

1120 SYCAMORE AVE - VISTA, CA 92081

FOR LEASE: 1,794 - 3,529 SF OFFICE SUITES

BROKER INCENTIVE:
**\$1/SF PROCURING
BROKER BONUS**

**MINIMUM 3-YEAR LEASE TERM REQUIRED*

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

**MINIMUM 3-YEAR LEASE TERM REQUIRED*



VISTA'S PREMIER OFFICE AND INDUSTRIAL PROJECT



SUBJECT PROPERTY
1120 Sycamore Ave

BROKER CONTACTS

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project highlights

LOCATION

- Located within 1 mile of Highway 78
- Central 78 corridor location
- Located on a signalized intersection

MULTIFUNCTIONAL PROPERTY

- Flexible office and industrial floor plans
- Single story industrial suites from 1,128 to 4,484 SF
- Small office suites from 922 to 3,529 SF

TRANQUIL ENVIRONMENT

- Surrounded by lush landscaping & matured trees
- Outdoor lounge and collaboration areas
- Private and secluded property

IDENTITY & IMAGE

- Strong Corporate Image
- Located among high-end uses
- Extensive glass-line and natural light throughout

availability overview

| Suite # | Size | Monthly Gross Rent | Availability | Comments |
|---------|----------|---------------------------------|--------------|---|
| 1A | 1,794 SF | \$2,063/Month Gross (\$1.15/SF) | Immediately | Ground floor space immediately adjacent to parking area. Space consists of a reception, two private offices, breakroom, and open office area. |
| 2B | 1,935 SF | \$2,225/Month Gross (\$1.15/SF) | Immediately | Creative office space, exposed ceilings, two private offices, large open bullpen area and abundant natural light with extensive glassline |
| 1D | 3,529 SF | \$3,394/Month Gross (\$0.99/SF) | Immediately | Ground floor office suite with extensive glass-line, mixture of private offices, bullpen area, meeting room and kitchen. |

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premises overview

ADDRESS: 1120 Sycamore Ave

SUBMARKET: Vista

PROJECT SQUARE FEET: 27,893 Square feet located on 2.44 acres

OFFICE COMPONENT SF: 15,675 Square Feet

INDUSTRIAL COMPONENT SF: 11,915 Square Feet

OF STORIES: 2 Story

PARKING RATIO: 101 spaces (3.62/1,000 SF)

YEAR BUILT: 1986

FIRE SUPPRESSION: Fully Sprinklered

CONSTRUCTION TYPE: Concrete Tilt up

ZONING: Research Light Industrial

INTERIOR CEILING HEIGHT: Various- exposed ceiling and dropped ceiling throughout

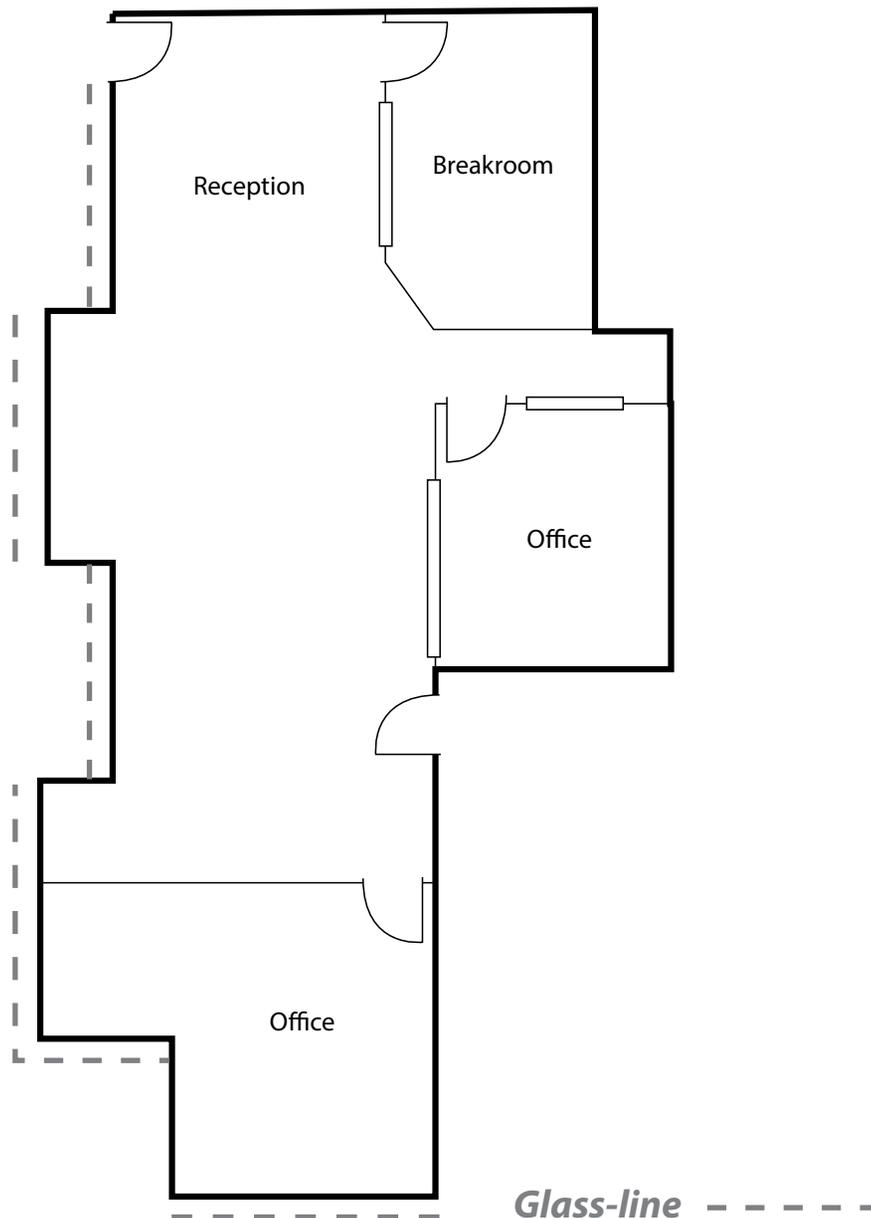
OTHER: Brand new roof and other renovations underway

Call Brokers to Schedule Showing

1120 SYCAMORE | 5



floor plan



1120 SYCAMORE – SUITE 1A

Size: 1,794 SF

Monthly Gross Rent: \$2,063/Month Gross (\$1.15/SF)

Availability: Immediately

Comments: Ground floor space immediately adjacent to parking area. Space consists of a reception, two private offices, breakroom, and open office area.

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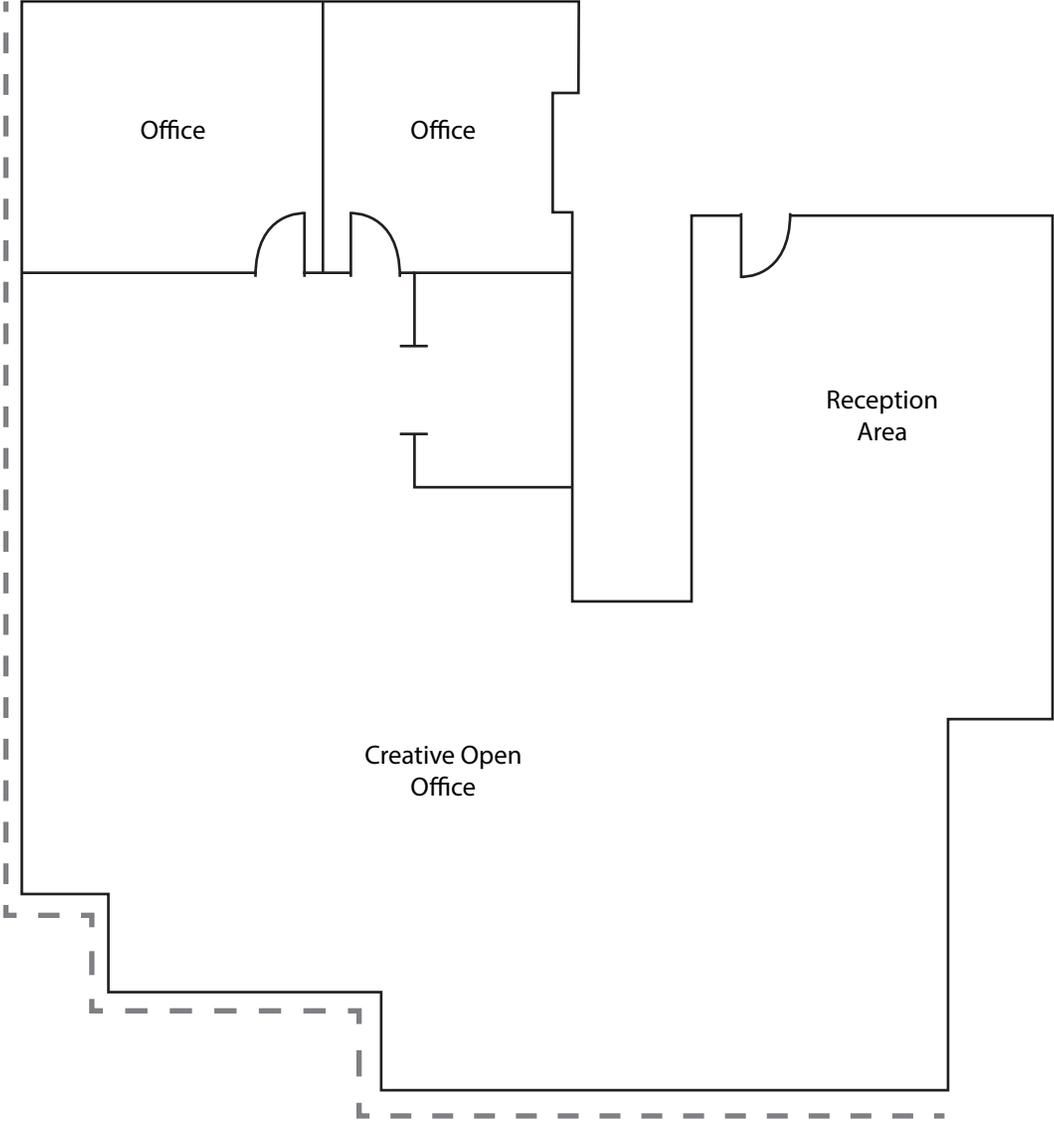
**MINIMUM 3-YEAR LEASE TERM REQUIRED*



suite 1A



floor plan



Glass-line - - - - -

1120 SYCAMORE – SUITE 2B

| | |
|---------------------|--|
| Size: | 1,935 SF |
| Monthly Gross Rent: | \$2,225/Month Gross (\$1.15/SF) |
| Availability: | Immediately |
| Comments: | Creative office space, exposed ceilings, two private offices, large open bullpen area and abundant natural light with extensive glassline. |

TENANT INCENTIVE:
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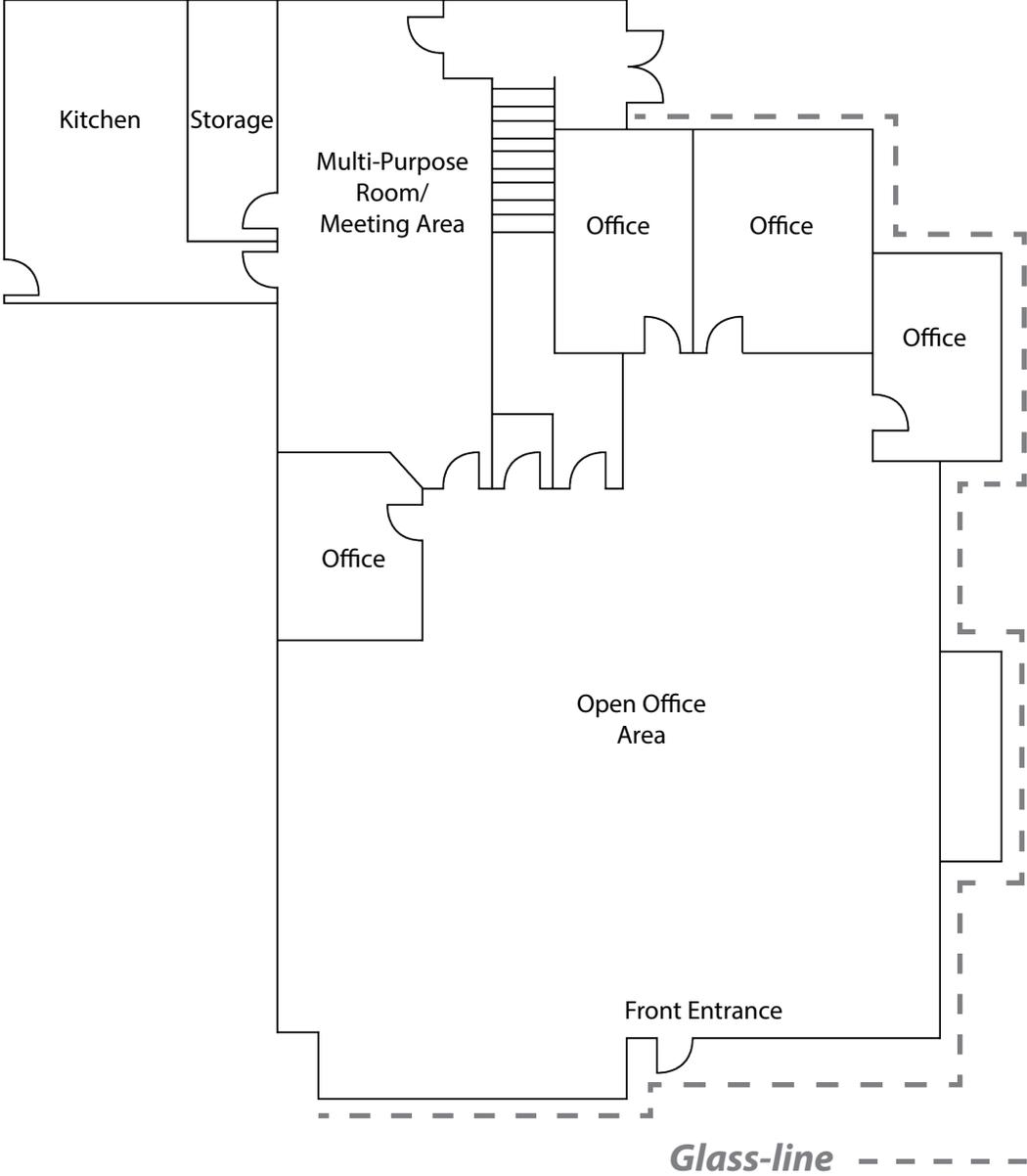
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suite 2B



floor plan



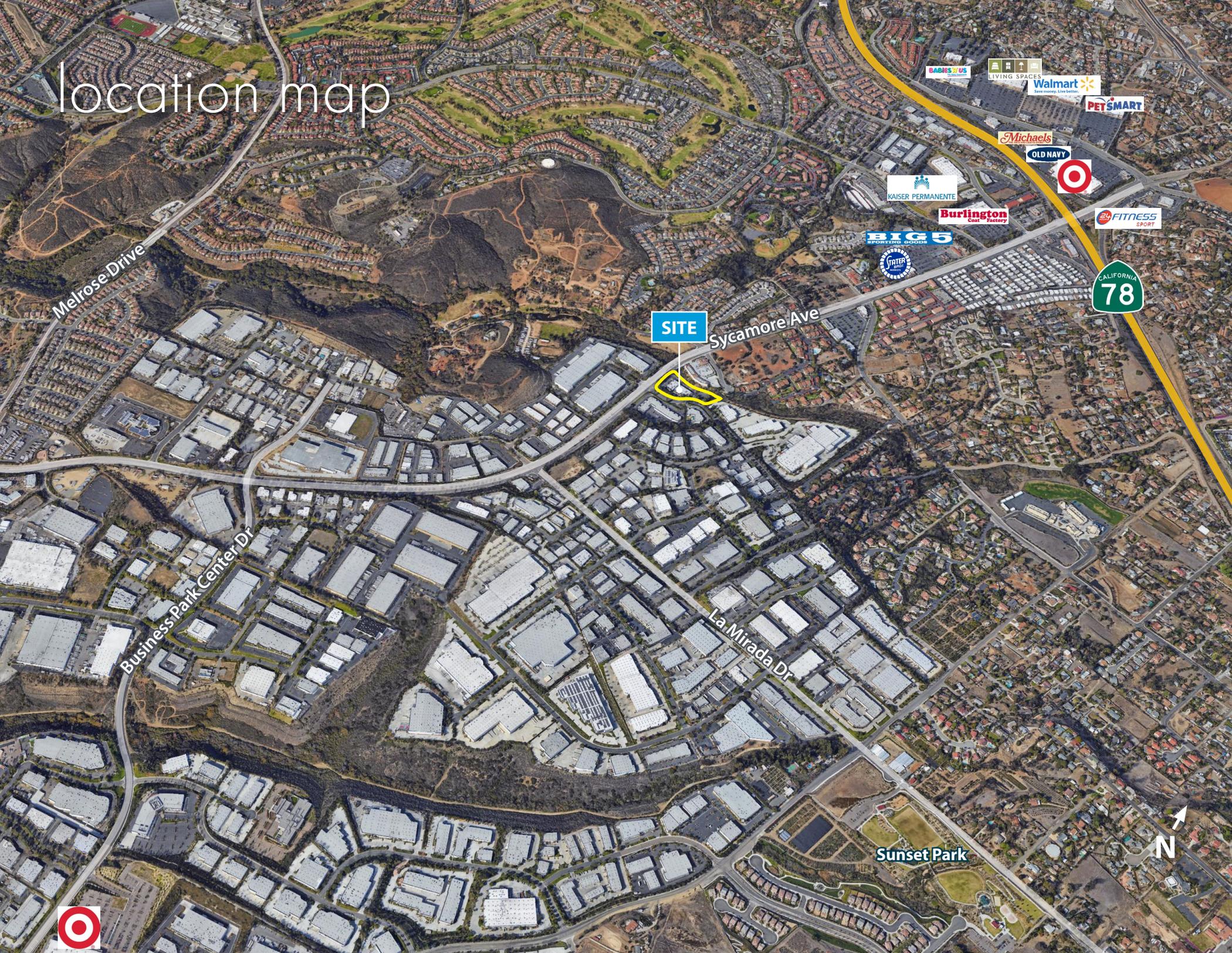
1120 SYCAMORE – SUITE 1D

| | |
|---------------------|--|
| Size: | 3,529 SF |
| Monthly Gross Rent: | \$3,494/Month Gross (\$0.99/SF) |
| Availability: | Immediately |
| Comments: | Ground floor office suite with extensive glass-line, mixture of private offices, bullpen area, meeting room and kitchen. |

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location map



Melrose Drive

SITE

Sycamore Ave

Business Park Center Dr

La Mirada Dr

CALIFORNIA
78

Sunset Park

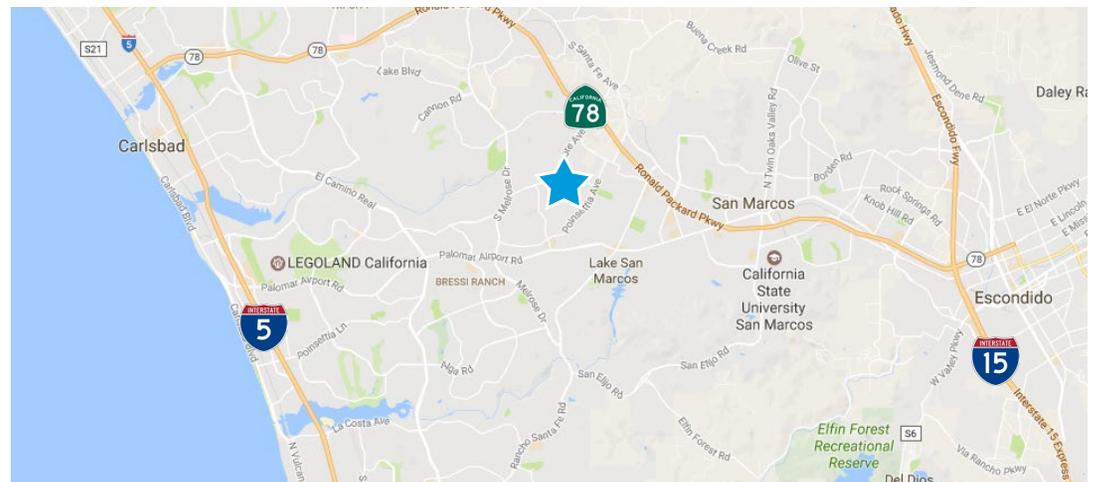


location overview

1120 Sycamore Ave is located within the prestigious Vista Business Park which lies in the center of the North San Diego County Industrial hub. Vista is approximately 10 miles inland, 30 miles North of San Diego and strategically located with close proximity Carlsbad, Oceanside, San Marcos & Escondido.

The Vista Industrial market consists of nearly 14,000,000 square feet of industrial & flex space, accounting for approximately 25% of the total North County industrial market. With a vacancy rate dropping below 4%, Vista continues to thrive as San Diego Counties tightest submarkets.

Major companies like Watkins Manufacturing, McCain Traffic, Killion Industries, Datron, Polaris Pools & over a dozen local breweries are headquartered in the Vista submarket. Vista's central North County location and lack of developable land will continue to strengthen the demand for industrial space in the area.



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