

2575 PIONEER AVE - VISTA, CA 92081

FOR LEASE: 8,745 - 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



BROKER CONTACTS

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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

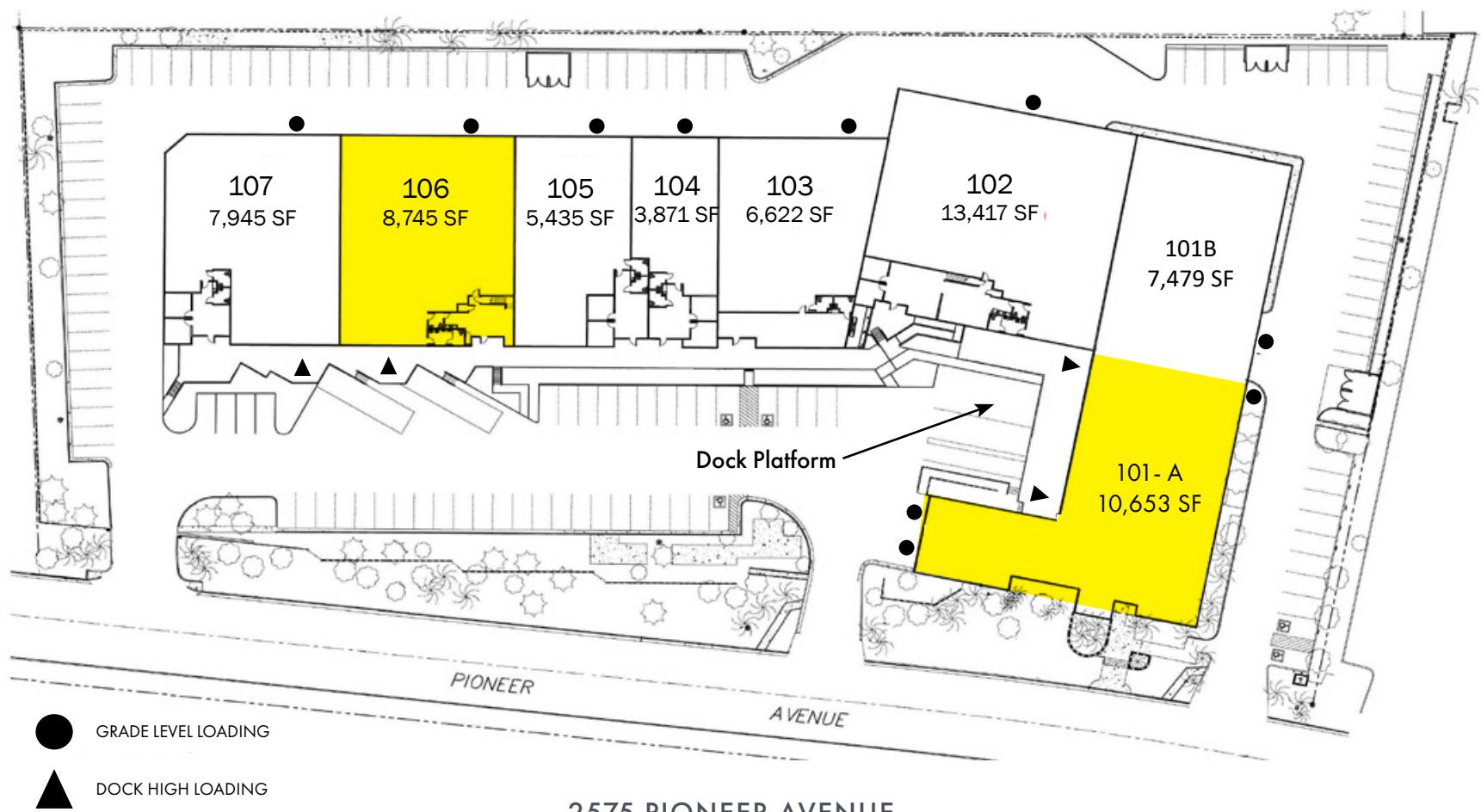
- Located within the heart of the Vista Business Park
- Centrally located along the 78 corridor with quick access to interstate 5 & 15.
- Strong Nearby Demographics and Employment Base
- Nearby retail and restaurant amenities

UNIQUE AMENITIES

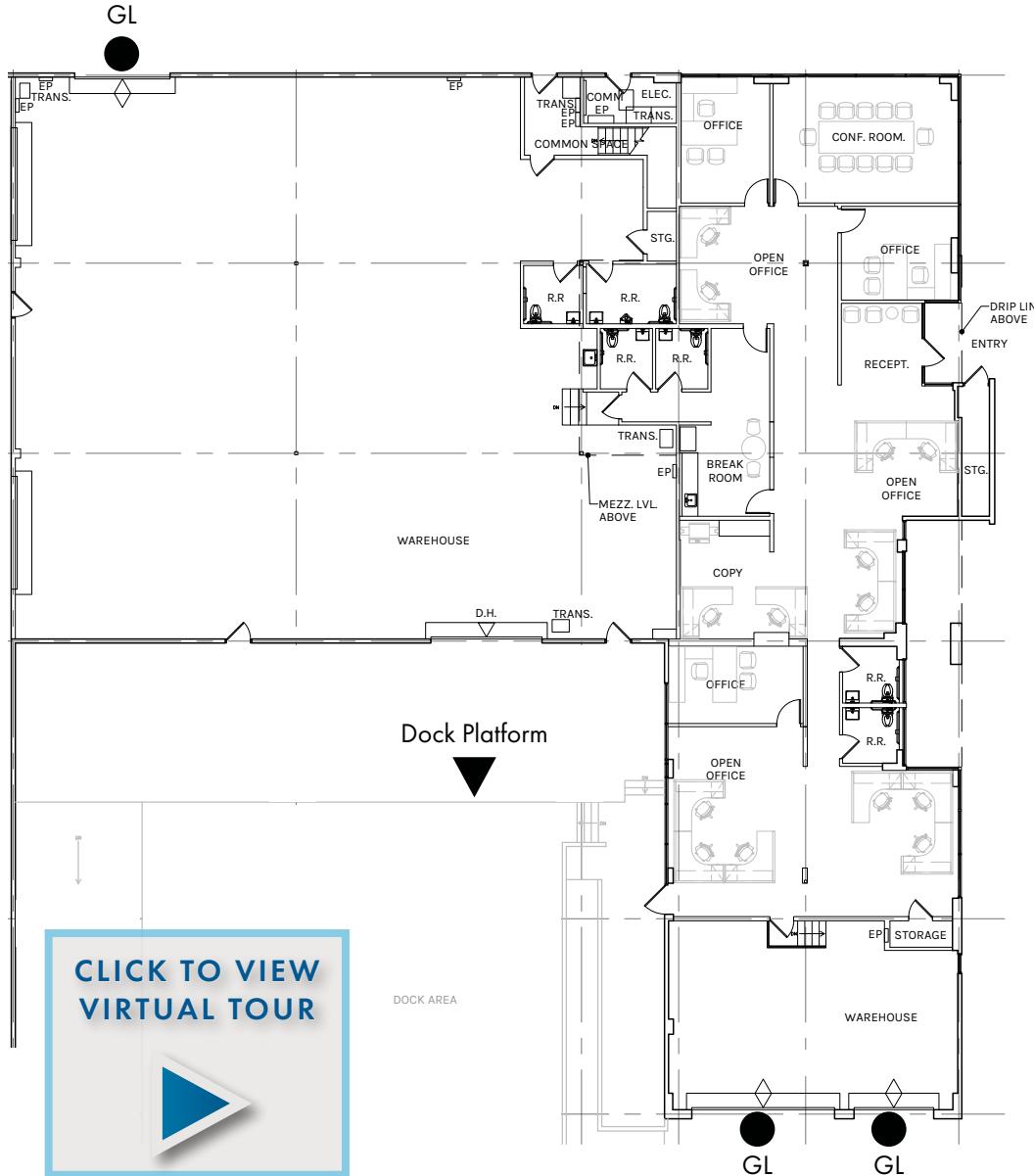
- Dock & Grade Level Loading
- Three separate entrances with drive around access
- Excellent curb appeal with lush tropical landscaping
- Outdoor patio and grass areas for tenant's enjoyment

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	106	8,745	848 SF	1 Grade Level 1 Dock High Door	May 1, 2026	\$1.45/SF + CAM	\$0.18/SF



premises overview



TENANT INCENTIVE:

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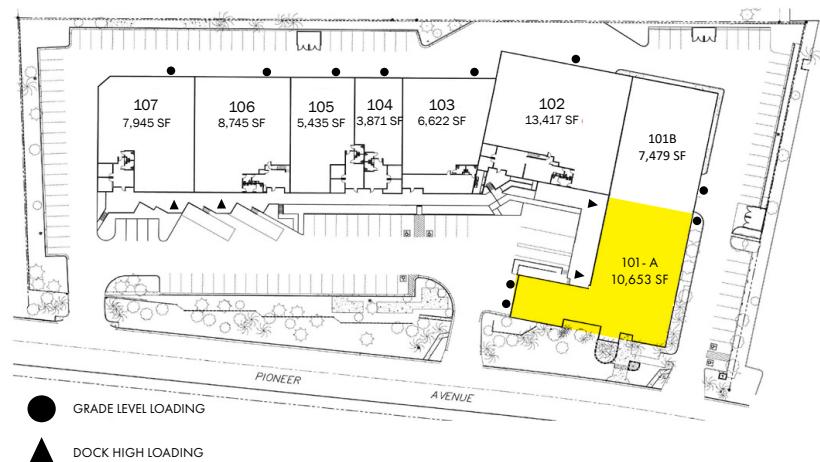
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BROKER INCENTIVE:

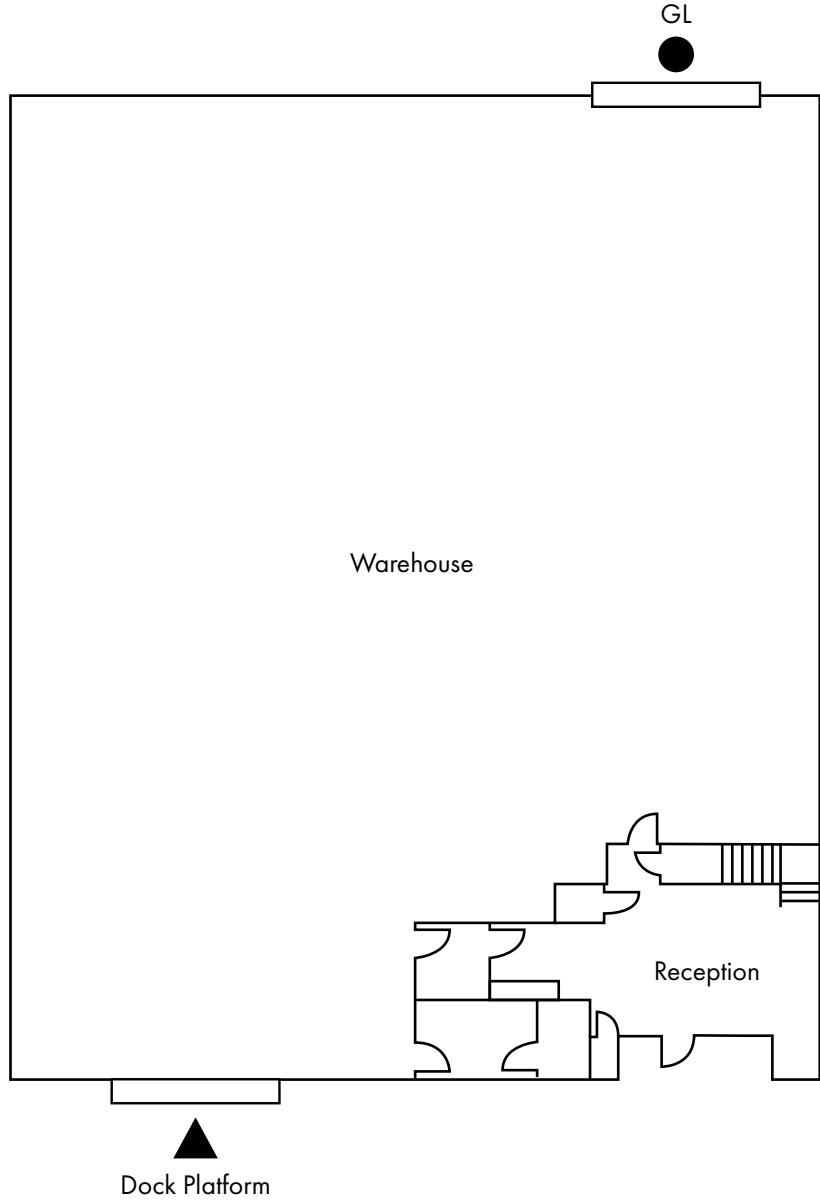
4% PROCURING BROKER COMMISSION

2575 Pioneer Ave – SUITE 101-A

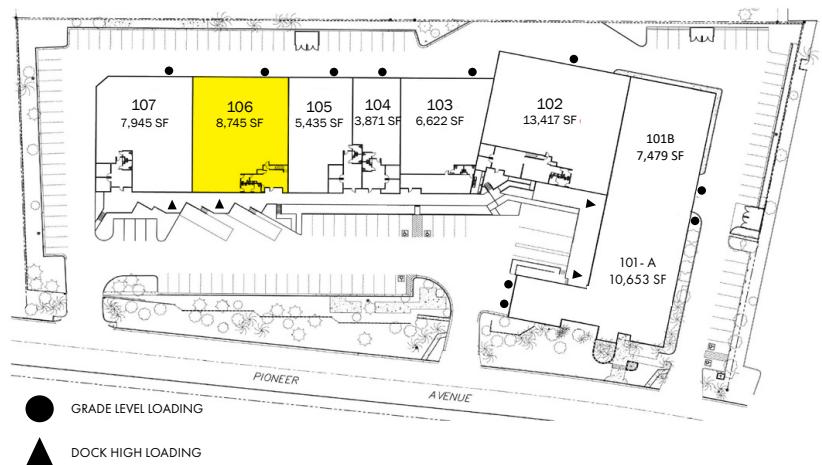
Suite Size:	10,653 SF
Office SF:	4,426 SF
Clear Height:	20'
Loading:	3 Grade Level Doors, 1 Dock High Position
Power:	600 Amps, 277/480 V (Tenant to Verify)
Base Rent:	\$1.29/SF + CAM
CAM/SF:	\$0.18/SF
Availability:	Immediately
Comments:	Extensive interior renovations completed. Corner unit with dock high and grade level loading. All single-story square footage.



premises overview



2575 Pioneer Ave – SUITE 106	
Suite Size:	8,745 SF
Office SF:	848 SF
Clear Height:	20'
Loading:	1 Grade Level Doors, 1 Dock High Position
Power:	600 Amps, 277/480 V (Tenant to Verify)
Base Rent:	\$1.45/SF + CAM
CAM/SF:	\$0.18/SF
Availability:	May 1, 2026
Comments:	Extensive suite prep to be completed. Suite Consists of minimal two-story office with dock and grade level loading.





interior warehouse - suite 101-A



office photos - suite 101-A



property photos



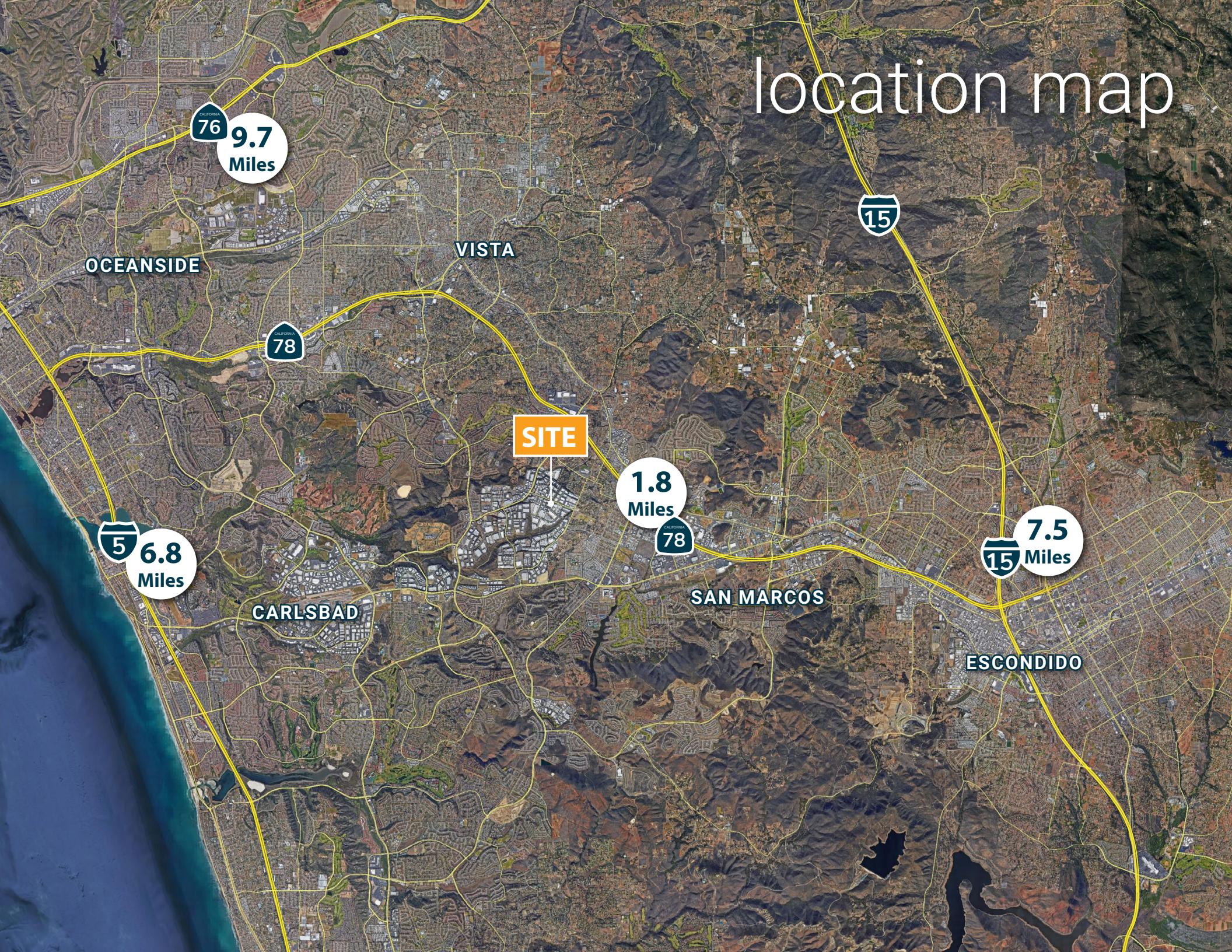
PACIFIC OCEAN



corporate neighbors

1	ACUSHNET COMPANY	6		11	BROWN SAFE	16		21	WINNERS ONLY INC	26		31	
2		7		12		17		22		27		32	
3		8		13		18		23		28		33	
4		9		14		19		24		29		34	
5		10		15		20		25		30			

location map



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