



2440

GRAND AVE

Vista

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PROPERTY OVERVIEW

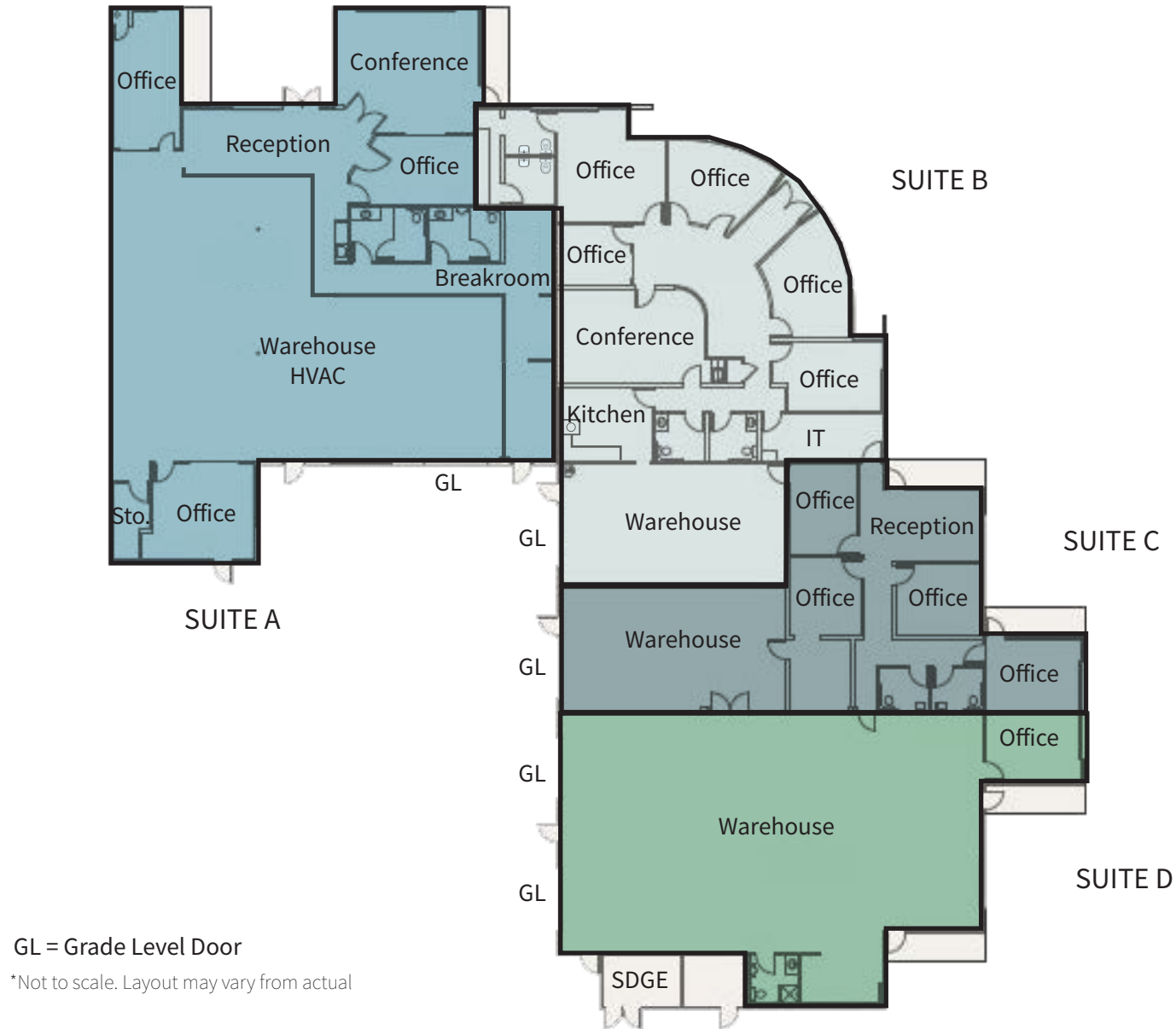


PROPERTY ADDRESS	2440 Grand Avenue, Vista, CA 92081	STORIES	Single-story (no mezzanine)
PROPERTY DESCRIPTION	Multi Tenant Industrial	CLEAR HEIGHT	±14-16'
YEAR BUILT	1989	GRADE-LEVEL LOADING	5
TOTAL SQUARE FEET	±14,973	POWER	±1,000 amps 120/208V 3 Phase
TOTAL ACRES	2.09	ELECTRICAL METERS	Four (4) electrical meters
PARCEL NUMBER	217-252-04-00	PARKING	2.74/1,000
ZONING	RLI (Research Light Industrial)	SALE PRICE	\$4,415,000.00

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FLOOR PLAN



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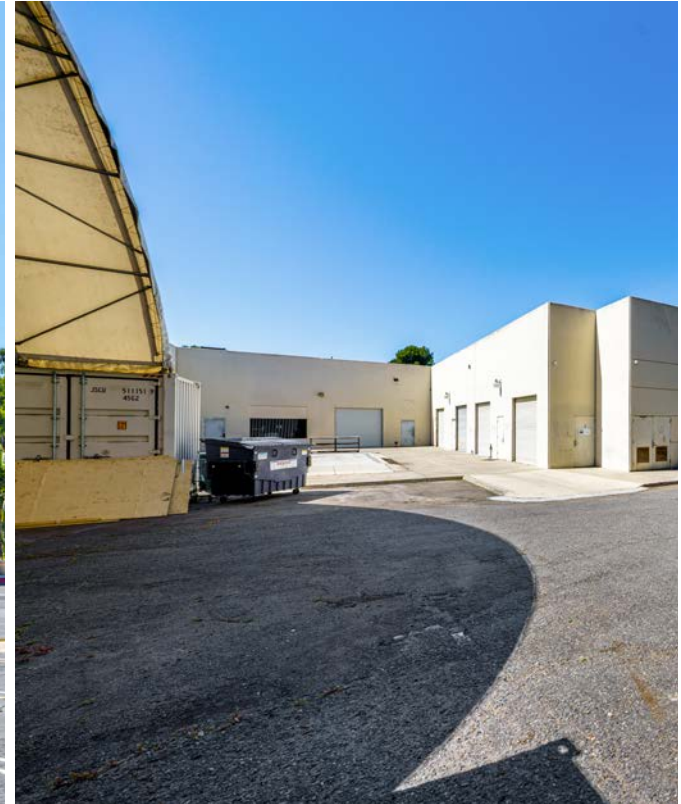
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EXTERIOR PHOTOS

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Vista



MULTI PRIVATE ENTRANCES



REAR LOADING AREA



OUTSIDE STAGING AREA



FENCED SECURED LOADING



ELEVATED PROMINENT LOT

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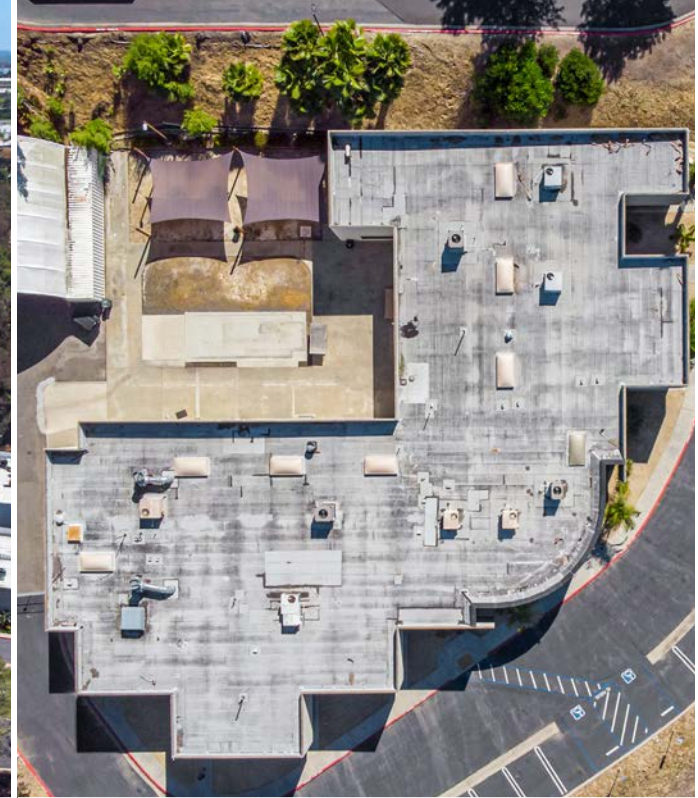
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AERIAL IMAGES

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SOUTHEAST FACING VIEW



OVERHEAD VIEW



CORPORATE HEADQUARTERS IDENTITY



ABUNDANT PARKING

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CLOSE PROXIMITY

to North County's Most Affluent Communities

Drive times to:

17 min

5 Fwy

10 min

Paomar Airport Rd.

5 min

Highway 78

15 min

San Elijo Hills

18 min

Escondido

15 min

Interstate 15

VISTA DEMOGRAPHICS:

35.5%

**COLLEGE GRADS
WITH BACHELOR
DEGREES**

24

**LOCAL
BREWERIES**

103K

POPULATION

CARLSBAD
VILLAGE

BRESSI
RANCH

SAN
MARCOS

SAN ELIJO
HILLS

ESCON

ENCINITAS

RANCHO
SANTA FE

RANCHO
BERNARDO

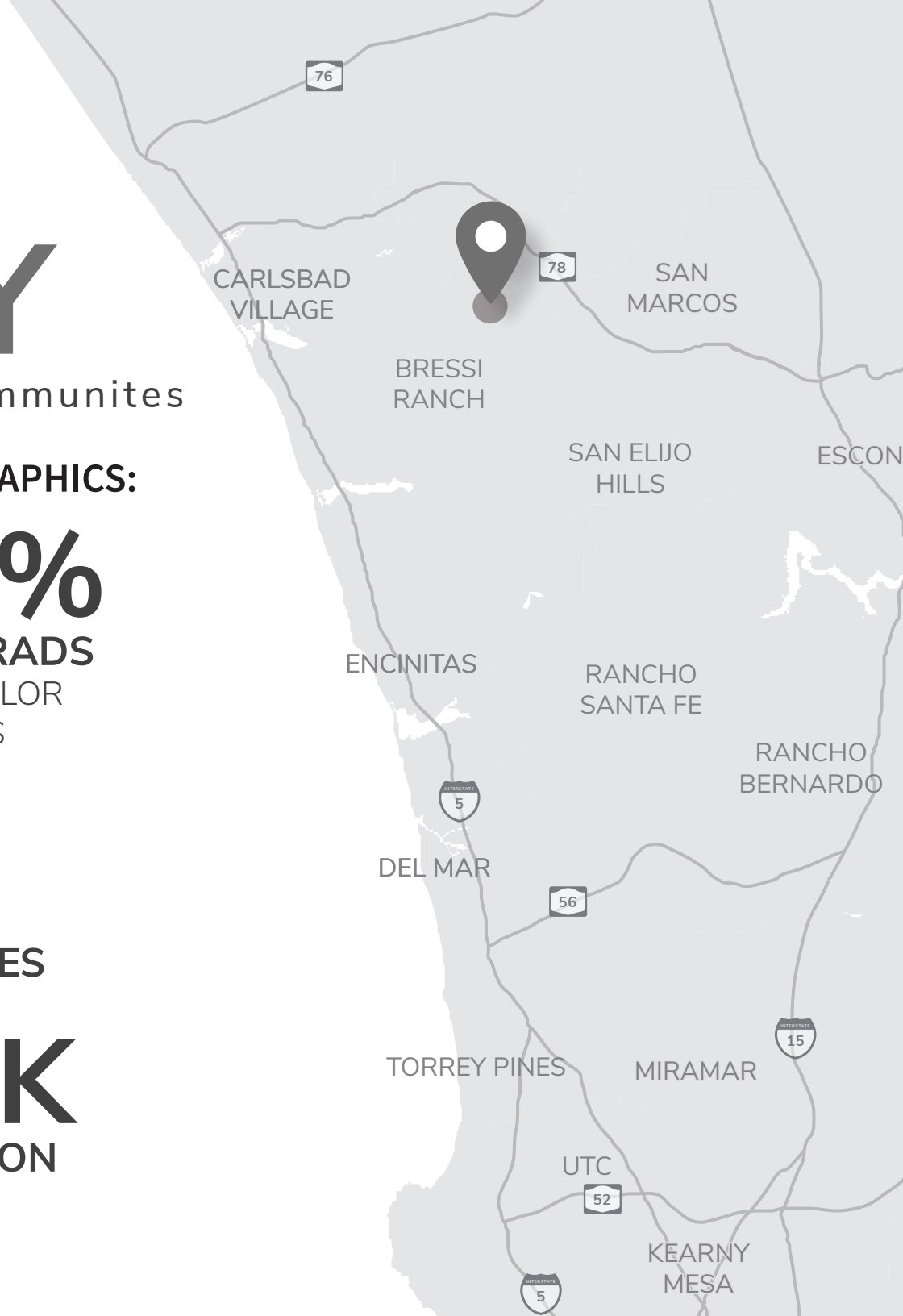
DEL MAR

TORREY PINES

MIRAMAR

UTC

KEARNY
MESA





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