

1495 Poinsettia Ave

SUITE 151 | WAREHOUSE SUITE FOR SUBLEASE: ±2,651 SF



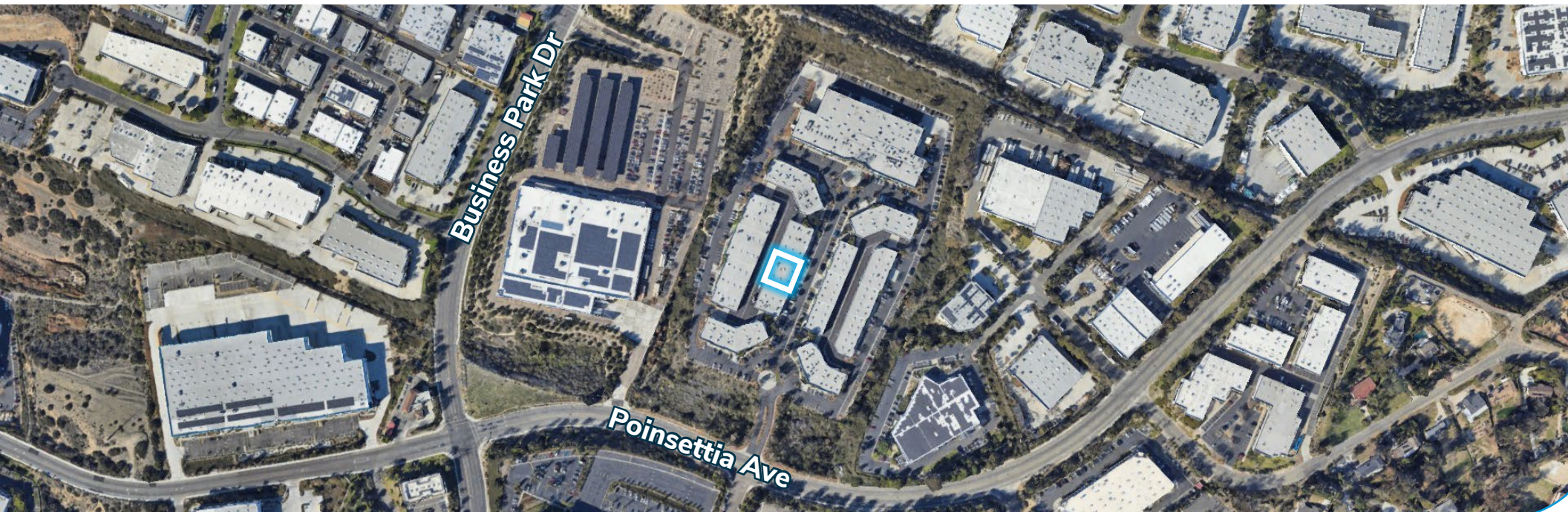
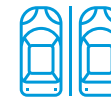
 **LEE & ASSOCIATES**
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PROPERTY HIGHLIGHTS

- Strategically located on the border of Vista and Carlsbad
- 8 EV Charging Stations
- Loading: 14' oversized roll up doors
- Parking 3.0/1,000 SF
- Warehouse: 16'-18' ceiling heights, fully sprinklered
- High-image finishes to enhance brand identity
- **LEASE EXPIRATION JULY 2027**



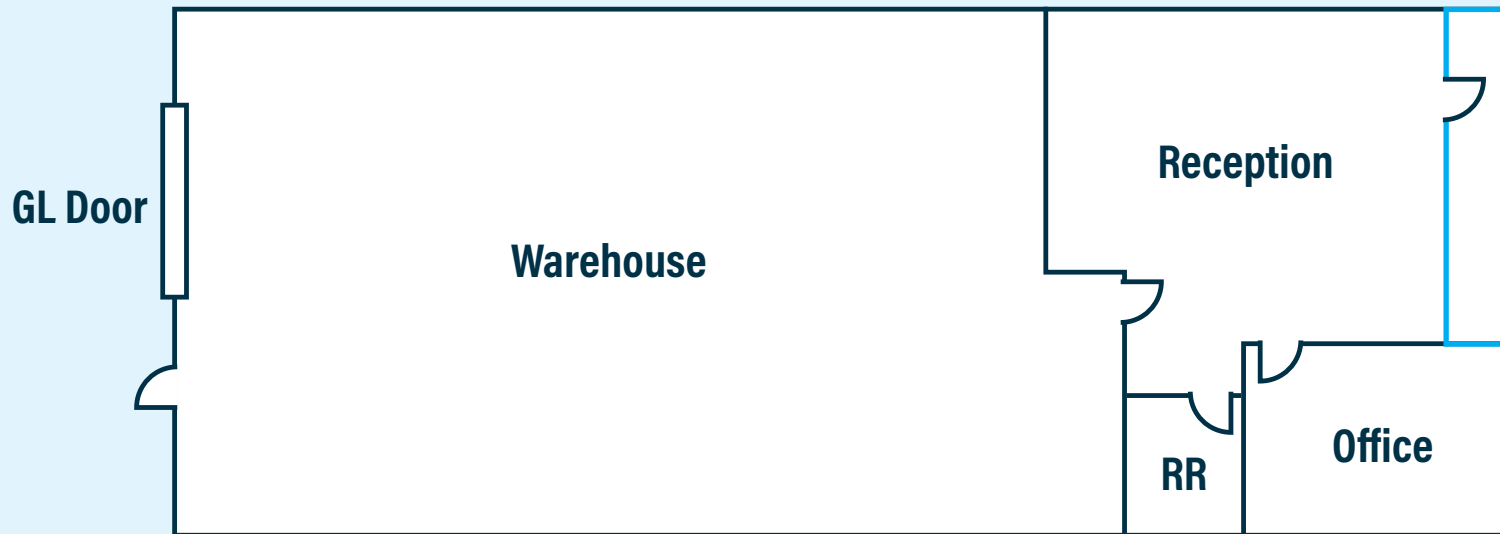
PROPERTY FEATURES

1495 Poinsettia Ave, Suite 151, Vista, CA

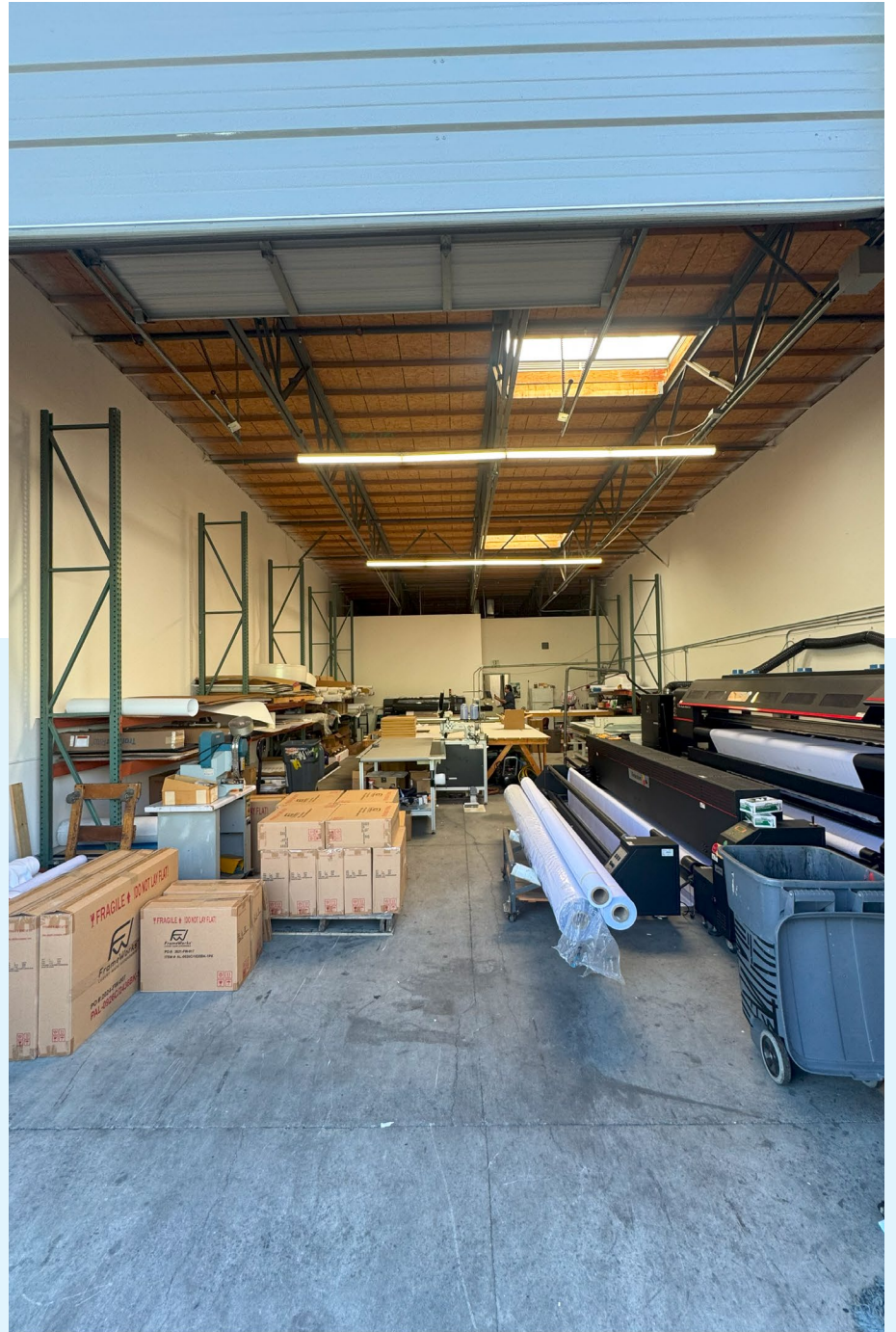
Suite 151
±2,651 SF

Total SF:	2,651 SF
Sublease Rate:	\$1.60/SF + NNNs
Estimated NNN:	\$0.52/SF

4% increase August 1, 2025



NOT TO SCALE





VISTA

Vista, CA, located in northern San Diego County, offers a suburban atmosphere with a mix of residential areas and local businesses. The subject property is conveniently situated near Palomar Airport Rd and San Marcos Blvd, offering easy access to both Vista and neighboring Carlsbad and San Marcos with proximity to major attractions like the San Diego Zoo Safari Park.



1

Legoland | In-N-Out | Draft Republic | Miguel's | McDonald's | Toyota of Carlsbad | Hoehn Honda Carlsbad | Premium Chevrolet of Carlsbad | Lexus Carlsbad | Mercedes-Benz of Carlsbad | GoPro | Windmill Food Hall | Carlsbad Premium Outlets: Nike, Adidas, Tommy Hilfger, Polo Ralph Lauren, Michael Kors, Hurley, Oneill, Vans | Sheraton | Grand Pacific Palisades Resort | The Crossings at Carlsbad | Hilton | Gemological Institute of America

2

McClellan-Palomar Airport | ThermoFisher Scientific | Viasat | Homes2Suites by Hilton | Fairfield Inn by Marriott | K1 Speed | Icetown Ice Skating | Callaway Golf | Vuori Clothing Office | Anytime Fitness | Grand Pacific Resorts | The Kingdom Golf | Chuao Chocolate | Burgeon Beer Company | Public Storage | 5 Tool Hitting Center

3

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

4

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

LOCATION



7 Minutes **McClellan-Palomar Airport**

7 Minute to **CA-78**

12 Minutes to **I-5**

12 Minutes to **Pacific Ocean**

16 Minutes to **I-15**

18 Minutes to **CA-76**

40 Minutes to **Downtown San Diego**

40 Minutes to **San Diego International Airport**

50 Minutes to **US/Mexico Border**

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