

2575 PIONEER AVE - VISTA, CA 92081

FOR LEASE: 3,871 - 10,653 SF INDUSTRIAL SUITES WITH DOCK HIGH & GRADE LEVEL LOADING

TENANT INCENTIVE:
**ONE (1) MONTH OF FREE RENT
PER YEAR OF TERM**

**MINIMUM 3-YEAR LEASE TERM REQUIRED
APPLICABLE ONLY TO SUITE 101-A

BROKER INCENTIVE:
**4% PROCURING BROKER
COMMISSION**

CLICK TO VIEW
VIRTUAL TOUR





UNIT
104

UNIT 101-A

BROKER CONTACTS

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 **LITTLE DRAGOVIC TEAM**
78 Corridor Industrial Advisors

project highlights

IDENTITY & IMAGE

- Project has Impressive Corporate Image with excellent curb appeal
- Approximate 68,935 square feet multitenant industrial project
- The property benefits from institutional ownership and management.

PREMIUM LOCATION

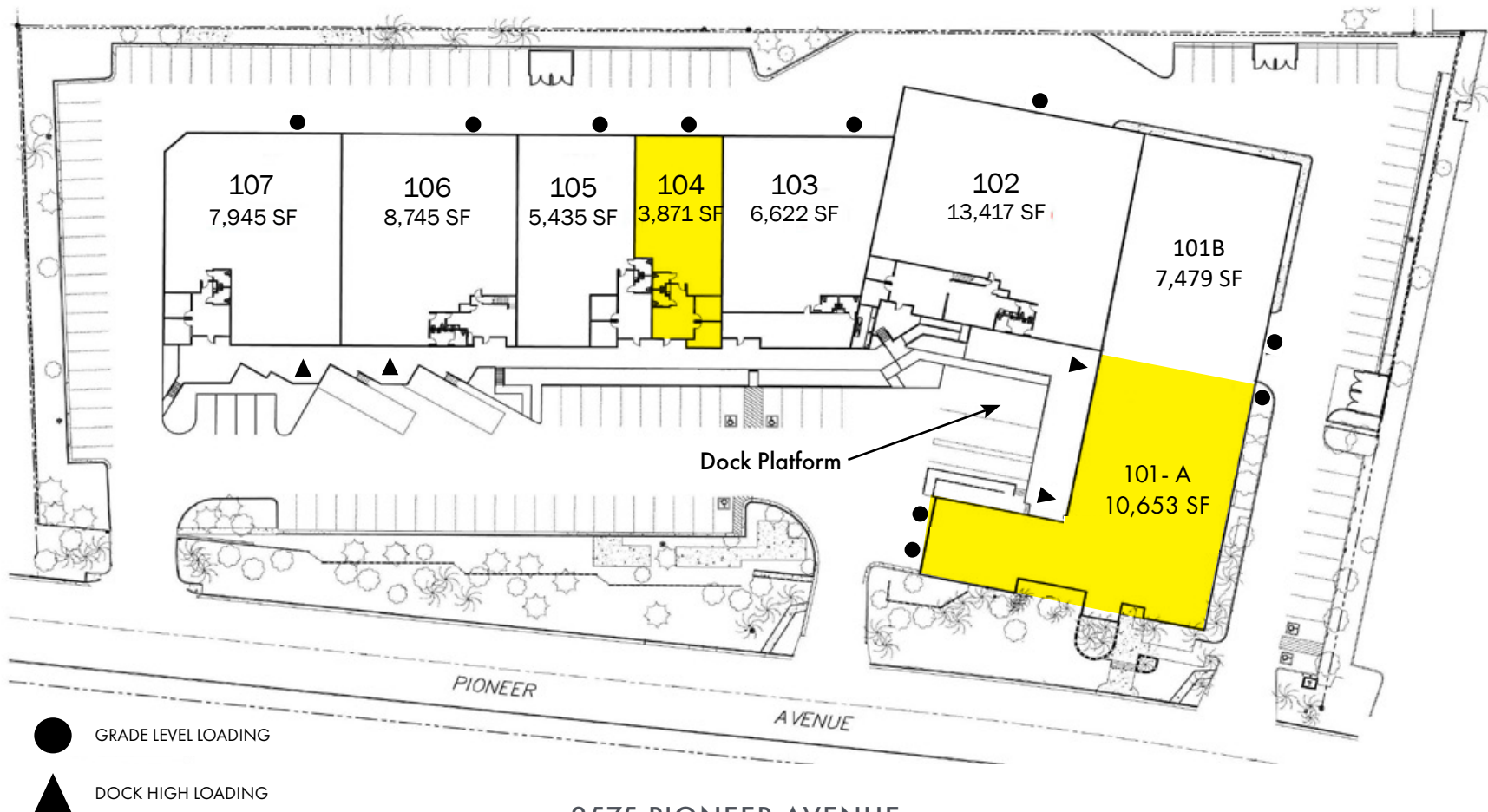
- Located within the heart of the Vista Business Park
- Centrally located along the 78 corridor with quick access to interstate 5 & 15.
- Strong Nearby Demographics and Employment Base
- Nearby retail and restaurant amenities

UNIQUE AMENITIES

- Dock & Grade Level Loading
- Three separate entrances with drive around access
- Excellent curb appeal with lush tropical landscaping
- Outdoor patio and grass areas for tenant's enjoyment

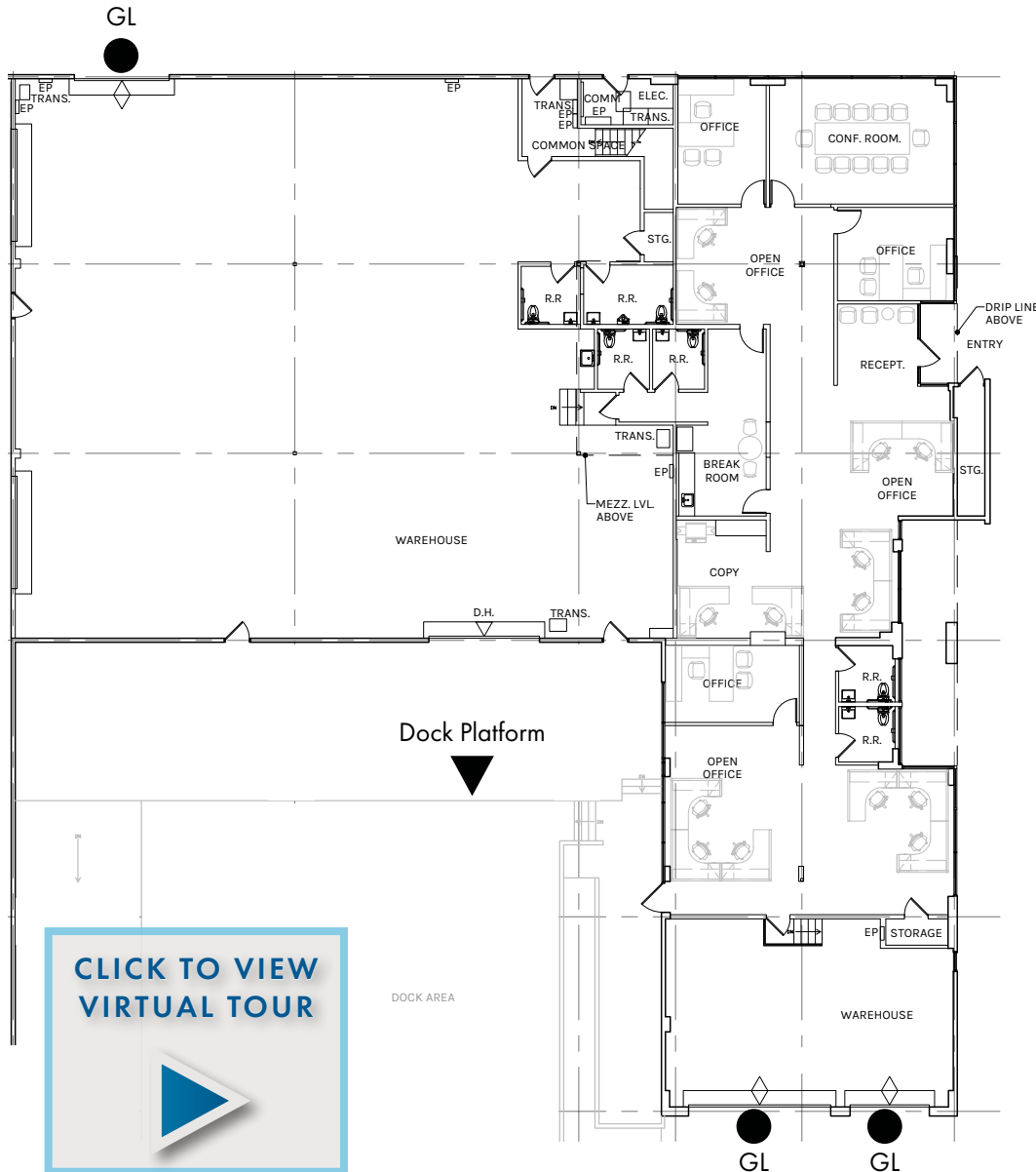
availability overview

Address	Suite	Size	Office	Loading	Availability	Base Rent	CAM
2575 Pioneer Ave	101-A	10,653 SF	4,426 SF	3 Grade Level 1 Dock High Position	Immediately	\$1.29/SF + CAM	\$0.18/SF
2575 Pioneer Ave	104	3,871 SF	835 SF	1 Grade Level	October 1, 2025	\$1.45/SF + CAM	\$0.18/SF



2575 PIONEER AVENUE

premises overview



CLICK TO VIEW
VIRTUAL TOUR



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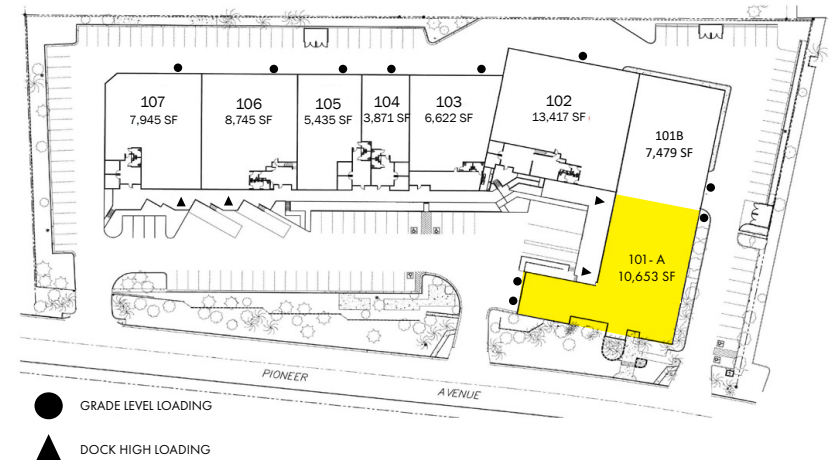
4% PROCURING BROKER COMMISSION

2575 Pioneer Ave – SUITE 101-A

Suite Size:	10,653 SF
Office SF:	4,426 SF
Clear Height:	20'
Loading:	3 Grade Level Doors, 1 Dock High Position
Power:	600 Amps, 277/480 V (Tenant to Verify)
Base Rent:	\$1.29/SF + CAM
CAM/SF:	\$0.18/SF
Availability:	Immediately

Comments:

Extensive interior renovations completed. Corner unit with dock high and grade level loading.
All single-story square footage.



● GRADE LEVEL LOADING
▲ DOCK HIGH LOADING



interior warehouse - suite 101-A

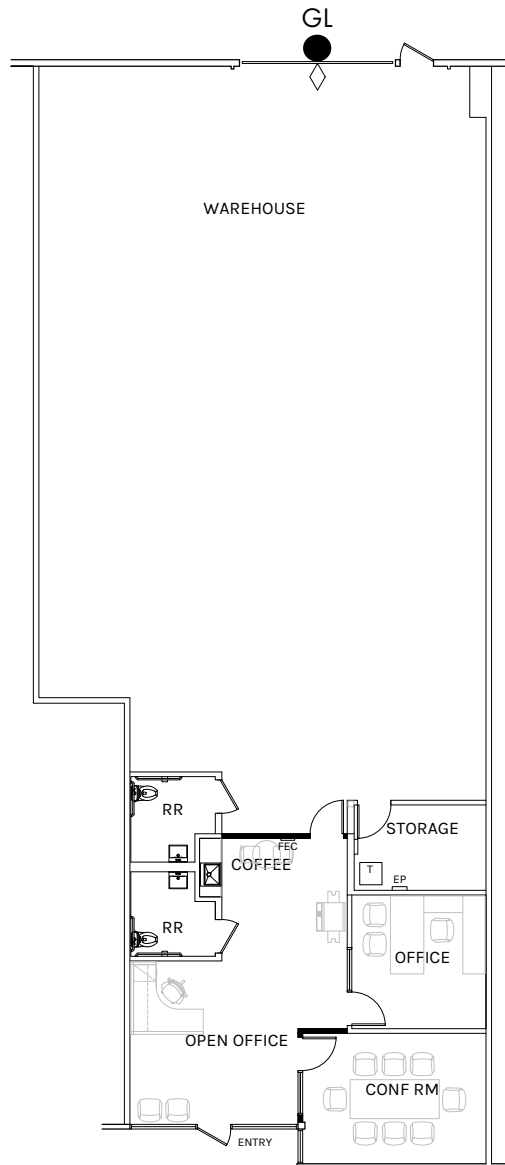


office photos - suite 101-A



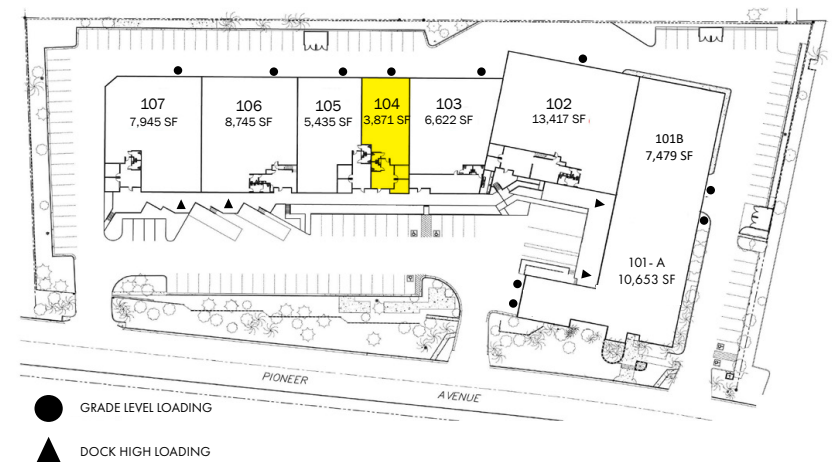
premises overview

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4% PROCURING BROKER COMMISSION



2575 Pioneer Ave – SUITE 104

Suite Size:	3,871 SF
Office SF:	835 SF
Clear Height:	20'
Loading:	1 Grade Level Door
Power:	400 Amps, 277/480 V (Tenant to Verify)
Base Rent:	\$1.45/SF + CAM
CAM/SF:	\$0.18/SF
Availability:	October 1, 2025
Comments:	Reception, open office area, two large private offices, restrooms, wet bar, and remainder warehouse with grade level loading.



property photos



PACIFIC OCEAN



2575 PIONEER AVE

corporate neighbors

1

ACUSHNET
COMPANY

2

DDH
ENTERPRISE, INC.

3

DTD
Diversified Tool & Die

4

P2DQ
PICKUP

5

AMI
APPLIED MEMBRANES INC.

6



7

JW
JELD-WEN

8

DART
AEROSPACE

9

CAPTEK
INTERNATIONAL
ENCAPSULATING QUALITY

10

STONE
BREWING CO.

11

BROWN SAFE

12

DIG
water matters

13

KILLION
INDUSTRIES, INC.

14

BIOFILM, INC.

15

amazon

16



17

ACCUTEK
Packaging Equipment Companies, Inc.

18

US
FOODS

19

Watkins Wellness
Feel good. Live well.

20

DR. BRONNER'S
ALL-ONE!

21

WINNERS
ONLY

22

AQUA LUNG

23



24

FLUIDRA

25

UNITE
PROFESSIONAL
SAVOIR SERVICE

26

HME

27

PODS

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MERCK

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PHARMACEUTICALS

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CISCO

31

BREG

32

OPTUMRx

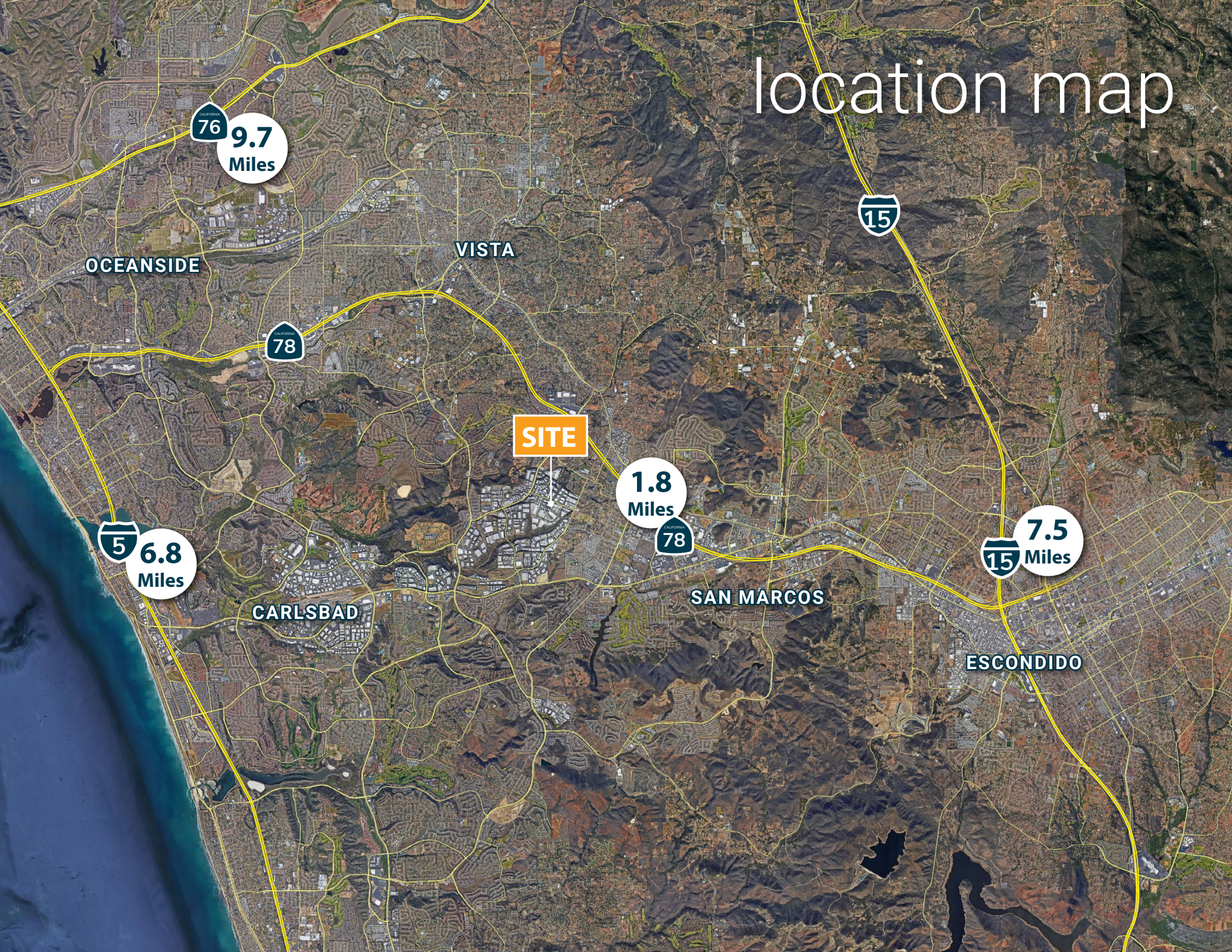
33

amazon

34

glanbia

location map



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