



gen·er·ate

56,377 SF | For Lease

Part of RAF Pacifica Group's Creative Industrial Portfolio
1125 Joshua Way | Vista, California | 92081

Newly Renovated

RAF Pacifica Group presents a new product to the market with Creative Industrial™.

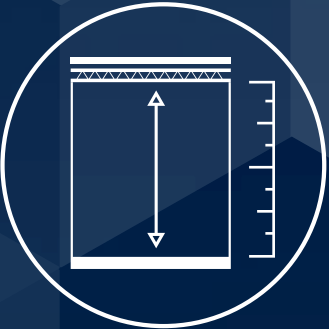
Approximately **56,377 available** square feet of corporate headquarters/flex/manufacturing space within the Oakridge Business Center.

Situated on 4.75 acres (206,926 SF), the project totals 77,736 square feet, comprised of a 56,377 square foot core building and 21,359 square foot expansion.

The project features 16,780 square feet of highly improved high-end two-story HVAC office area.



FEATURES



24' clear height.



Parking ratio:
2.25/1,000
(127 Stalls)



Two (2) grade-level
doors.
Four (4) dock-high
loading doors.

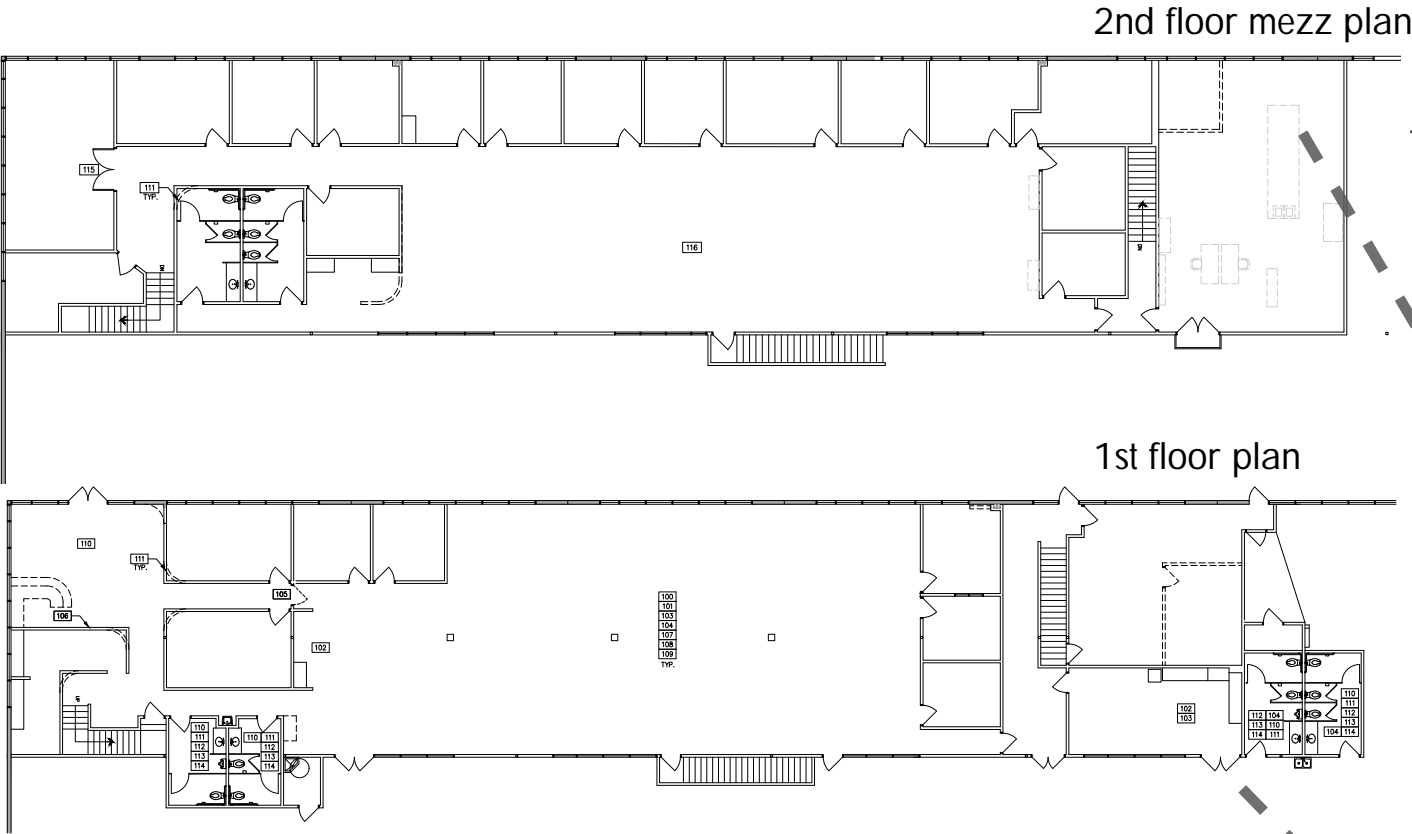


New 6 bulb T8 high-
bay lighting.

SITE PLAN



Improved Office



Improved Office Features

- Brand New LED Lighting
- Upgraded Kitchen & Bathroom
- New Premium Fixtures
- New Carpet & Paint
- Built-out Conference Room with Herculite Doors

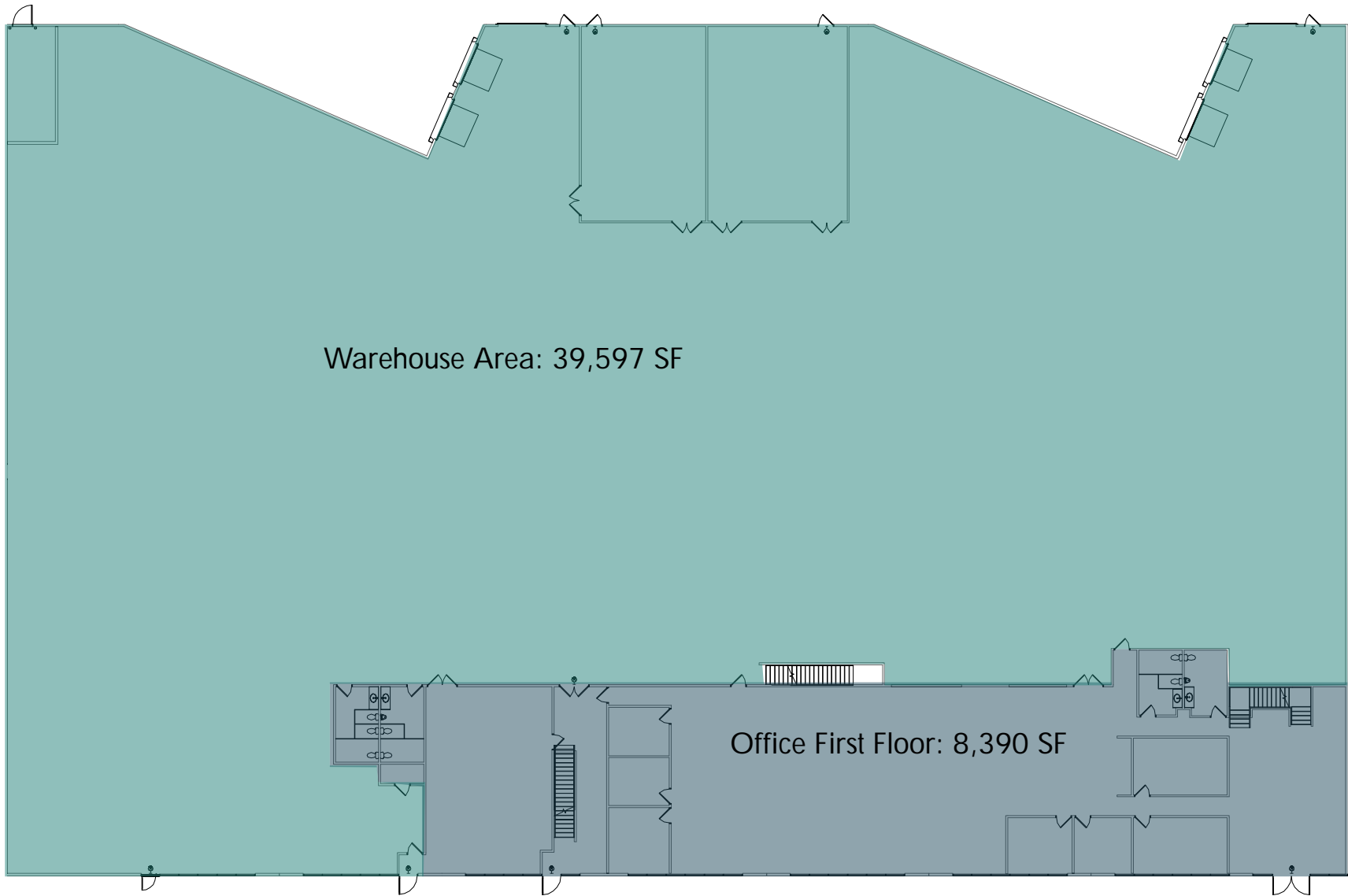
Available/Existing Building Area

- Office First Floor: 8,390 SF
- Office Mezzanine: 8,390 SF
- Warehouse Area: 39,597 SF
- Total: 56,377 SF



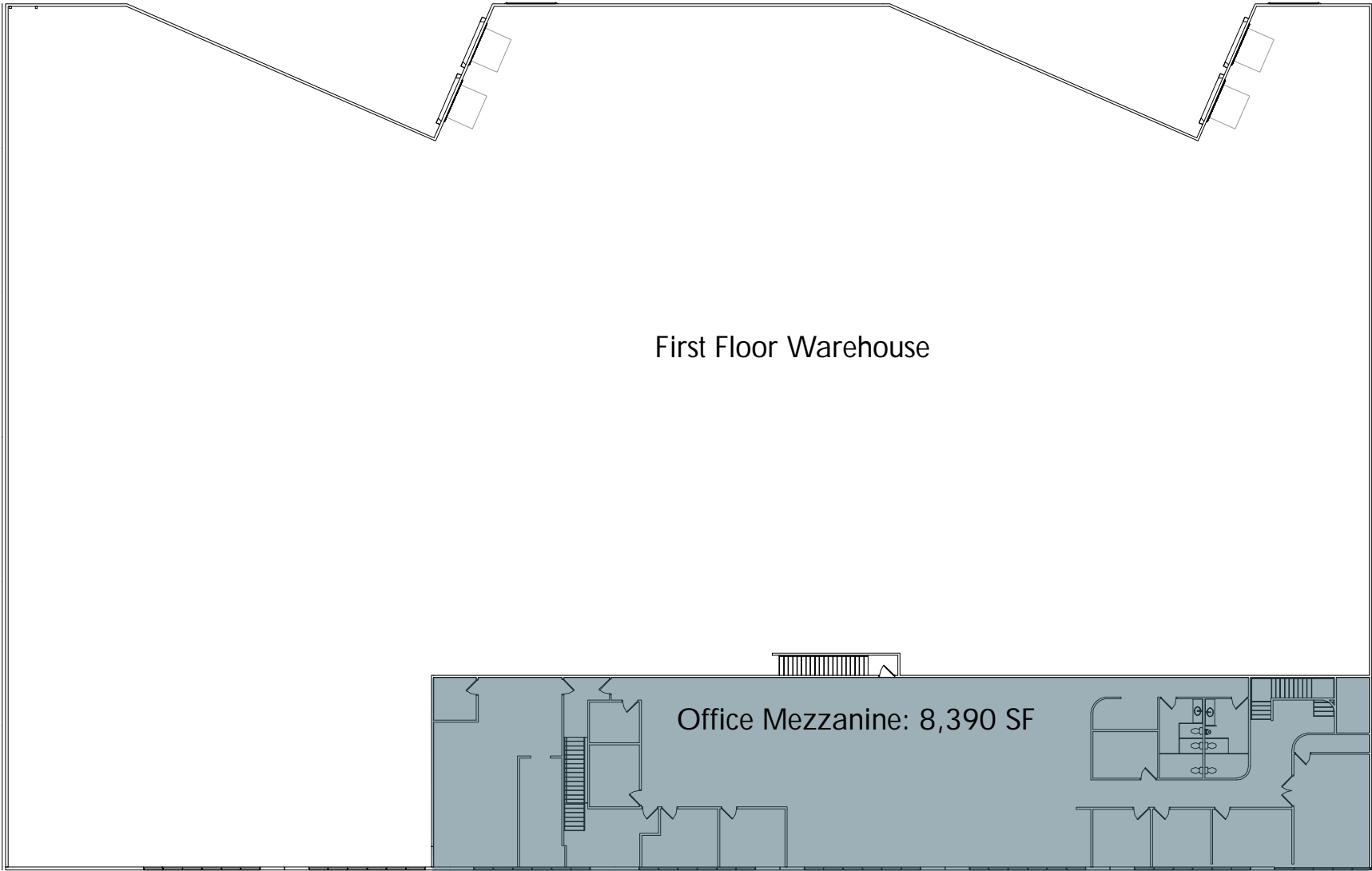
SITE PLAN

Floor 1 (available/existing space)



SITE PLAN

Floor 2 (available/existing space)



When clients, prospects, and finance partners see your firm in a space that speaks to the modern company aesthetic, your value immediately increases.

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FOR YOUR
BRAND



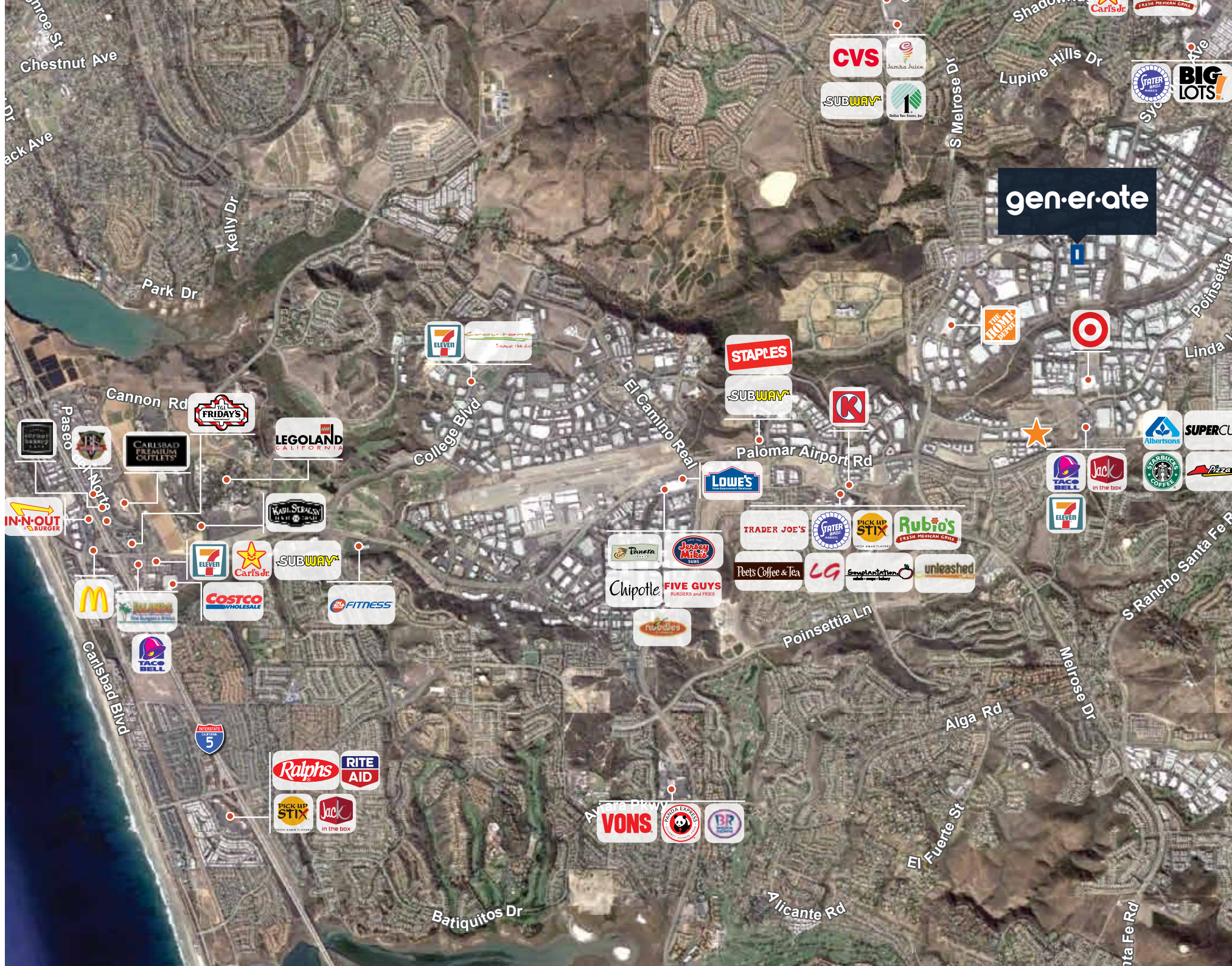
Corporate headquarters setting that provides pride for you and your team.



Great location for the team and visitors.

Area Amenities

- Carlsbad Outlets
- Costco
- Grand Pacific Palisades Resort & Hotel
- Legoland California Resort
- The Crossings at Carlsbad
- Residence Inn by Marriott
- McClellan Palomar Airport
- Homewood Suites Hampton Inn
- Lowe's
- Staples
- Holiday Inn
- Bressi Ranch Village Center
- Hyatt Place
- Park Hyatt Aviara Resort
- La Costa Resort & Spa
- Home Depot



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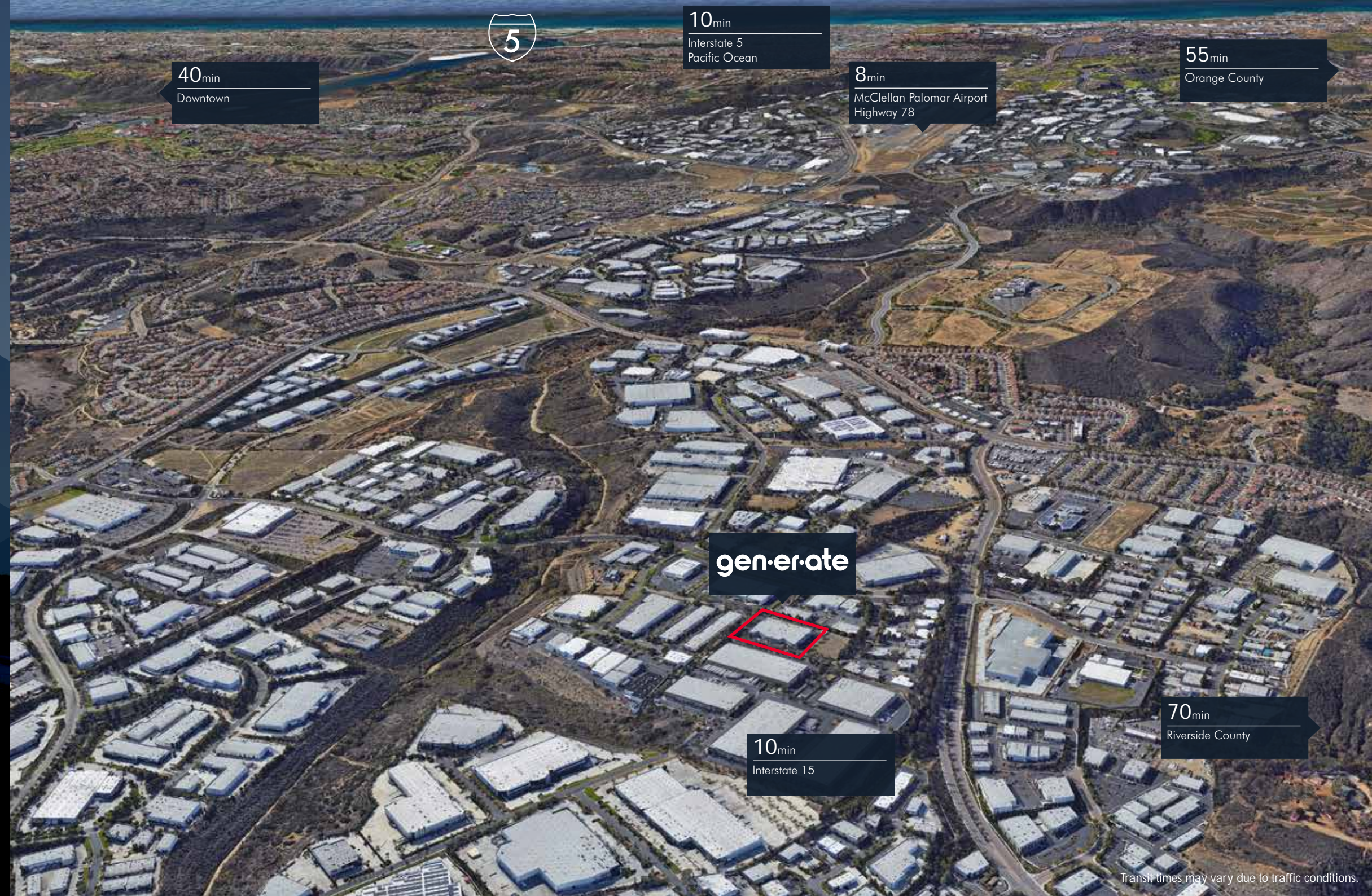
IS IN THE
VIBRANT
VISTA
MARKET





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GATEWAY TO
SAN DIEGO
AND ORANGE
COUNTY



Corporate Neighbors

Cobra Puma Golf
Thermo Fisher Scientific
Covidien
Callaway Golf
TaylorMade Golf
Medtronic
Abbott Labs
Alphatec Spine Inc.
Beckman Coulter Inc.
ViaSat Inc.
IONIS Pharmaceuticals
Masco Corporation
Applied Membranes Inc.
US Food
Leidos Inc.
DENSO Wireless
J&D Laboratories
Zodiac Pool Systems
DJO Global
Titleist

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IS IN A
STRONG
GROWING
REGION,
DRIVING
DEMAND FOR
INDUSTRIAL
USES



Top Occupiers
ViaSat, Carlsbad - 705,151 SF
Genentech, Oceanside - 501,690 SF
Thermo Fisher, Carlsbad - 403,860 SF
Callaway Golf Company, Carlsbad - 346,627 SF
Zodiac Pool Systems, Vista - 296,108 SF
Acushnet Company, Carlsbad & Vista - 263,630 SF



Major Industries
Innovation and Specialized
Manufacturing
Connected Tourism and Agriculture
Biomedical Devices and Products
Biotechnology and Pharmaceuticals
Cleantech
Information, Communications, and Technologies
Education



Colleges/ Universities
University of San Diego
University of California, San Diego
San Diego State University, San Diego
MiraCosta College, Oceanside
Palomar College, San Marcos
Kaplan College, Vista
CSU San Marcos, San Marcos
National University, Carlsbad
Coleman University, San Marcos

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