

# 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

|               |                 |
|---------------|-----------------|
| AVAILABLE SF  | 1,455-49,384 SF |
| BUILDING SIZE | 228,816 SF      |
| RENOVATED     | 2024            |
| MARKET        | San Diego       |

**For more information, please contact:**

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■ AVAILABLE ■ OCCUPIED

## Current Availabilities

| BUILDING | SUITE    | TOTAL SIZE | OFFICE SIZE | OFFICE % | TYPE | CLEAR HT | GL | DL |
|----------|----------|------------|-------------|----------|------|----------|----|----|
| 1483     | 1483-101 | 7,392      | 4,641       | 63       | IND  | 18       | 2  | 0  |
| 1485     | 1485-105 | 1,566      | 618         | 39       | IND  | 18       | 1  | 0  |
| 1485     | 1485-106 | 1,455      | 406         | 28       | IND  | 0        | 1  | 0  |
| 1485     | 1485-109 | 1,455      | 545         | 37       | IND  | 0        | 1  | 0  |
| 1485     | 1485-113 | 1,551      | 534         | 34       | IND  | 18       | 1  | 0  |
| 1487     | 1487-121 | 1,504      | 411         | 27       | IND  | 0        | 1  | 0  |
| 1487     | 1487-128 | 1,504      | 538         | 36       | IND  | 14       | 1  | 0  |
| 1489     | 1489-131 | 2,421      | 797         | 33       | IND  | 0        | 1  | 0  |
| 1491     | 1491-136 | 49,384     | 17,067      | 35       | IND  | 0        | 8  | 2  |
| 1493     | 1493-143 | 5,928      | 1,778       | 30       | IND  | 18       | 2  | 0  |
| 1497     | 1497-153 | 4,750      | 1,425       | 30       | IND  | 17       | 2  | 0  |
| 1497     | 1497-154 | 5,032      | 0           | 0        | IND  | 0        | 0  | 0  |



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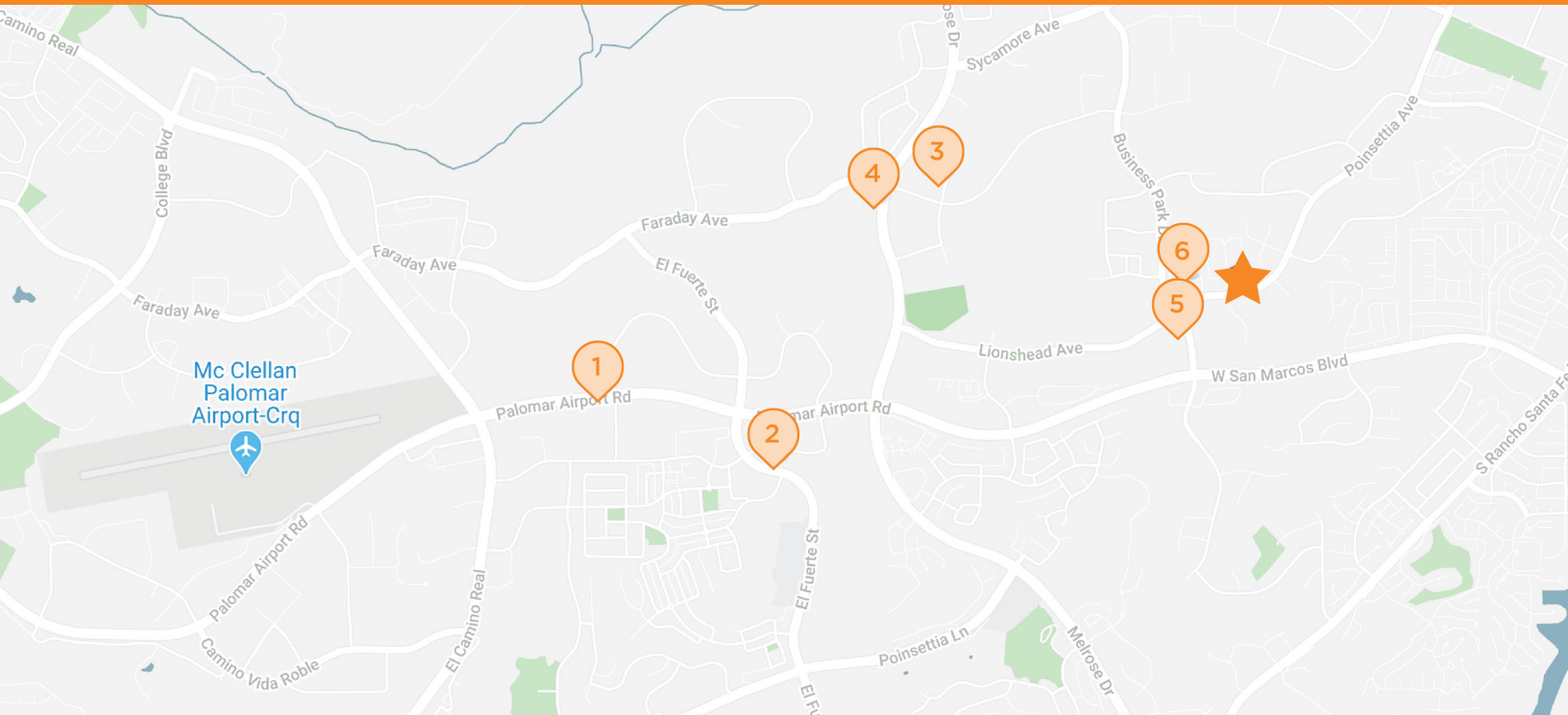
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## LIONSHEAD LANDING

1483-1499 Poinsettia Avenue, Vista, CA 92081

1

### STARBUCKS

2708 Loker Avenue W. #10  
Vista, CA

2

### SHELL GAS STATION

2741 Gateway Road  
Vista, CA

3

### HOME DEPOT

2340 S. Melrose Drive  
Vista, CA

4

### HYATT PLACE

2430 S. Melrose Drive  
Vista, CA

5

### WELLS FARGO

3211 Business Park Drive  
Vista, CA

6

### TARGET

3150 Business Park Drive  
Vista, CA