

±91,538 SF

3055 ENTERPRISE COURT VISTA, CA 92081





view property
tour video



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total size:	±91,538 SF
lot size:	6.40 Acres (278,784 SF)
office:	±24,427 SF 1st Floor:±10,078 SF 2nd Floor:±14,349 SF
dock high positions:	20 with potential to add additional
grade level doors:	4
clear height:	28'
power:	2,000A, 277/280v
sprinklers:	ESFR (K14)
column spacing:	52'x52'; 52'x60'
parking:	1.71/1,000 SF (157 spaces)
construction:	Concrete Tilt-Up
year built:	1999
zoning:	SP-VBP Vista Business Park Specific Plan
lease rate:	\$0.95/PSF NNN

**below market
NNN's:** **\$0.15/SF NNN**



corporate headquarters facility

DISTRIBUTE | MANUFACTURE | WAREHOUSE



20
dock high
positions



4
grade level
doors



28'
clear height



2,000A
277/280V
heavy power

BELOW MARKET NNN'S

\$0.15/SF
3055 Enterprise

±\$0.25/SF
Market Average



**Drive Around
Access**
large truck court



**Freestanding
Building**
high end
corporate image



Sprinklered
ESFR (K14)



**Potential For
Gated Entry**
secured loading
areas

HUGE COST SAVINGS

\$110,000
Per Year

\$550,000
5 Year Lease

\$770,000
7 Year Lease

\$1,100,000
10 Year Lease



**Excellent
Window Line**
abundant
natural light



**High Speed
Internet**
fiber optic



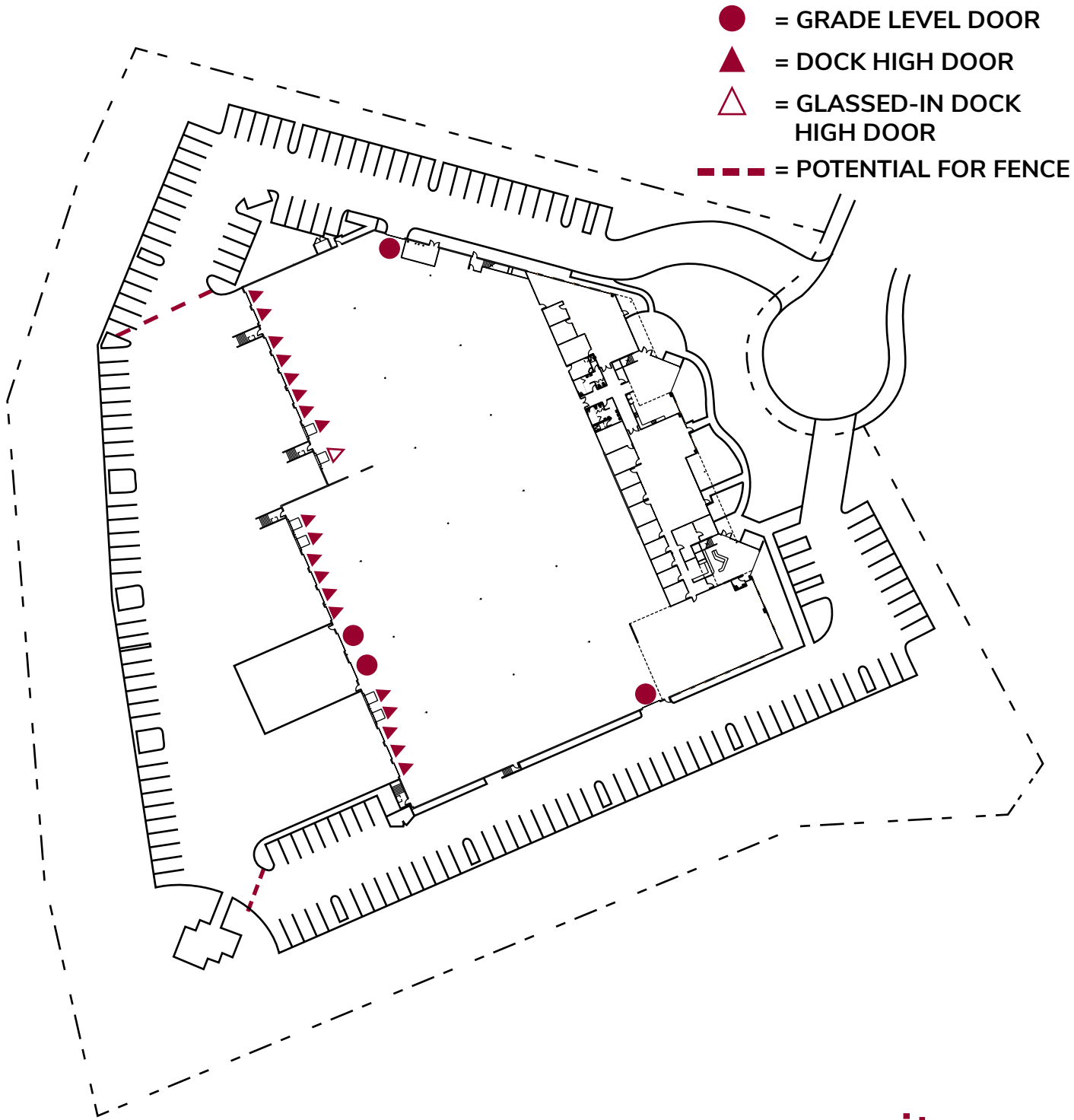
Gas Served
for various uses



**Ability to Add
Solar**
low electricity
costs

LOW CAPEX

- New roof installed in 2015
- Concrete pad and apron

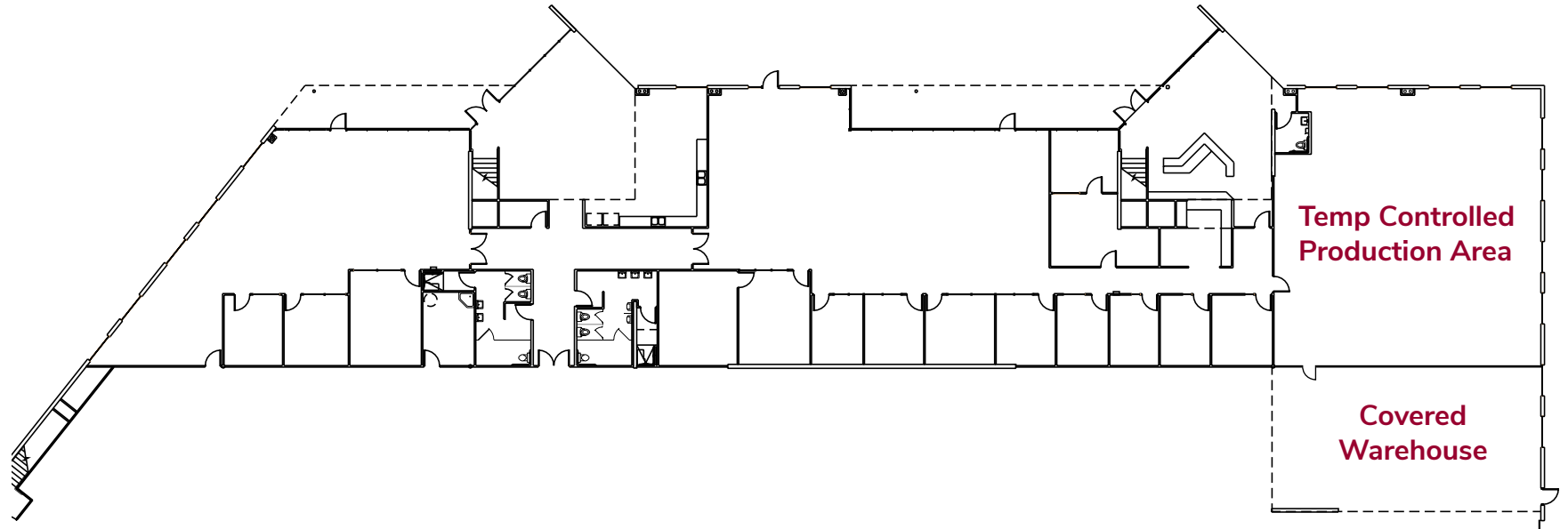


site map

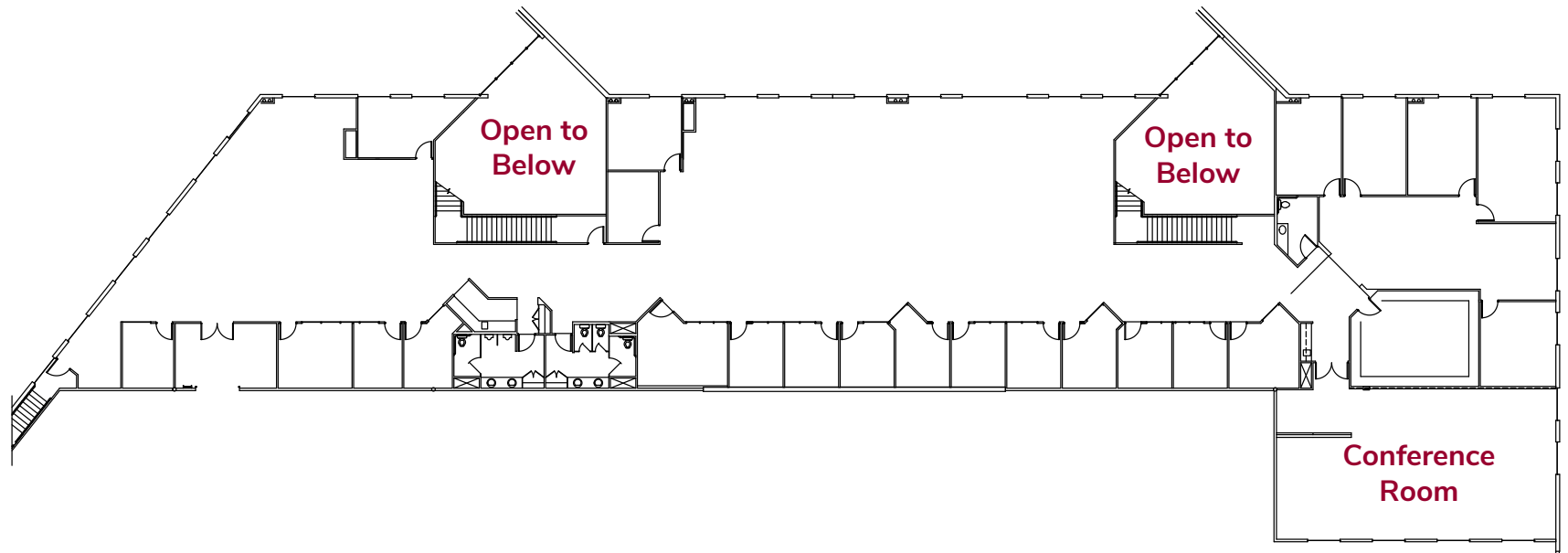
floorplan

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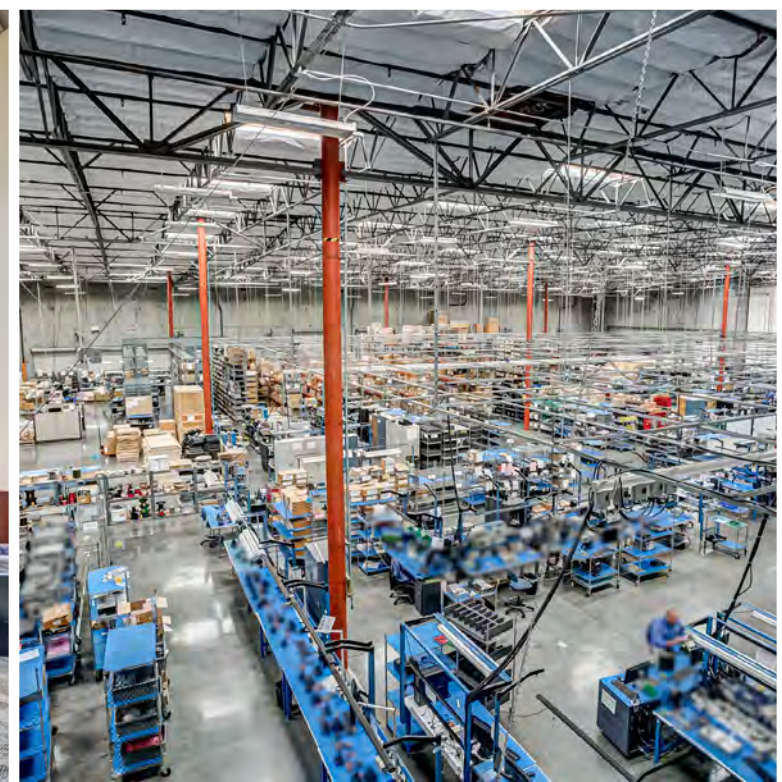
first floor office | ±10,078 SF



second floor office | ±14,349 SF



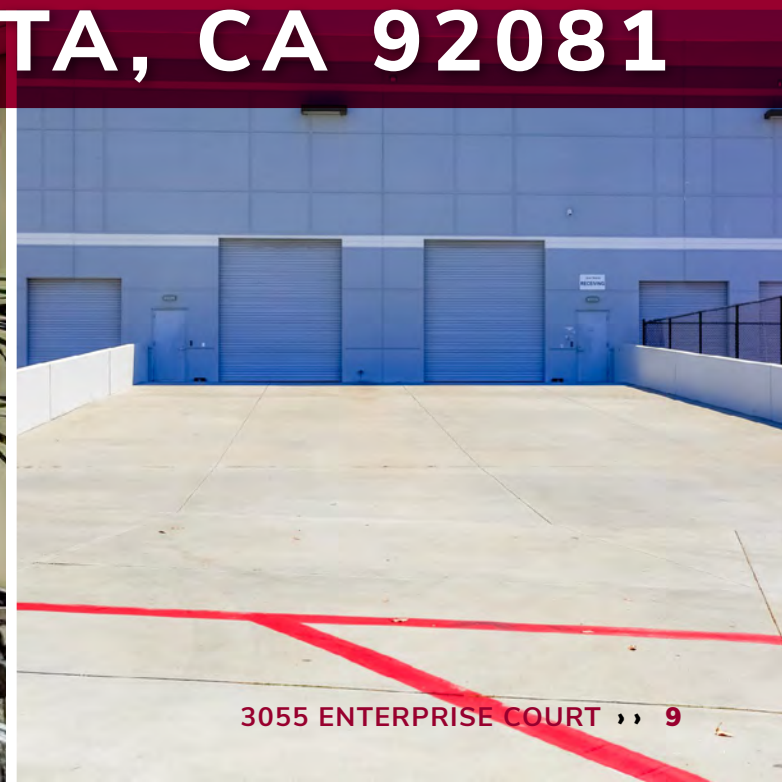
*enlarged to show detail





3055

**ENTERPRISE COURT
VISTA, CA 92081**



corporate neighbors



Location advantage

nearby retail & amenities

1 the island at carlsbad



2 palomar commons



5 vista palomar park



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6 grand plaza



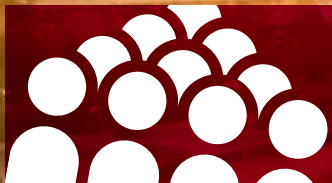
1 the square @ bressi ranch



4 bressi ranch village center



Vista



population

103,381



corporate & local
businesses

±5,000



median household
income

\$78,948



multi-industry
job force

48,000+

california's craft beer capital

most craft breweries per
capita of any california city

18 
Breweries

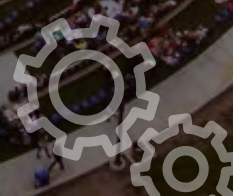
1 
Meadery

2 
Wineries

vista's local industries

manufacturing
warehousing
logistics
action sports

life sciences
maritime
active lifestyle
information technology



breweries



1. Mother Earth
2. Belching Beaver
3. Aztec
4. Black Plague
5. Prohibition
6. Booze Bros
7. Latitude 33
8. Bear Roots
9. Wavelength
10. Indian Joe

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



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LARGEST PRIVATELY HELD REAL ESTATE COMPANY IN SAN DIEGO COUNTY



Pride of
Local Ownership



Commitment to
Quality



Long Term
**Investment
Horizon**



5,500,000
Leaseable SF



650+
Tenants



Founded in
1954

DEVELOPER | OWNER | PROPERTY MANAGER
san diego, imperial & riverside counties



YOUR

LANDLORD

MATTERS



RELATIONSHIP FOCUSED

expand or relocate within the portfolio

CONTRACTORS & SPACE PLANNERS

in-house team available to lower costs



WELL CAPITALIZED

for tenant improvements

QUALITY CONCRETE CONSTRUCTION

lower maintenance & NNN costs



LOCAL MANAGEMENT

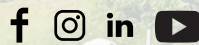
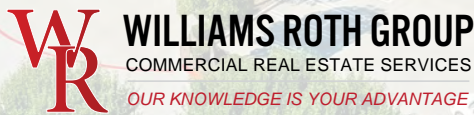
quick decisions and responsive action

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Rusty Williams, SIOR
(760) 448-2453
rwilliams@lee-associates.com
CAL DRE Lic#01390702

Chris Roth, SIOR
(760) 448-2448
croth@lee-associates.com
CAL DRE Lic#01789067

Jake Rubendall
(760) 448-1369
jrubendall@lee-associates.com
CAL DRE Lic#02037365



Lee & Associates Commercial Real Estate Services, Inc. - NSDC | 1900 Wright Place, Suite 200, Carlsbad, CA 92008
P: (760) 929-9700 | F: (760) 929-9977 | www.lee-associates.com/sandiegonth

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