

1485 POINSETTIA AVE, STE 114

FOR SUBLEASE THROUGH MAY 2028 | WAREHOUSE & OFFICE | 1,695 SF

LEASE RATE
REDUCED



EXCLUSIVELY LISTED BY

SHAYAN BAHRI
shayan.bahri@ip-cre.com
818.292.4657
Lic. #02149868



1485
POINSETTIA AVE
STE 114

PROPERTY HIGHLIGHTS



1485 Poinsettia Ave, Ste 114, Vista, CA 92081



1695 SF (Upgraded Office Space)



Rate: ~~\$1.85psf GROSS~~; Now through May 31, 2028

NEW RATE

\$1.65 MG



200a/120-208v



1 Oversized Grade Level Door (14')



16' Clear Height



Fully Sprinklered



Parking: 3.0 / 1,000



Easy Access to Hwy 78, 1-5 and I-15



EV Charging Station

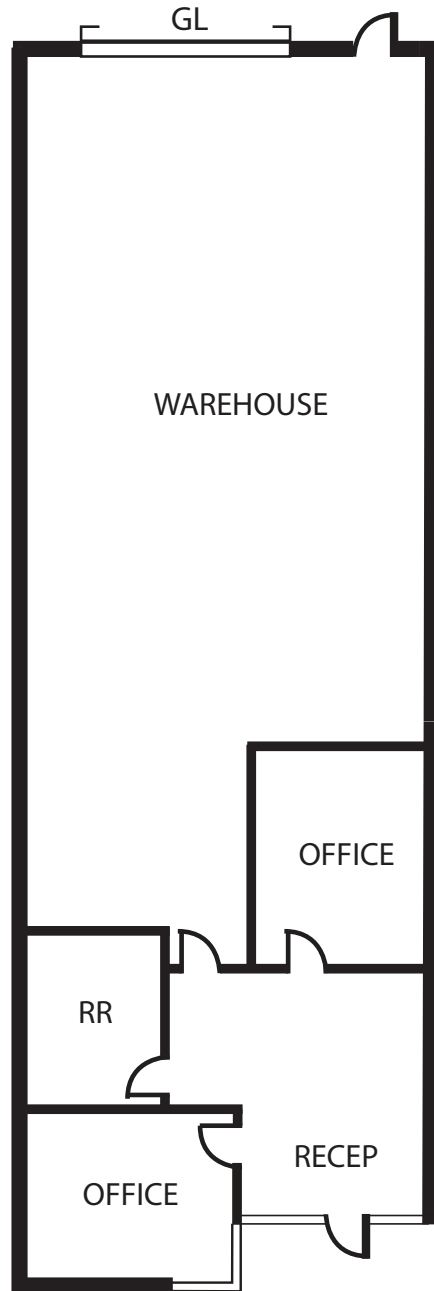
DRIVE TIMES

10 mins

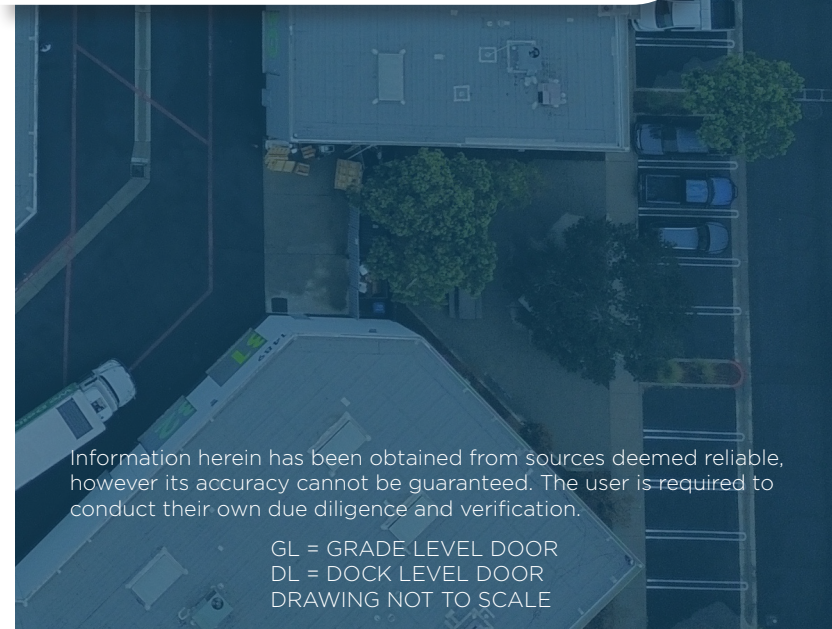
20 mins

30 mins

FLOOR PLAN



SITE PLAN



Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.

GL = GRADE LEVEL DOOR
DL = DOCK LEVEL DOOR
DRAWING NOT TO SCALE

PROPERTY PHOTOS





PROPERTY PHOTOS



AMENITIES MAP



- Starbucks
- Carl's Jr
- Panda Express
- Subway
- Kokage Ramen
- IHOP
- Albertaco's
- Jack in the Box
- ARCO
- Shell
- Mobil
- Target
- Stater Bros
- Walmart
- Walgreens
- Big 5
- CVS
- 7-Eleven
- Bank of America
- Chase Bank
- ALDI
- Firestone
- Michaels
- Postal Annex+

1485
POINSETTIA AVE
STE 116-117

FOR MORE INFORMATION PLEASE CONTACT

SHAYAN BAHRI
shayan.bahri@ip-cre.com
818.292.4657
Lic. #02149868

