



FOR SUBLEASE

±38,802 SF Freestanding Industrial Building

1230 Avenida Chelsea | Vista, CA 92081



±38,802 SF Freestanding Industrial Building

1230 Avenida Chelsea | Vista, CA 92081



FOR SUBLEASE



±38,802 SF
Building Size

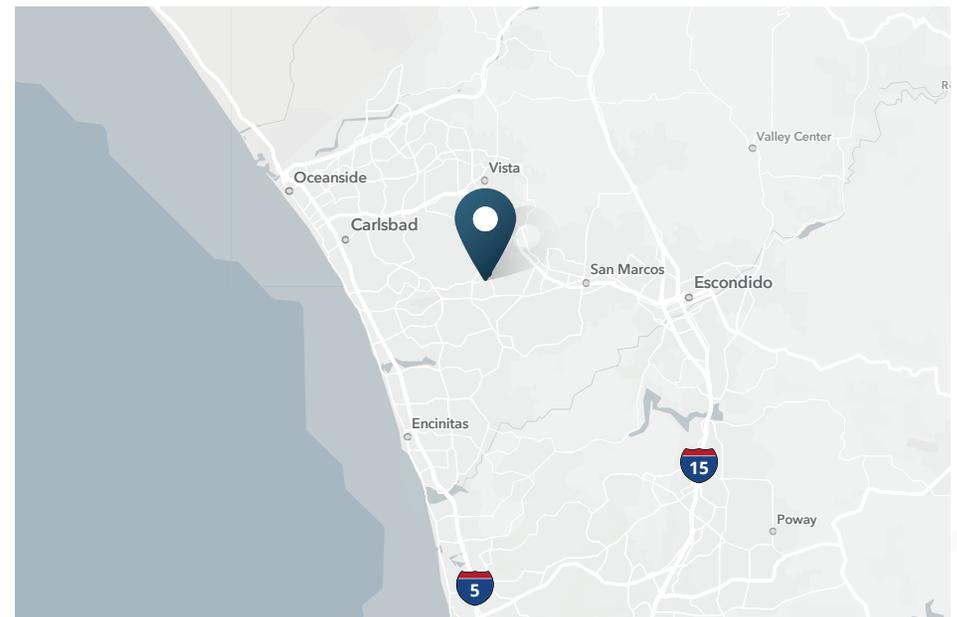
±7,432 SF
Office

24'
Clear Height

\$1.05 SF NNN
Sublease Rate

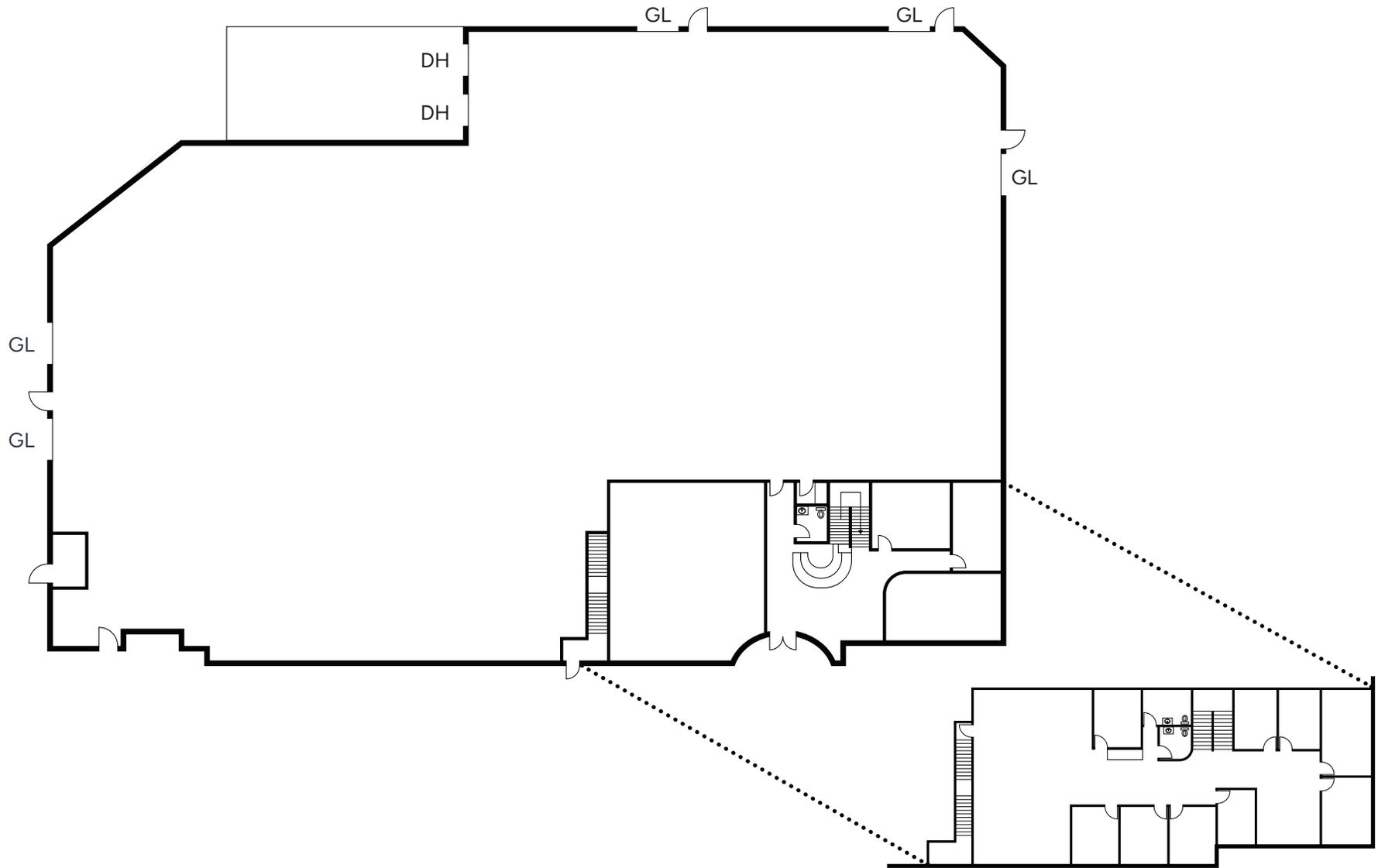
PROPERTY HIGHLIGHTS

- Quick Access to Major Thoroughfares
- 5 Grade-Level Doors
- 2 Dock-High Doors
- 1,200 Amps, 277/480v
To Be Verified By Tenant
- Full Drive-Around Access
- 3.0/1,000 SF Parking
- ESFR Sprinklers



Floor Plan

1230 Avenida Chelsea | Vista, CA 92081



SECOND FLOOR

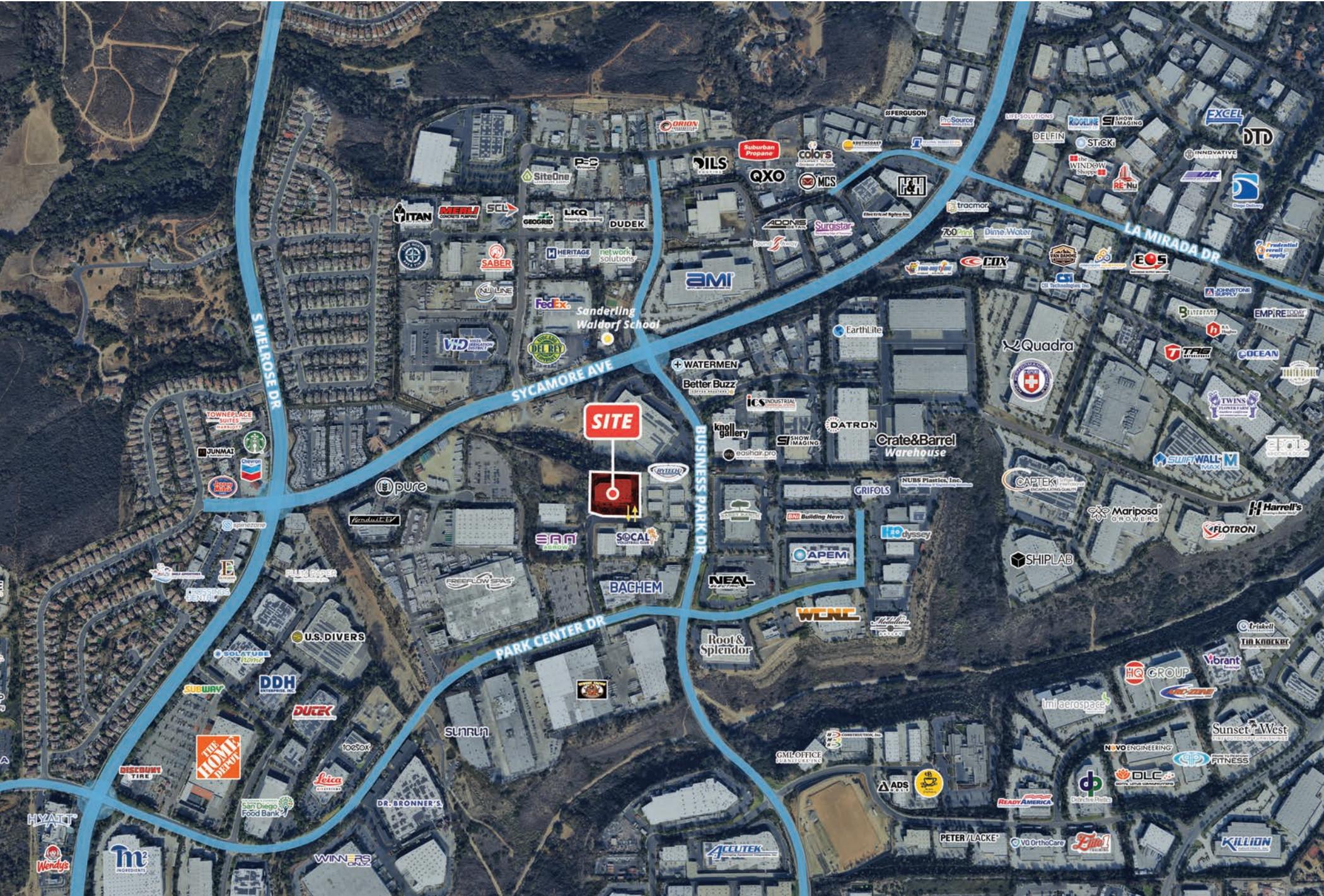
Property Photos

1230 Avenida Chelsea | Vista, CA 92081



Corporate Neighbors & Access

1230 Avenida Chelsea | Vista, CA 92081



Drive Times

1230 Avenida Chelsea | Vista, CA 92081



SAN DIEGO COUNTY MAP

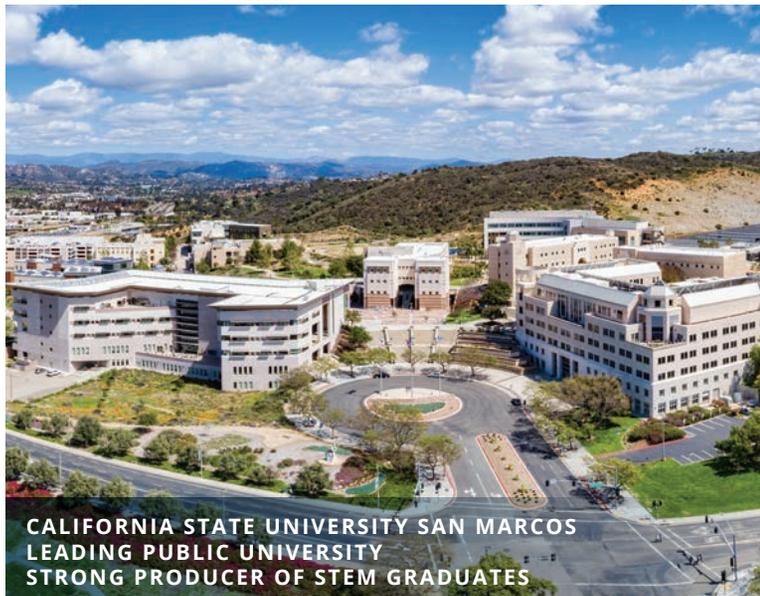
- 6 Minutes**
To SR 78
- 12 Minutes**
To I-15
- 12 Minutes**
To I-5
- 35 Minutes**
To Riverside County
- 35 Minutes**
To Orange County
- 40 Minutes**
To Downtown San Diego
- 50 Minutes**
To US/Mexico Border

The 78 Corridor

1230 Avenida Chelsea | Vista, CA 92081



PALOMAR MEDICAL CENTER, RECOGNIZED AMONG THE WORLD'S MOST ADVANCED HOSPITALS.



**CALIFORNIA STATE UNIVERSITY SAN MARCOS
LEADING PUBLIC UNIVERSITY
STRONG PRODUCER OF STEM GRADUATES**

THE 78 CORRIDOR

The 78 Corridor—encompassing Carlsbad, Escondido, Oceanside, San Marcos, and Vista—is one of San Diego County’s most dynamic innovation hubs. With more than 850 technology firms across biotechnology, information and communications technology, and defense-related manufacturing, the Corridor generates over \$36 billion in annual gross regional product and supports a diverse, export-oriented economy.

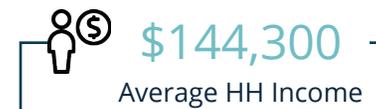
HEALTHCARE

Healthcare and life sciences are foundational strengths of the 78 Corridor’s technology ecosystem. The region specializes in biotechnology and biomedical device manufacturing, with high concentrations in surgical appliances, diagnostic equipment, pharmaceutical preparation, and irradiation apparatus manufacturing. Anchoring this ecosystem is Palomar Medical Center which is one of the most technologically advanced hospitals in the world.

HIGHER EDUCATION

Higher education institutions along the 78 Corridor play a critical role in sustaining its skilled workforce and long-term competitiveness. Local colleges and universities collectively confer more than 1,300 tech-related degrees and certificates annually across 50+ programs, supplying talent to engineering, life sciences, manufacturing, and information technology fields. San Marcos is home to California State University San Marcos, the Corridor’s only public university and a key producer of STEM graduates.

AREA DEMOGRAPHICS





SRS Real Estate Partners
215 Highway 101, Suite 209
Solana Beach, CA 92075

Hank Jenkins

Vice President

602.882.0138

hank.jenkins@srsre.com

CA License No. 01981328

Tucker Hohenstein, SIOR, MBA

Executive Vice President

858.336.4104

tucker.hohenstein@srsre.com

CA License No. 00999360

Mike Erwin, SIOR, MBA

Executive Vice President

760.807.0909

mike.erwin@srsre.com

CA License No. 01242826

SRSRE.COM/Industrial

© SRS Real Estate Partners

The information presented was obtained from sources deemed reliable;
however SRS Real Estate Partners does not guarantee its completeness or accuracy.