



TAKE A VIRTUAL TOUR



1430 DECISION STREET | VISTA

±123,705 SF PLANNED INDUSTRIAL BUILDING
WAREHOUSE / DISTRIBUTION / MANUFACTURING

DELIVERABLE
AS SOON AS
Q4 2025

LBA**Logistics** 

 ±123,705 Square Feet | Class A Industrial

NEWER IS BETTER

1430 Decision Street represents the first ground-up Industrial conversion in North San Diego

Rare Opportunity

Dwindling supply of industrial land and new construction throughout San Diego, ideal site for Last Mile with immediate access to customers and highly skilled labor

Separate & Secure

No neighbors or shared environment, natural terrain features and ability to fence make this a highly secure facility

Flexibility

Designed to accommodate multiple users and industry types including Distribution and GMP Life Science

Customized Solutions

Design your perfect building from the ground up, enhance brand image while boosting morale and increasing efficiency



Affordability

Significant savings based on lower rental rates compared to Central SD and Orange County, reduced energy costs, cubic storage advantage

Avoid Risk

New building means less exposure to capital expenditures and environmental concerns

Attract & Retain Talent

Excellent quality of life featuring a coastal vibe, myriad of recreational and leisure activities, affordable living options and close proximity to executive housing. Immediately adjacent to walking/biking trails and walking distance to retail amenities.

LOCATION

SURROUNDING AREA



2023
POPULATION

615,679
within 10 miles

166,932
within 5 miles

85,238
within 3 miles



2023 HOUSING
UNITS

213,961
within 10 miles

62,208
within 5 miles

32,596
within 3 miles

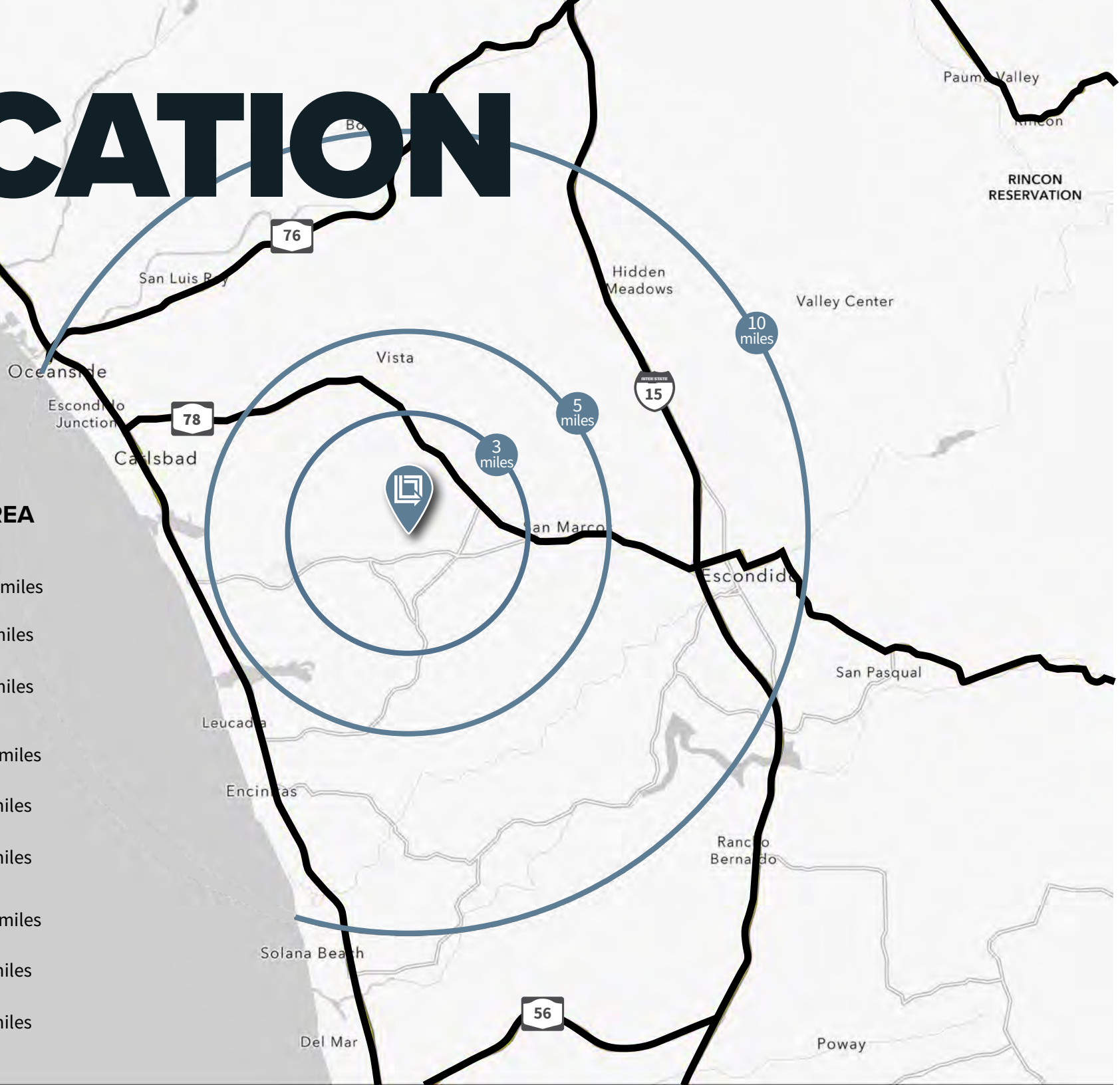


2023 MEDIAN
HOUSEHOLD
INCOME

\$119,308
within 10 miles

\$131,804
within 5 miles

\$132,308
within 3 miles



Drive times to:

- **1 hr 36 min**
Port of LA/Long Beach
- **40 min**
Orange County
- **45 min**
Riverside County
- **1430 Decision St**
Vista
- **45 min**
Downtown/Airport
- **55 min**
Mexico Border

San Diego quick stats:

3.3M

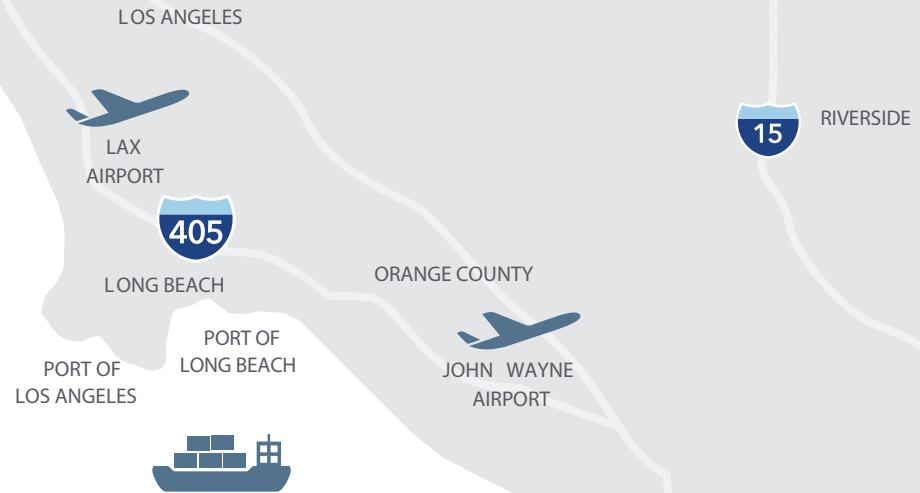
5TH MOST POPULOUS COUNTY IN US

#2

FASTEST GROWING ECONOMY IN CALIFORNIA

158K

COLLEGE STUDENTS IN SAN DIEGO INCLUDING 46K IN NORTH COUNTY



SAN DIEGO

SAN DIEGO AIRPORT

LAST MILE APPROVED

NORTH SAN DIEGO DEMOGRAPHICS

101,377
Population
33,249
Housing Units
\$91,998
Household Income

113,806
Population
47,505
Housing Units
\$114,706
Household Income

61,986
Population
26,522
Housing Units
\$116,477
Household Income

13,243
Population
6,669
Housing Units
\$113,972
Household Income

VISTA



SAN MARCOS

CARLSBAD

LA COSTA

ENCINITAS

RANCHO SANTA FE

SOLANA BEACH

57,750
Population
19,952
Housing Units
\$78,374
Household Income

44,574
Population
17,134
Housing Units
\$136,152
Household Income

3,247
Population
1,419
Housing Units
\$166,505
Household Income



±123,705 SF

TOTAL SPACE AVAILABLE
(SQUARE FEET)



22 DOCKS

1.86:10,000 SF DOOR RATIO



60'

SPEED BAY



36' CLEAR

HEIGHT AT FIRST COLUMN



2 GRADE

LEVEL DOORS



130'

TRUCK COURT



±10,800

SF OF OFFICE



260'

BUILDING DEPTH

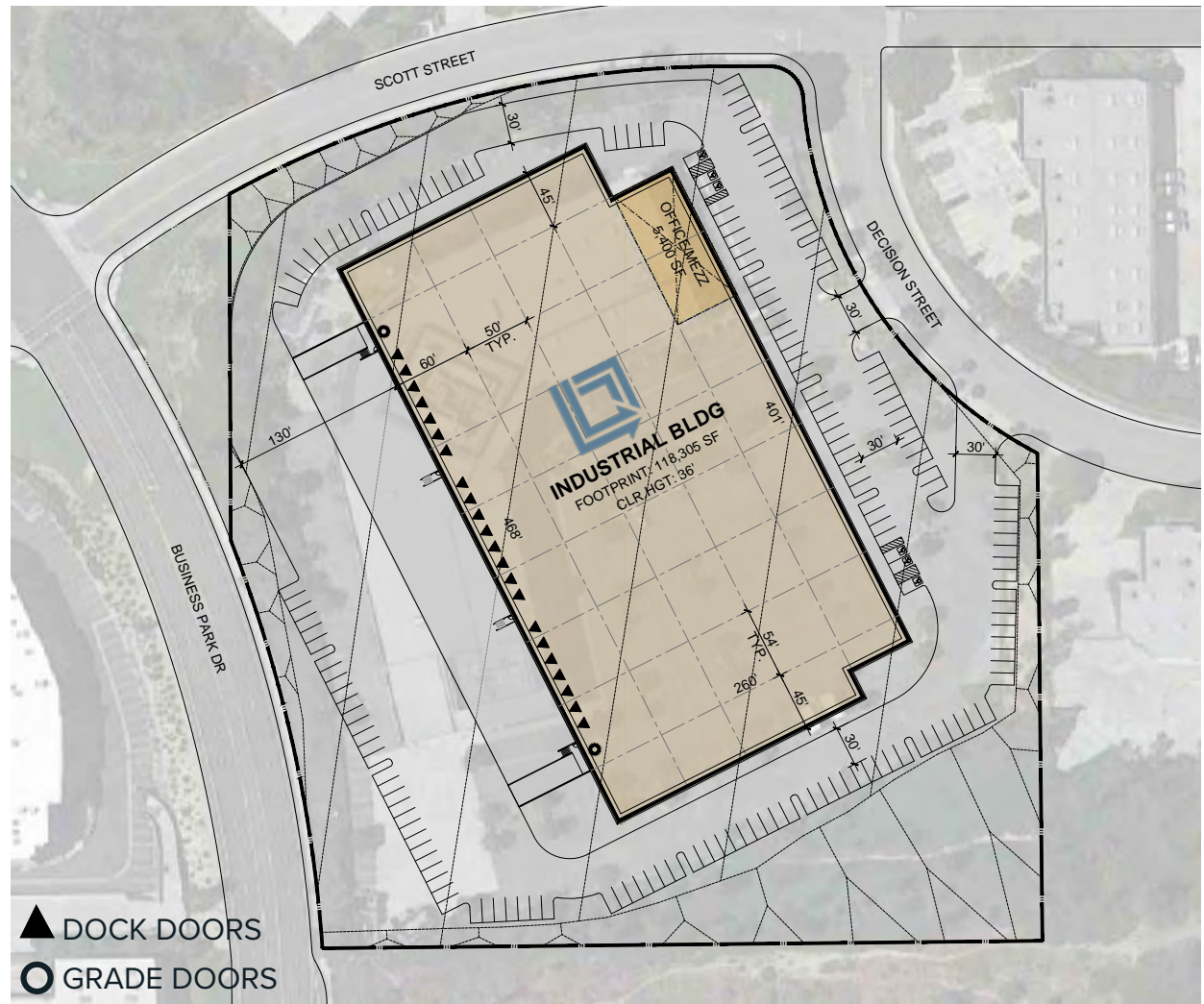


ESFR

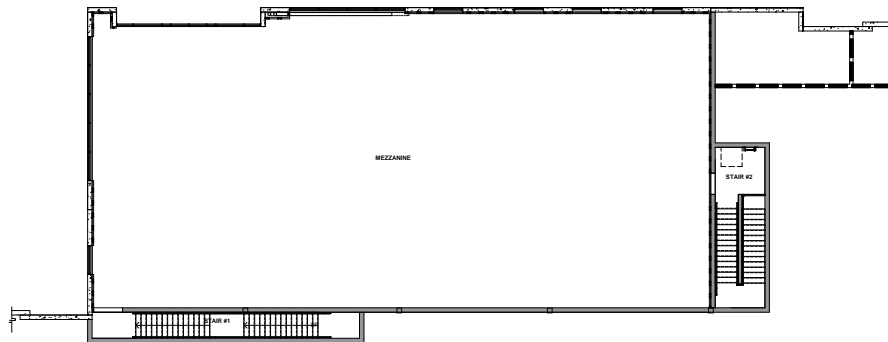
SPRINKLERS

THE PLAN

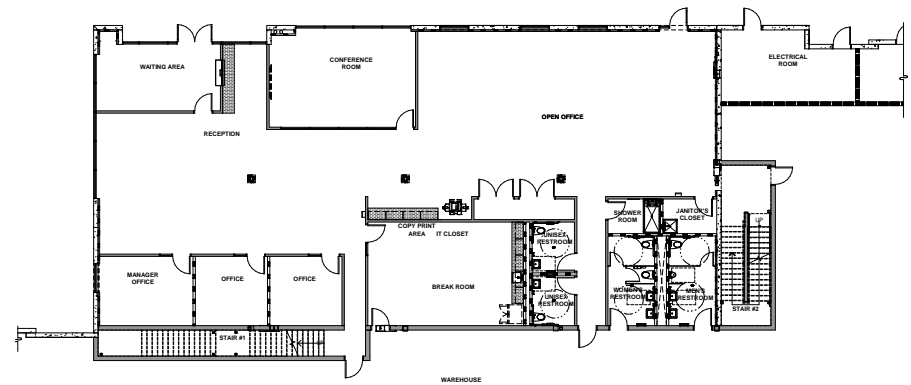
FULL BUILDING PLAN



MEZZANINE



GROUND FLOOR





NORTH COUNTY

Surrounded by strong demographics, great accessibility and the largest concentration of executive housing



101,377
population



34
median age



4,204+
businesses



40,730+
employees



20+
rail stations



40+
golf courses

Melrose Drive



Business Park Dr

Poinsettia Ave

W San Marcos Blvd

Ocean Hills



NORTH



CORPORATE NEIGHBORS





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