



**FOR SUBLEASE**

±38,802 SF Freestanding Industrial Building

1230 Avenida Chelsea | Vista, CA 92081



# ±38,802 SF Freestanding Industrial Building

1230 Avenida Chelsea | Vista, CA 92081



**FOR SUBLEASE**



±38,802 SF

Building Size

±7,432 SF

Office

24'

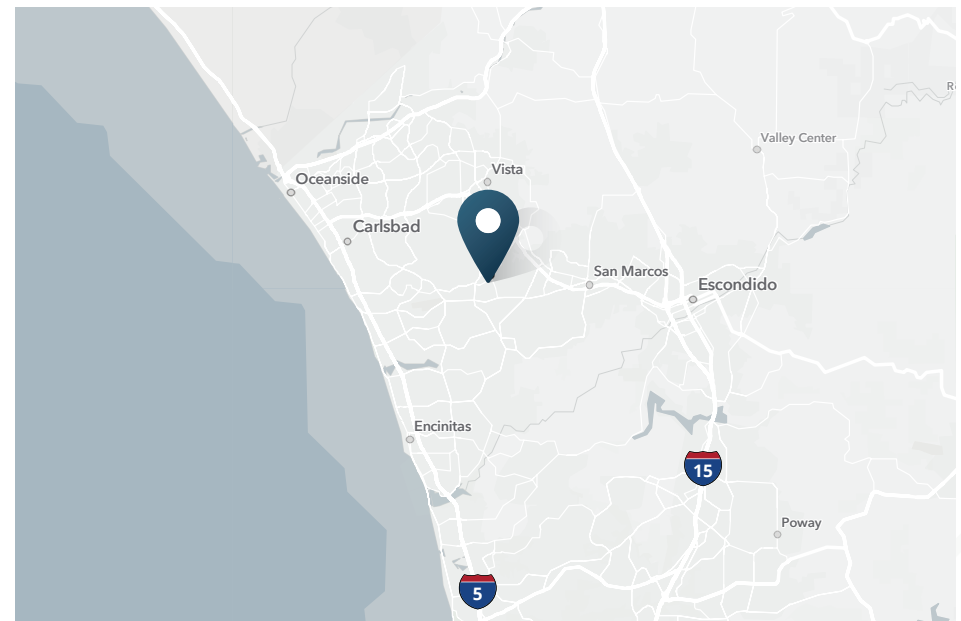
Clear Height

\$1.05 SF NNN

Sublease Rate

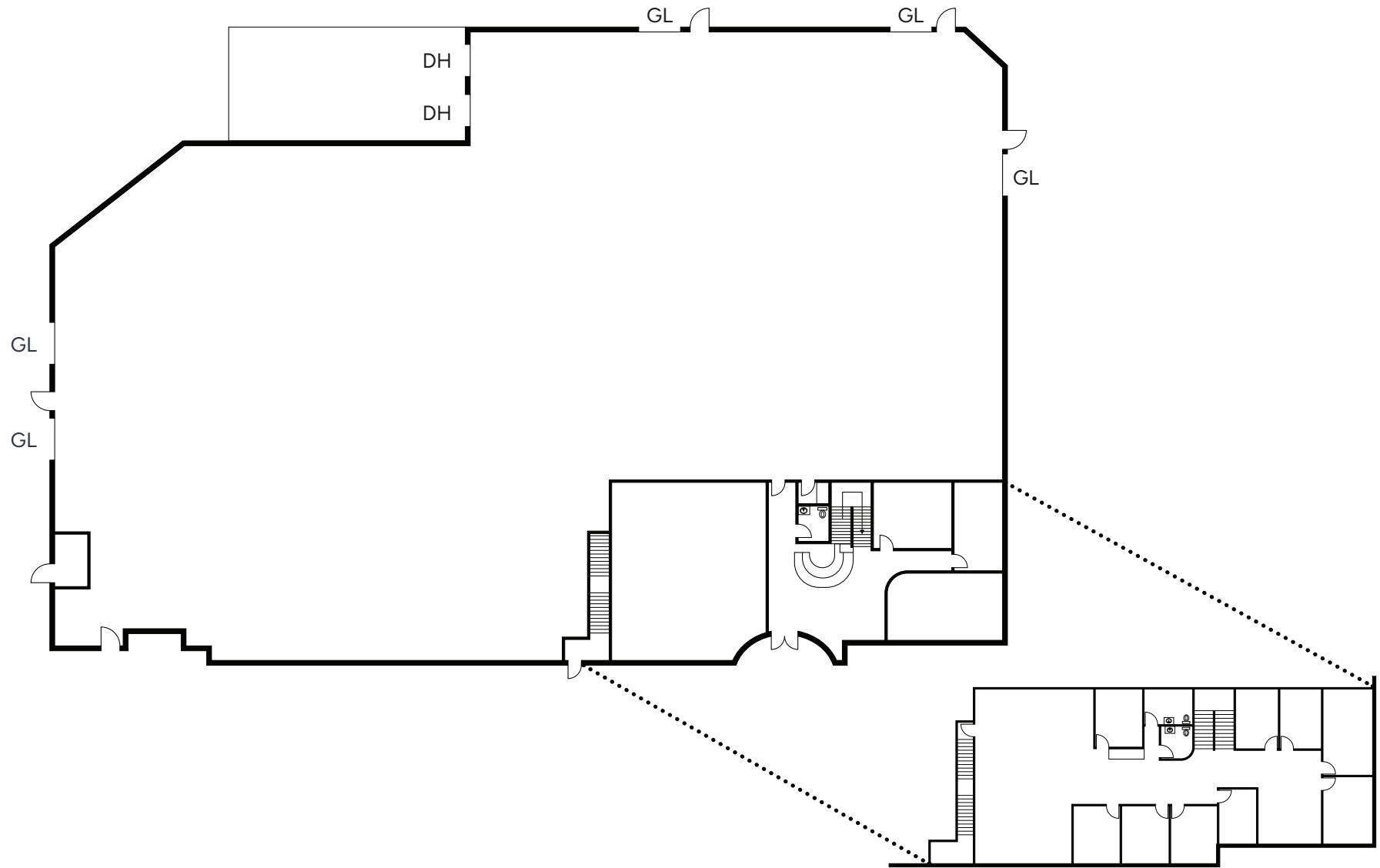
## PROPERTY HIGHLIGHTS

- Quick Access to Major Thoroughfares
- 5 Grade-Level Doors
- 2 Dock-High Doors
- 1,200 Amps, 277/480v  
*To Be Verified By Tenant*
- Full Drive-Around Access
- 3.0/1,000 SF Parking
- ESFR Sprinklers



# Floor Plan

1230 Avenida Chelsea | Vista, CA 92081



SECOND FLOOR

# Property Photos

1230 Avenida Chelsea | Vista, CA 92081





# Drive Times

1230 Avenida Chelsea | Vista, CA 92081



## SAN DIEGO COUNTY MAP

- 6 Minutes**  
To SR 78
- 12 Minutes**  
To I-15
- 12 Minutes**  
To I-5
- 35 Minutes**  
To Riverside County
- 35 Minutes**  
To Orange County
- 40 Minutes**  
To Downtown San Diego
- 50 Minutes**  
To US/Mexico Border

# The 78 Corridor

1230 Avenida Chelsea | Vista, CA 92081



**PALOMAR MEDICAL CENTER, RECOGNIZED AMONG THE WORLD'S MOST ADVANCED HOSPITALS.**



**CALIFORNIA STATE UNIVERSITY SAN MARCOS  
LEADING PUBLIC UNIVERSITY  
STRONG PRODUCER OF STEM GRADUATES**

## THE 78 CORRIDOR

The 78 Corridor is home to cutting-edge companies, leading universities and thriving industries that fuel our economy. From life sciences to military and defense, to manufacturing and action sports, the 78 Corridor is at the cutting edge of products that change the way we live, change the way our military communicates and operates and change the way we think about the future.

### HEALTHCARE

Academic medical centers and clinically-focused hospitals provide high-quality primary care and specialties that have achieved national stature. Palomar Medical Center, which opened its doors in the Escondido Research and Technology Center in 2012, is the centerpiece of the region's healthcare system and is recognized as one of the most technologically advanced hospitals in the world.

### HIGHER EDUCATION

San Diego's higher education institutions conduct groundbreaking research, train the region's workforce, and provide human capital infrastructure that enables the region to compete for investment and jobs on a global level. San Marcos is home to the 78 Corridor's only public university - California State University San Marcos - giving the city one of the highest concentrations of STEM degrees.

## AREA DEMOGRAPHICS





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