



FOR SUBLEASE

±38,802 SF Freestanding Industrial Building

1230 Avenida Chelsea | Vista, CA 92081



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±38,802 SF
Building Size

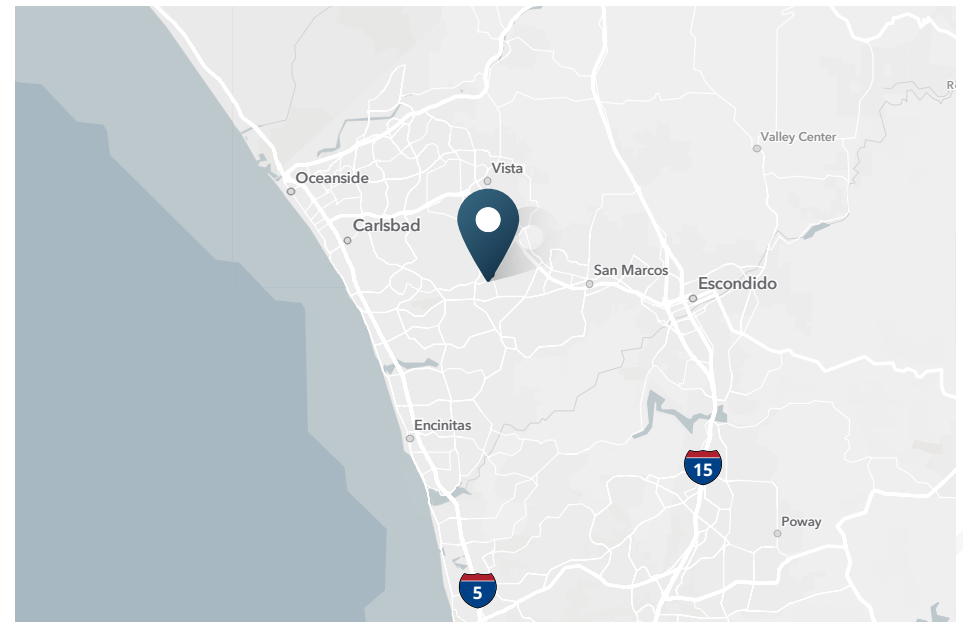
±7,432 SF
Office

24'
Clear Height

\$0.95 SF NNN
Sublease Rate

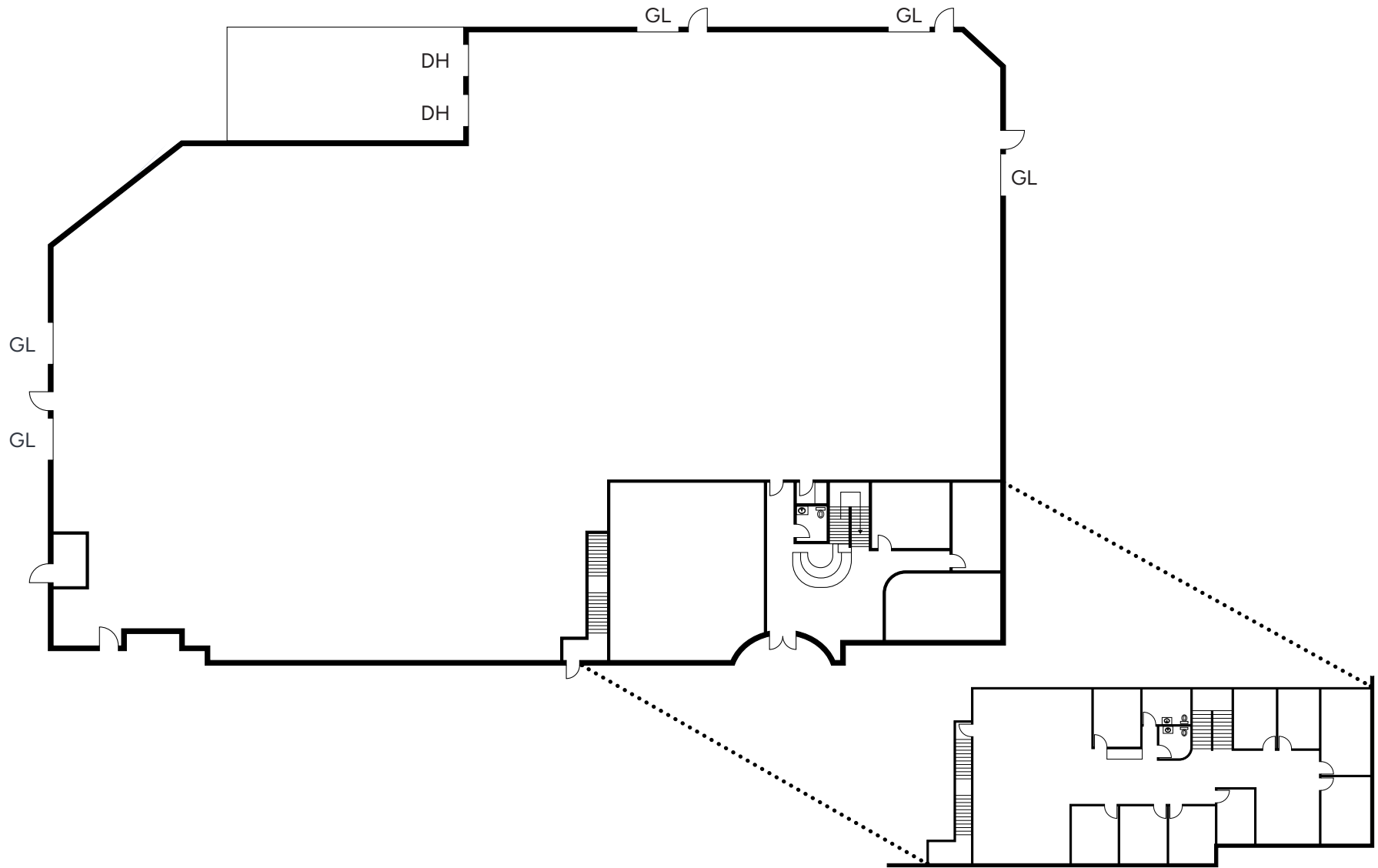
PROPERTY HIGHLIGHTS

- 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

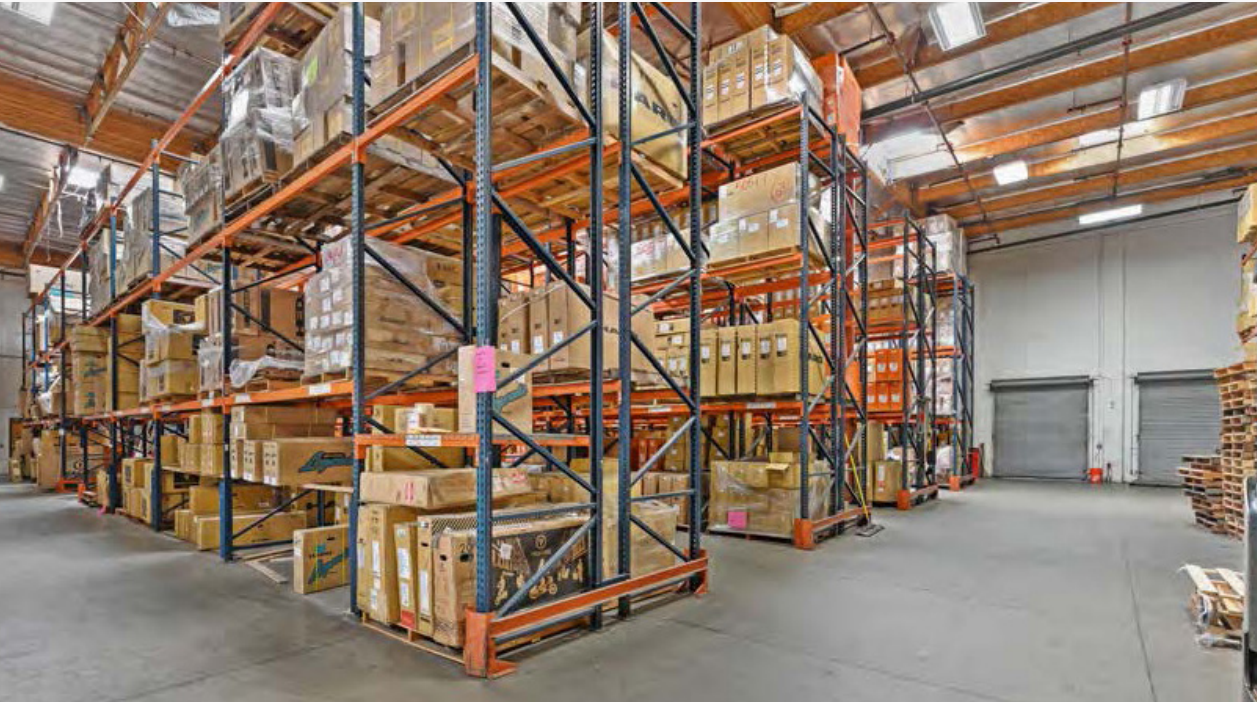
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SECOND FLOOR

Property Photos

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Corporate Neighbors & Access

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SITE



BACHEM

NEAL

WENC

Root & Splendor

APTEM

GRIFOLS

CRATE & BARREL Warehouse

WATERMEN

BETTER BUZZ

EarthLite

Quadra

EMPIRE TODAY

OCEAN

SWIFT WALL MAX

Harrell's

FLOTRON

SHIPLAB

Mariposa GROWERS

CRISTELL

TIN KROCKER

Vibrant

HQ GROUP

Imi aerospace

Sunset West

NOVO ENGINEERING

CP FITNESS

DLC

READY AMERICA

PH

PETER/LACKE

VO OrthoCare

ELIM1

KILLION

ACCUTEK

GMP OFFICE

ADS

CONSTRUCTION

IMPERIAL

ADONIS

Suristar

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Sound Away

EMIL

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HERITAGE

network solutions

DUDEK

LIKQ

GEORIGID

SEL

MERLI

CONCRETE PUMPING

TITAN

ORION

Suburban Propane

QXO

colors

Southcoast

MCS

FERGUSON

ProSource

LIFE SOLUTIONS

DELFIN

STICKI

RIDGELINE

SHOW IMAGING

EXGEL

DTD

INNOVATIVE

LAR

CHINA DELIVERY

the WINDOW Shop

RE-NU

tracmor

760 Milk

Dime Water

FOX

ES Technologies Inc

JOHNSTONE SUPPLY

EMPIRE TODAY

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Drive Times

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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

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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—encompassing Carlsbad, Escondido, Oceanside, San Marcos, and Vista—is one of San Diego County’s most dynamic innovation hubs. With more than 850 technology firms across biotechnology, information and communications technology, and defense-related manufacturing, the Corridor generates over \$36 billion in annual gross regional product and supports a diverse, export-oriented economy.

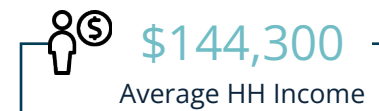
HEALTHCARE

Healthcare and life sciences are foundational strengths of the 78 Corridor’s technology ecosystem. The region specializes in biotechnology and biomedical device manufacturing, with high concentrations in surgical appliances, diagnostic equipment, pharmaceutical preparation, and irradiation apparatus manufacturing. Anchoring this ecosystem is Palomar Medical Center which is one of the most technologically advanced hospitals in the world.

HIGHER EDUCATION

Higher education institutions along the 78 Corridor play a critical role in sustaining its skilled workforce and long-term competitiveness. Local colleges and universities collectively confer more than 1,300 tech-related degrees and certificates annually across 50+ programs, supplying talent to engineering, life sciences, manufacturing, and information technology fields. San Marcos is home to California State University San Marcos, the Corridor’s only public university and a key producer of STEM graduates.

AREA DEMOGRAPHICS





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