

# 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**

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VIRTUAL TOUR







UNIT 106

UNIT 101-A

# BROKER CONTACTS

Marko Dragovic  
mdragovic@lee-associates.com  
760.929.7839  
CalBRE #01773106

Isaac Little  
ilittle@lee-associates.com  
760.929.7862  
CalBRE #01702879

Olivia Baffert  
obaffert@lee-associates.com  
760.488.1376  
CalBRE #02211874

Lee & Associates Commercial Real Estate Services, Inc. - NSDC 1902 Wright Place, Suite 180, Carlsbad, CA 92008  
P: (760) 929-9700 | F: (760) 929-9977

 **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

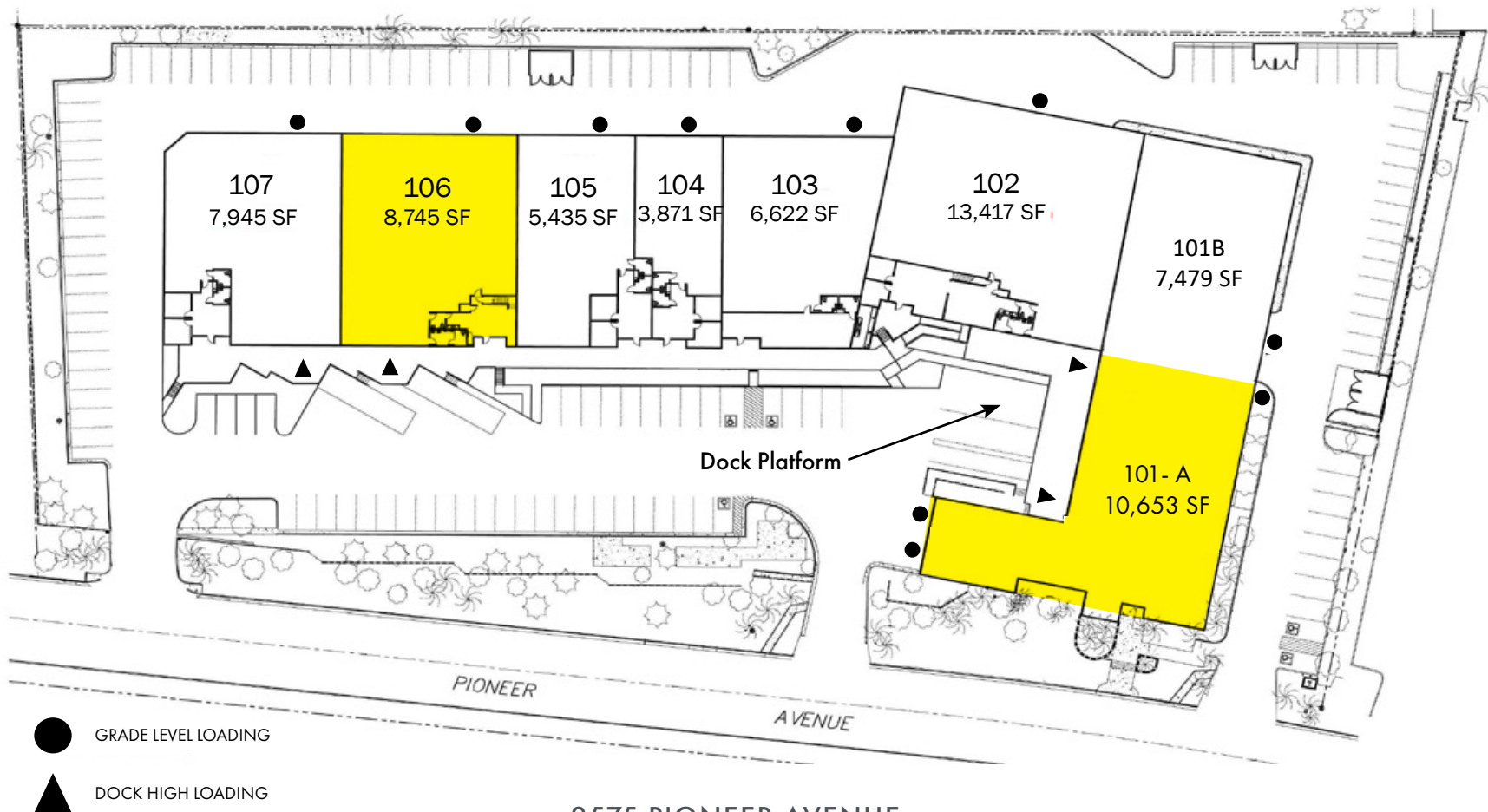
- Located within the heart of the Vista Business Park
- Centrally located along the 78 corridor with quick access to interstate 5 & 15.
- Strong Nearby Demographics and Employment Base
- Nearby retail and restaurant amenities

## 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

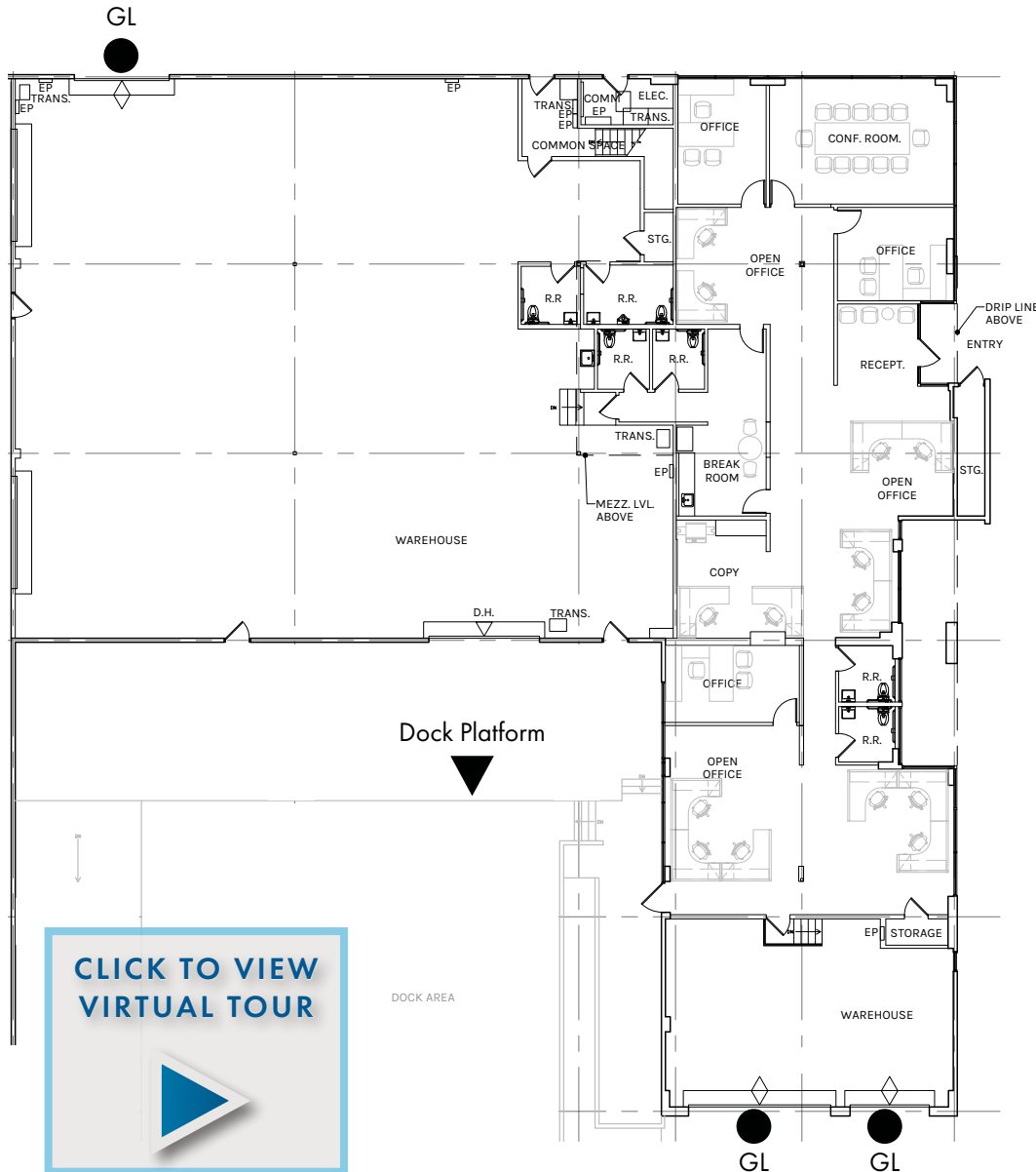
Address	Suite	Size	Office	Loading	Availability	Base Rent	CAM
2575 Pioneer Ave	101-A	10,653 SF	4,426 SF	3 Grade Level 1 Dock High Position	Immediately	\$1.29/SF + CAM	\$0.18/SF
2575 Pioneer Ave	106	8,745	848 SF	1 Grade Level 1 Dock High Door	May 1, 2026	\$1.45/SF + CAM	\$0.18/SF



2575 PIONEER AVENUE



# premises overview



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VIRTUAL TOUR



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## BROKER INCENTIVE:

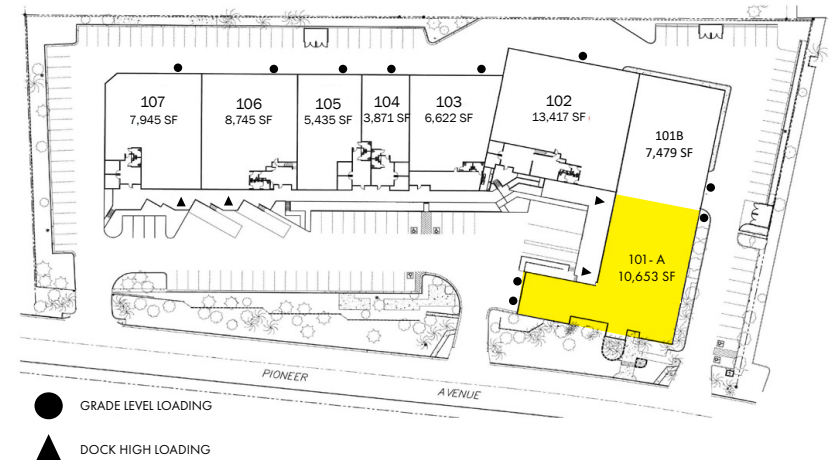
4% PROCURING BROKER COMMISSION

### 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:

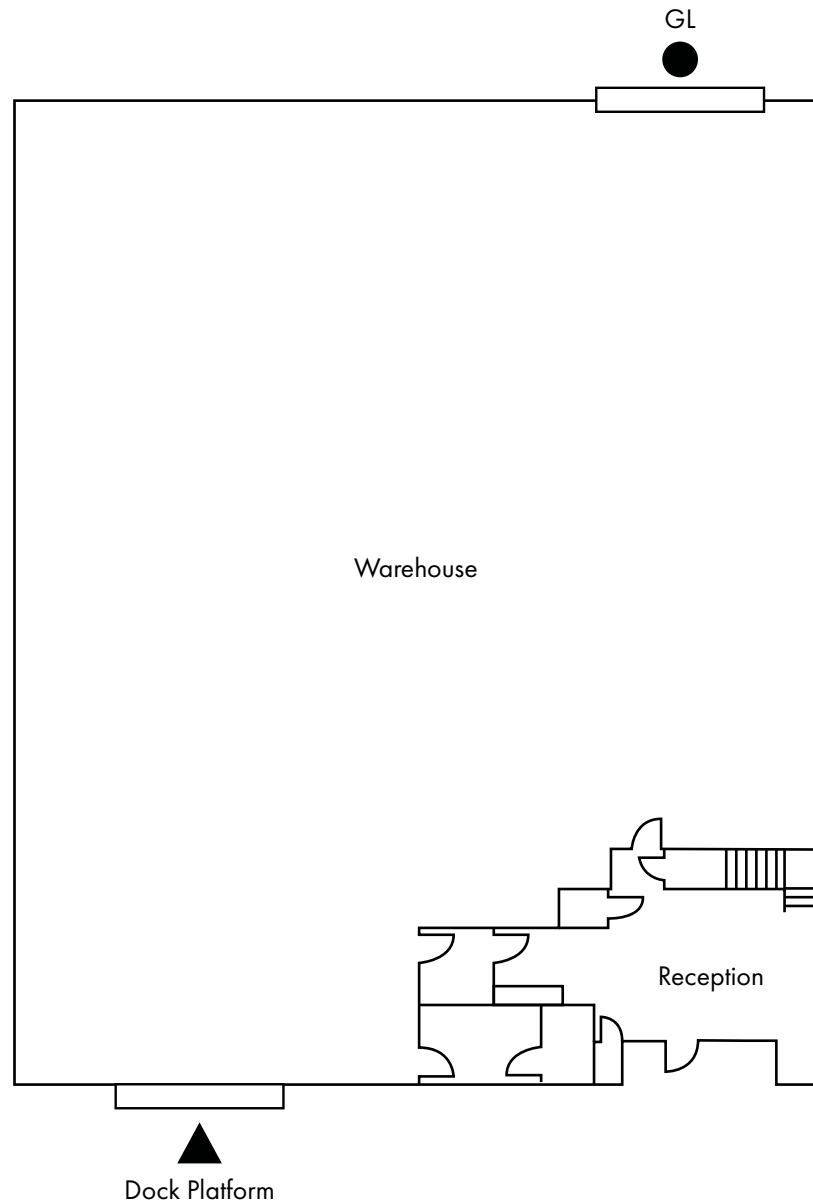
Extensive interior renovations completed. Corner unit with dock high and grade level loading.  
**All single-story square footage.**



● GRADE LEVEL LOADING  
▲ DOCK HIGH LOADING

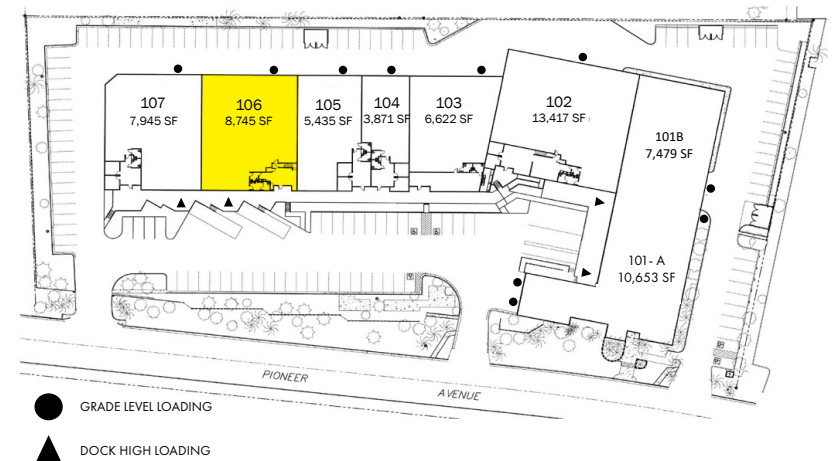


# premises overview



## 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

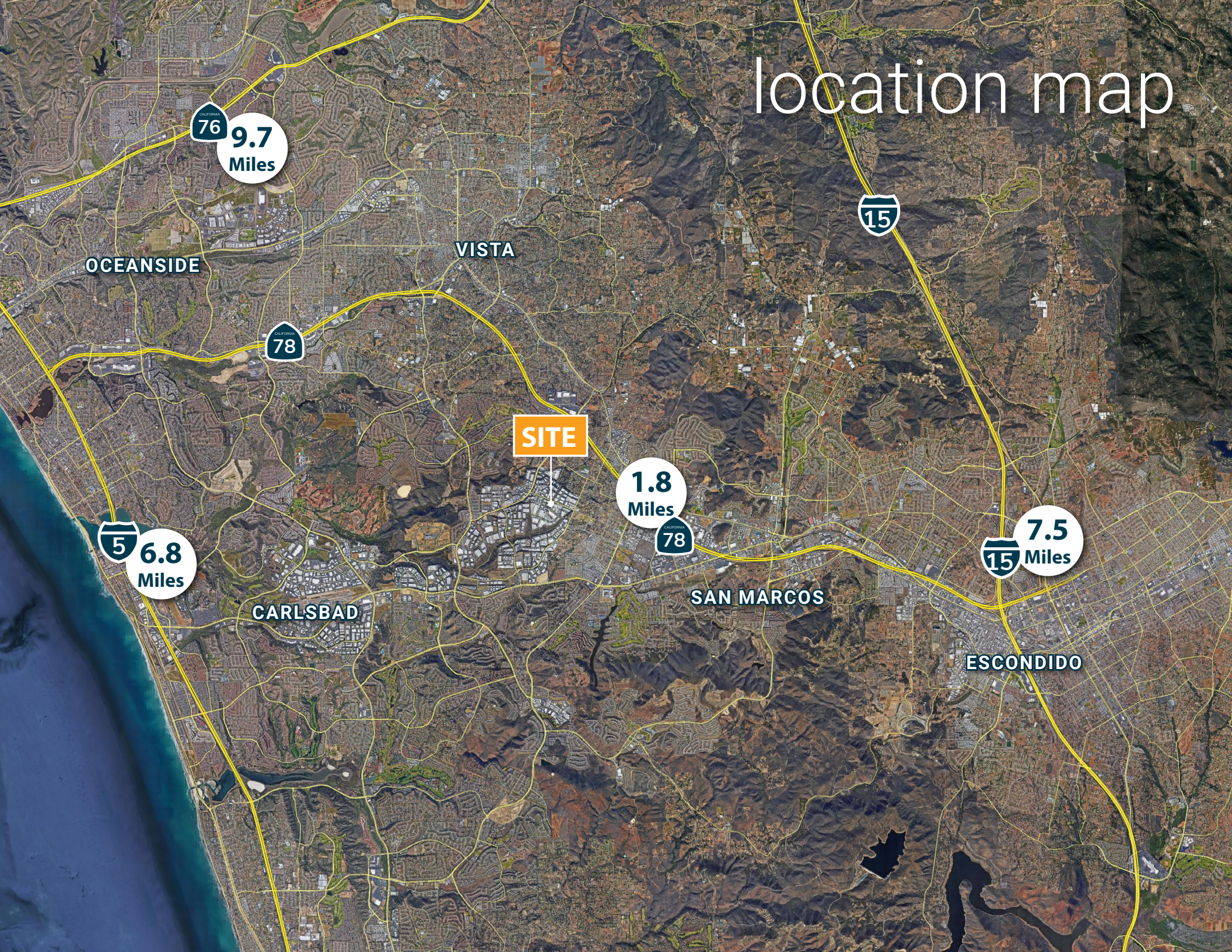


# corporate neighbors

1	ACUSHNET COMPANY	6		11	BROWN SAFE	16		21	WINNERS ONLY	26	HME	31	BREG
2	DDH ENTERPRISE, INC.	7		12	DIG water matters	17	ACCUTEK Packaging Equipment Companies, Inc.	22	AQUA LUNG	27	PODS	32	OPTUMRx
3	DTD Diversified Tool & Die	8	DART AEROSPACE	13	KILLION INDUSTRIES, INC.	18	US FOODS	23	THE HOME DEPOT	28	MERCK	33	amazon
4	P2DQ PICKUP	9	CAPTEK International ENCAPSULATING QUALITY	14	BIOFILM, INC.	19	Watkins Wellness	24	FLUIDRA	29	IONIS PHARMACEUTICALS	34	glanbia
5	AMI APPLIED MEMBRANES INC.	10	STONE BREWING CO.	15	amazon	20	DR. BRONNER'S ALL-ONE!	25	UNITE PROFESSIONAL SALON SYSTEM	30	CISCO		



# location map





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Olivia Baffert

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760.448.1376

CalDRE # 02211874

