

VISTA

Technology center

A promise
for the future.

CONOR BOYLE

+1 760 930 7967

conor.boyle@colliers.com

JOE CROTTY

+1 760 930 7906

joe.crotty@colliers.com

TYLER STEMLEY

+1 760 930 7929

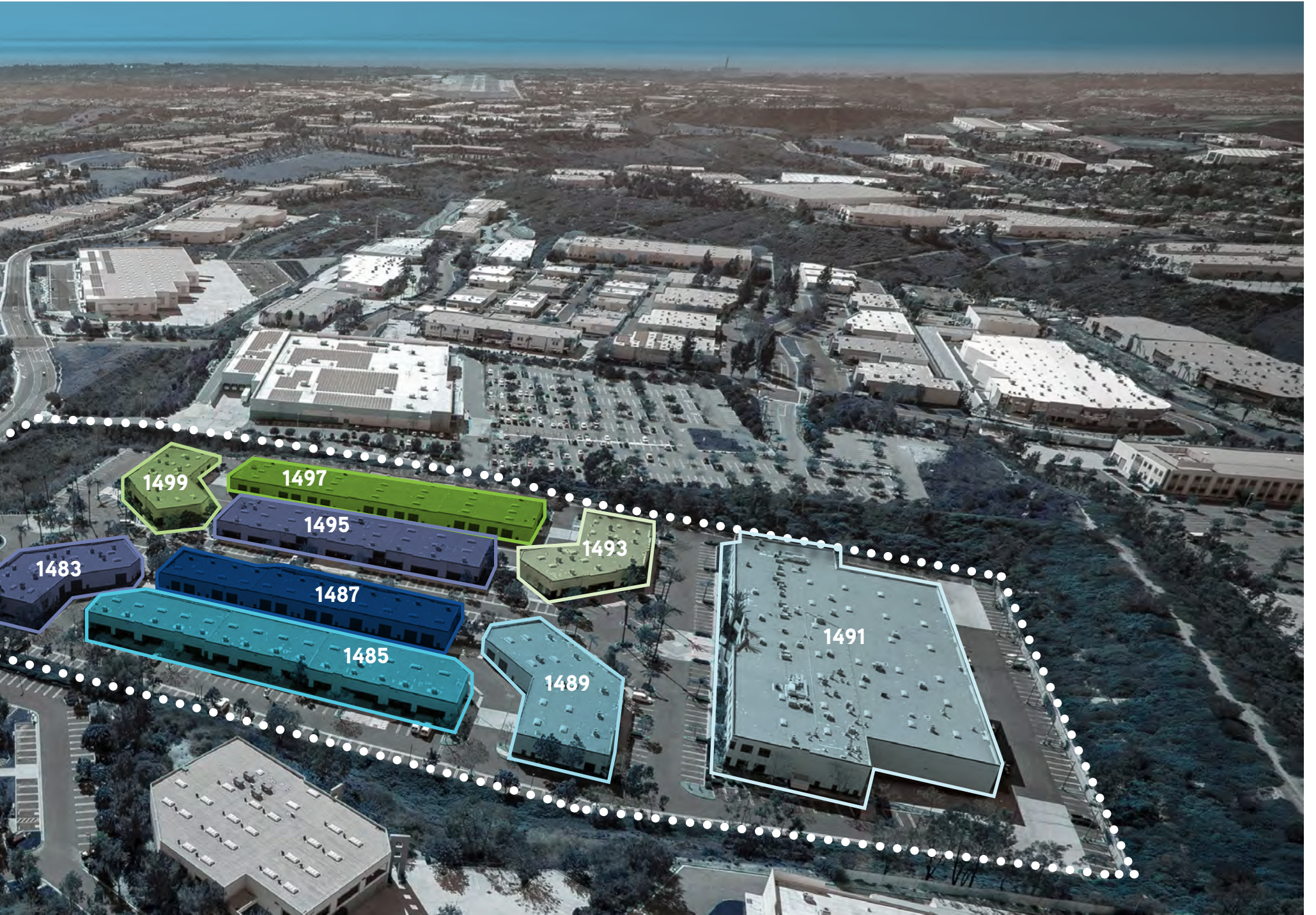
tyler.stemley@colliers.com



*A place for
technology-forward tenants.*



THE PROPERTY



1483-1499 Poinsettia Avenue

vista technology center delivers functional workspaces, amenities and the surroundings demanded by today's growth-oriented businesses and their employees. The project is prominently located at the crossroads of Carlsbad and Vista in one of North County San Diego's most prominent business parks, featuring notable companies in the maritime industry, medical device manufacturing, and sports and active lifestyle companies. **vista technology center** offers easy access to amenities and areas to live, work, and play along the Innovate 78 corridor. Surrounded by a young and talented population, **vista technology center** is positioned to make your business a success.

- **Move-in ready** industrial/flex units with high-quality office build-out
- Within **walking distance** of numerous amenities and trails
- **Strategically located** on the border of Vista and Carlsbad
- Fiber-optic capabilities to **stay connected**
- **High-image finishes** to enhance brand identity

Property Highlights



project size

9 building industrial multi-tenant totaling 228,688 SF on 19.68 AC



suite sizes

±1,504 to ±12,597 SF



Loading

14' oversized roll-up doors



warehouse

16' - 18' clear height
Fully sprinklered



power

Superior power in incubation suites



parking

3.0/1,000



zoning

LI (Light Industrial)



The GLP Difference

- » Provides solutions, not just properties
- » Leading global real estate provider of modern industrial facilities
- » Owns & manages 601 million square feet over 2,674 completed properties across 118 cities.

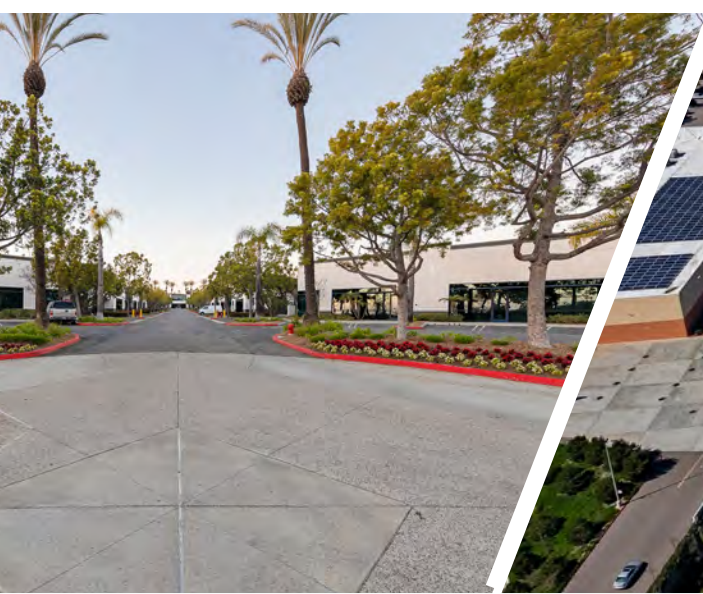


www.glprop.com



THE PROPERTY

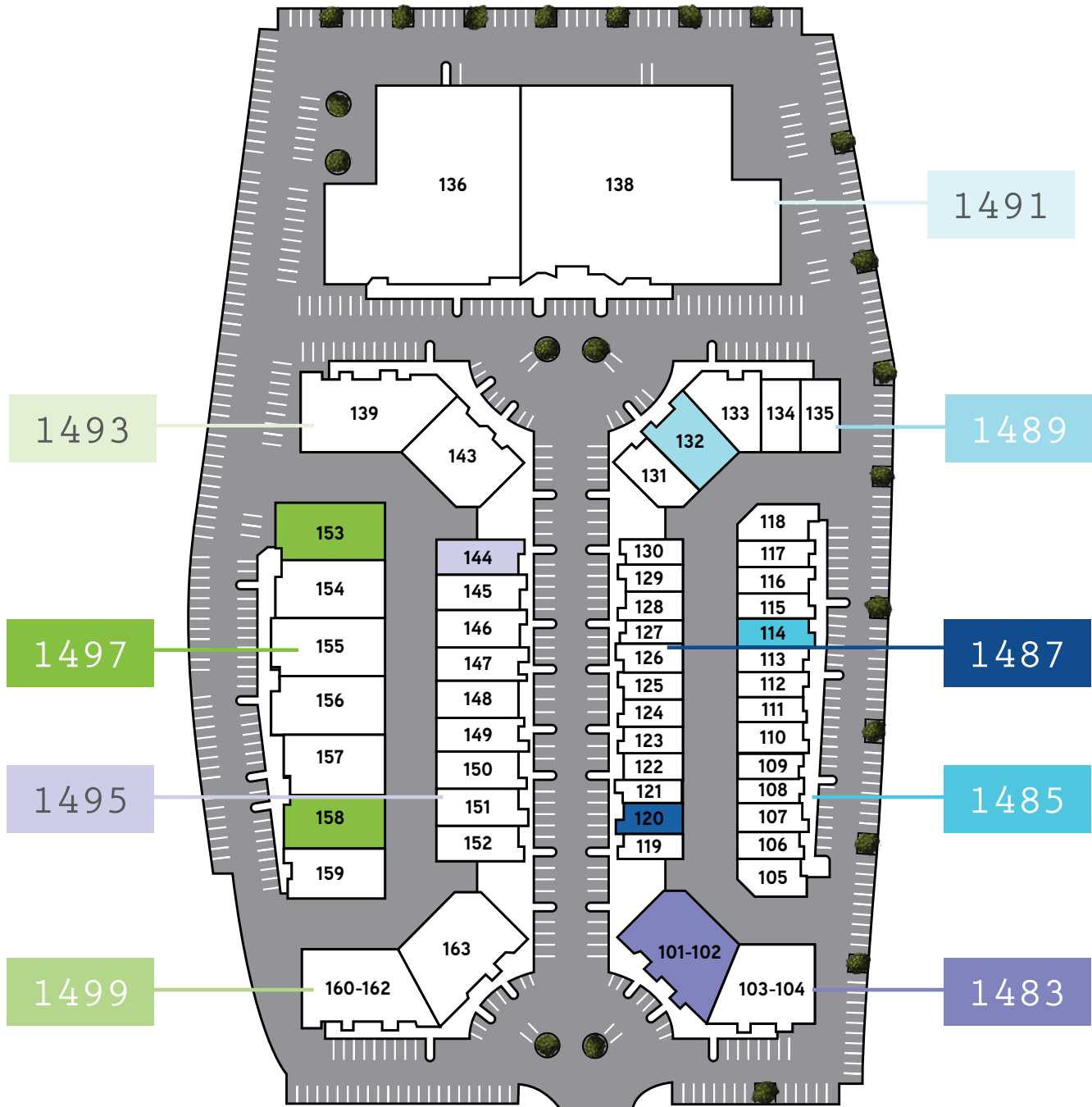




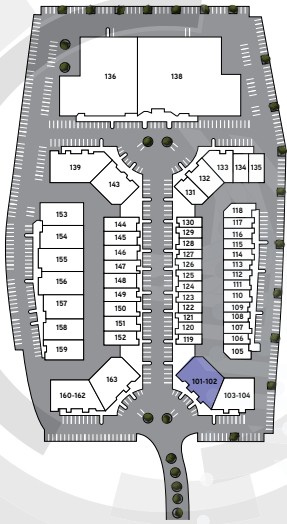
Availability

BLDG	SUITE	SIZE (SF)	RATE (MG*)
1483	101/102	±7,392	\$1.15/SF
1485	114	±1,695	\$1.19/SF
1487	120	±1,504	\$1.19/SF
1489	132	±3,507	\$1.19/SF
1495	144	±2,587	\$1.19/SF
1497	153	±4,750	\$1.19/SF
1497	158	±4,724	\$1.19/SF

*CAM fees est. at \$0.15/SF



Interactive Links

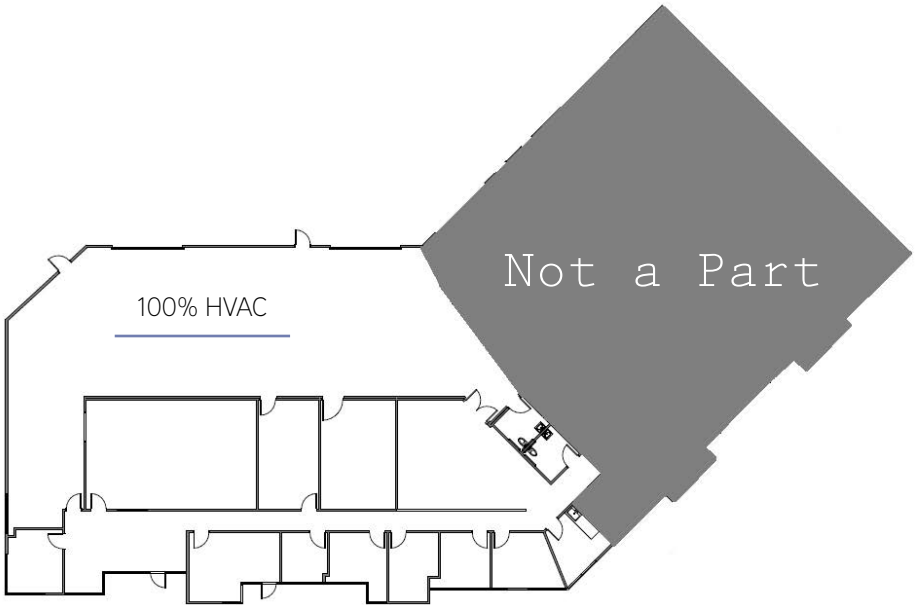


1483

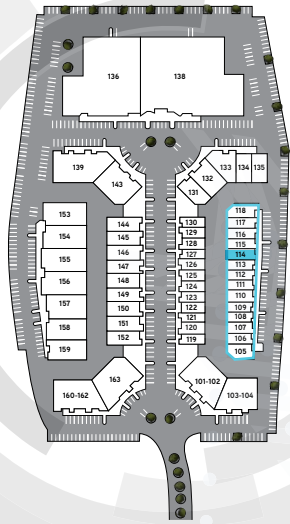
AVAILABILITY



Suite 101/102



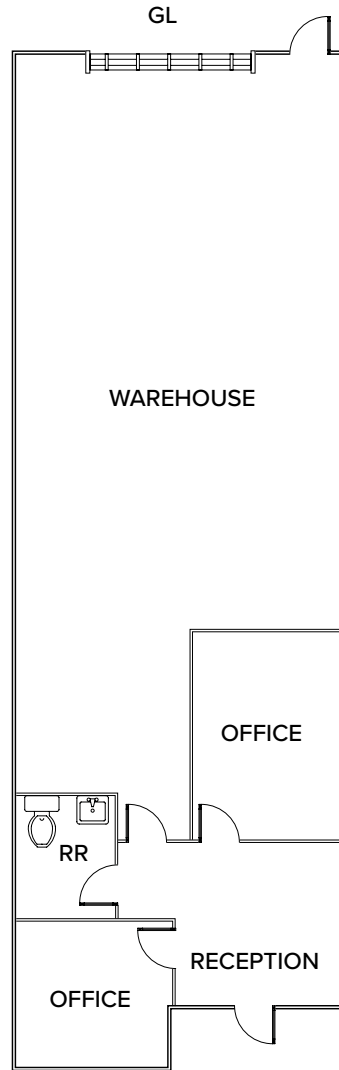
Size ±7,392 SF
Rate \$1.15/SF



BLDG
1485

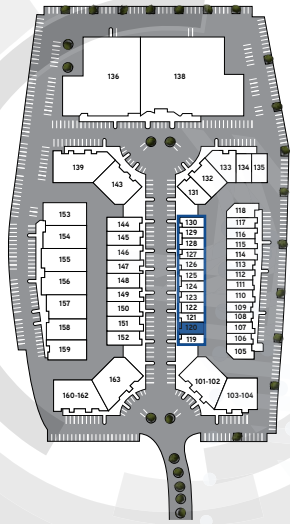
AVAILABILITY

Suite 114



Size ±1,695 SF

Rate \$1.19/SF

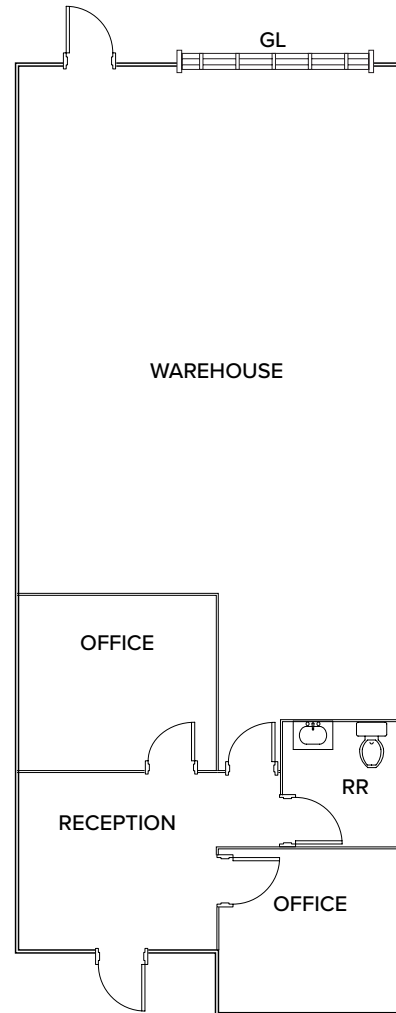


BLDG
1487



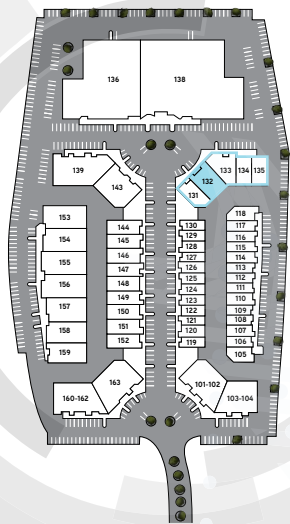
AVAILABILITY

Suite 120



Size ±1,504 SF

Rate \$119/SF



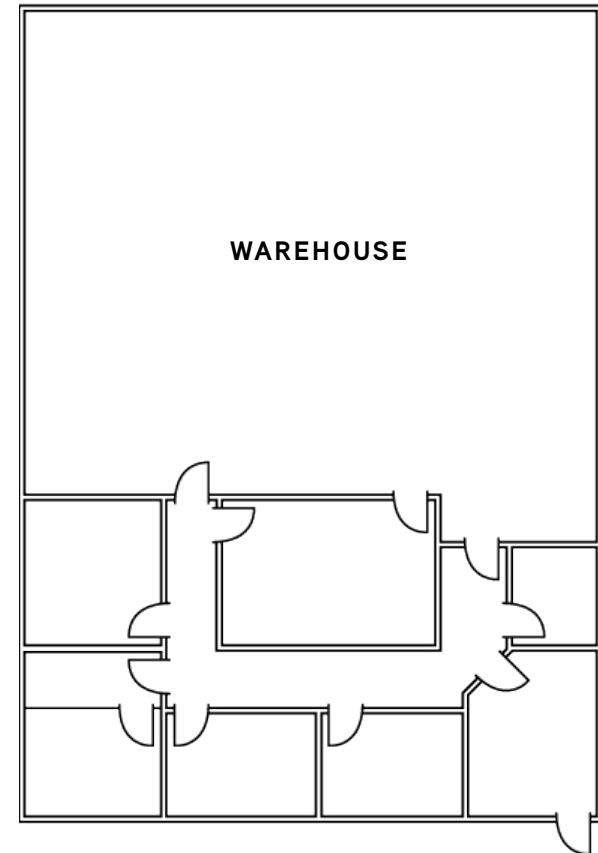
BLDG
1489



AVAILABILITY

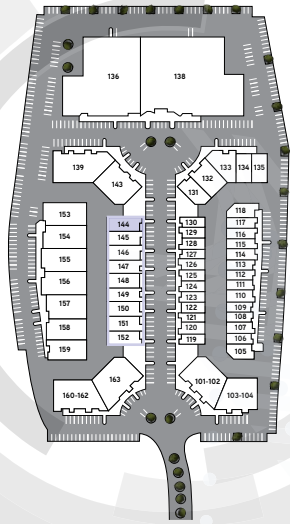


Suite 132



Size ±3,507 SF

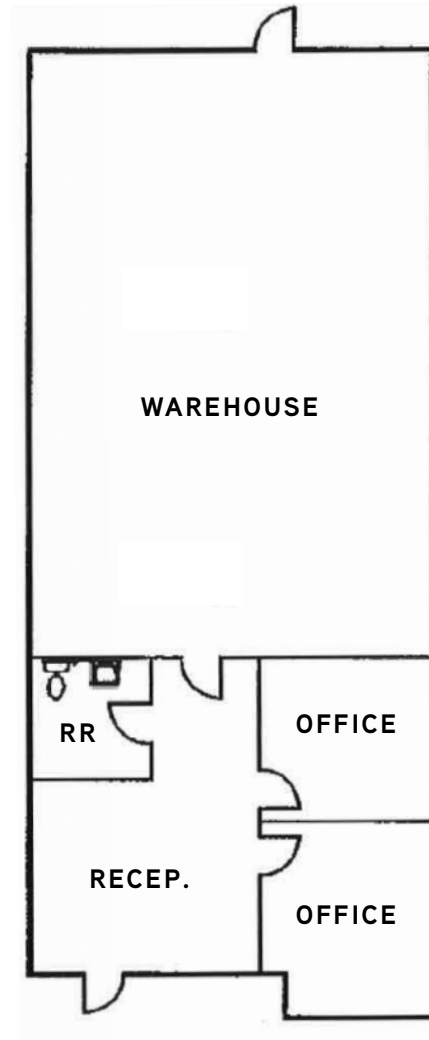
Rate \$1.19/SF



BLDG
1495

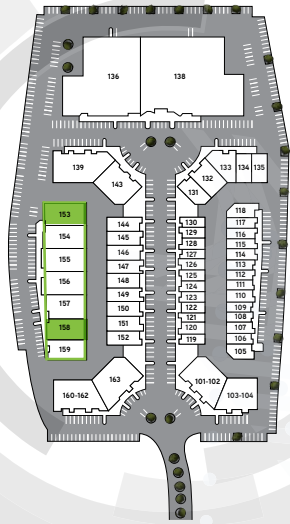
AVAILABILITY

Suite 144



Size ±2,587 SF

Rate \$1.19/SF



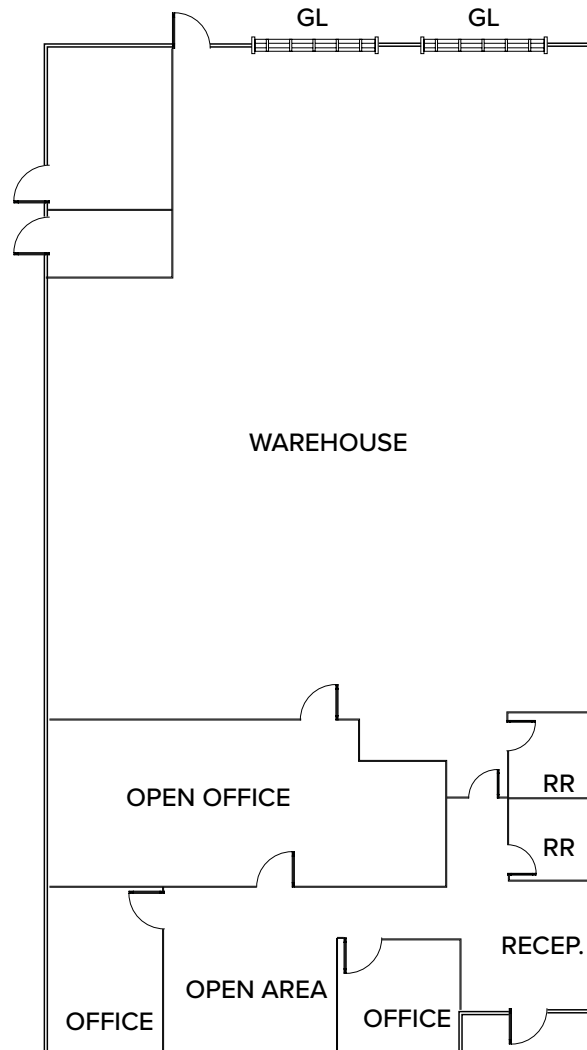
BLDG
1497



AVAILABILITY



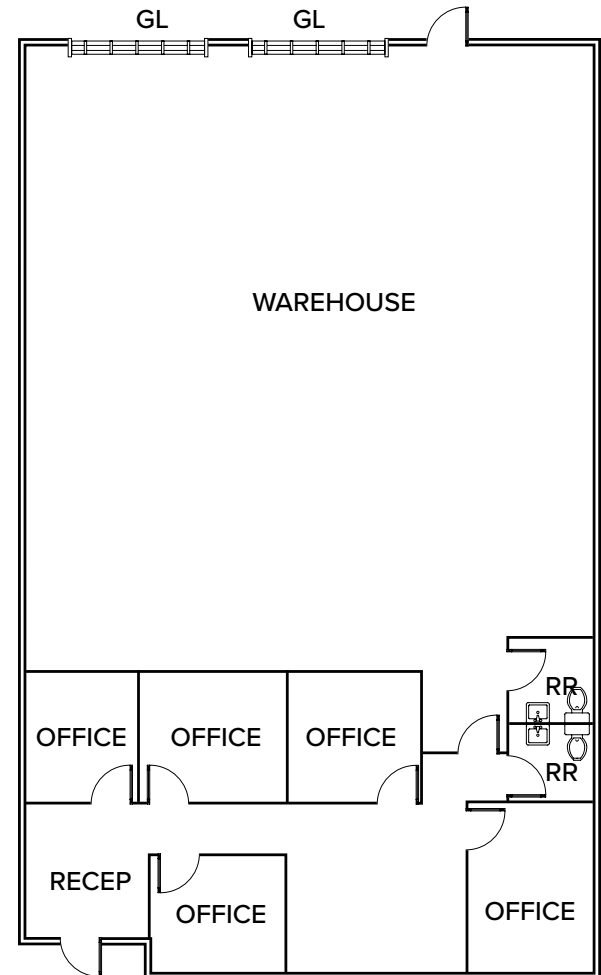
Suite 153



Size ±4,750 SF

Rate \$1.19/SF

Suite 158

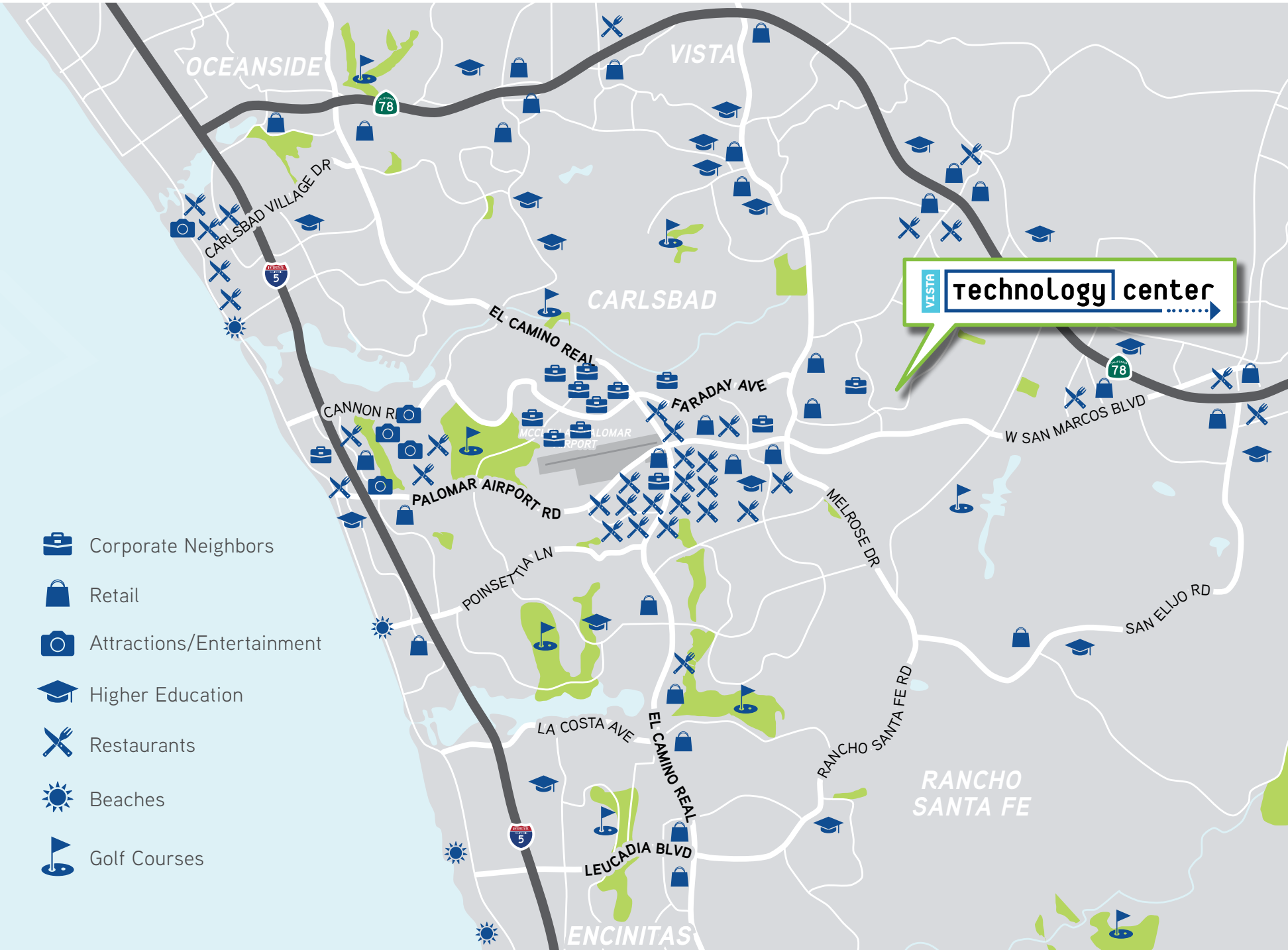









Size ±4,724 SF

Rate \$1.19/SF

*A catalyst for
community, culture and commerce.*

THE
LOCATION



-  Corporate Neighbors
-  Retail
-  Attractions/Entertainment
-  Higher Education
-  Restaurants
-  Beaches
-  Golf Courses

VISTA **Technology center**

Vista // Carlsbad

Centrally located in the vibrant North County market, Vista and Carlsbad take advantage of their location - bordering the coast with major highways running through. A perfect, mild Mediterranean climate allows residents to enjoy a wide range of year-round outdoor activities with miles of hiking trails, lagoons and over 7 miles of coastline.



- Located just 35 miles north of downtown San Diego and 54 miles south of the John Wayne Airport in Orange County with convenient public transit via the Sprinter commuter light rail train system.

- With one brewery for every 7,000 people, Vista has the most breweries per capita than any area in California.

- Carlsbad has been named as one of the top 100 places in the U.S. to launch a business and is a regional leader in San Diego's action sports manufacturing Industry.

- More than 31% of Vista's population is between the ages of 18 and 34 years, making it one of the most youthful areas in San Diego County, creating a young vibrant community.



The Innovators



Access Biologicals LLC



ViaSat



PRECISION MANUFACTURING

Vista manufacturing spans across a number of industries- defense, aerospace and medical devices- due to a highly-skilled workforce, local training programs and proximity to Mexico.



CRAFT BREWING

Craft beer is a \$5.5 billion market in California with a growth of 89% from 2010 to 2018. As of 2018, Vista had 16 breweries, with two more in development.



ACTION SPORTS MANUFACTURING

Be where the action is created! North County San Diego is home to dozens of action sports companies- over half of which are located in the area.



INFORMATION & COMMUNICATION TECHNOLOGY

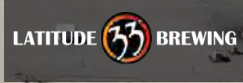
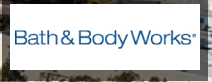
Google named Carlsbad an eCity, the digital capital of California, leading the state with the strongest online business community.

A network for
ambition and opportunity.





BACHEM



VISTA

technology center

A promise
for the future.

CONOR BOYLE
+1 760 930 7967
conor.boyle@colliers.com
License No. 01813305

JOE CROTTY
+1 760 930 7906
joe.crotty@colliers.com
License No. 01369821

TYLER STEMLEY
+1 760 930 7929
tyler.stemley@colliers.com
License No. 02003867



COLLIERS INTERNATIONAL | SAN DIEGO - NORTH
5901 Priestly Drive, Suite 100 | Carlsbad, CA 92008
colliers.com/sandiego

