

CONSTRUCTION COMPLETE
READY FOR IMMEDIATE OCCUPANCY



1430 DECISION STREET | VISTA, CA

±125,076 SF CLASS A INDUSTRIAL BUILDING
WAREHOUSE / DISTRIBUTION / MANUFACTURING

LBALogistics 

 ±125,076 Square Feet | Class A Industrial

NEWER IS BETTER

1430 Decision Street represents the first spec Industrial building in North County featuring 36' Clear Height

Rare Opportunity

Dwindling supply of industrial land and new construction throughout San Diego, ideal site for Last Mile with immediate access to customers and highly skilled labor

Flexibility

Designed to accommodate multiple users and industry types including Distribution and GMP Life Science

Separate & Secure

No neighbors or shared environment, natural terrain features and ability to fence make this a highly secure facility

Customized Solutions

Design your perfect building from the ground up, enhance brand image while boosting morale and increasing efficiency

Attract & Retain Talent

Excellent quality of life featuring a coastal vibe, myriad of recreational and leisure activities, affordable living options and close proximity to executive housing. Immediately adjacent to walking/biking trails and walking distance to retail amenities.

Affordability

Significant savings based on lower rental rates compared to Central SD and Orange County, reduced energy costs, cubic storage advantage

Avoid Risk

New building means less exposure to capital expenditures and environmental concerns

LOCATION

SURROUNDING AREA



2025
POPULATION

727,389
within 10 miles
249,157
within 5 miles
85,710
within 3 miles



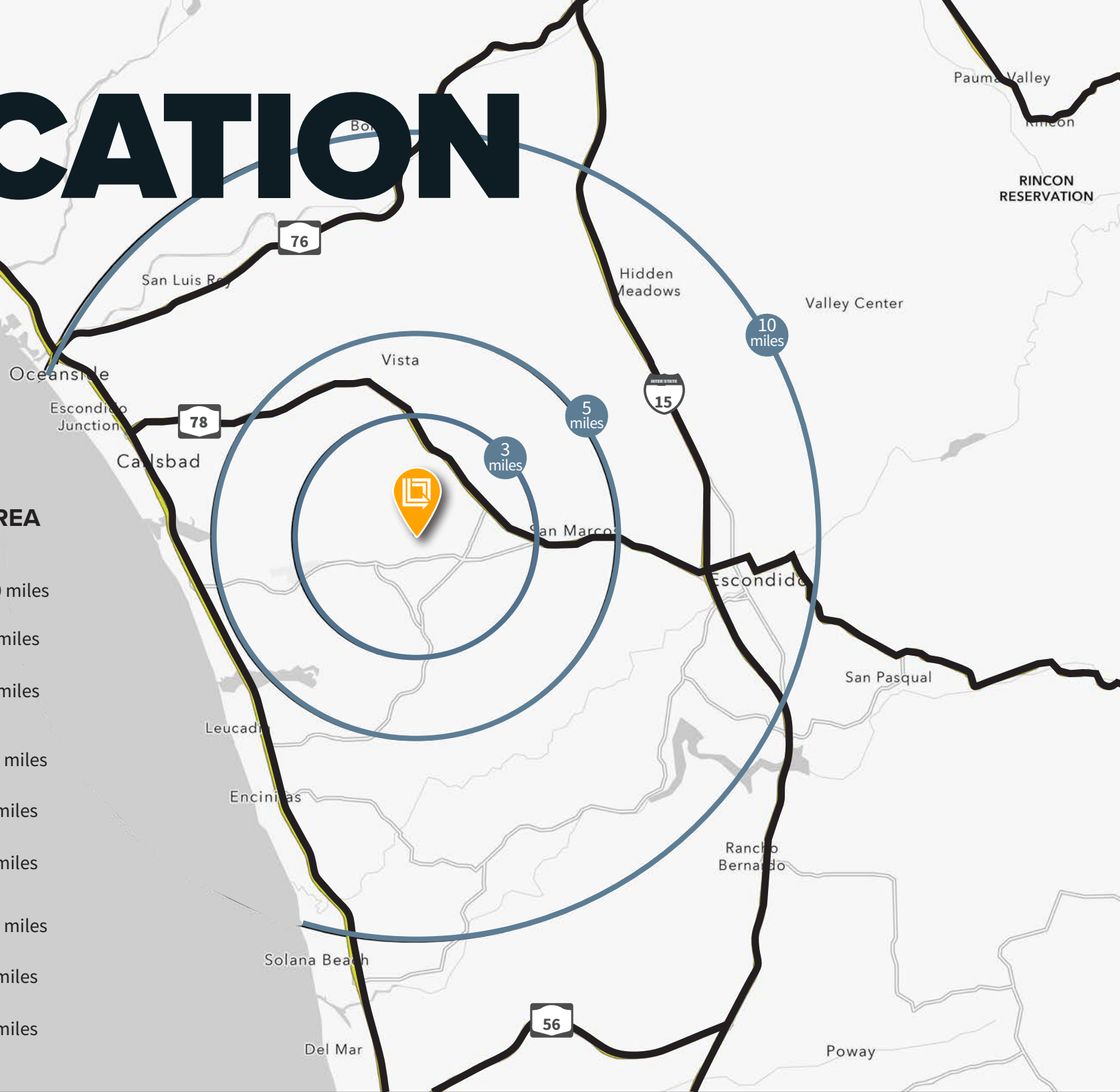
2025 HOUSING
UNITS

276,108
within 10 miles
91,918
within 5 miles
33,918
within 3 miles



2025 MEDIAN
HOUSEHOLD
INCOME

\$114,888
within 10 miles
\$123,903
within 5 miles
\$114,724
within 3 miles



LAST MILE APPROVED

NORTH SAN DIEGO DEMOGRAPHICS

109,831
Population
38,475
Housing Units
\$100,765
Household Income

113,490
Population
48,024
Housing Units
\$152,860
Household Income

61,787
Population
26,716
Housing Units
\$165,907
Household Income

12,640
Population
6,550
Housing Units
\$158,860
Household Income

VISTA



SAN MARCOS

CARLSBAD

LA COSTA

ENCINITAS

RANCHO SANTA FE

SOLANA BEACH

93,015
Population
32,204
Housing Units
\$114,373
Household Income

44,574
Population
17,134
Housing Units
\$136,152
Household Income

3,073
Population
1,376
Housing Units
\$228,535
Household Income

Drive times to:

- **1 hr 36 min**
Port of LA/Long Beach
- **40 min**
Orange County
- **45 min**
Riverside County
- **1430 Decision St**
Vista
- **45 min**
Downtown/Airport
- **55 min**
Mexico Border

San Diego quick stats:

3.3M

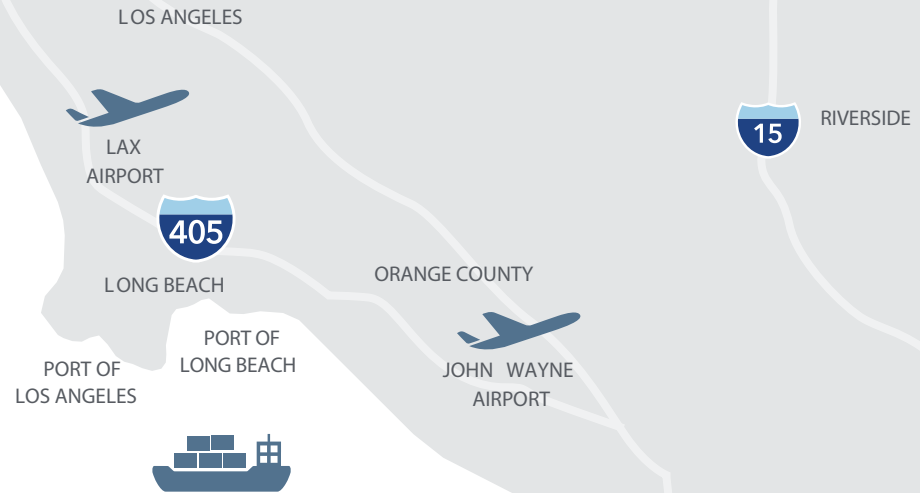
5TH MOST POPULOUS COUNTY IN THE US

\$267B

10TH LARGEST COUNTY IN THE US
BY GDP

158K

COLLEGE STUDENTS IN SAN DIEGO
INCLUDING 46K IN NORTH COUNTY



THE SITE

At the intersection of Scott Street and Business Park Drive, Vista, CA



NOW

Building is now complete and ready for immediate occupancy



Secure Site

Fully fenced (optional)



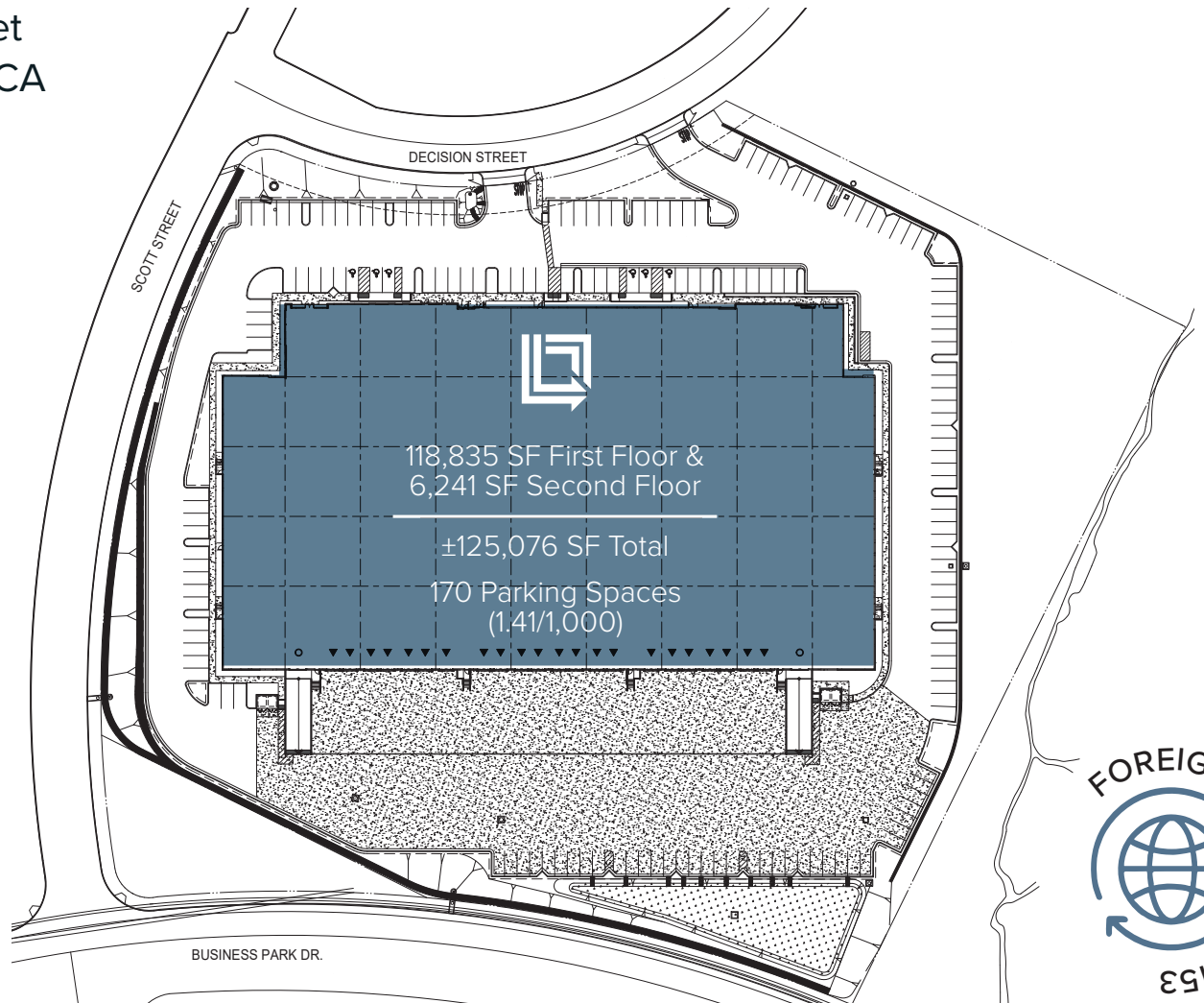
Vehicle Parking:

170 stalls



Truck Court Area:

130' depth, all concrete





±125,076 SF

TOTAL SPACE AVAILABLE
(SQUARE FEET)



22 DOCKS

1.76:10,000 SF DOOR RATIO



60'

SPEED BAY



36' CLEAR

HEIGHT AT FIRST COLUMN



2 GRADE

LEVEL DOORS



130'

TRUCK COURT



±12,381

SF OF OFFICE



1,200 APPROX

AMPS OF 277/480 VOLT POWER
(EXPANDABLE TO 3,000 AMPS)



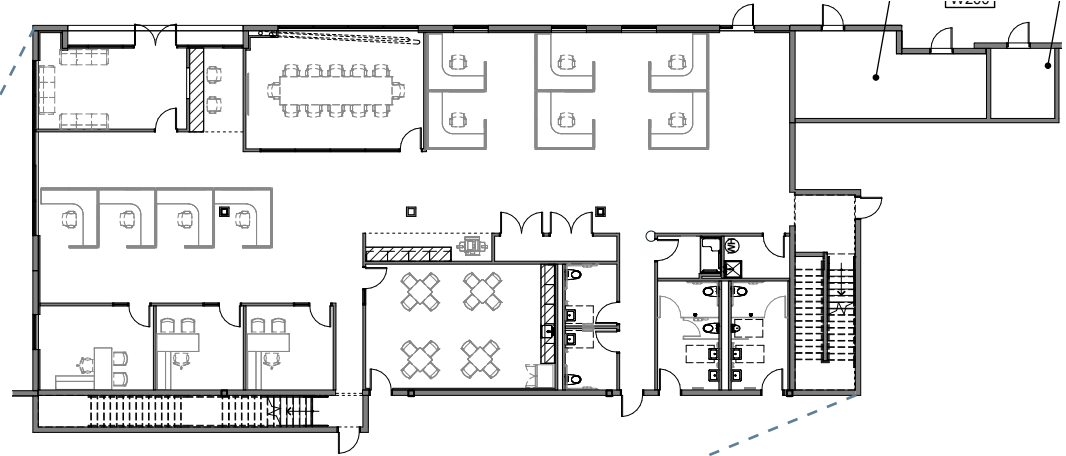
ESFR

SPRINKLERS

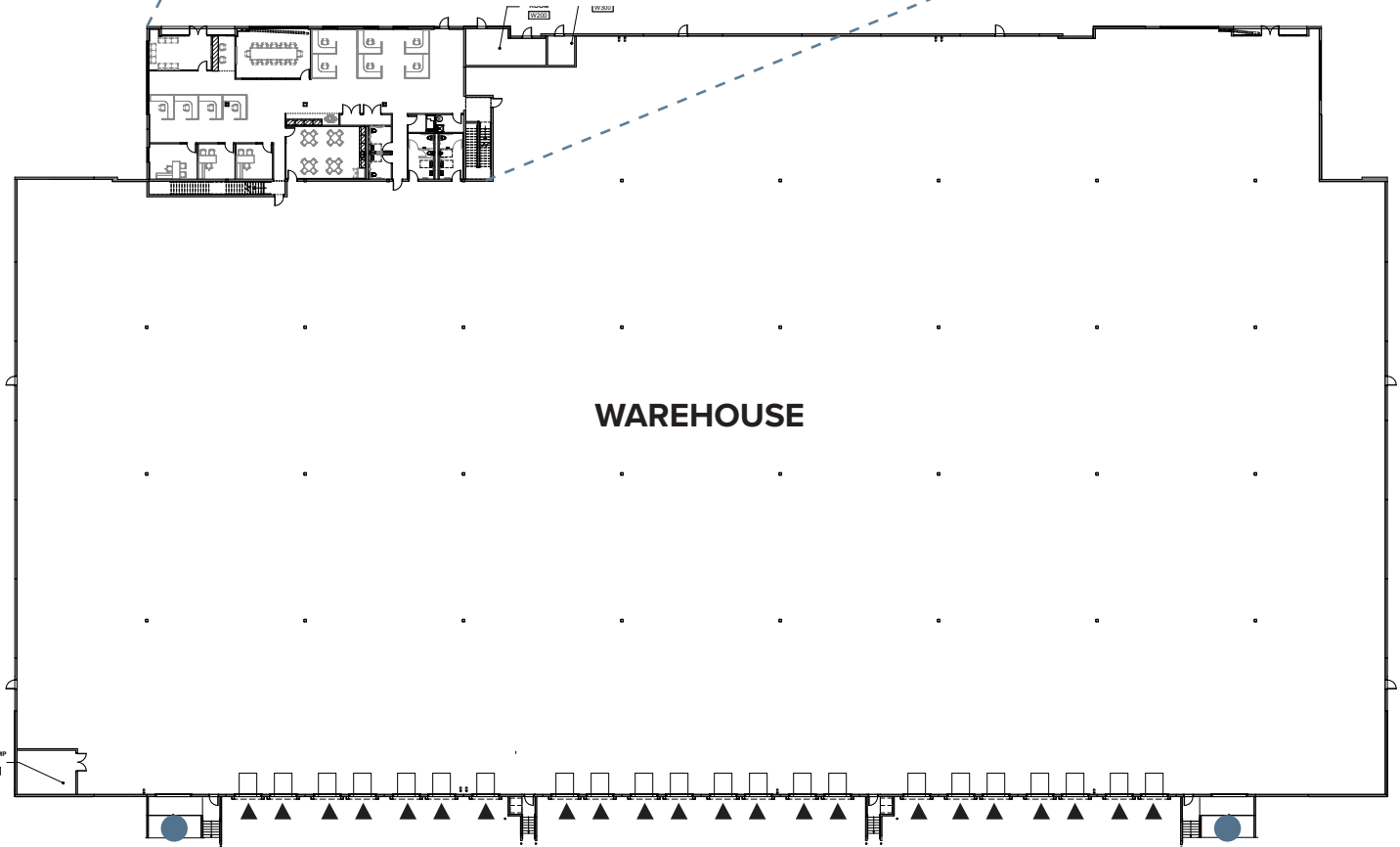
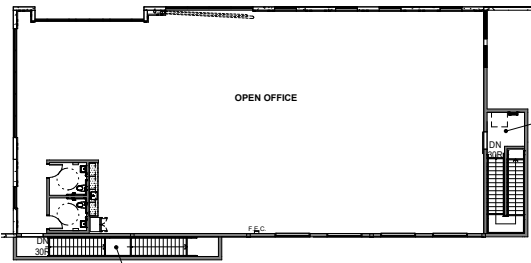
Tenant responsible for verifying all information

THE PLAN

GROUND FLOOR



SECOND FLOOR



- ▲ DOCK DOORS
- GRADE DOORS

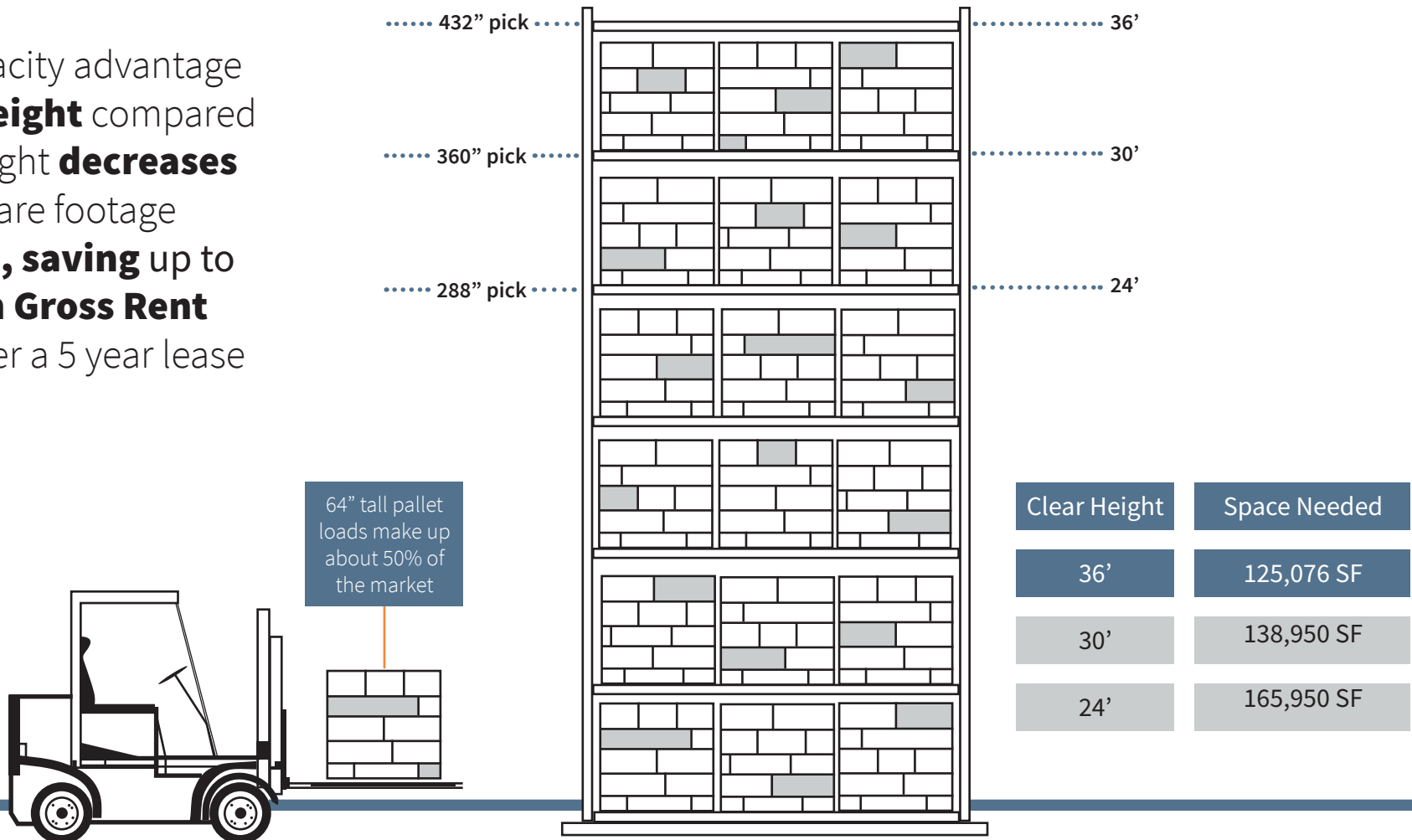
RISE ABOVE
THE REST



1430 DECISION STREET, VISTA, CA

Revolutionizing storage solutions
to take your business to new
heights

The cubic capacity advantage
at **36' clear height** compared
to 24' clear height **decreases**
a Tenant's square footage
needs **by 26%, saving up to**
\$5,000,000 in Gross Rent
payments over a 5 year lease
period





NORTH COUNTY

Surrounded by strong demographics, great accessibility and the largest concentration of executive housing



1,200,000+
population



35
median age



42,000+
businesses



600,000+
employees



20+
rail stations



40+
golf courses



Ocean Hills

Melrose Drive

Business Park Dr

Poinsettia Ave

W San Marcos Blvd



NORTH



CORPORATE NEIGHBORS





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