyZone | Holiday Inn | Sprouts Farmers Market | CVS | Bird Rock Coffee Roasters | Trader Joe's | Richard Walker's Pancake House | BevMo! | Panini Kabob Grill | Giaola Italian Kitchen | Mendocino Farms | Casero Taqueria | Peet's Coffee | Pieology Pizzeria | Postal Annex | Tommy V's Urban Kitchen | Menchie's Frozen Yogurt | Tandoori Guys Indian Food | Fish Distict | Luna Grill | Board & Brew | Stater Bros | Chase Bank
- 2** The Home Depot | Pure Project Vista | Dogleg Brewing Company | US Foods | The Wall Climbing Gym | Target | Battlemage Brewing Company | Belching Beaver Pub 980 | Local Roots: The Boochyard | Sullivan Moving & Storage | Booze Brothers Brewing Co | Hello Deli
- 3** Albertons | FedEx Office Print & Ship Center | Panda Garden | Everbowl | Shogun | Starbucks | Poki Poki | Goodwill | Planet Fitness | Regal Edwards Cinema | IHOP | Buffalo Wild Wings | Cocina Del Charro | Fish House Vera Cruz | Broken Yolk | Raising Cane's | Five Guys | Nordstrom Rack | Love Boat Sushi | Better Buzz Coffee
- 4** Planet Fitness | Living Spaces | Walmart | Starbucks | Carl's Jr | Bank of America | ALDI | Burlington | Ross Dress for Less | Michaels | Target | Kokage Ramen & Sushi | Panda Express | Submarina | Shell | Panda Express | 7-Eleven | LA Fitness | Walgreens

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**FLOOR PLAN**



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