

1,465 - 15,950 SF FOR LEASE

SHADOWRIDGE BUSINESS CENTER

1930 & 1960 Watson Way & 2055 Thibodo Road - Vista, CA 92081

PROPERTY DETAILS

- Industrial space for lease
- Flexible zoning to accommodate a variety of uses
- Ample parking: 3.16/1,000 SF
- Grade level loading
- Excellent location off Sycamore & Highway 78
- Walking distance to restaurants & retail amenities
- **LEASE RATE: SEE AVAILABILITY PAGE**



For more info contact: Whitney Robinson | whitney@rafpg.com | (858) 314-3116 ext. 107



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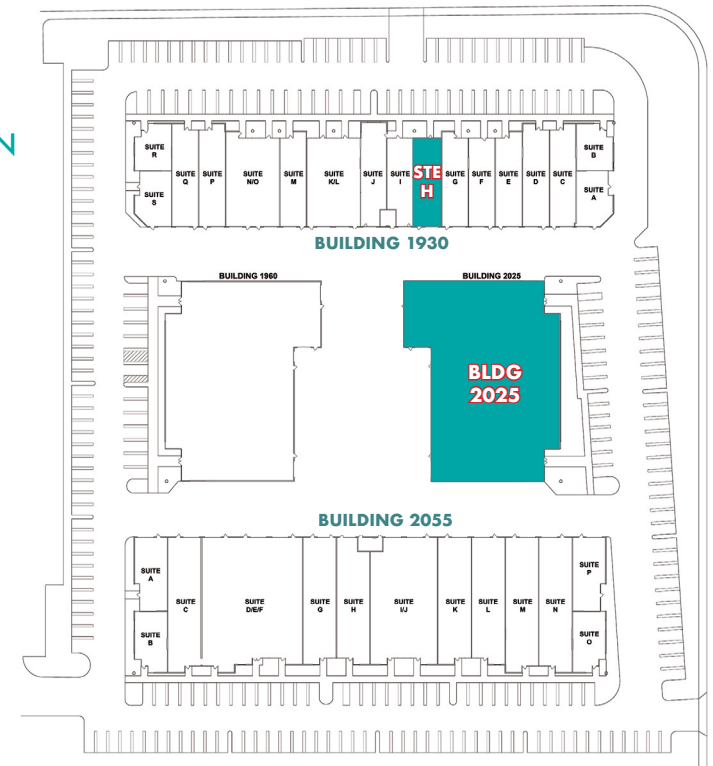
1930 & 1960 Watson Way & 2055 Thibodo Rd - Vista, CA

SITE PLAN & AVAILABILITY CHART

Address	Suite	Type	SF	Power	Base Rent	NNN	Availability
1930 Watson Way	H	Industrial	1,465 SF	TBD	\$1.50/SF NNN	\$0.47/SF	7/1/2026
2025 Thibodo Rd	Freestanding	Industrial	15,950 SF	Up to 1,200 amps	\$1.25/SF NNN	\$0.47/SF	NOW



SITE PLAN



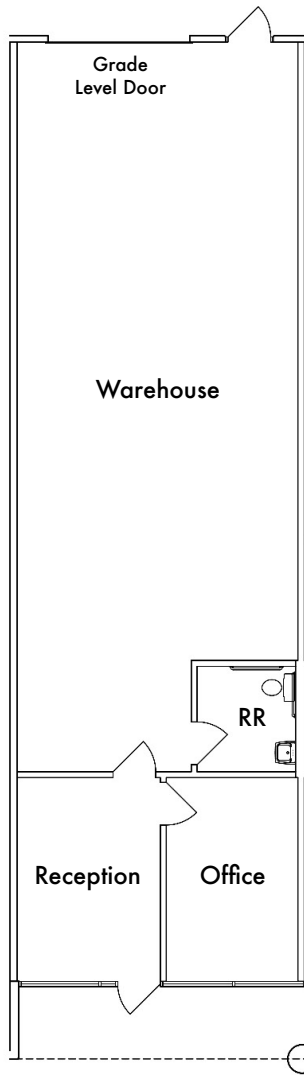
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1930 & 1960 Watson Way & 2055 Thibodo Rd - Vista, CA



SUITE DESCRIPTION

Building Address: 1930 Watson Way

Building: H

Type: Industrial

Square Feet: 1,465 SF

Power: TBD

Lease Rate: \$1.50 SF + NNN (\$0.47/SF)

Comments: Reception, Office, Restroom & Warehouse with 1 Grade Level Door

Availability: 7/1/2026

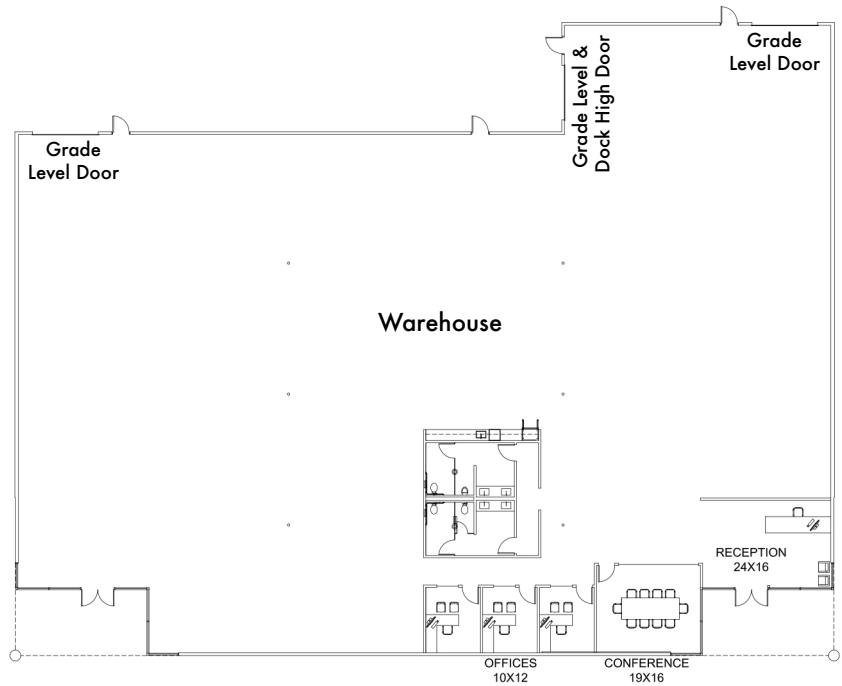
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1930 & 1960 Watson Way & 2055 Thibodo Rd - Vista, CA



SUITE DESCRIPTION

Building Address: 2025 Thibodo Rd

Building: Freestanding

Type: Industrial

Square Feet: 15,950 SF

Power: Up to 1,200 amps

Lease Rate: \$1.25 SF + NNN (\$0.47/SF)

Comments: Reception, 3 Private Offices, Restrooms & Warehouse with 3 Grade Level Doors & 1 Dock High Door

Availability: Now

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SURROUNDING RETAIL & AMENITIES



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LOCATION MAP



AERIAL MAP



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