

OWNER-USER / INVESTMENT OPPORTUNITY | VISTA BUSINESS PARK

FOR SALE

2580 FORTUNE WAY

VISTA, CALIFORNIA 92081

±6,880 SF FREESTANDING
CREATIVE FLEX / OFFICE BUILDING

UPSCALE PROFESSIONAL IMAGE | HIGH-END MODERN IMPROVEMENTS | BEAUTIFUL ATRIUM-STYLE LOBBY
IMPRESSIVE FLOOR TO CEILING GLASSLINE | EXPANDABLE WAREHOUSE WITH ROLL-UP DOOR

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

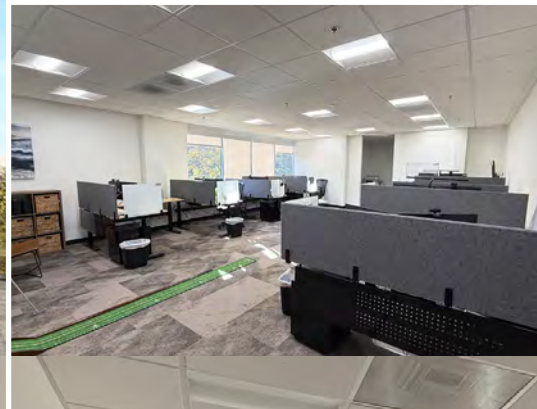
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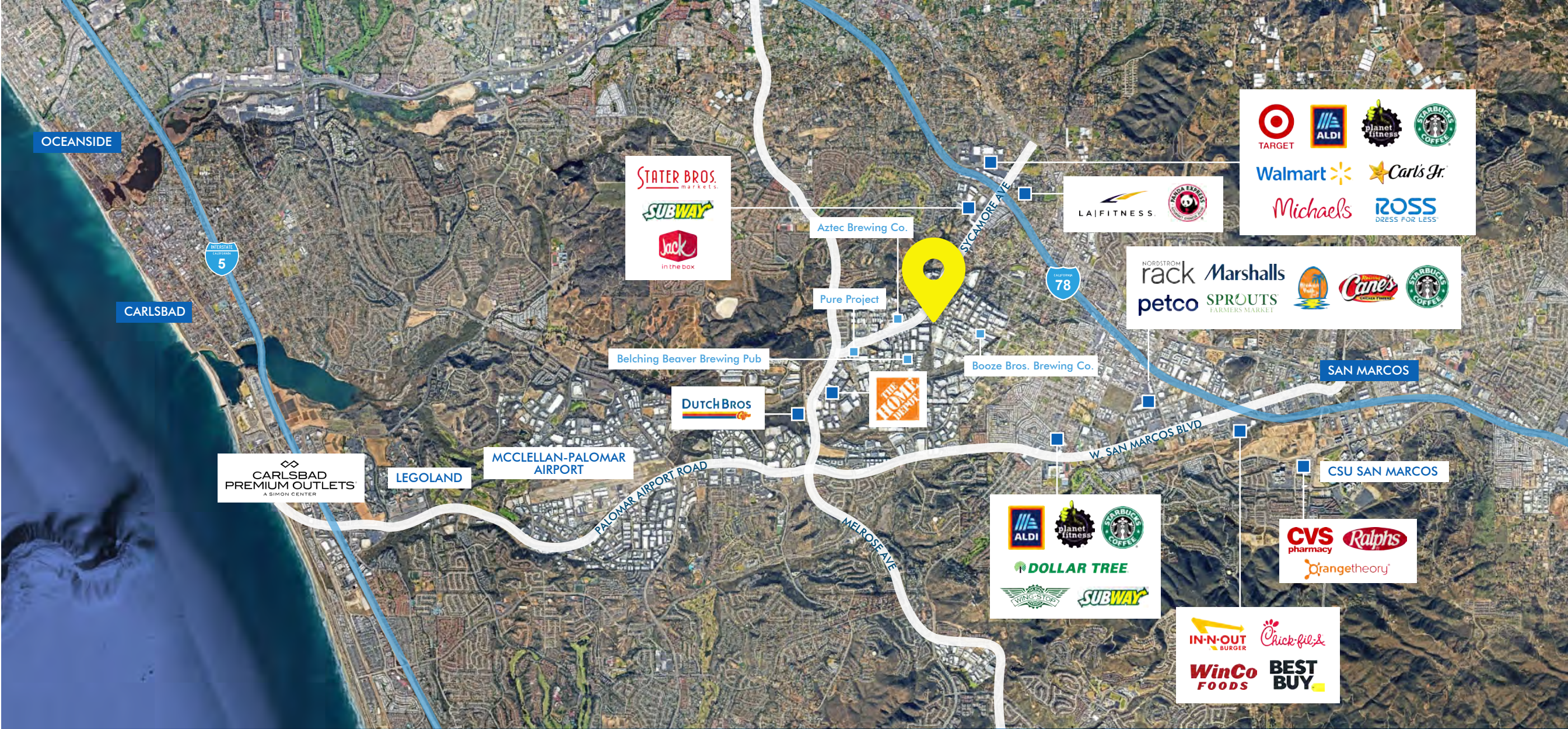
- ±6,880 SF freestanding two-story creative flex / office building
- ±0.59 acre lot (±25,700 SF)
- Desirable location on quiet, low traffic cul-de-sac
- High-end modern improvements
- Beautiful atrium-style lobby with impressive floor to ceiling glassline
- ±20 surface parking spaces
- Expandable warehouse space
- One roll-up door
- Glasslined private offices / conference rooms
- Built in 1999
- Mature and lush landscaping
- Abundance of retail & restaurant amenities nearby

OFFERED AT \$2,030,000 (\$295/SF)





2580 FORTUNE WAY



☑ Abundance of restaurant, brewery and retail amenities nearby

☑ Convenient freeway access

2580 FORTUNE WAY

VISTA, CALIFORNIA 92081



VISTA, CALIFORNIA

Nestled in North San Diego County, Vista is a charming and vibrant city with a plethora of natural wonders, cultural attractions, and culinary delights. Whether you're a resident or a visitor, you can't help but fall in love with Vista's small-town charm, friendly community, and year-round sunshine. In this article, we'll explore some of the top benefits of living in Vista, from its scenic parks and outdoor activities to its eclectic restaurants and shops.

Vista's biggest tenants include a mix of manufacturing, service, and tech firms using facilities for production, primarily located south of State Route 78, a transportation corridor stretching from the North County beaches to Riverside and other inland markets. The submarket also links to Oceanside, Escondido, and San Marcos via the Sprinter light rail, and it is easily accessible to dense north county population nodes and distribution channels for logistics firms. That provides a ready means of proximate labor for office, industrial and retail trade work, and it has more affordable housing costs than Central County or coastal areas.

263,039

2024 POPULATION
5 MILE RADIUS

136,143

DAYTIME EMPLOYEES
5 MILE RADIUS

\$3.6B

CONSUMER SPENDING
5 MILE RADIUS

\$128,023

AVERAGE HH INCOME
3 MILE RADIUS

\$782,141

MEDIAN HOME VALUE
3 MILE RADIUS

38.9

MEDIAN AGE
3 MILE RADIUS

±6,880 SF FREESTANDING CREATIVE FLEX / OFFICE BUILDING



FOR SALE

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For more information or tours, please contact:

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