



# 2330 Cousteau Court

Vista, California 92081

## Property Highlights

- Rare Corporate Freestanding building For Sale.
- Excellent Owner/User/Investor opportunity.
- Class A improvements throughout the building.
- Excellent ingress/egress with excellent parking.
- Incredible building signage opportunity.
- Excellent location off the 78 freeway.
- Access to a young employee labor pool.
- Close to all the amenities needed to service labor pool.

## Property Description

Rare industrial/office corporate flex space ideally located in diverse North San Diego County market for sale or lease.

## OFFERING SUMMARY

Sale Price:	\$5,700,000
Lease Rate:	\$1.16 SF/yr (NNN)
Lot Size:	
Building Size:	26,505 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,022	29,795	81,728
Total Population	5,239	79,500	237,010
Average HH Income	\$79,657	\$86,078	\$87,778

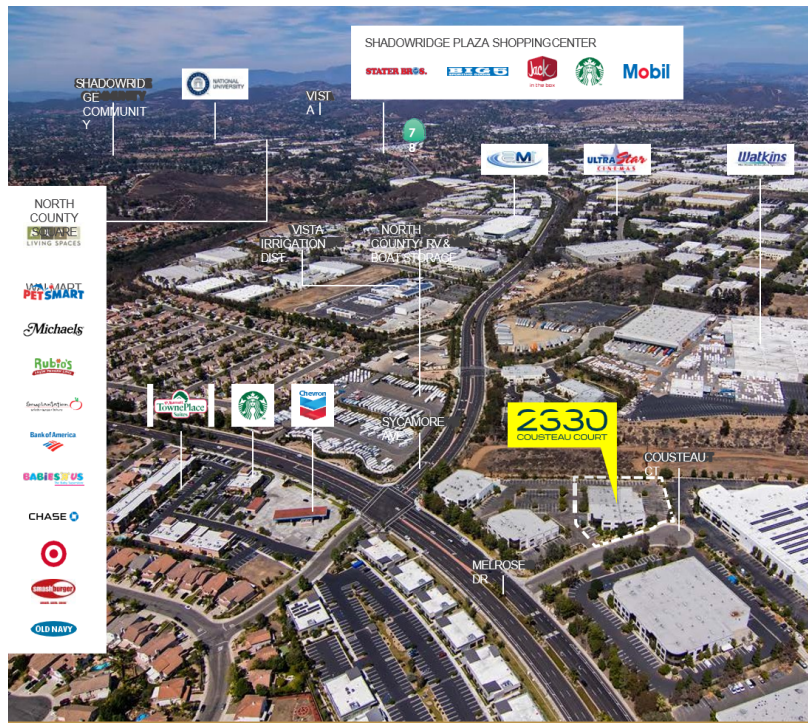
**Chris Jackson**

Co-CEO | 818.933.2368  
cjackson@naicapital.com | CalDRE #01255538

**Steven Berman**

Senior Associate | 818.815.2412  
sberman@naicapital.com | CalDRE #00967188





**Chris Jackson**

Co-CEO | 818.933.2368

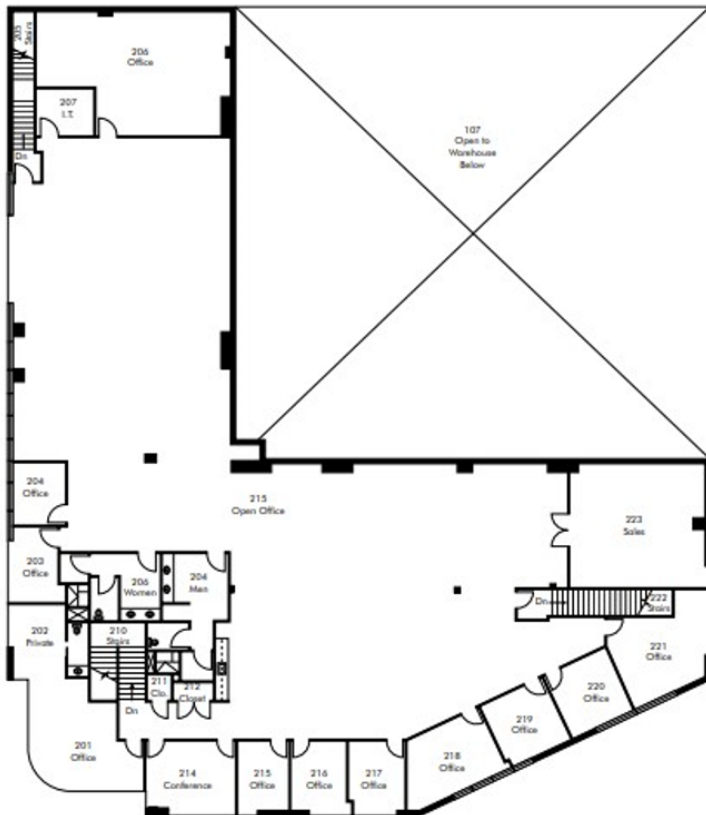
cjackson@naicapital.com | CalDRE #01255538

**Steven Berman**

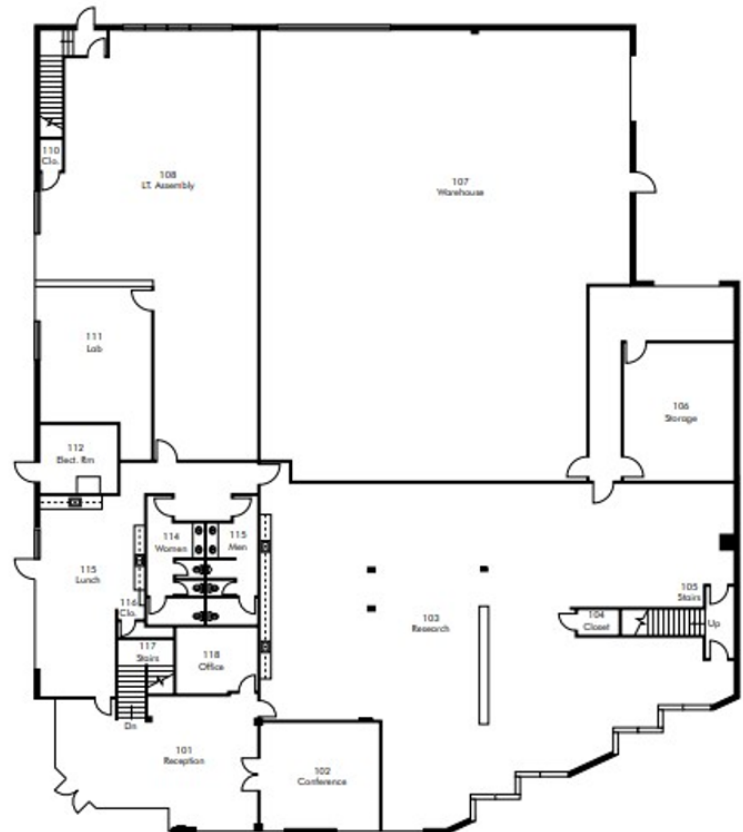
Senior Associate | 818.815.2412

sberman@naicapital.com | CalDRE #00967188





1<sup>st</sup> FLOOR



2<sup>nd</sup> FLOOR

**Chris Jackson**

Co-CEO | 818.933.2368

cjackson@naicapital.com | CalDRE #01255538

**Steven Berman**

Senior Associate | 818.815.2412

sberman@naicapital.com | CalDRE #00967188





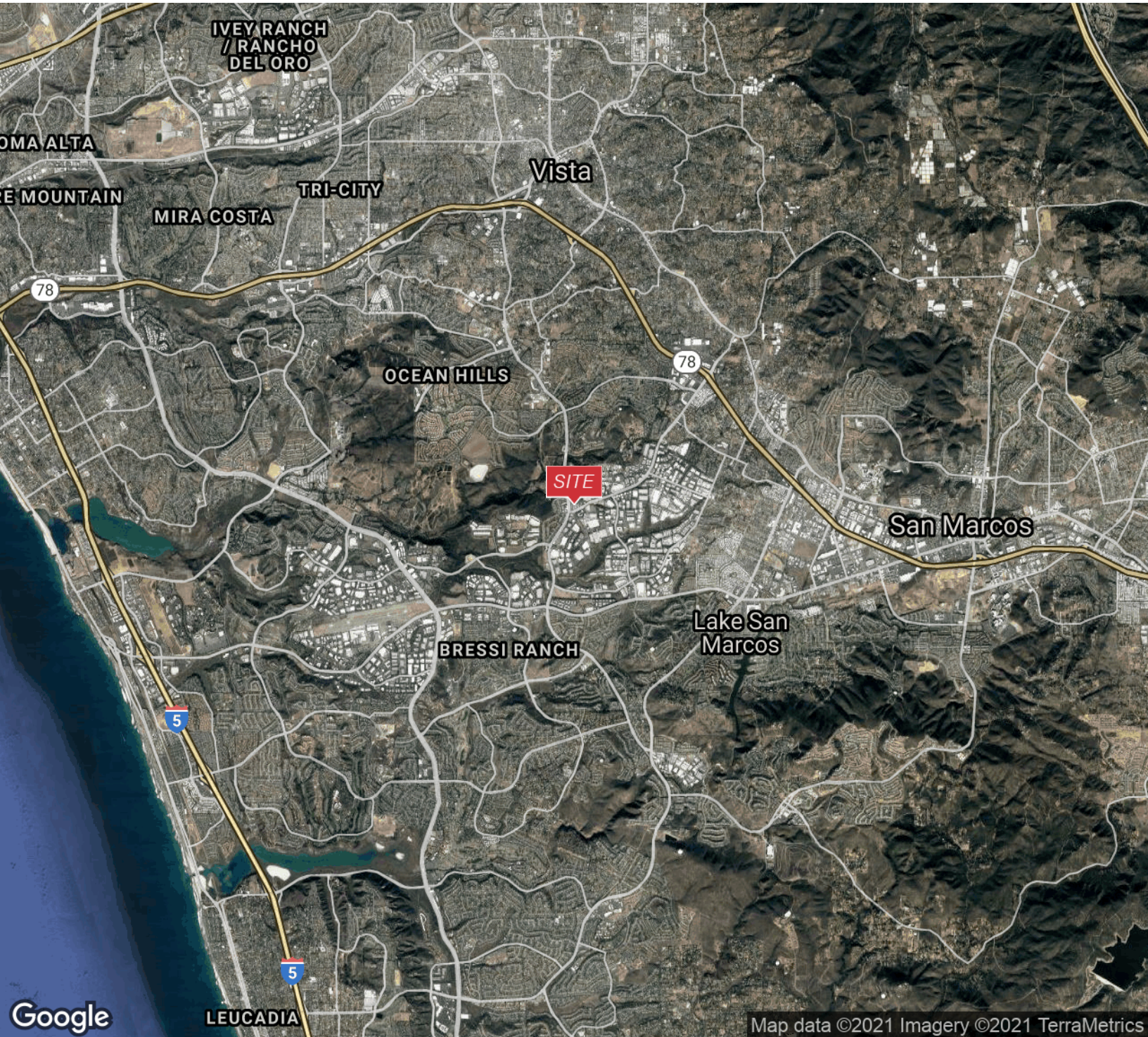
FOR SALE/LEASE



OFFICE



26,505 SF



Google

Map data ©2021 Imagery ©2021 TerraMetrics

**Chris Jackson**

Co-CEO | 818.933.2368

cjackson@naicapital.com | CalDRE #01255538

**Steven Berman**

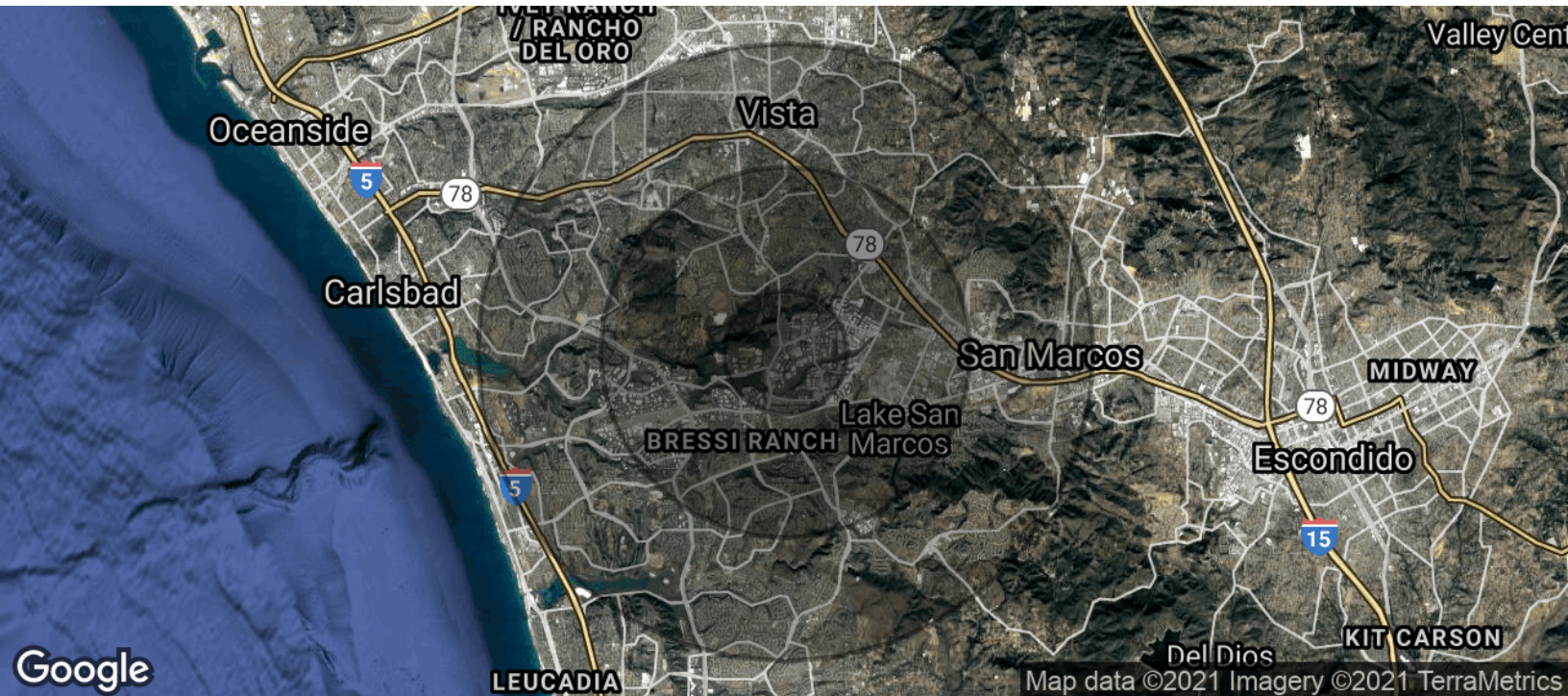
Senior Associate | 818.815.2412

sberman@naicapital.com | CalDRE #00967188



www.naicapital.com

NO WARRANTY, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THIS INFORMATION IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND IS SUBJECT TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS, COOPERATING BROKERS, BUYERS, TENANTS AND OTHER PARTIES WHO RECEIVE THIS DOCUMENT SHOULD NOT RELY ON IT, BUT SHOULD USE IT AS A STARTING POINT OF ANALYSIS, AND SHOULD INDEPENDENTLY CONFIRM THE ACCURACY OF THE INFORMATION CONTAINED HEREIN THROUGH A DUE DILIGENCE REVIEW OF THE BOOKS, RECORDS, FILES AND DOCUMENTS THAT CONSTITUTE RELIABLE SOURCES OF THE INFORMATION DESCRIBED HEREIN. LOGOS ARE FOR IDENTIFICATION PURPOSES ONLY AND MAY BE TRADEMARKS OF THEIR RESPECTIVE COMPANIES. NAI CAPITAL, INC. CAL DRE LIC. #02130474



## POPULATION

### 1 MILE

### 3 MILES

### 5 MILES

Total Population	5,239	79,500	237,010
Average age	36.9	39.0	36.6
Average age (Male)	38.3	38.4	35.9
Average age (Female)	35.4	39.3	37.2

## HOUSEHOLDS & INCOME

### 1 MILE

### 3 MILES

### 5 MILES

Total households	2,022	29,795	81,728
# of persons per HH	2.6	2.7	2.9
Average HH income	\$79,657	\$86,078	\$87,778
Average house value	\$480,851	\$502,784	\$592,697

\* Demographic data derived from 2010 US Census

### Chris Jackson

Co-CEO | 818.933.2368

cjackson@naicapital.com | CalDRE #01255538

### Steven Berman

Senior Associate | 818.815.2412

sberman@naicapital.com | CalDRE #00967188

