

**BUILDING PAINTED
DELIVERING FEBRUARY
2026**



TAKE A VIRTUAL TOUR



1430 DECISION STREET | VISTA

±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 ground-up Industrial conversion in North San Diego

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



2023
POPULATION

615,679
within 10 miles
166,932
within 5 miles
85,238
within 3 miles



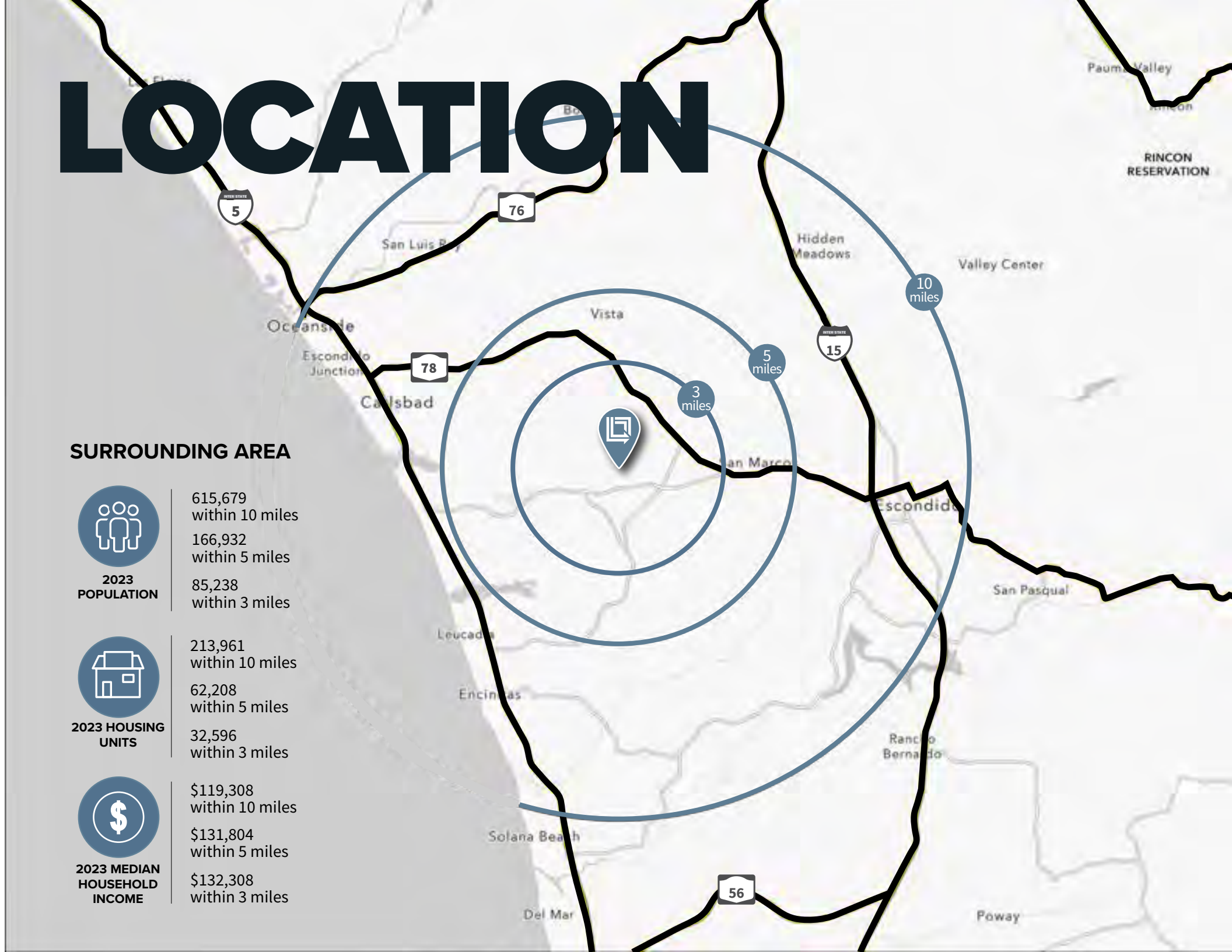
2023 HOUSING
UNITS

213,961
within 10 miles
62,208
within 5 miles
32,596
within 3 miles



2023 MEDIAN
HOUSEHOLD
INCOME

\$119,308
within 10 miles
\$131,804
within 5 miles
\$132,308
within 3 miles



LAST MILE APPROVED

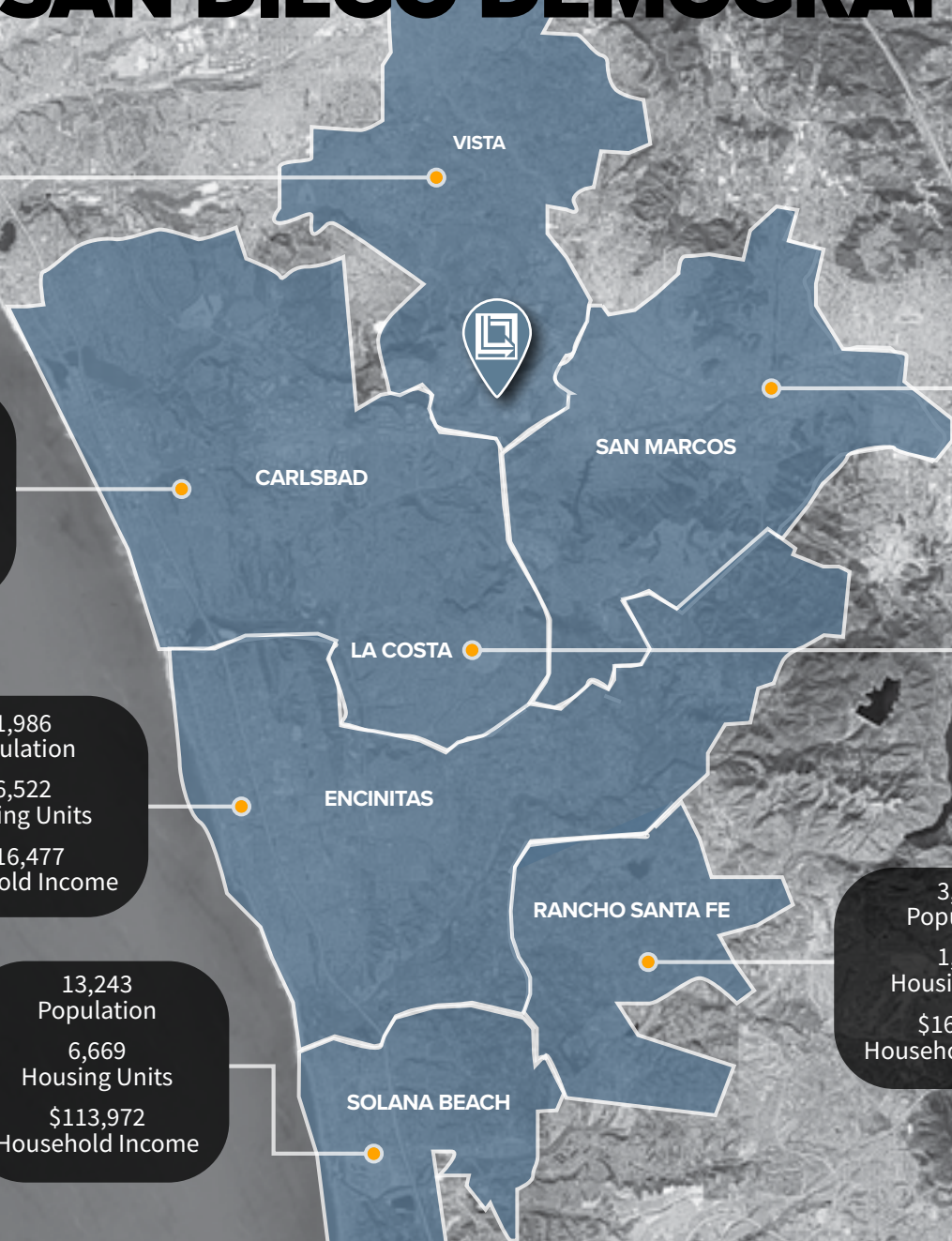
NORTH SAN DIEGO DEMOGRAPHICS

101,377
Population
33,249
Housing Units
\$91,998
Household Income

113,806
Population
47,505
Housing Units
\$114,706
Household Income

61,986
Population
26,522
Housing Units
\$116,477
Household Income

13,243
Population
6,669
Housing Units
\$113,972
Household Income



57,750
Population
19,952
Housing Units
\$78,374
Household Income

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

3,247
Population
1,419
Housing Units
\$166,505
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

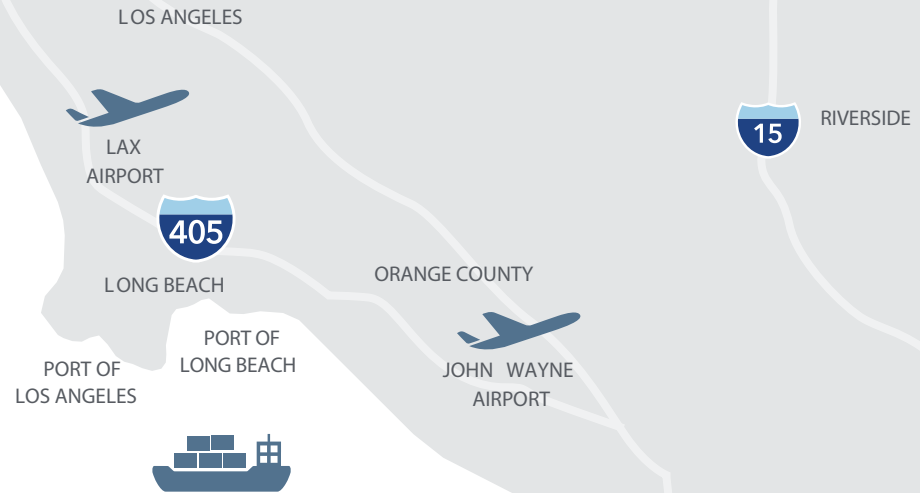
5TH MOST POPULOUS COUNTY IN US

#2

FASTEST GROWING ECONOMY IN CALIFORNIA

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



Q1 2026

under construction with completion expected in February



Secure Site

fully fenced (optional)



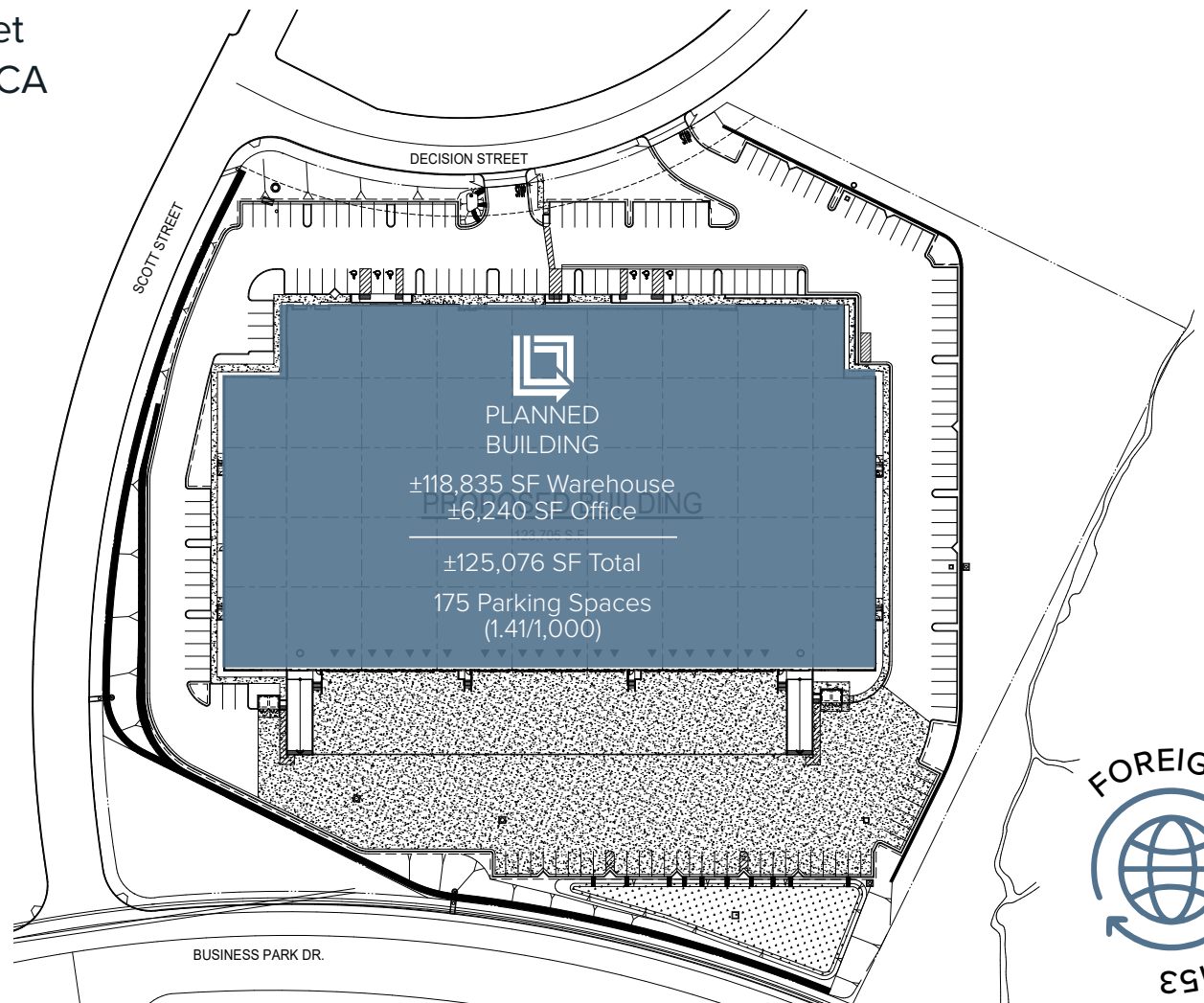
Vehicle Parking:

175 stalls



Truck Court Area:

130' depth, all concrete





±125,076

TOTAL SPACE AVAILABLE
(SQUARE FEET)



22 DOCKS

1.86:10,000 SF DOOR RATIO



60'

SPEED BAY



36' CLEAR

HEIGHT AT FIRST COLUMN



2 GRADE

LEVEL DOORS



130'

TRUCK COURT



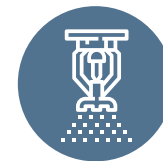
±6,240

SF OF OFFICE



260'

BUILDING DEPTH

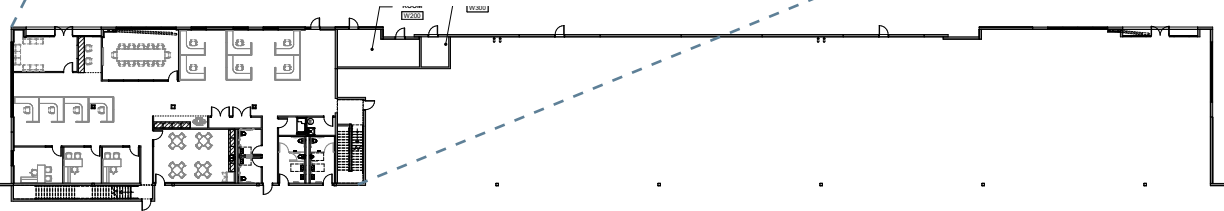
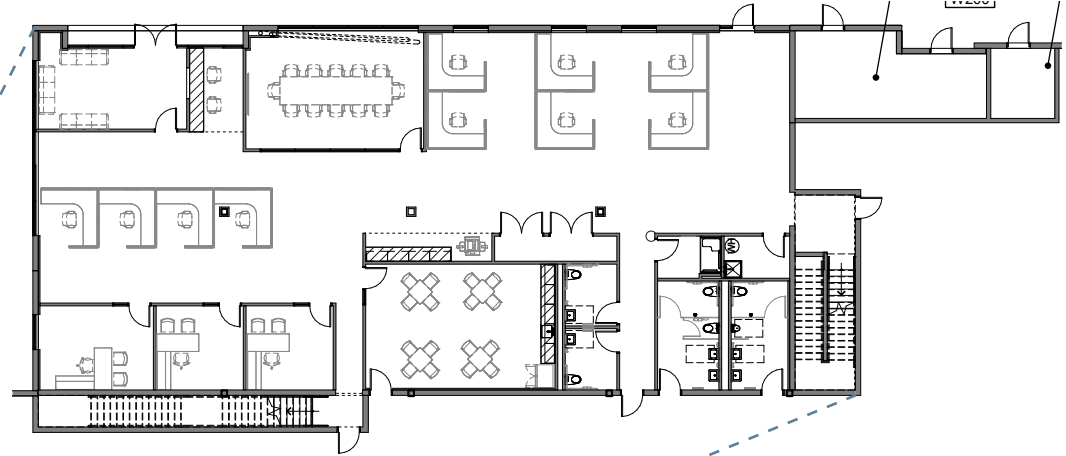


ESFR

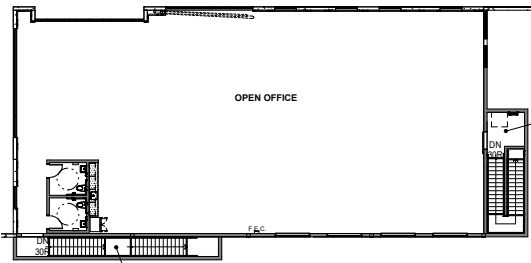
SPRINKLERS

THE PLAN

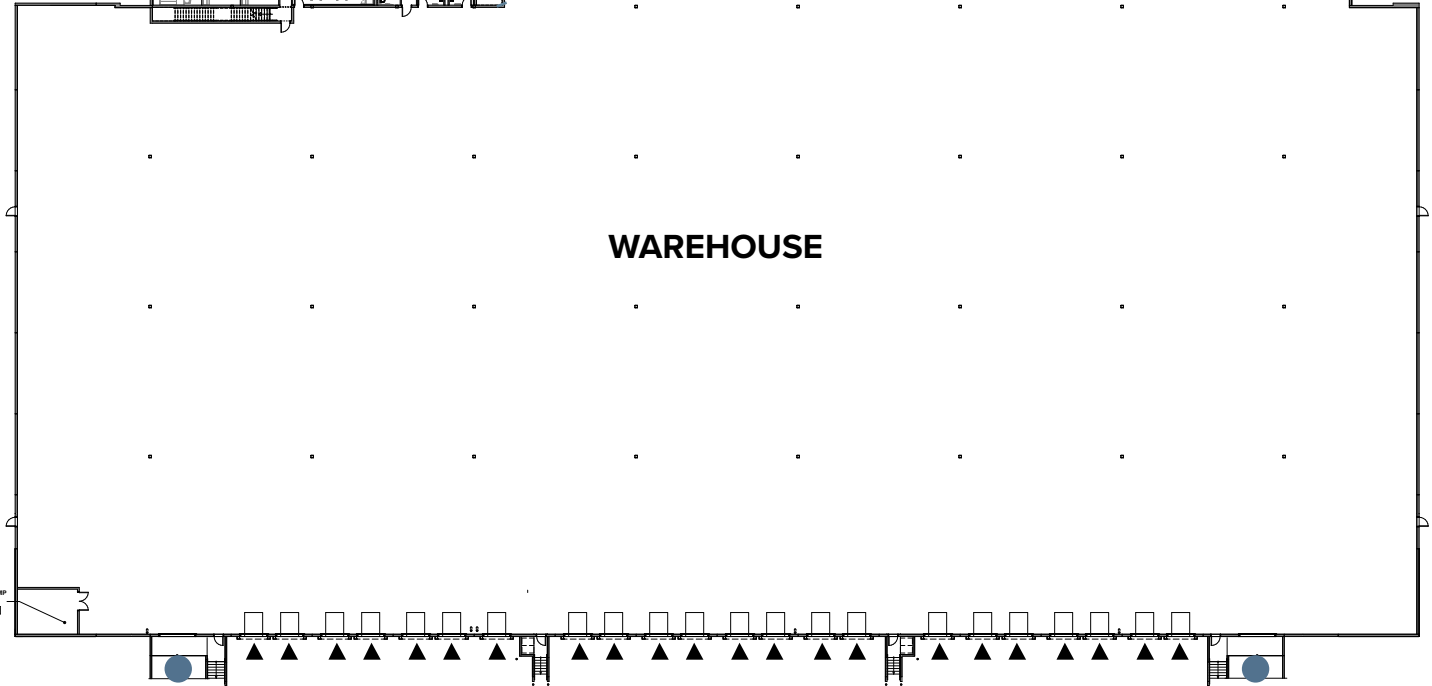
GROUND FLOOR



MEZZANINE



WAREHOUSE



- ▲ DOCK DOORS
- GRADE DOORS

FIRE PUMP ROOM

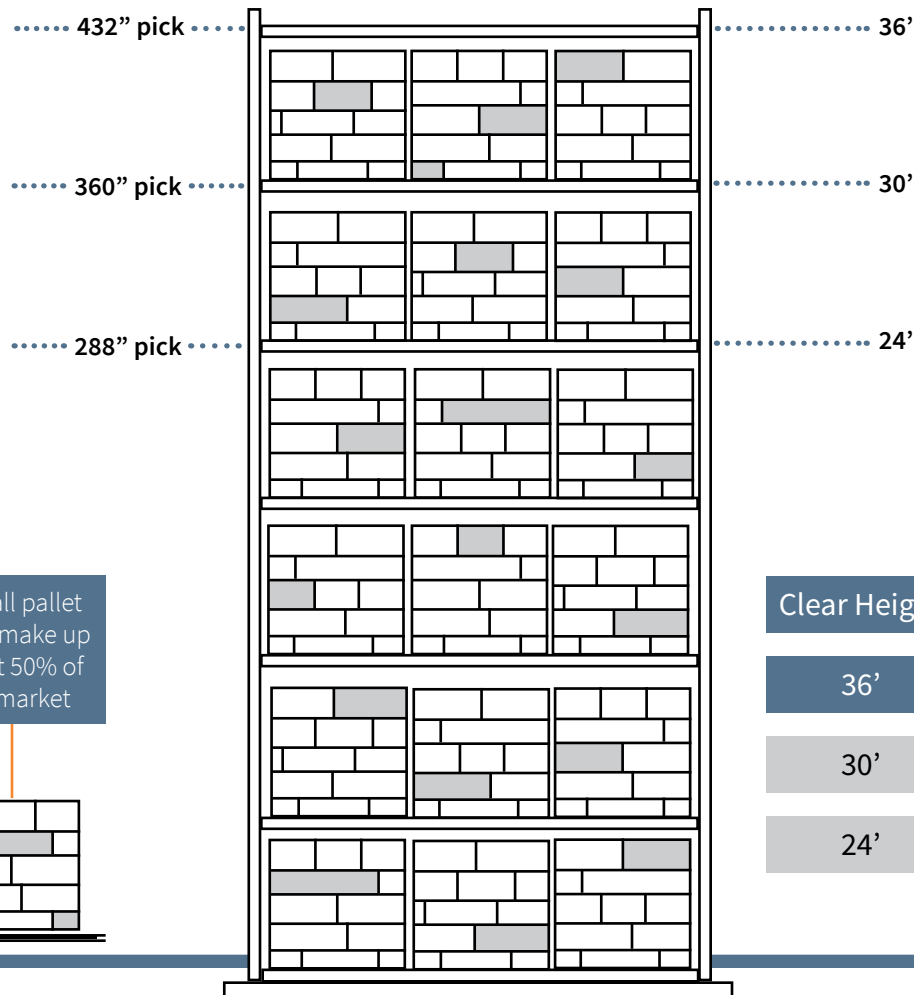
RISE ABOVE
THE REST



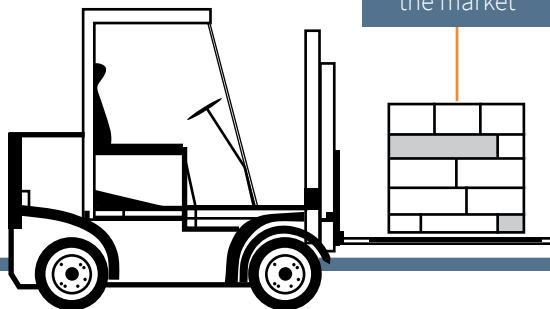
**1430 DECISION STREET
VISTA**

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



64" tall pallet loads make up about 50% of the market



Clear Height	Space Needed
36'	123,705 SF
30'	138,950 SF
24'	165,950 SF



NORTH COUNTY

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



101,377
population



34
median age



4,204+
businesses



40,730+
employees



20+
rail stations



40+
golf courses

Ocean Hills

Melrose Drive



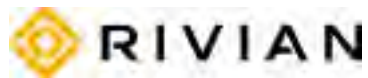
Business Park Dr

Poinsettia Ave

W San Marcos Blvd



CORPORATE NEIGHBORS





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