

2410

BIRCH STREET

±12,000 SF TO ±24,473 SF
FOR SALE / LEASE

SBA FINANCING OPTION

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Voit
REAL ESTATE SERVICES



ITALIAN MARBLE FLOORING ENTRYWAY



CUSTOM DOUBLE-ENTRY CHERRY STAIRCASE



SECOND-FLOOR EXECUTIVE OFFICES



FLOOR-TO-CEILING WINDOWS IN CONFERENCE ROOM AND OFFICES



CAT-5 WIRING AND FIBER THROUGHOUT FACILITY



50 KILOWATT KYOCERA SOLAR PANELS



ONE (1) DOCK HIGH DOOR SIX (6) GRADE LEVEL DOORS

2410 BIRCH STREET is located in the Vista submarket of San Diego, California and is a Freestanding, Flex / R&D and Corporate HQ facility with availability ranging from $\pm 12,000$ SF to $\pm 24,473$ SF. 2410 Birch Street is a two-story office building consisting of approximately 24,473 square feet (15,073 SF warehouse, 6,000 SF executive office and 3,400 climate controlled lab/offices) and is available for sale or for lease. Built in 2009, the property has an abundance of skylights and windows throughout the warehouse, custom double-entry cherry staircase, Italian marble flooring entryway, high-end office improvements, conference room and offices with floor-to-ceiling windows, rain-glass entrance in the conference room, and a cement driveway and parking lot with drive around access. Equipped with high power electricity, smart HVAC units that only cool or heat specific regions as required for reducing electricity usage, state-of-the-art 50kW solar panels minimizing utility costs, CAT-5 wiring and fiber throughout facility, and remarkable views of Vista from the executive offices.

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BIRCH STREET

PROJECT SUMMARY

ADDRESS	STORIES	PROJECT SIZE	CLEAR HEIGHT	GRADE LEVEL / DOCKS	POWER	ZONING
2410 Birch Street Vista, CA 92083	1st Floor: ±18,473 SF 2nd Floor: ±6,000 SF	Building: ±24,473 SF Project: ±1.61 Acres (±70,132 SF)	28 Feet	Six (6) Grade Level Doors (12'X14') One (1) Dock High Door	4,000 Amps, 277/480 Volt, 3-Phase 50kW Solar Panels	RLI, Vista APN: 217-252-11

AVAILABILITY

LEASE OPTIONS » Occupy as a single tenant (±24,473 SF) or multiple tenant (divisible)

SALE OPTION » Buyer may utilize SBA Lending by occupying at least fifty-one percent (51%) while leasing the remaining space

EXECUTIVE OFFICES

Second floor executive offices provide spectacular views while allowing abundant natural light



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BIRCH STREET

FLOOR PLANS

**Not to scale*

LEASE RATE:

\$0.98 NNN - \$1.08 NNN

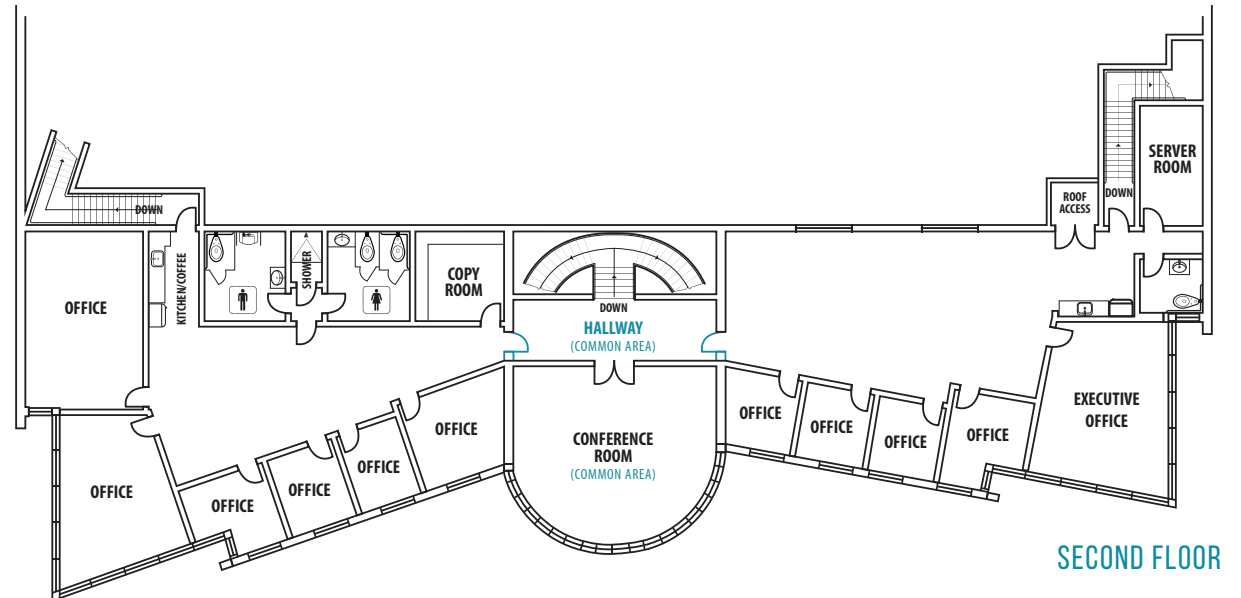
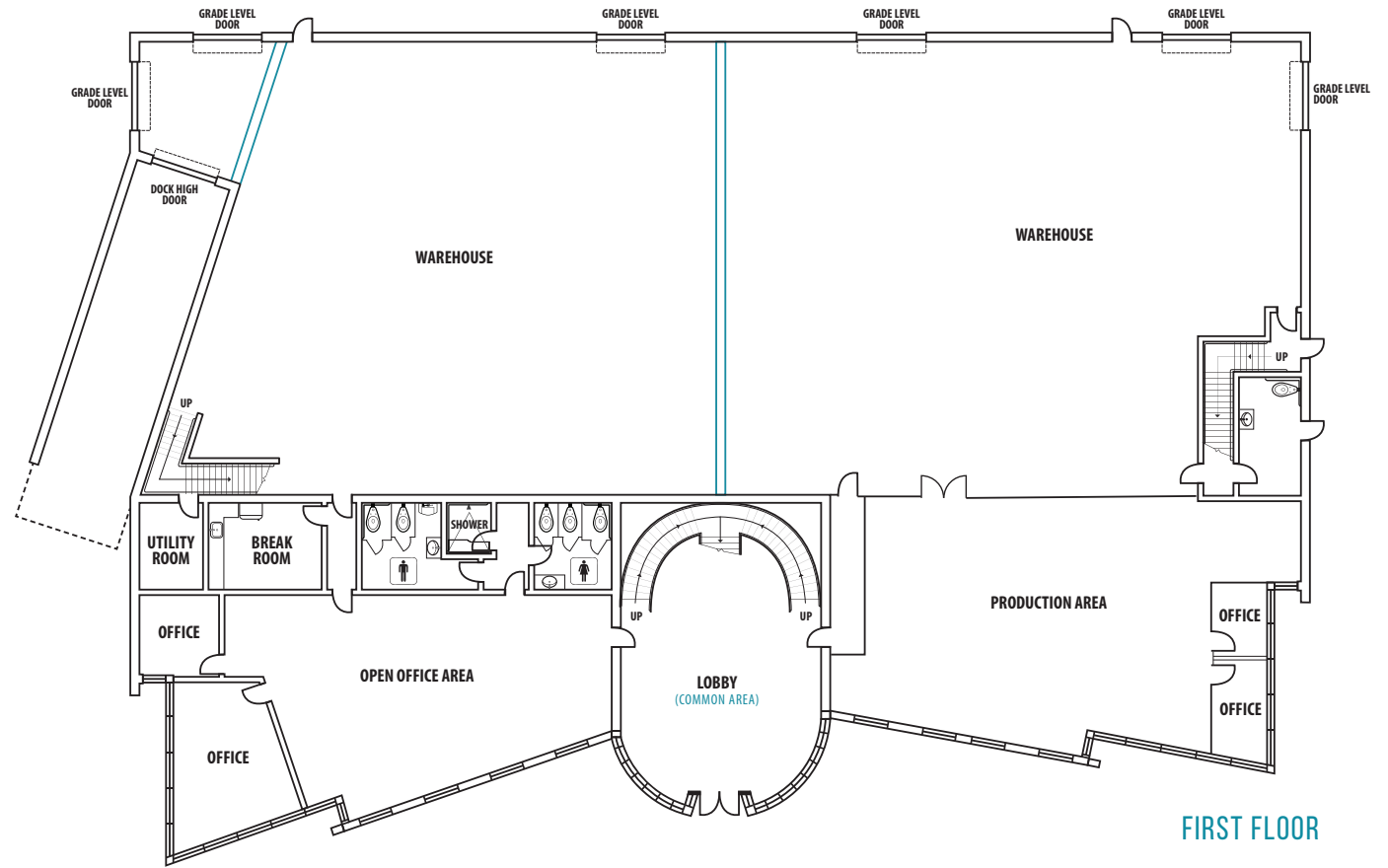
SALE PRICE:

NEGOTIABLE

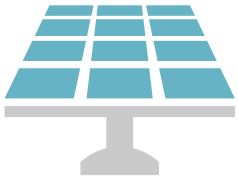
CONCEPTUAL PLAN FOR LEASE

Can be demised into two (2) separate spaces.

- » Shared lobby
- » Shared conference room
- » Shared dock high loading
- » Separately metered
- » Coffee bar



2410 BIRCH STREET



BENEFITS OF SOLAR

50kW is one of the most popular solar system sizes for commercial rooftop solar applications. The tenant will have the option to receive 100% of the benefit of the solar panels (with an additional monthly fee) while occupying the space. The system is on a short-term lease and fully owned in three (3) years, and may transfer with any sale of the property. The energy created by the rooftop panels helps to drastically reduce electricity costs and save money while contributing to a clean energy economy.



LOCATION CONVENIENCE

2410 Birch Street is centrally located between Interstates 5 and 15 which is easily accessible via Highway 78 and is less than a mile (5 minutes) from the highway. Located just seven (7) miles inland from the Pacific Ocean in northern San Diego County. The city has a perfect mild Mediterranean climate and wide range of year-round outdoor activities in a setting of gentle rolling hills and pleasant rural surroundings, including many restaurants, breweries, and various amenities.



PROPERTY AERIAL



50 KILOWATT SOLAR PANELS



COST SAVINGS UTILITIES



SURROUNDING AMENITIES

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BIRCH STREET



VISTA, CA DEMOGRAPHICS 5 MILE RADIUS (2017)



35.5 MEDIAN AGE



33.2%
BACHELOR DEGREE OR HIGHER

STATISTICS

Population (2017)
Projected Population (2022)
Households
Average Household Size
Median Age
Average Household Income
Median Home Value

	1 MILE	3 MILES	5 MILES
Population (2017)	8,724	92,112	266,594
Projected Population (2022)	9,093	96,572	281,785
Households	3,144	32,534	88,423
Average Household Size	2.72	2.81	2.98
Median Age	34.2	37.7	35.5
Average Household Income	\$68,420	\$86,026	\$94,424
Median Home Value	\$450,424	\$474,989	\$505,661



281,581 DAYTIME POPULATION

\$31,849 PER CAPITA INCOME



28 FT. CLEAR HEIGHT IN WAREHOUSE



HIGH-END OFFICE IMPROVEMENTS

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BIRCH STREET



TRAFFIC COUNTS



CROSS-STREETS	DISTANCE	ADT
Birch Street / Coral Street	0.10 mi	10,720
La Mirada Drive / Sycamore Avenue	0.19 mi	27,800
La Mirada Drive / Dogwood Way	0.28 mi	9,600
Highway 78 / Smilax Road	0.90 mi	137,000



- 1 Directed
- 2 Booze Brothers Brewing
- 3 Easy Turf
- 4 Barrel Harbor Brewing
- 5 McCain Manufacturing
- 6 Zodiac Pool Systems, Inc.
- 7 HRE Wheels
- 8 Dart Aerospace
- 9 J+D Labs
- 10 Jeld-Wen Windows & Doors
- 11 Novo Industries
- 12 LMI Aerospace, Inc.
- 13 Lab Trader
- 14 Latitude 33 Brewing
- 15 DJO Global
- 16 Leidos
- 17 Exagen Diagnostics
- 18 Toolbox Brewing Company
- 19 Dr. Bonners
- 20 Leica Biosystems
- 21 Glacier Water
- 22 Vista Industrial Products
- 23 Solatube International
- 24 Aqua Lung
- 25 Watkins Wellness
- 26 Iron Fist Brewing
- 27 Haro Bikes
- 28 Applied Membranes, Inc.
- 29 Aztec Brewing
- 30 Ebullition Brew Works

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