

# LIONSHEAD LANDING

1483 POINSETTIA AVE • VISTA, CA 92081



- Abundant Parking - 3.0/1,000 SF
- Move-In Ready - Industrial/Flex Units featuring high quality office build out
- Amenities - Walking distance to Starbucks, Target, and hiking/bike trails
- Strategic Location - Border of Carlsbad & Vista
- Growth Accommodation - Diverse unit sizes and expansion options
- Connectivity - Fiber optic capability
- Corporate Identity - Immaculate conditions enhance brand image

## Property Summary

|                      |                |
|----------------------|----------------|
| <b>AVAILABLE SF</b>  | 1,455-8,349 SF |
| <b>BUILDING SIZE</b> | 228,816 SF     |
| <b>MARKET</b>        | San Diego      |

**For more information, please contact:**

### **DANNY O'LEARY**

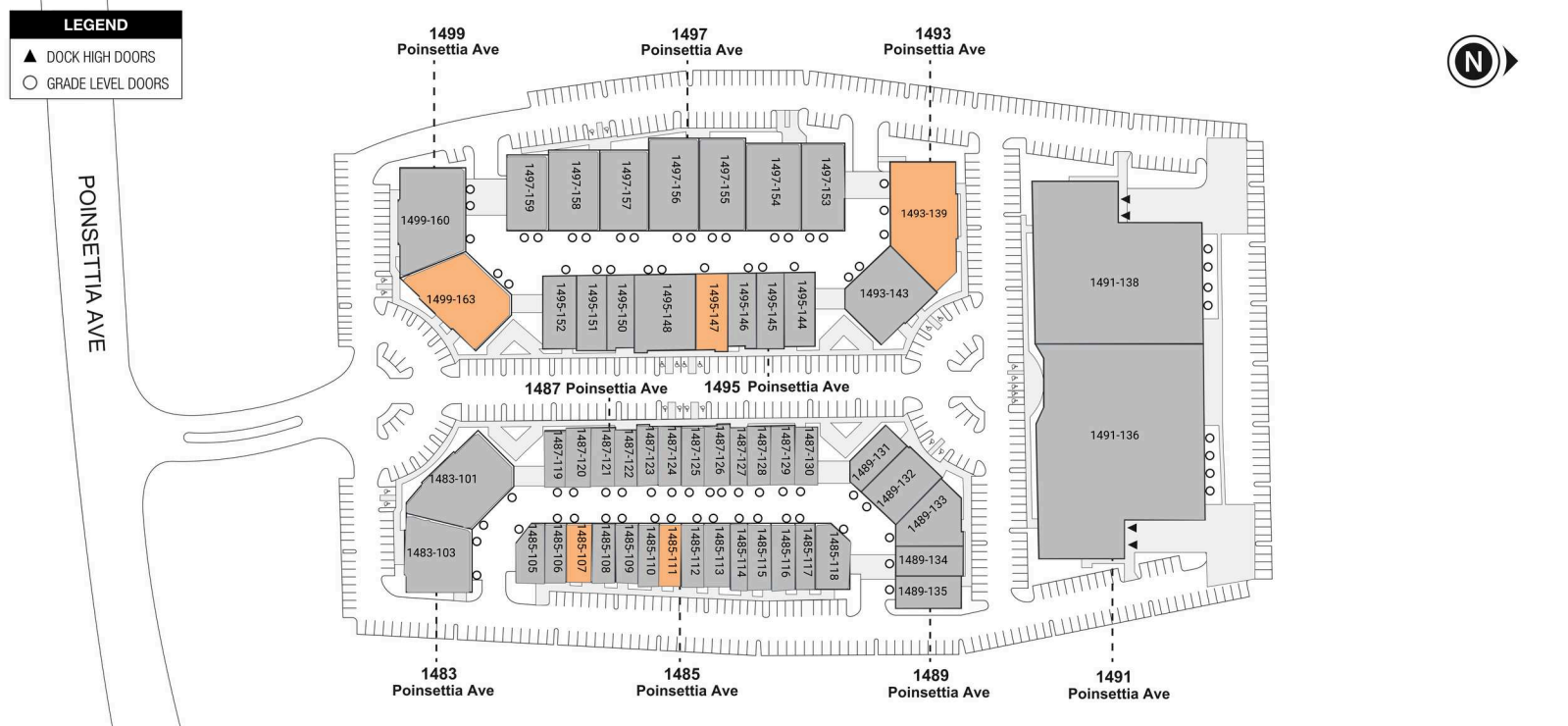
LEASING MANAGER  
BKM MANAGEMENT COMPANY  
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E. DOLEARY@BKMMGMT.COM

### **CONOR BOYLE**

LEASING AGENT  
CUSHMAN & WAKEFIELD  
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■ AVAILABLE ■ OCCUPIED

## Current Availabilities

| BUILDING | SUITE    | TOTAL SIZE | OFFICE SIZE | OFFICE % | TYPE | CLEAR HT | GL  | DL  |
|----------|----------|------------|-------------|----------|------|----------|-----|-----|
| 1485     | 1485-107 | 1,455      | 0           | 0        | IND  | 0        | N/A | N/A |
| 1485     | 1485-111 | 1,551      | 0           | 0        | IND  | 0        | N/A | N/A |
| 1493     | 1493-139 | 8,349      | 0           | 0        | IND  | N/A      | N/A |     |
| 1495     | 1495-147 | 2,677      | 0           | 0        | IND  | 15       | N/A | N/A |
| 1499     | 1499-163 | 5,928      | 0           | 0        | IND  | 0        | N/A | N/A |

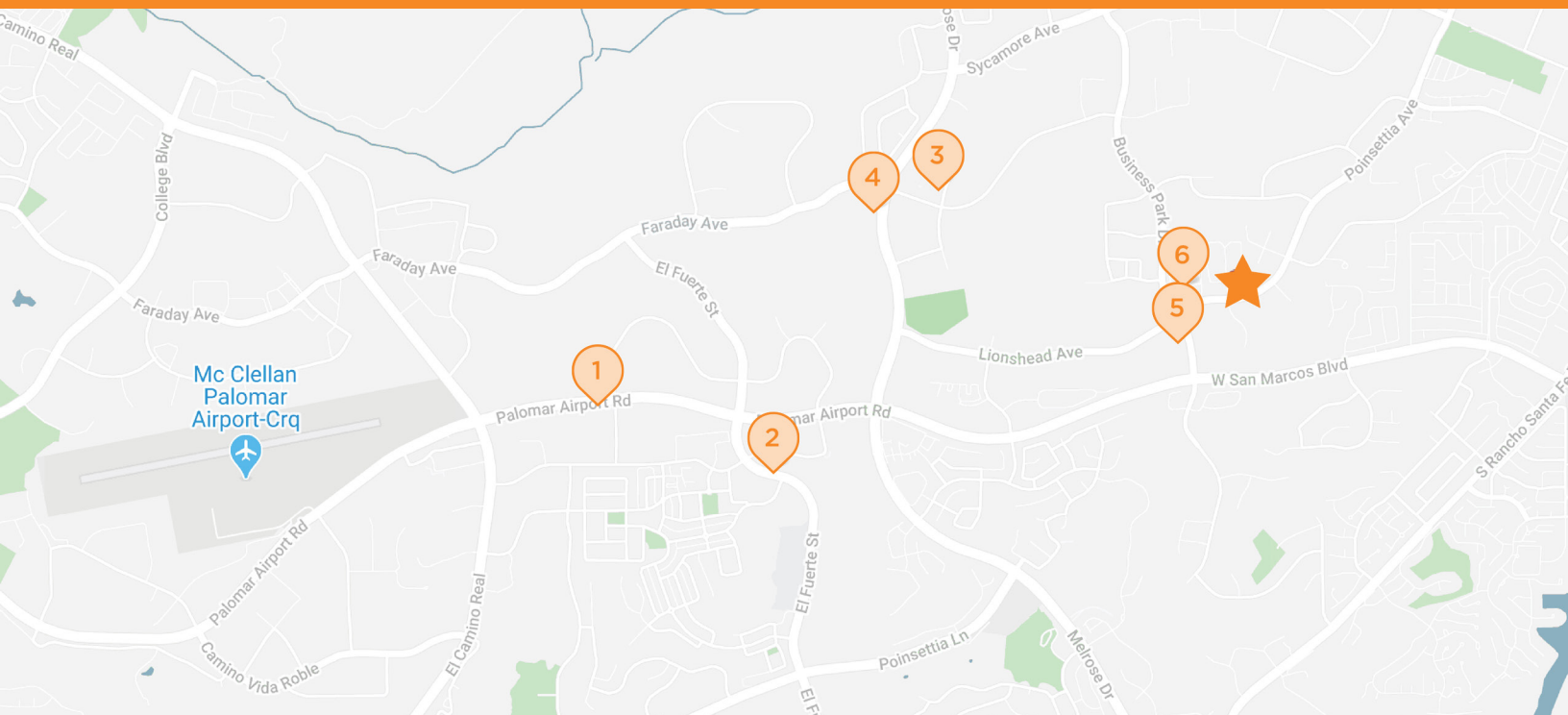
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## LIONSHEAD LANDING

1483-1499 Poinsettia Avenue, Vista, CA 92081



### STARBUCKS

2708 Loker Avenue W. #10  
Vista, CA



### SHELL GAS STATION

2741 Gateway Road  
Vista, CA



### HOME DEPOT

2340 S. Melrose Drive  
Vista, CA



### HYATT PLACE

2430 S. Melrose Drive  
Vista, CA



### WELLS FARGO

3211 Business Park Drive  
Vista, CA



### TARGET

3150 Business Park Drive  
Vista, CA