

SPEC RENOVATIONS COMPLETE

2641 LA MIRADA

VISTA, CALIFORNIA 92081



FOR SALE OR LEASE | 28,728 SF
TURN-KEY CREATIVE OFFICE IMPROVEMENTS | NEWLY RENOVATED

PROPERTY HIGHLIGHTS

New Spec Capital Improvements

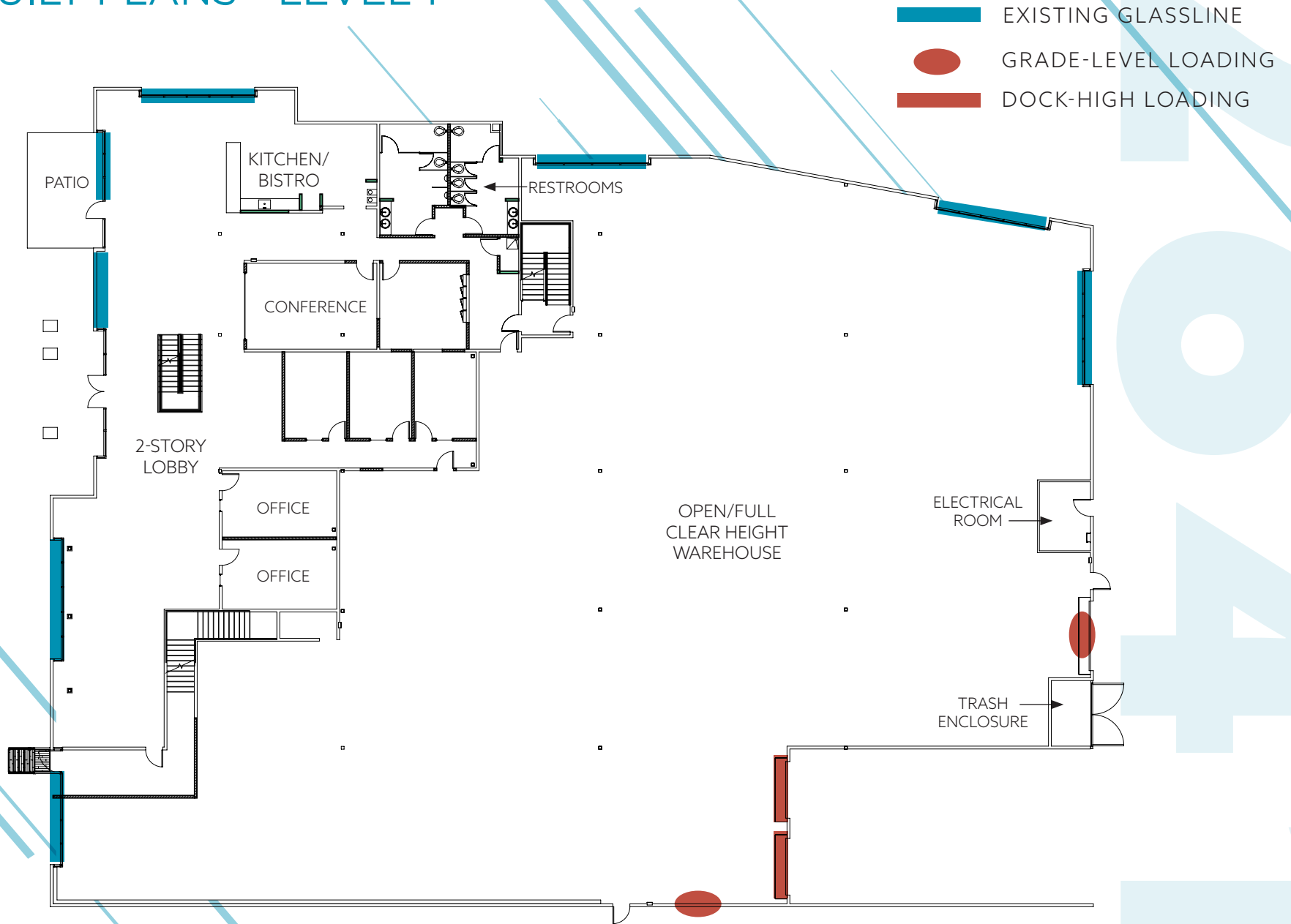
- 2-Story Open, Exposed Lobby
- Creative, Open Office with Exposed Ceilings
- New Kitchen/Bistro
- Floor to Ceiling Glass Line
- Open Warehouse/Flex Space with Dispersed Power
- New Paint Throughout Warehouse
- Newly Repaved Parking Lot
- Outdoor Patio Space
- New Roof
- New Exterior Paint

PROPERTY FEATURES

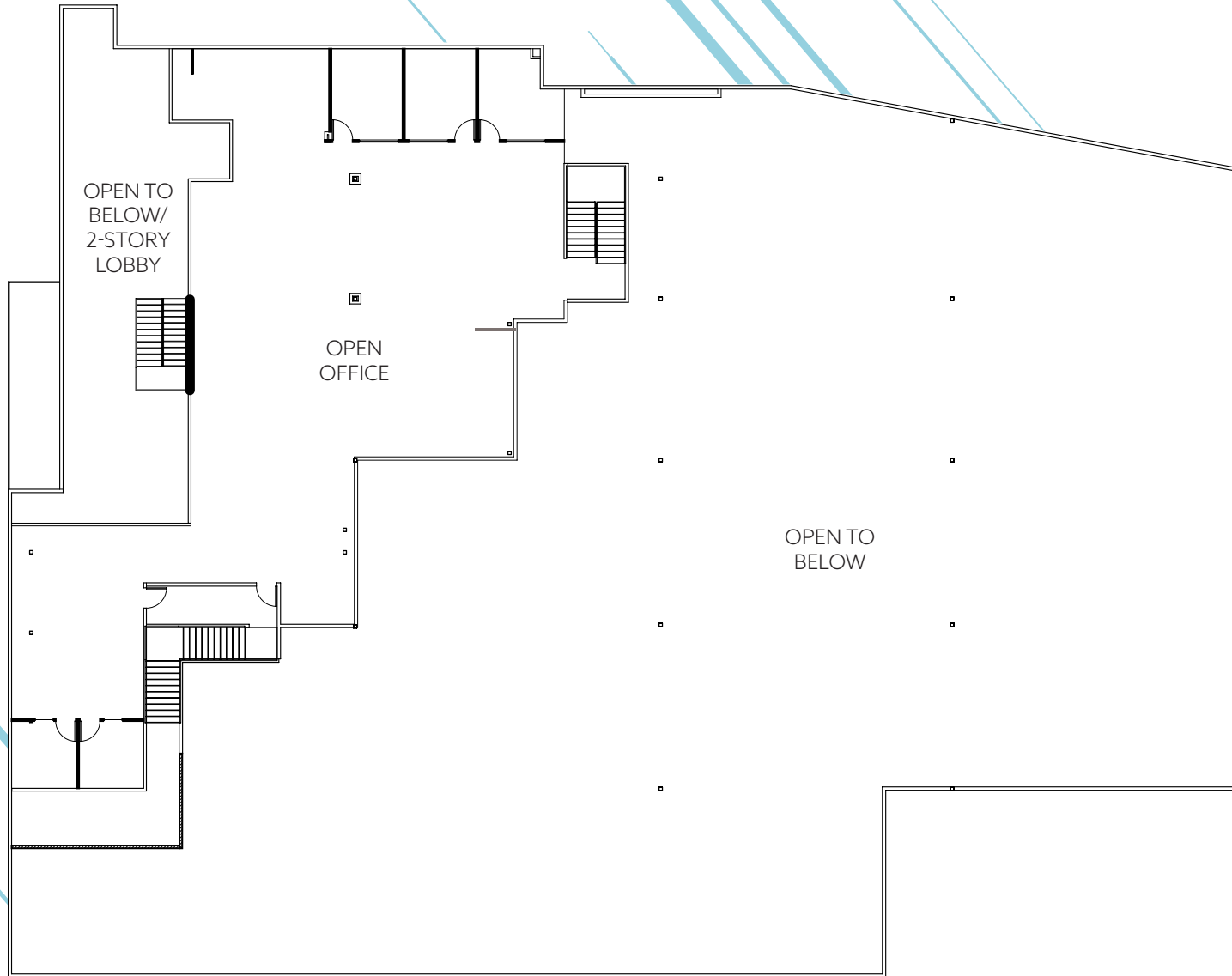
Rentable Building Area	28,728 SF
Mezzanine	4,514 SF
First Floor Office	6,314 SF
Site Area	1.53 Acres
Parking	2.23/1,000 (65)
Power	800a/480Y/277V
Clear Height	20' Minimum
Loading	2 Dock-High/2 Grade-Level
Column Spacing (Typical)	44' x 24'
Sprinklers	Yes
Skylights	Yes
Zoning	SP-VBP (Light-Industrial)
Water & Sewer	City of Vista
Electrical Service	SDG&E



AS BUILT PLANS - LEVEL 1

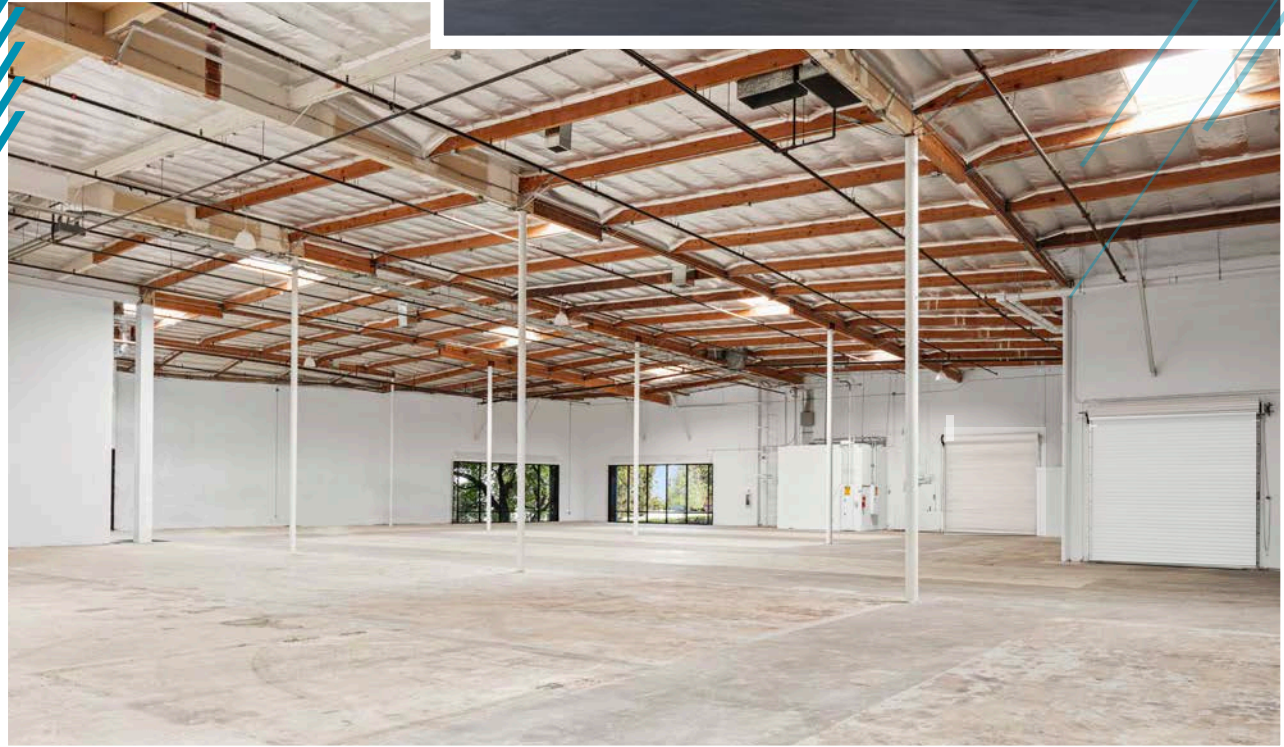
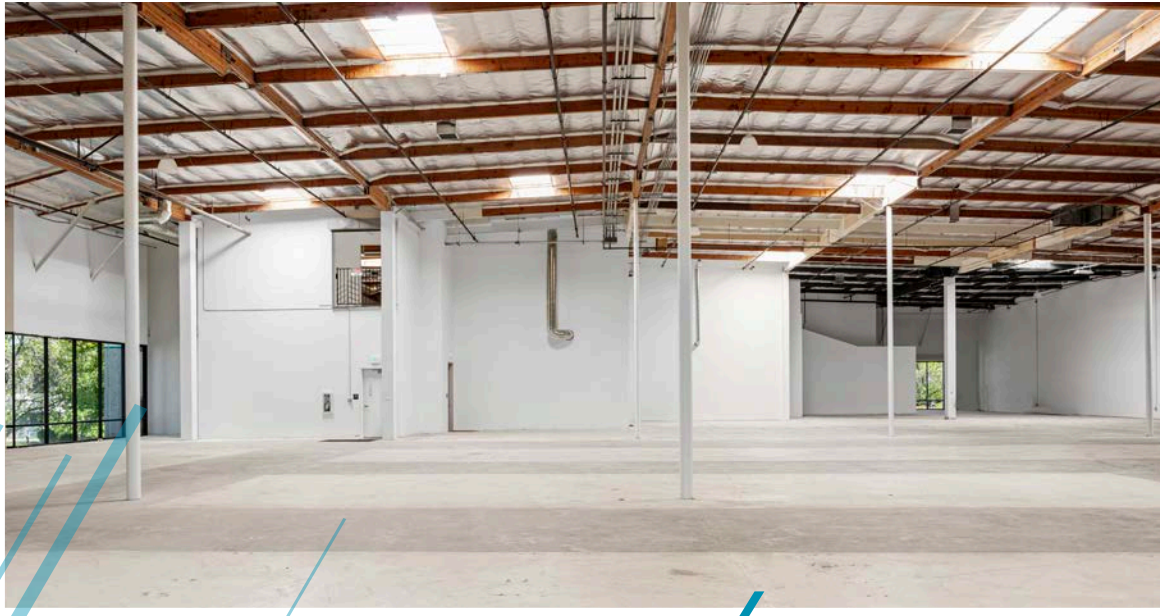


AS BUILT PLANS - LEVEL 2



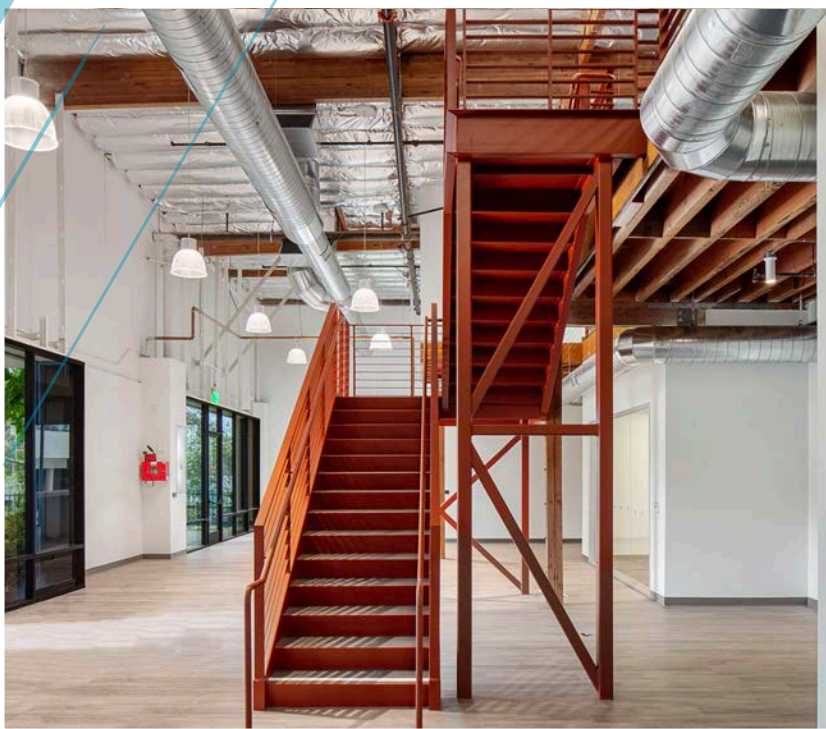
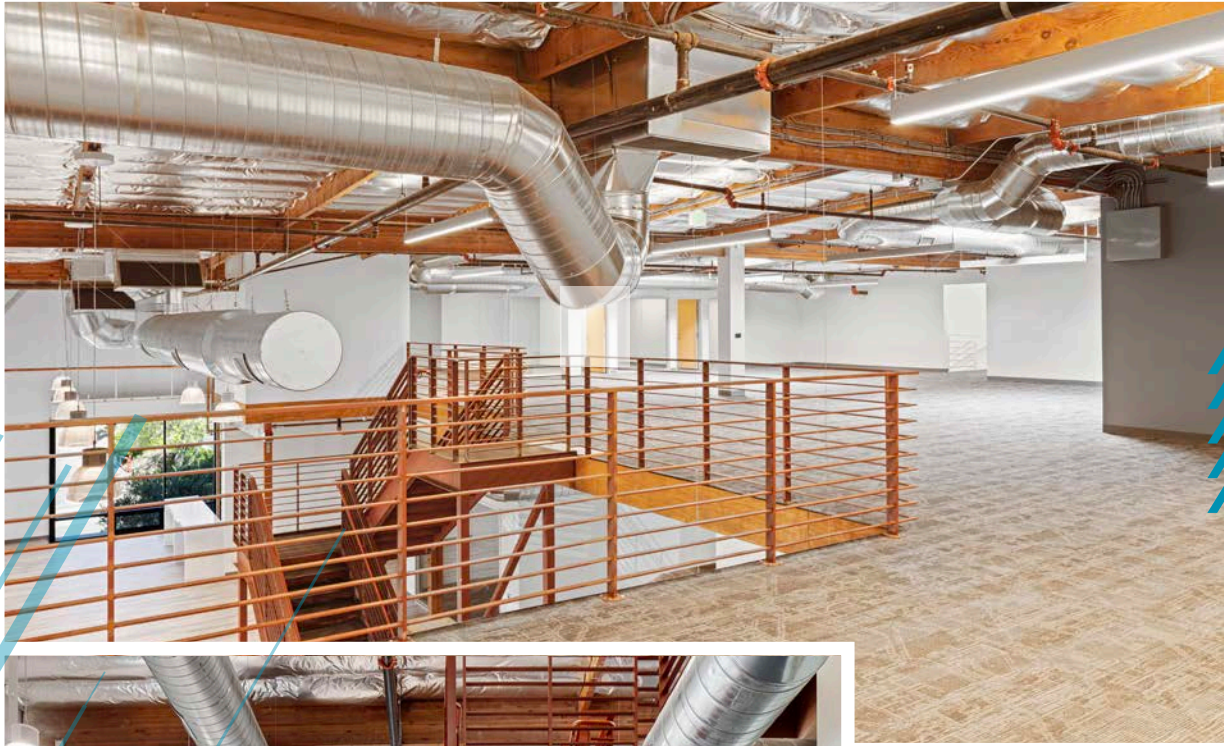
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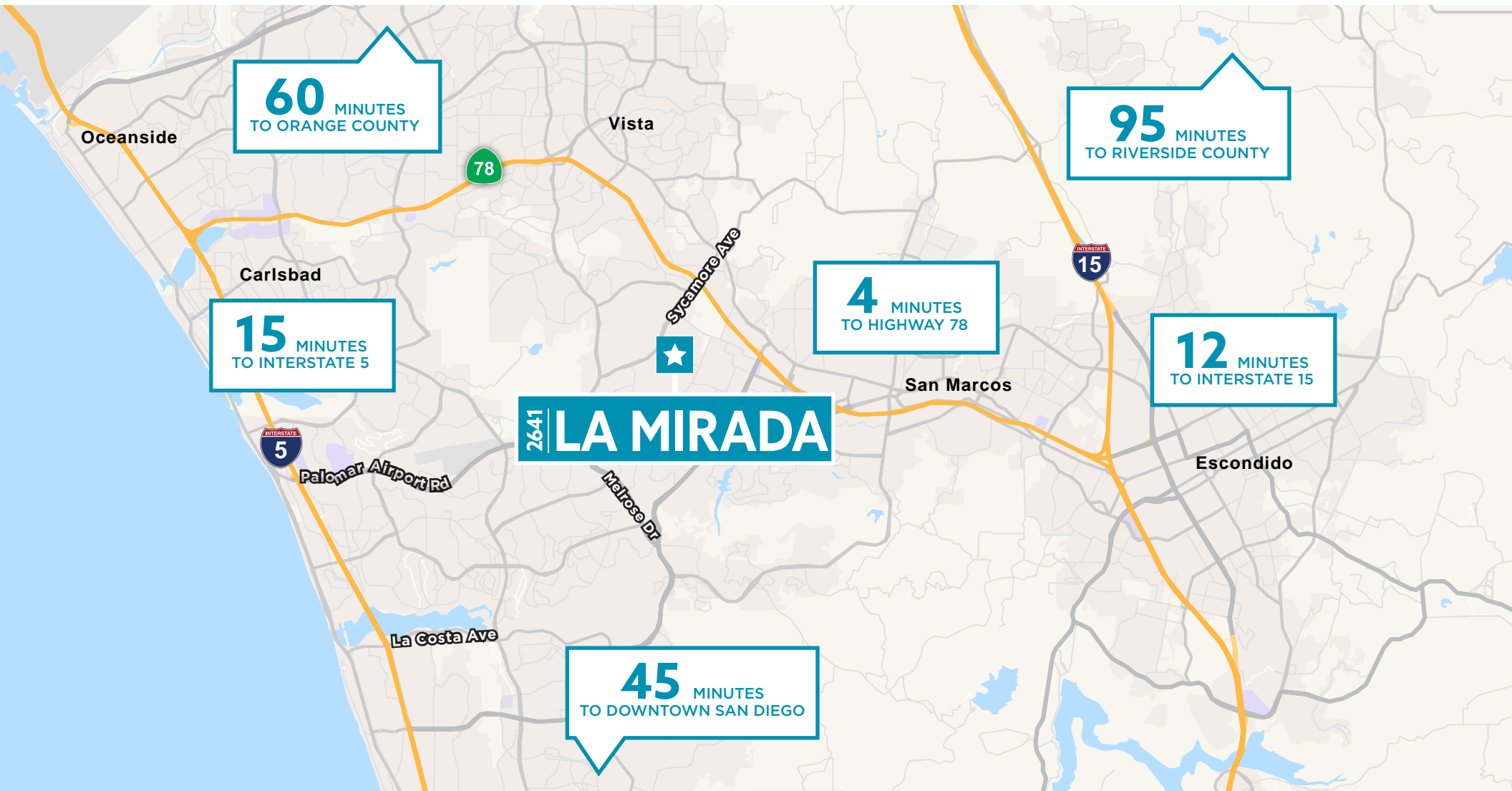
FOR SALE OR LEASE
28,728 SF | 2641 LA MIRADA DRIVE, VISTA, CA 92081











EXCEPTIONAL LOCATION



EXCELLENT LOADING



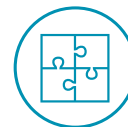
STREET FRONTAGE



HIGH IMAGE



WAREHOUSE/
PRODUCTION SPACE

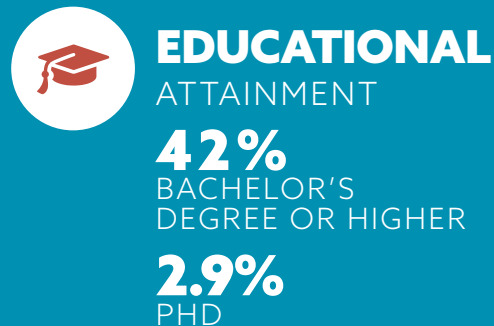
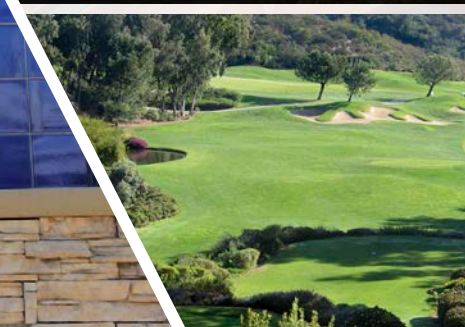


TURN-KEY CREATIVE
OFFICE/ WAREHOUSE

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.



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VISTA, CALIFORNIA 92081



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WAKEFIELD

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