

SPEC RENOVATIONS
COMPLETE

2651 LA MIRADA

VISTA, CALIFORNIA 92081



FOR SALE OR LEASE | 37,776 SF
TURN-KEY CREATIVE OFFICE IMPROVEMENTS | NEWLY RENOVATED

PROPERTY HIGHLIGHTS

New Spec Capital Improvements

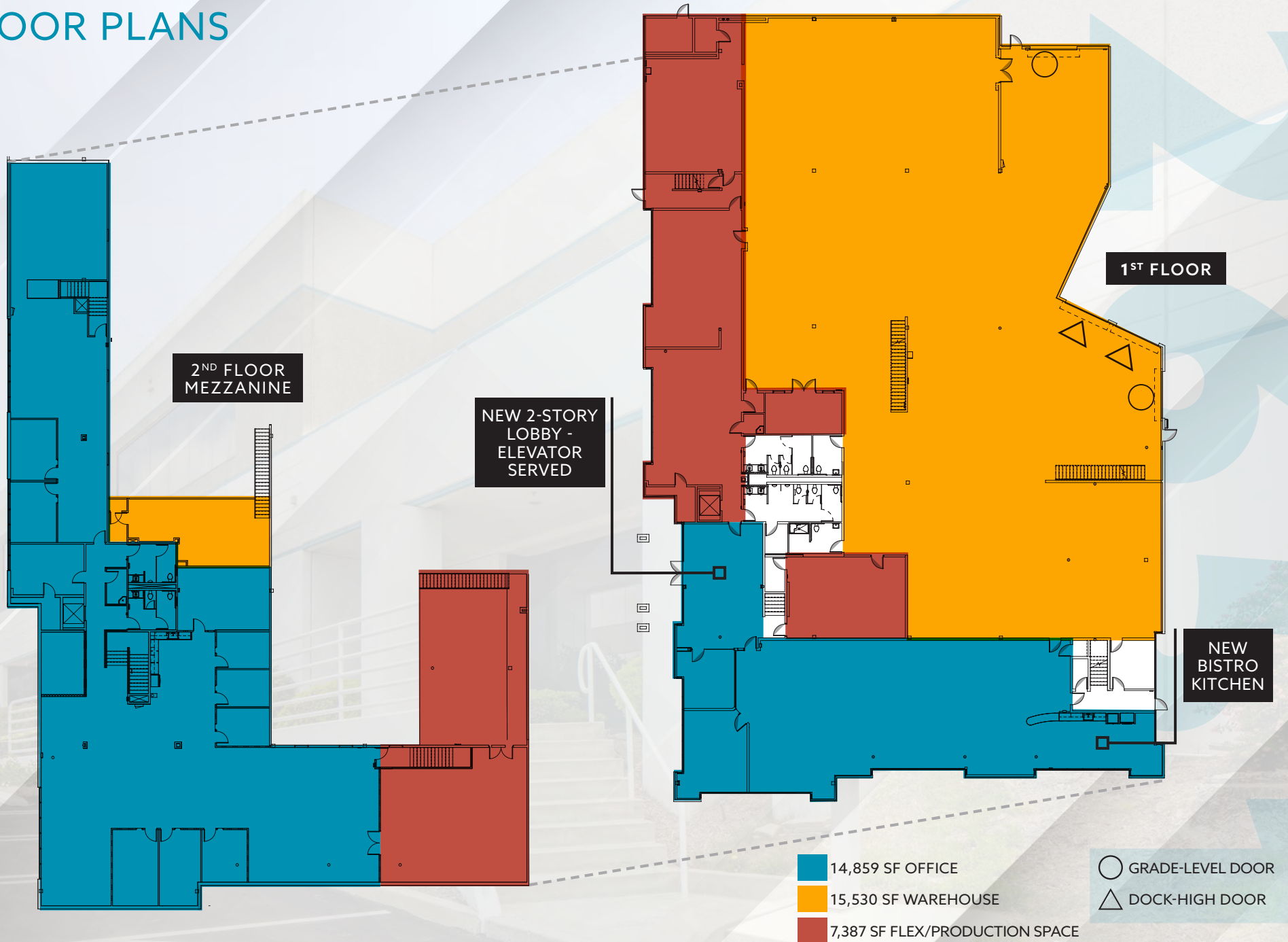
2-Story Open, Exposed Lobby
Creative, Open Office with Exposed Ceilings
New Kitchen/Bistro
Floor to Ceiling Glass Line
Open Warehouse/Flex Space with Dispersed Power
Fully Insulated Warehouse with Ability for 100% HVAC
New Paint Throughout Warehouse
Newly Repaved Parking Lot
Outdoor Patio Space
New Exterior Paint

PROPERTY FEATURES

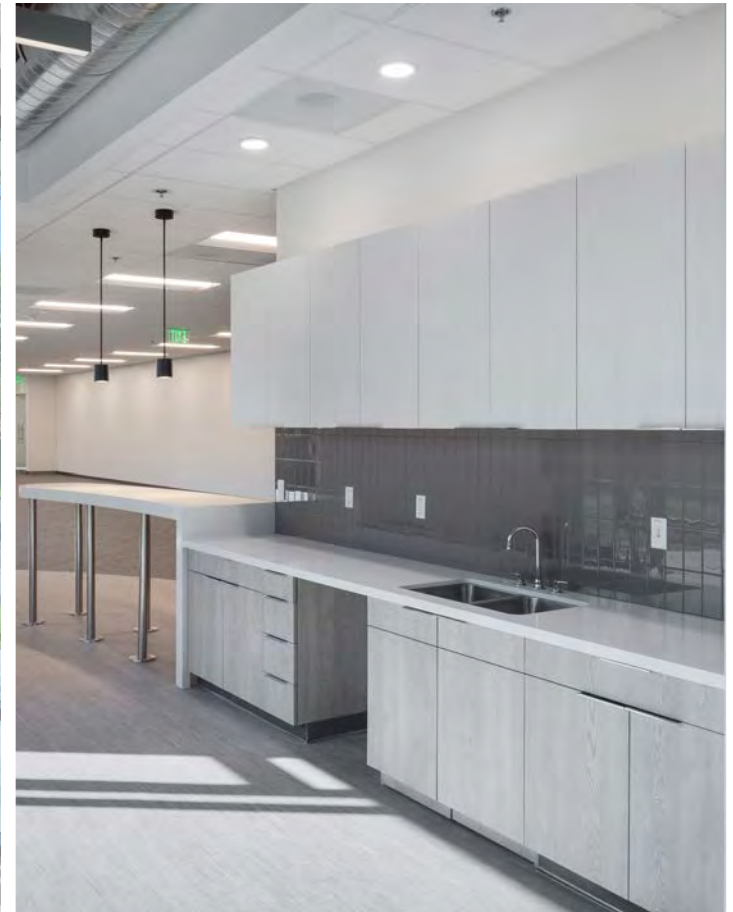
Square Footage	37,776 SF
Site Area	1.56 Acres
Parking	69 Spaces (+ On Street Parking)
Power	1,200A 480/277V
Clear Height	24'
Loading	2 Dock-High/2 Grade-Level
Column Spacing (Typical)	24' x 40'
Sprinklers	Yes
Skylights	Yes
Zoning	SP-VBP (Light Industrial)
Water & Sewer	City of Vista
Electrical Service	SDG&E

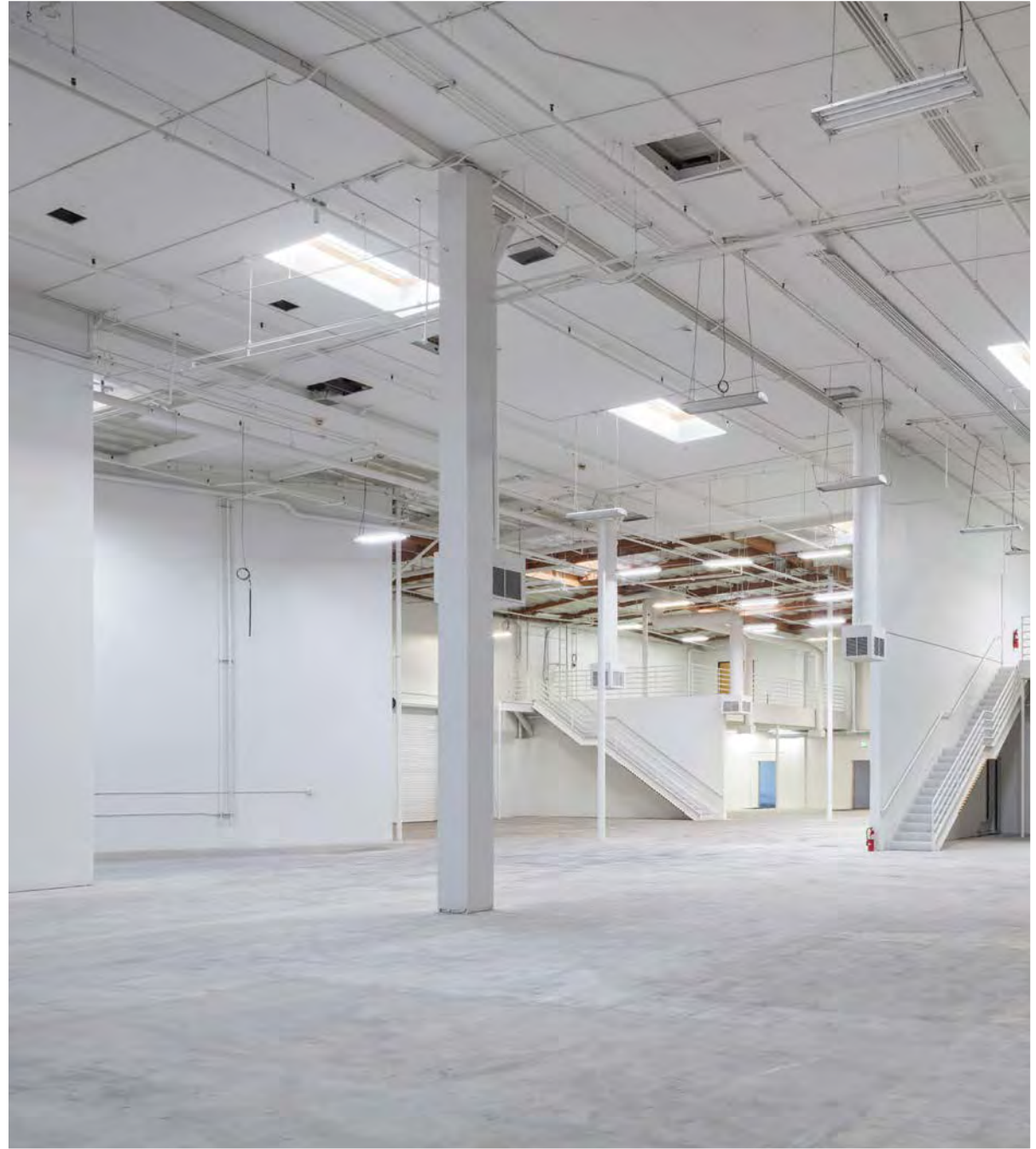
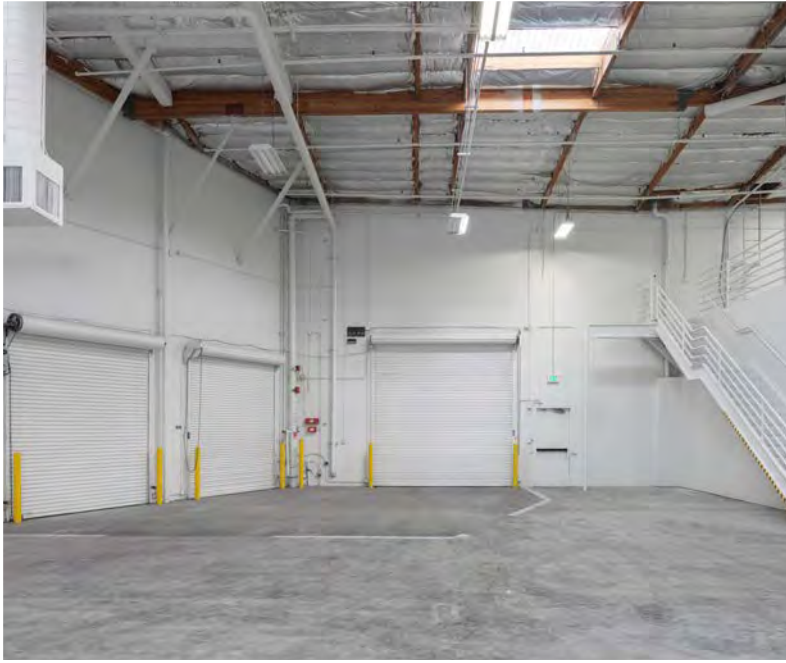


FLOOR PLANS

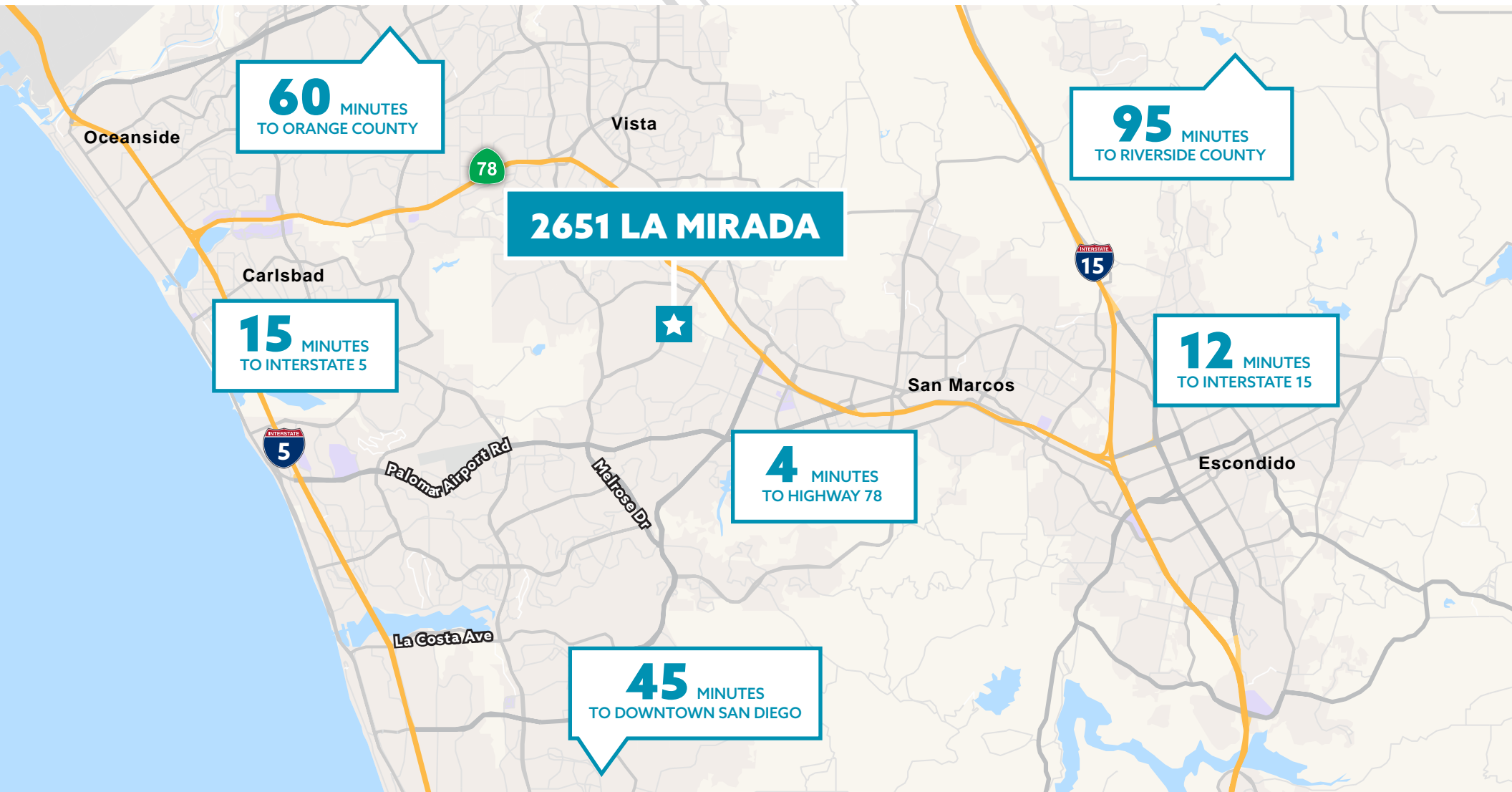












EXCEPTIONAL LOCATION



MULTIPLE LABS



14,859 SF OFFICE SPACE



HIGH IMAGE



15,530 SF WAREHOUSE SPACE



EXCELLENT LOADING



CITY OF VISTA

Located just 7 miles inland from the Pacific Ocean in Northern San Diego County, the City of Vista has wonderfully temperate weather year-round. Residents enjoy a wide range of outdoor activities in a setting of gentle rolling hills and pleasant rural surroundings.

Vista is approximately 19 square miles with a population of 101,797. It has gained popularity as the craft beer capital of the United States and boasts a diverse local economy that includes medical device manufacturing, nutraceuticals, defense related, precision manufacturing and action sports companies.



101,797
POPULATION



46 MILES
OF HIKING TRAILS



800+
COMPANIES



7 MILES
OF COASTLINE



EDUCATIONAL
ATTAINMENT
42%
BACHELOR'S
DEGREE OR HIGHER



INDUSTRIES
INFORMATION &
COMMUNICATIONS
TECHNOLOGY
LIFE SCIENCES
ACTION SPORTS
MANUFACTURING
CLEAN
TECHNOLOGY



150+
MANUFACTURING
PLANTS



3.6%
UNEMPLOYMENT
RATE

2.9%
PHD

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