



**970** PARK CENTER DR  
VISTA, CA 92081

**FOR SALE OR LEASE**

DIVISIBLE FROM ±47,470 - 76,954 SF

# 970 PARK CENTER DR VISTA, CA 92081

<b>total size:</b>	±76,954 SF
<b>lot size:</b>	4.18 Acres (182,080 SF)
<b>actual office:</b>	±25% (±19,168 SF)
<b>conceptual office:</b>	±21% (±16,224 SF)
<b>dock high positions:</b>	2 (10' x 12')
<b>grade level doors:</b>	7 (1-10' x 10', 3-10' x 12', 1-12' x 14')
<b>clear height:</b>	26'
<b>power:</b>	1,600amps, 277-480V 3 Phase
<b>solar:</b>	Yes
<b>sprinklers:</b>	Yes
<b>gas:</b>	Yes
<b>column spacing:</b>	40' x 24'
<b>parking:</b>	2.11/1,000 SF (162 spaces)
<b>year built:</b>	1989
<b>zoning:</b>	SP-VBP (Vista Business Park Specific Plan)
<b>available:</b>	Now
<b>NNN's:</b>	±\$0.39/SF

**lease rate:** \$1.25/SF NNN  
**sale price:** Contact Broker



# full building - 76,954 SF



SECOND FLOOR OFFICE

Drop Ceiling  
Climate Controlled

Enclosed Rooms  
No Climate Control

## Suites A-C

Total Size: 76,954 SF (Full Building)

Office:  $\pm 25\%$  ( $\pm 19,168$  SF)

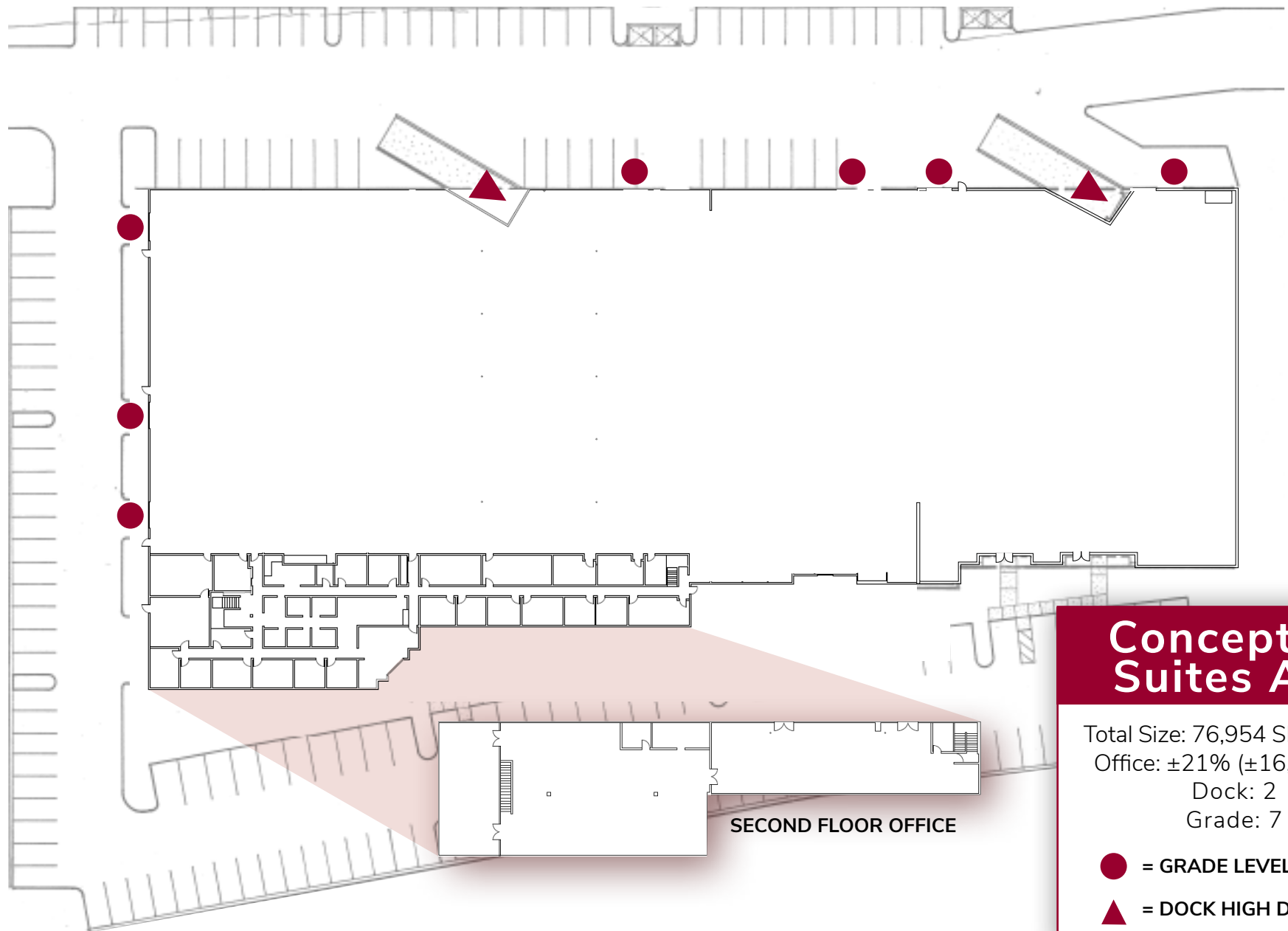
Dock: 2

Grade: 7

● = GRADE LEVEL DOOR

▲ = DOCK HIGH DOOR

# conceptual plan - full building

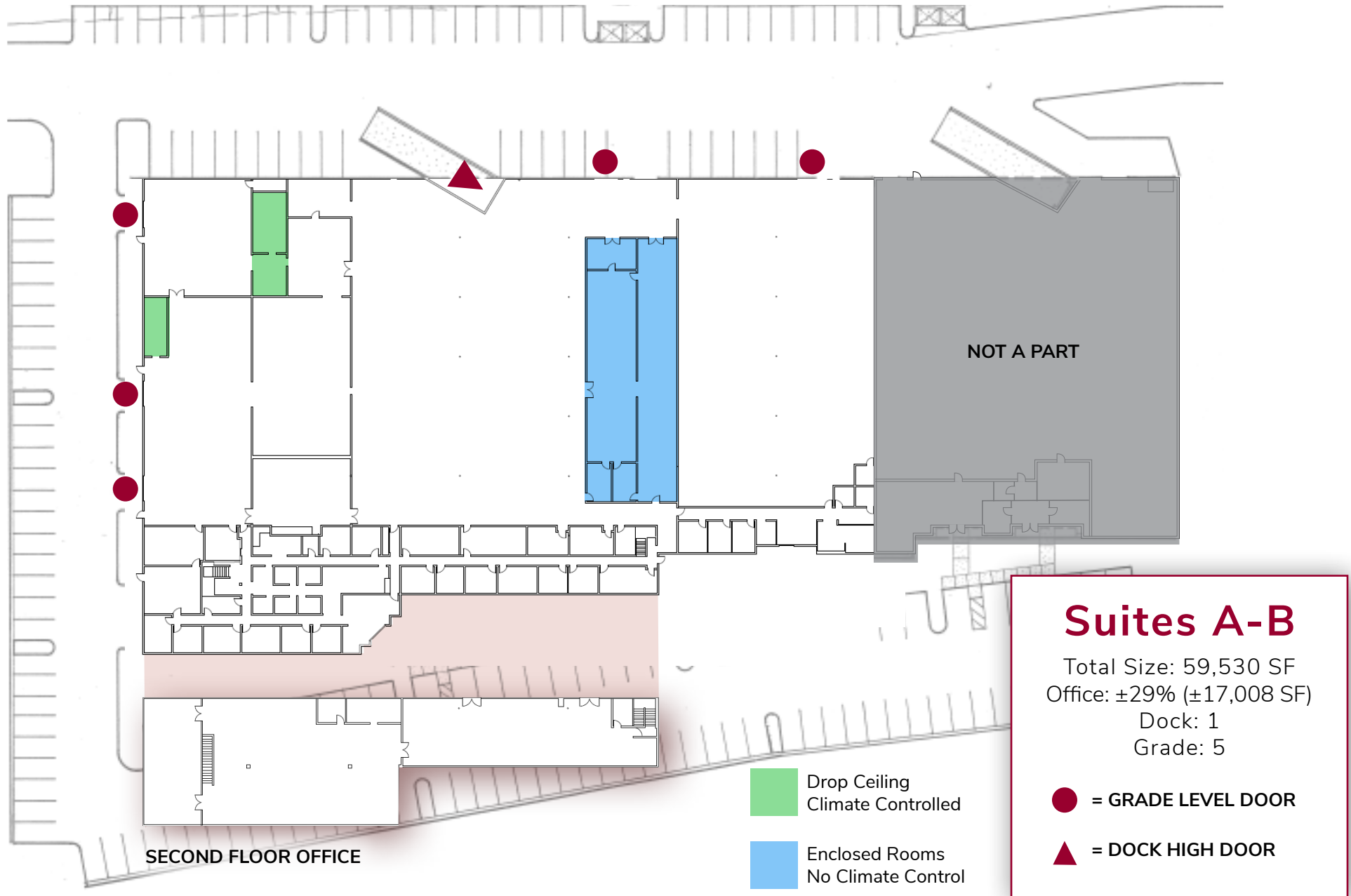


## Conceptual Suites A-C

Total Size: 76,954 SF (Full Building)  
Office: ±21% (±16,224 SF)  
Dock: 2  
Grade: 7

- = GRADE LEVEL DOOR
- ▲ = DOCK HIGH DOOR

# suites A-B - 59,530 SF

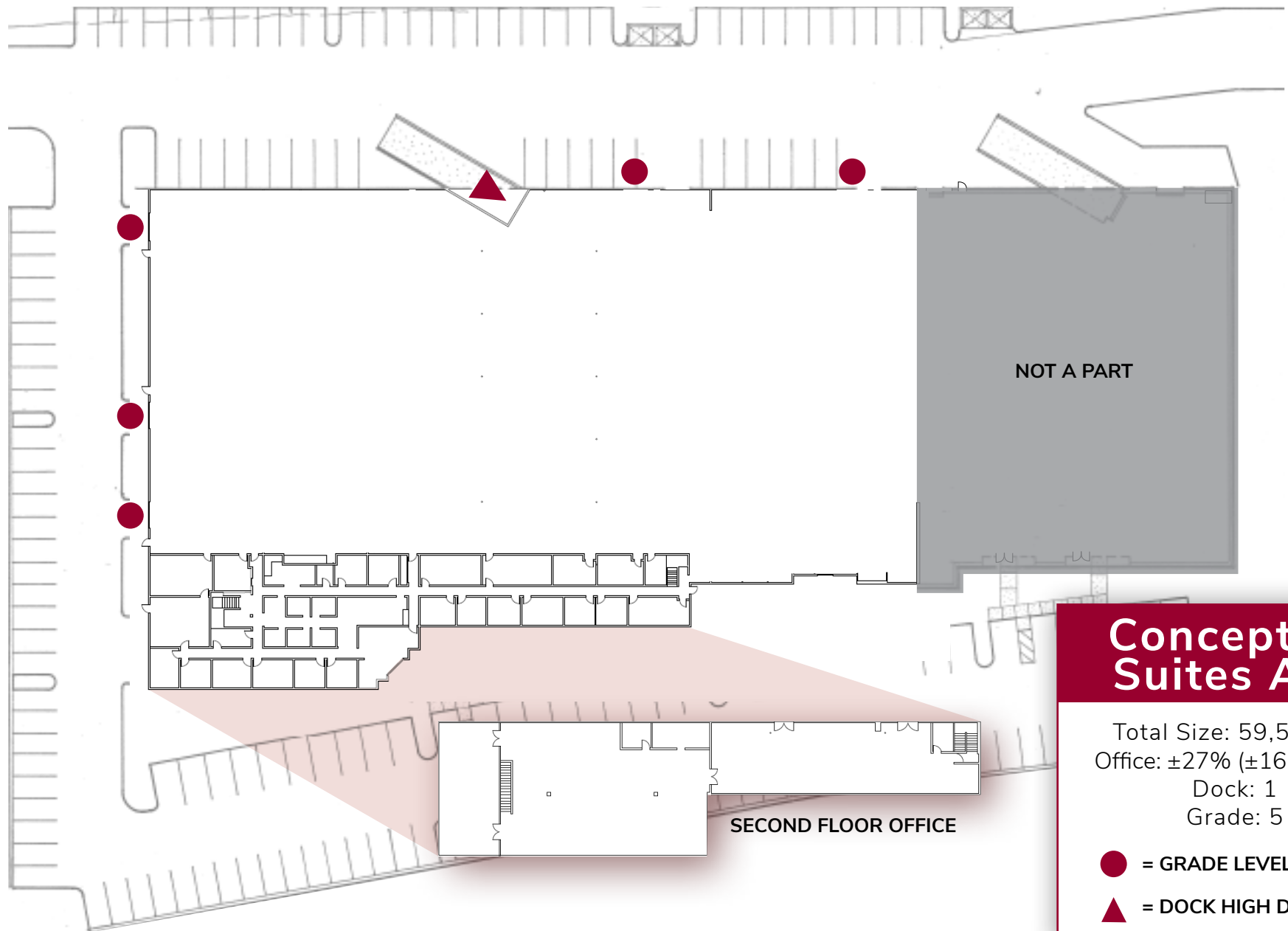


## Suites A-B

Total Size: 59,530 SF  
Office: ±29% (±17,008 SF)  
Dock: 1  
Grade: 5

- = GRADE LEVEL DOOR
- ▲ = DOCK HIGH DOOR

# conceptual plan - suites A-B

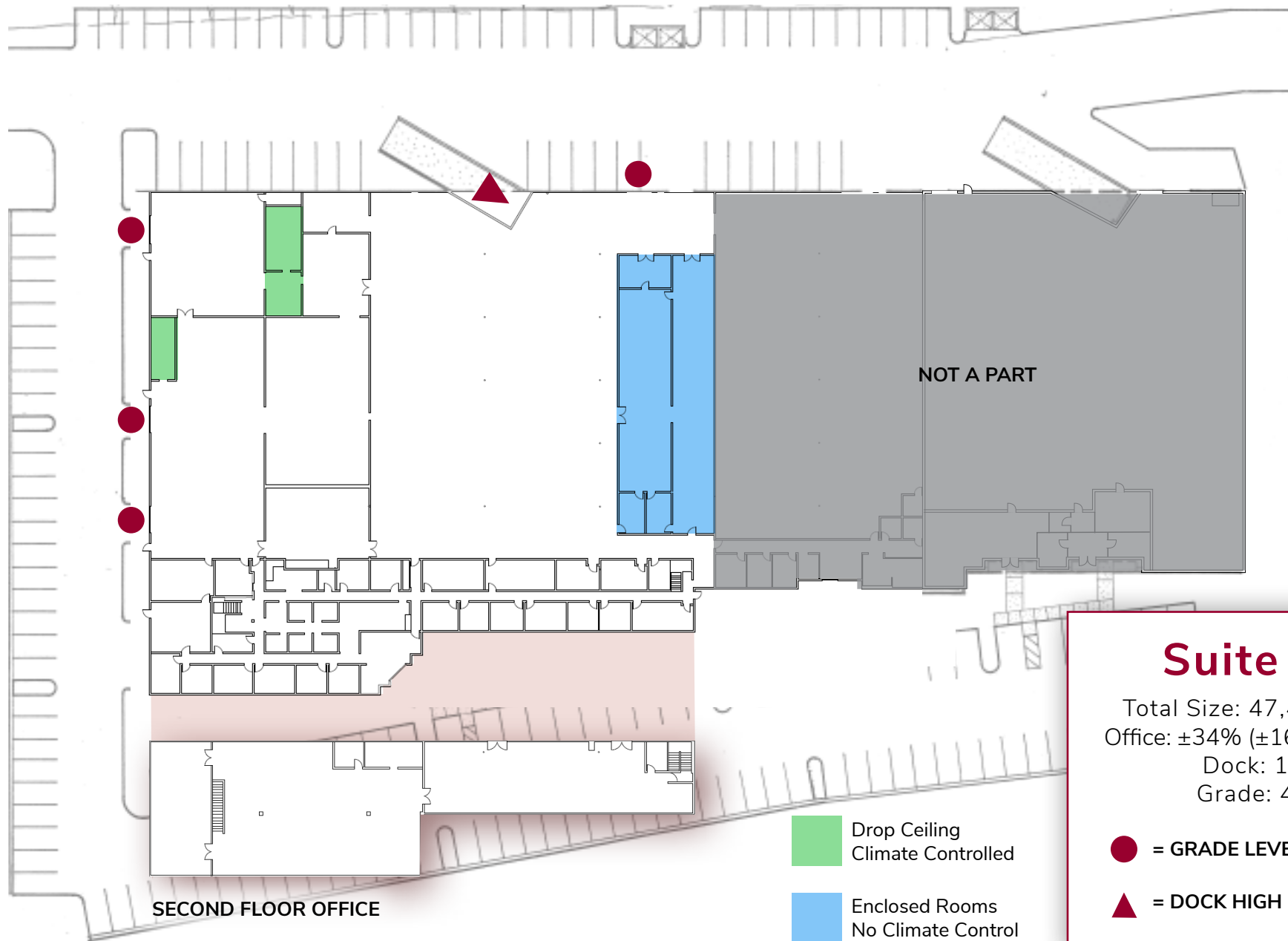


## Conceptual Suites A-B

Total Size: 59,530 SF  
Office: ±27% (±16,224 SF)  
Dock: 1  
Grade: 5

- = GRADE LEVEL DOOR
- ▲ = DOCK HIGH DOOR

# suite A - 47,470 SF



## Suite A

Total Size: 47,470 SF  
Office: ±34% (±16,224 SF)  
Dock: 1  
Grade: 4

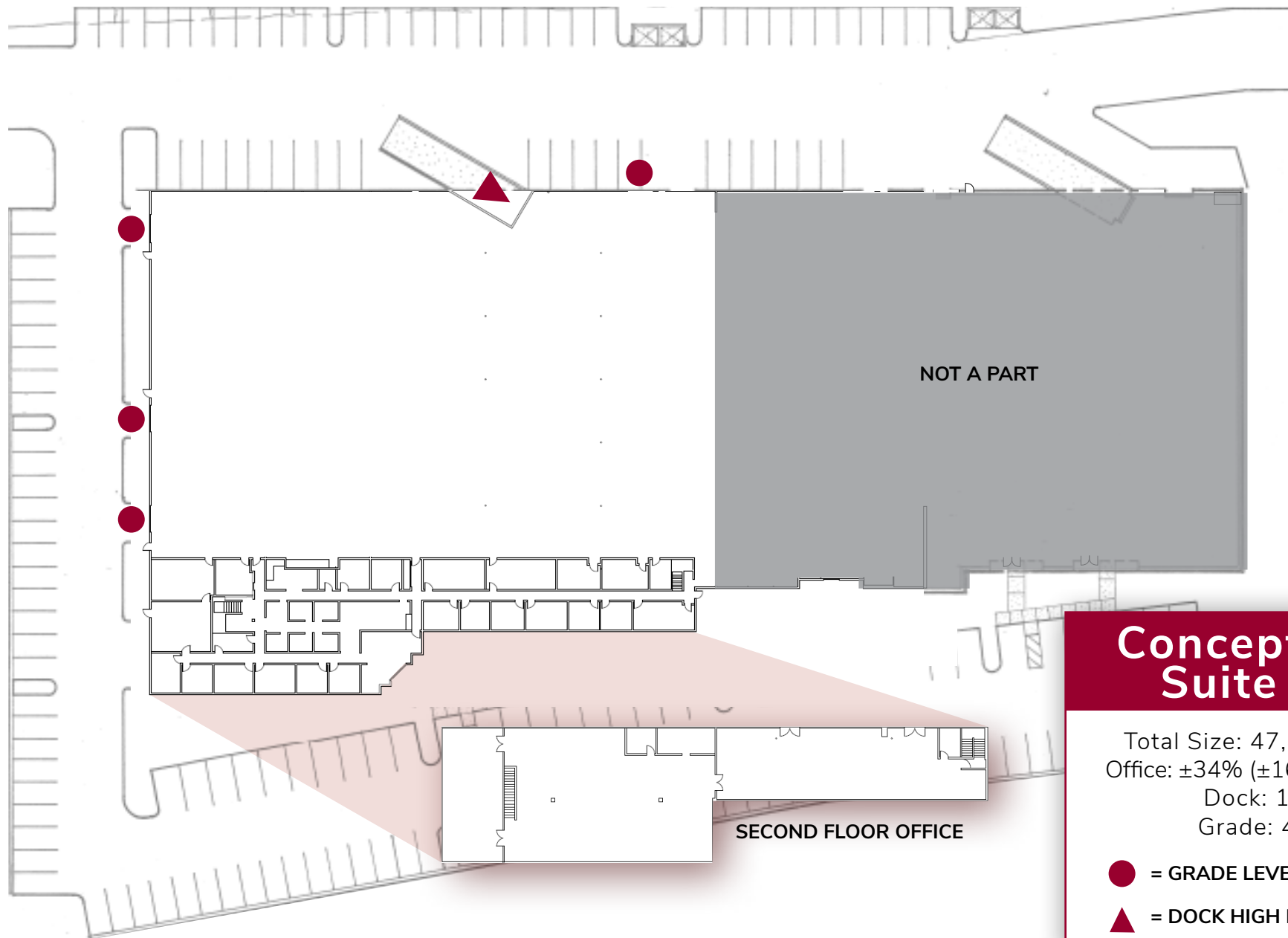
● = GRADE LEVEL DOOR

▲ = DOCK HIGH DOOR

■ Drop Ceiling  
Climate Controlled

■ Enclosed Rooms  
No Climate Control

# conceptual plan - suite A

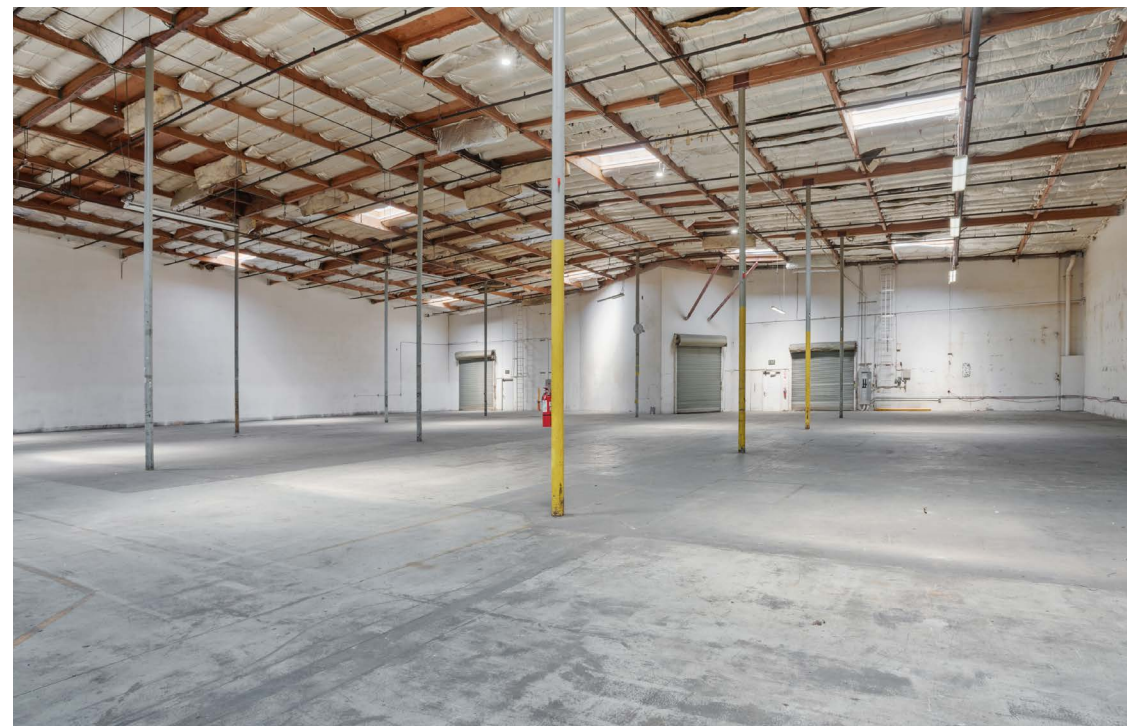
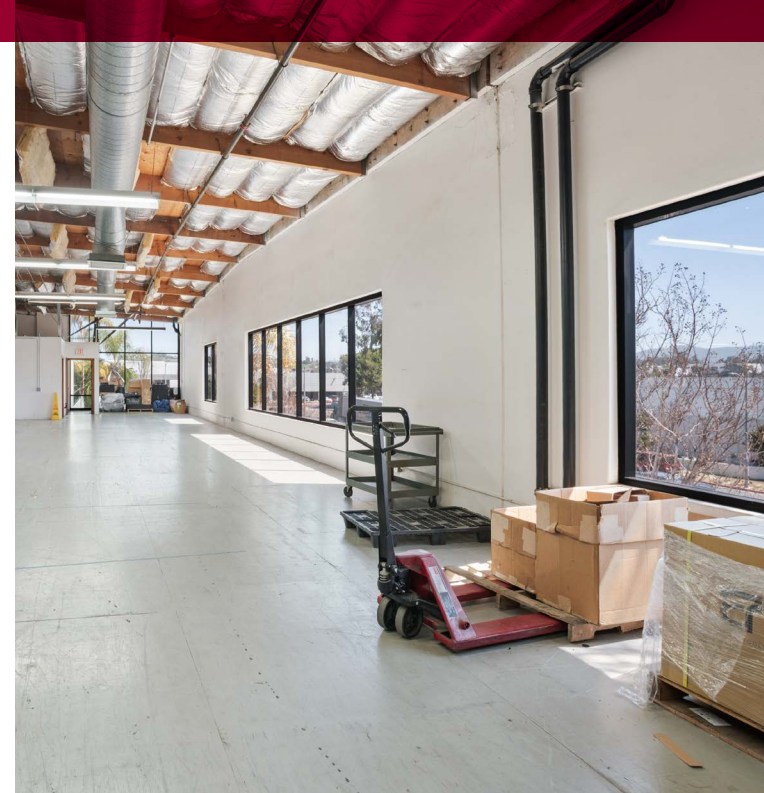


## Conceptual Suite A

Total Size: 47,470 SF  
Office: ±34% (±16,224 SF)  
Dock: 1  
Grade: 4

- = GRADE LEVEL DOOR
- ▲ = DOCK HIGH DOOR





# corporate neighbors

5

carlsbad

amazon



Business Park Drive



amazon



leidos



S Melrose Dr



970  
PARK  
CENTER DR



BACHEM



Business Park Drive



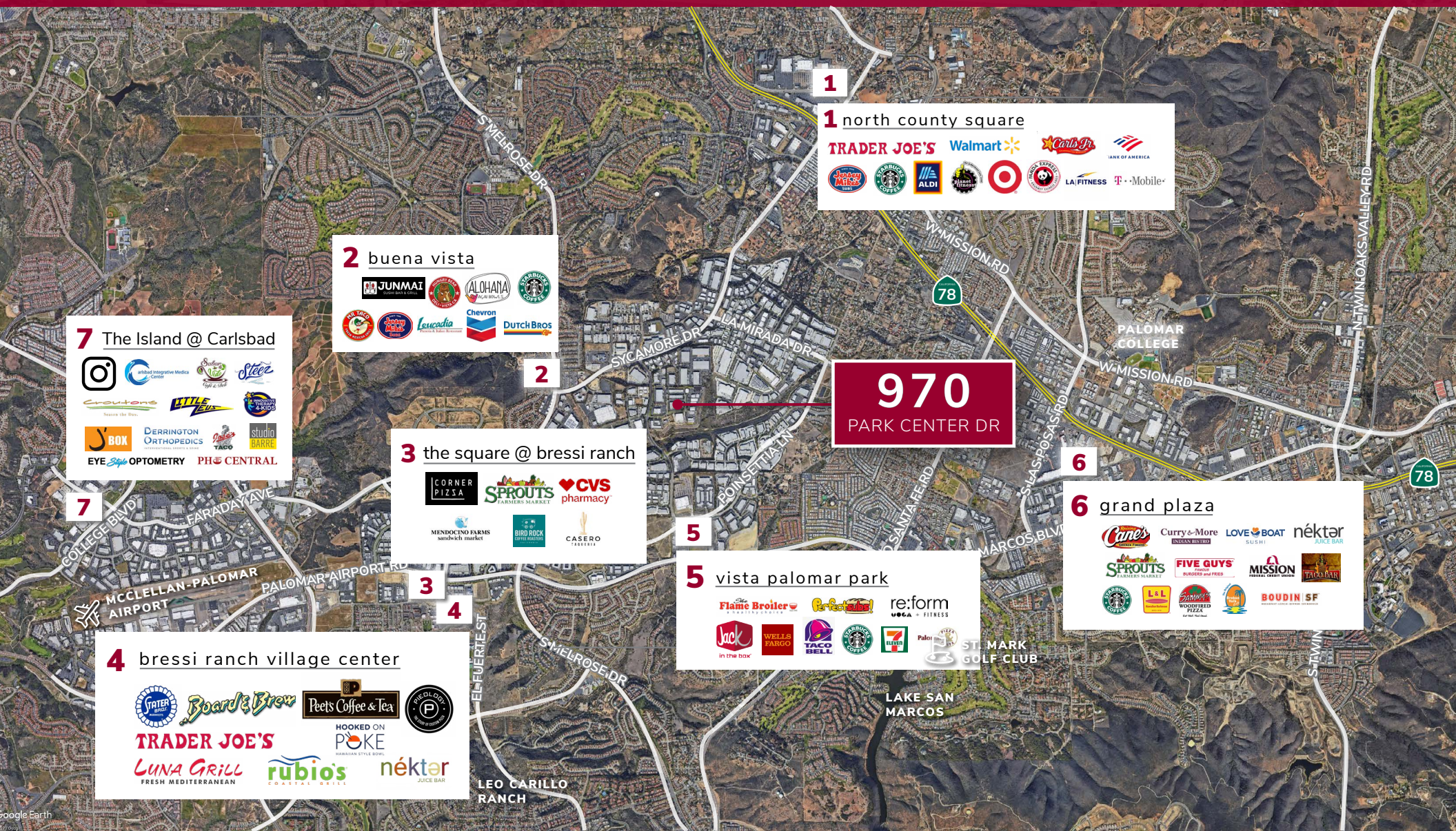
Joshua Way

Sycamore Ave



vista

# nearby retail & amenities



**1** north county square

TRADER JOE'S Walmart Carls Jr. BANK OF AMERICA

Wells Fargo ALDI Target LA FITNESS T-Mobile

**2** buena vista

JUNMAI ALOHANA Starbucks

Wendy's Leucadia Chevron Dutch Bros

**7** The Island @ Carlsbad

Instagram Whole Integrative Medical Center Steez

Creations LITTLE SPICE

S BOX DERRINGTON ORTHOPEDICS TACO studio BARRE

EYE Sight OPTOMETRY PH CENTRAL

**3** the square @ bressi ranch

CORNER PIZZA SPROUTS FARMERS MARKET CVS pharmacy

MENDOCINO FARMS sandwich market BIRD ROCK COFFEE HOUSE CASERO PIZZERIA

**970**  
PARK CENTER DR

**6** grand plaza

Cane's Curry & More LOVE BOAT SUSHI nékter JUICE BAR

INDIAN BISTRO

SPROUTS FARMERS MARKET FIVE GUYS BURGERS and FRIES MISSION TACO BAR

Starbucks L&L ZAMINI'S WOODFIRE PIZZA BOUDIN SF

**5** vista palomar park

Flame Broiler Perfect Sub re:form

Jack In the box WELLS FARGO TACO BELL Starbucks 7-ELEVEN

Palomar VUCA - FITNESS

**4** bressi ranch village center

SPRITES Board & Brew Peets Coffee & Tea REGALON

TRADER JOE'S HOOKED ON POKE HAWAIIAN STYLE BOWL

LUNA GRILL rubio's nékter

FRESH MEDITERRANEAN COASTAL BELL JUICE BAR

# Vista

 population  
**98,344**

 corporate & local  
businesses  
**±10,000**

 median household  
income  
**\$93,329**

 multi-industry  
job force  
**48,000+**

## california's craft beer capital

most craft breweries per  
capita of any california city

**18**   
*Breweries*

**1**   
*Meadery*

**2**   
*Wineries*

## vista's local industries

manufacturing  
warehousing  
logistics  
action sports

life sciences  
maritime  
active lifestyle  
information technology



# breweries

OCEANSIDE

VISTA

CARLSBAD

ENCINITAS

- 1. Dogleg
- 2. Carlsbad Brewing
- 3. Aztec
- 4. Burgeon
- 5. Culver
- 6. Booze Bros
- 7. Belching Beaver Pub 980
- 8. Pure Project
- 9. Five Suits
- 10. Craft Coast

# attractions

- 1. Oceanside Pier & Harbor
- 2. Carlsbad State Beach
- 3. Carlsbad Campground
- 4. Cinepolis Theatres
- 5. Legoland
- 6. Carlsbad Flower Fields & Premium Outlets
- 7. Leucadia State Beach
- 8. McClellan-Palomar Airport
- 9. Lake San Marcos
- 10. Aviara Golf Club
- 11. La Costa Resort and Golf
- 12. Bressi Ranch

CALIFORNIA 78

5

6 5

3

10

SAN DIEGO AIRPORT

37 miles

7

**970** PARK CENTER DR  
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3

9

6

10

8

7

5

1

8

2

12

4

4

11

9

# 970 PARK CENTER DR VISTA, CA 92081

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