

FOR SALE OR LEASE



# 26,026 SF

## FREESTANDING INDUSTRIAL BUILDING

**2465 CORAL STREET**  
VISTA, CA 92081

**\$1.30/SF NNN | \$7,400,000**



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# PROPERTY DETAILS



± 26,026 SF



6,000 SF Load-Bearing Mezzanine



4 Dock-High Doors  
1 Grade-Level Door



24' - 26'  
Clear Height



RLI Zoning



Fire Sprinklers



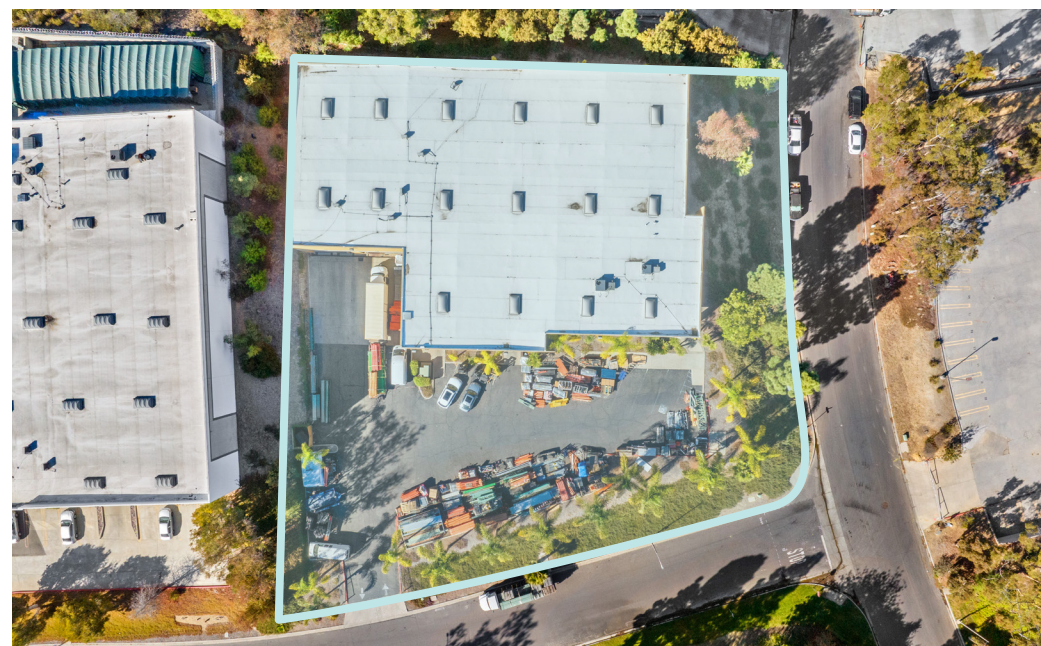
800 Amps, 277/480v  
3-Phase Power



Racking Equipment Available



Quick Access to Major Thoroughfares



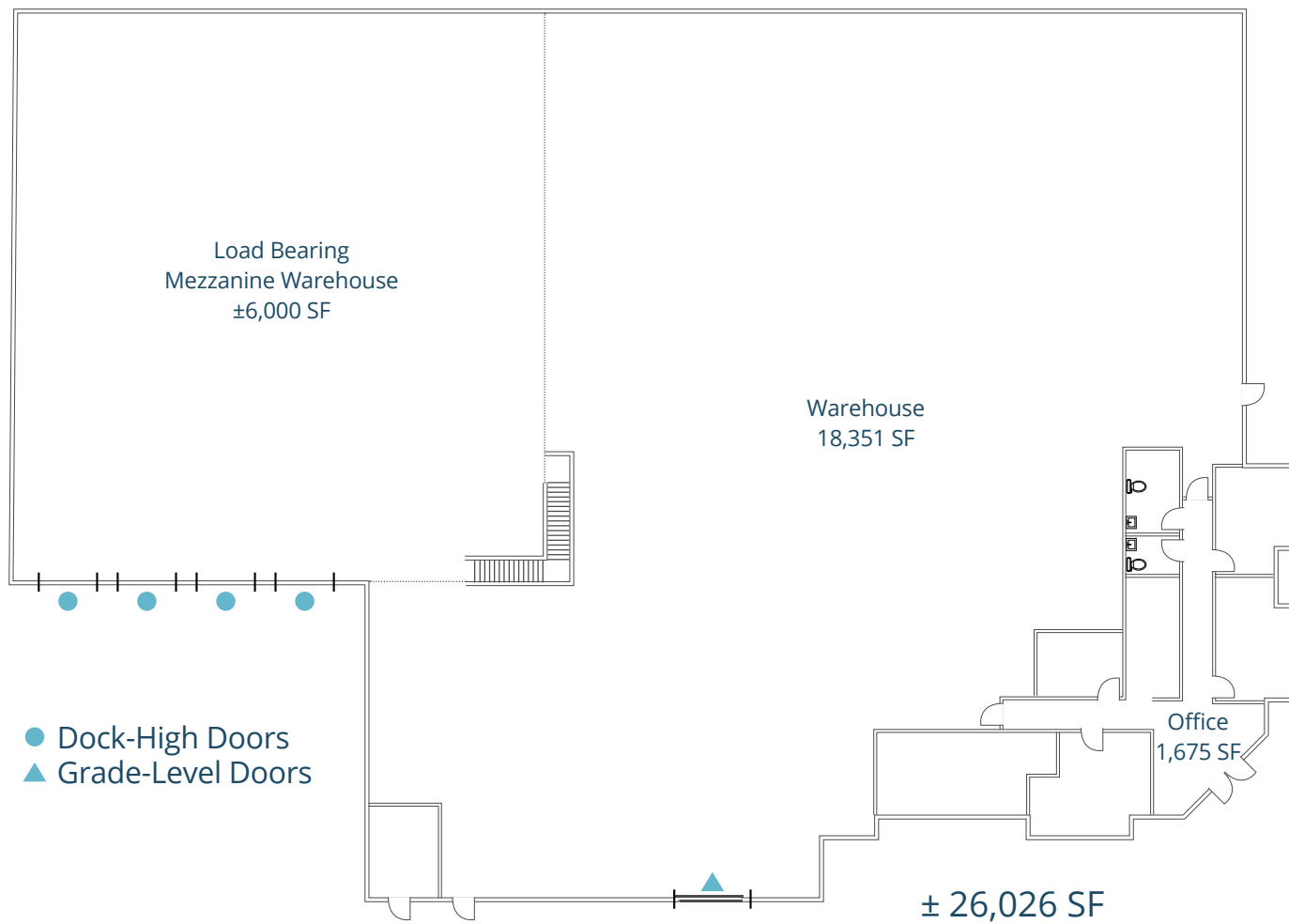
**\$1.30/SF NNN**  
LEASE RATE

±\$0.32/SF NNNS

**\$7,400,000**  
SALE PRICE



# FLOOR PLAN



**\$1.30/SF NNN**  
LEASE RATE  
±\$0.32/SF NNNS

**\$7,400,000**  
SALE PRICE



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# PROPERTY PHOTOS



**\$1.30/SF NNN**  
LEASE RATE  
±\$0.32/SF NNNS

**\$7,400,000**  
SALE PRICE



# DRIVE TIMES

2465 CORAL ST  
VISTA, CA 92081

ORANGE COUNTY 35 MINUTES

I-5 & PACIFIC OCEAN 12 MINUTES

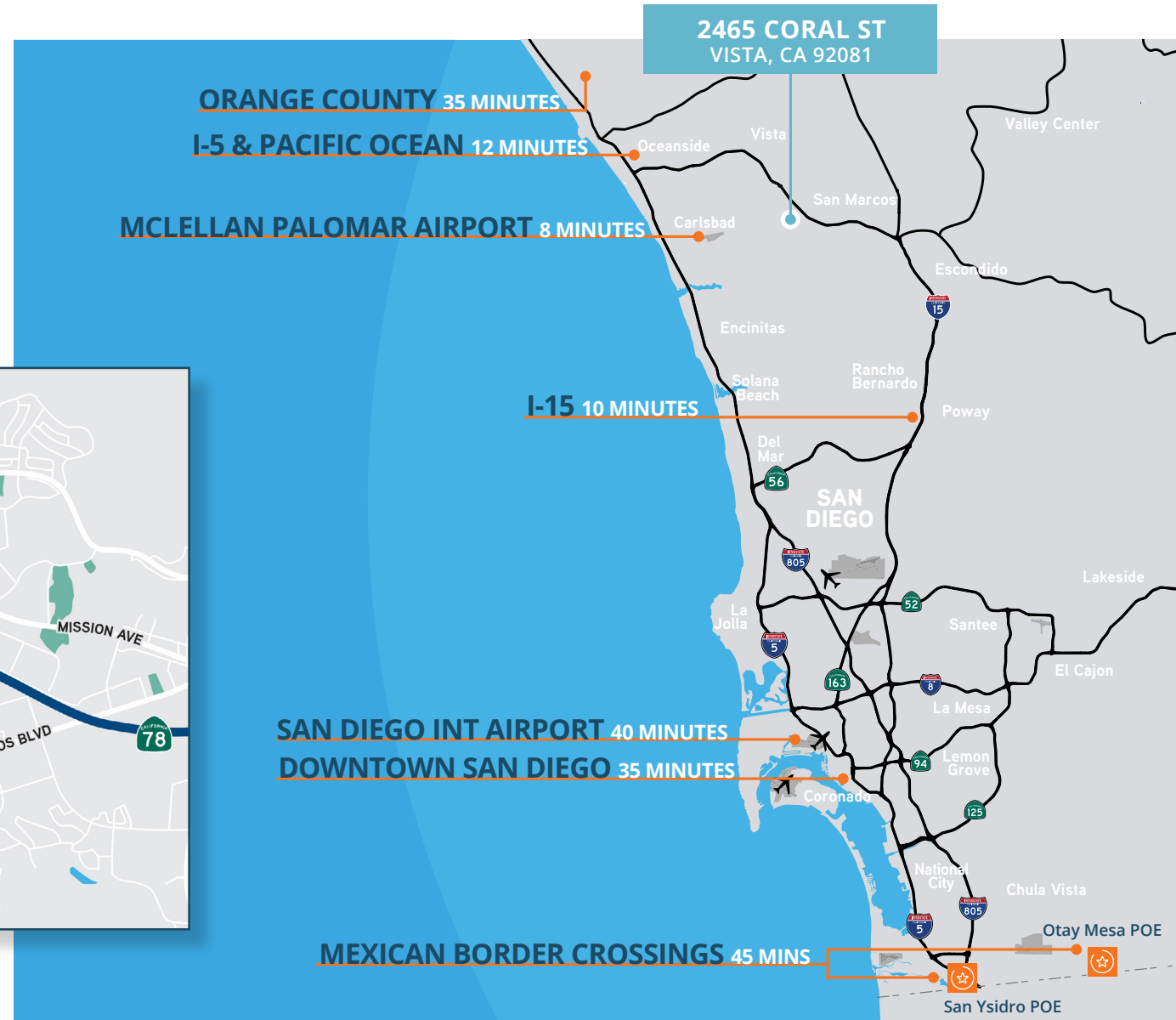
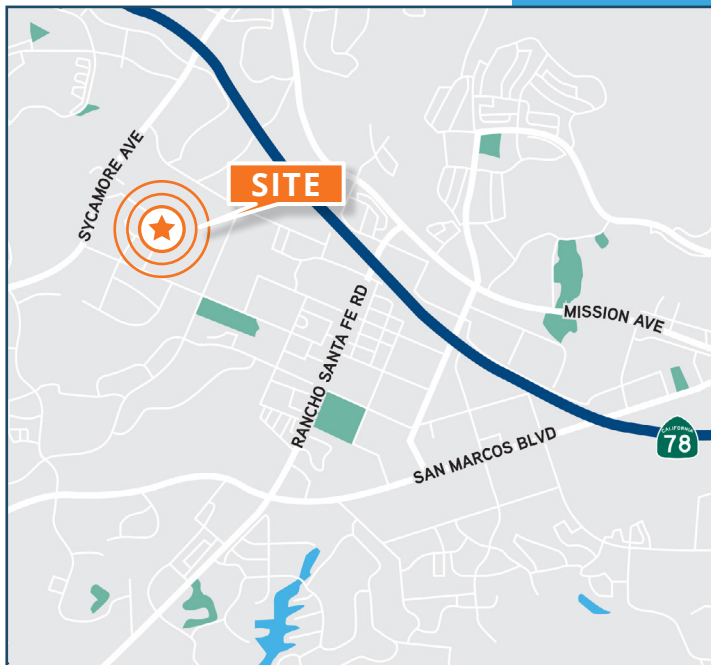
MCLELLAN PALOMAR AIRPORT 8 MINUTES

I-15 10 MINUTES

SAN DIEGO INT AIRPORT 40 MINUTES

DOWNTOWN SAN DIEGO 35 MINUTES

MEXICAN BORDER CROSSINGS 45 MINS



**\$1.30/SF NNN**  
LEASE RATE  
±\$0.32/SF NNNs

**\$7,400,000**  
SALE PRICE



# THE 78 CORRIDOR

The 78 Corridor is home to cutting-edge companies, leading universities and thriving industries that fuel our economy. From life sciences to military and defense, to manufacturing and action sports, the 78 Corridor is at the cutting edge of products that change the way we live, change the way our military communicates and operates and change the way we think about the future.



**711,700**  
Population



**\$106,164**  
Household Income



**240,902**  
# of Households

## HEALTHCARE

Academic medical centers and clinically-focused hospitals provide high-quality primary care and specialties that have achieved national stature. Palomar Medical Center, which opened its doors in the Escondido Research and Technology Center in 2012, is the centerpiece of the region's healthcare system and is recognized as one of the most technologically advanced hospitals in the world.

## HIGHER EDUCATION

San Diego's higher education institutions conduct ground-breaking research, train the region's workforce, and provide a human capital infrastructure that enables the region to compete for investment and jobs on a global level. San Marcos is the location of the Corridor's only public university – California State University San Marcos. Because of this, San Marcos has one of the highest concentrations of STEM degrees.

**\$1.30/SF NNN**  
LEASE RATE

±\$0.32/SF NNNs

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SALE PRICE

**Colliers**

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