

# THIBODO RANCH BUSINESS CENTER

FOR LEASE: 2330 - 2336 La Mirada Dr - Vista, CA

1,776 SF FOOD/BEVERAGE PRODUCTION UNITS AVAILABLE





CLICK HERE TO SEE DRONE TOUR

<https://www.youtube.com/watch?v=u132GyHxC6w>

\*Case Sensitive Link



2332

2336

2330

## BROKER CONTACTS

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# BUSINESS PARK FEATURES

**PROPERTY ADDRESS:** 2330, 2332 & 2336 La Mirada Drive

**# OF UNITS:** 30 units

**AVAILABILITY SIZE RANGE:** 1,776 SF

**CONSTRUCTION TYPE:** Concrete tilt up

**AVERAGE (%) IMPROVED:** 25% ±

**LOADING:** 10' x 12' grade level loading doors

**MECHANICAL SYSTEMS:** HVAC in office areas

**WAREHOUSE CLEAR HEIGHT:** 14' minimum clear height

**GAS SERVICE:** Available - Call for details

**ZONING:** SPI

**EXCELLENT PARKING:** 2.62/1,000 square feet

**LOT SIZE:** 4.63 acres (201,683 square feet)

**YEAR BUILT:** 2005

**DISTANCE TO HIGHWAY 78 ACCESS:** 1 Mile

**DISTANCE TO INTERSTATE 15/5 ACCESS:** 8/10 Miles

**PRIVATE RESTROOMS:** Each unit has a private restroom

**3 PHASE POWER:** 200 amps, 120/208 volt panel per unit

**ELECTRICITY & WATER:** Each unit is separately metered

**SECURITY:** 26 on-site cameras in place

**FIRE SPRINKLERS:** Each unit has fire sprinklers

**INTERNET CONNECTIVITY:** Fiber Optic technology available

**LANDSCAPING:** Tropical lush landscaping

*Call Brokers to Schedule Showing*



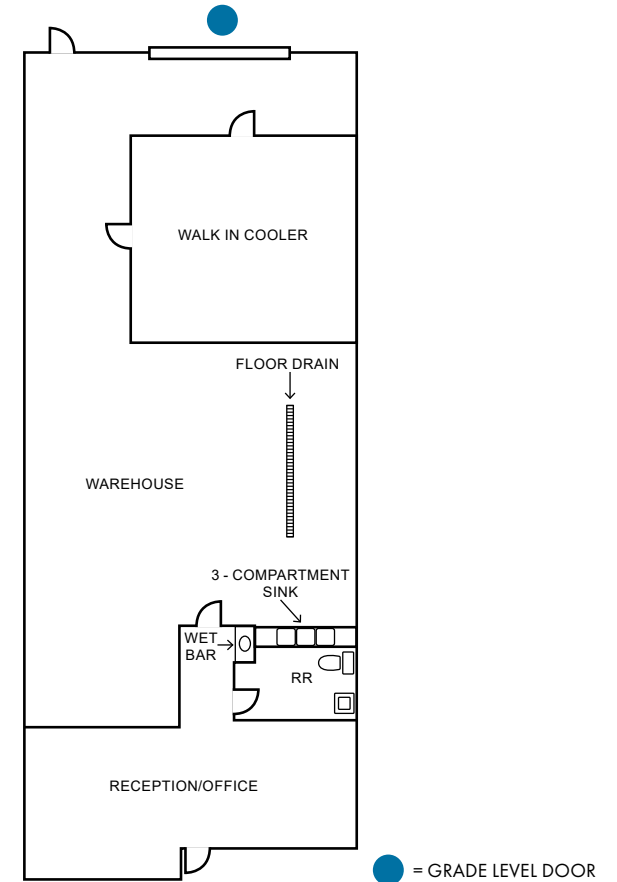
# AVAILABILITY CHART

FOOD/BEVERAGE PRODUCTION AVAILABILITY						
ADDRESS	UNIT#	SIZE	IMPROVED%	BASE RENT/SF	CAM/SF	AVAILABILITY
2332 La Mirada Dr.	500	1,776 SF	30%	\$1.79/SF	\$0.26/SF	Immediately



# FOOD/BEVERAGE PRODUCTION FACILITY

Address:	Unit #:	Size:	Improved %	Suite Description	Base Rent/SF:	CAM/SF:	Availability:
2332 La Mirada Dr.	500	1,776 SF	30%	Space consists of reception/office, 3-compartment sink, floor drain, walk in cooler, one restroom, wetbar, grade level loading and remainder warehouse.	\$1.79/SF	\$0.26/SF	Immediately



# PACIFIC OCEAN



2330-2336 LA MIRADA DR

## CORPORATE NEIGHBORS

1	ACUSHNET COMPANY	6		11	BROWN SAFE	16		21	WINNERS ONLY	26		31	
2	DDH ENTERPRISE, INC.	7		12		17		22	AQUA LUNG	27		32	
3	DTD Diversified Tool & Die	8		13		18		23		28		33	amazon
4	P2DQ PICKUP	9		14		19		24	FLUIDRA	29		34	glanbia
5		10		15	amazon	20		25	UNITE PROFESSIONAL BACK SYSTEM	30			

# Thibodo Ranch Business Center: 2330 – 2336 La Mirada Dr, Vista CA

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