

SPEC RENOVATIONS COMPLETE

2651 LA MIRADA

VISTA, CALIFORNIA 92081



AVAILABLE FOR SALE OR LEASE | 37,766 SF | INDUSTRIAL/R&D FACILITY

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 |

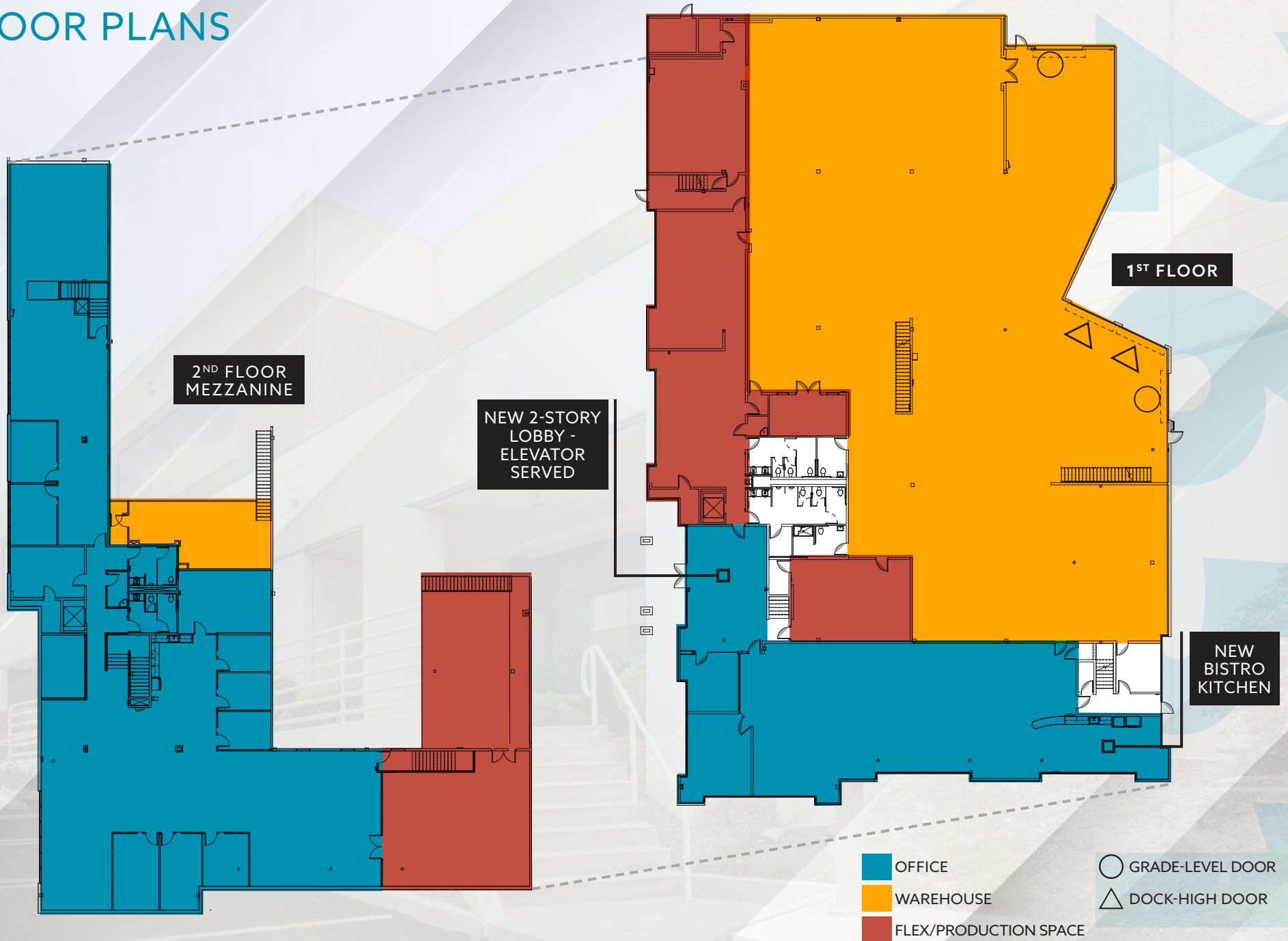
PROPERTY FEATURES

| | |
|--------------------------|---------------------------------|
| Property Address | 2651 La Mirada Dr, Vista, CA |
| Rentable Building Area | 37,766 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 | SPI |
| Water & Sewer | City of Vista |
| Electrical Service | SDG&E |

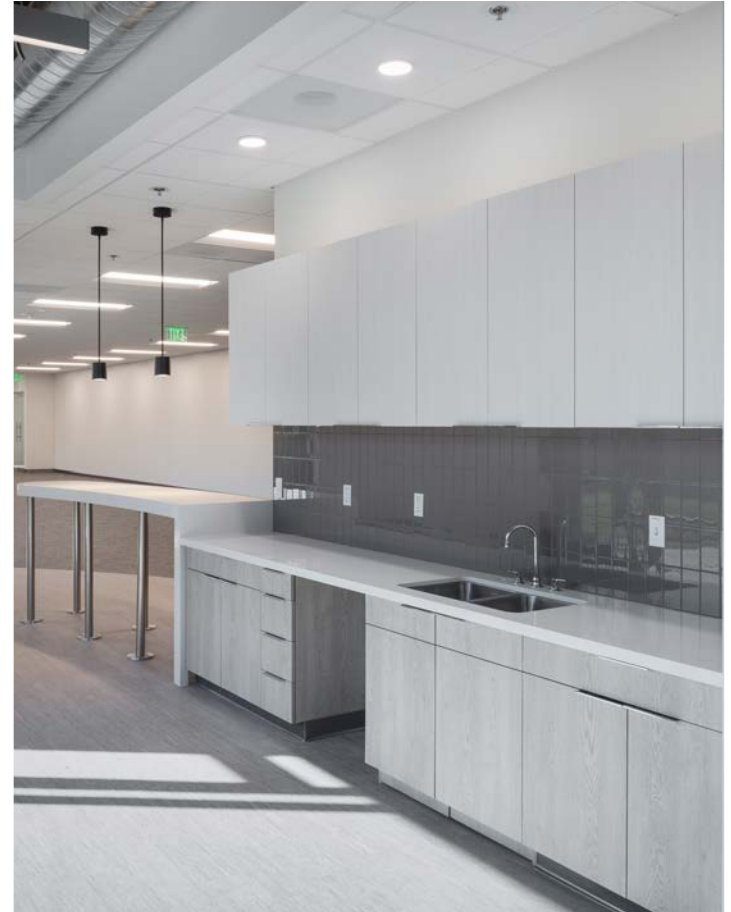


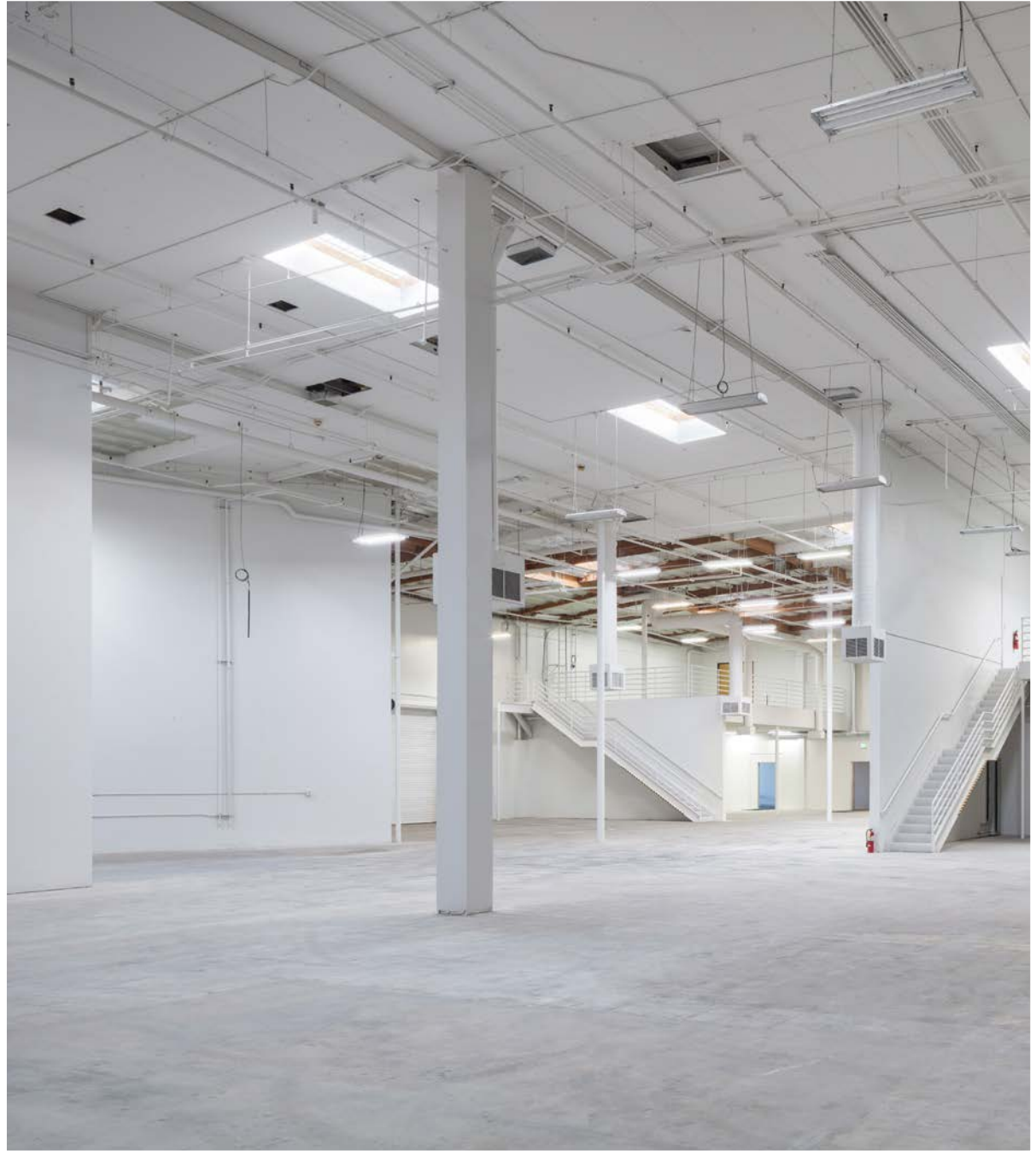
○ GRADE-LEVEL DOOR
△ DOCK-HIGH DOOR

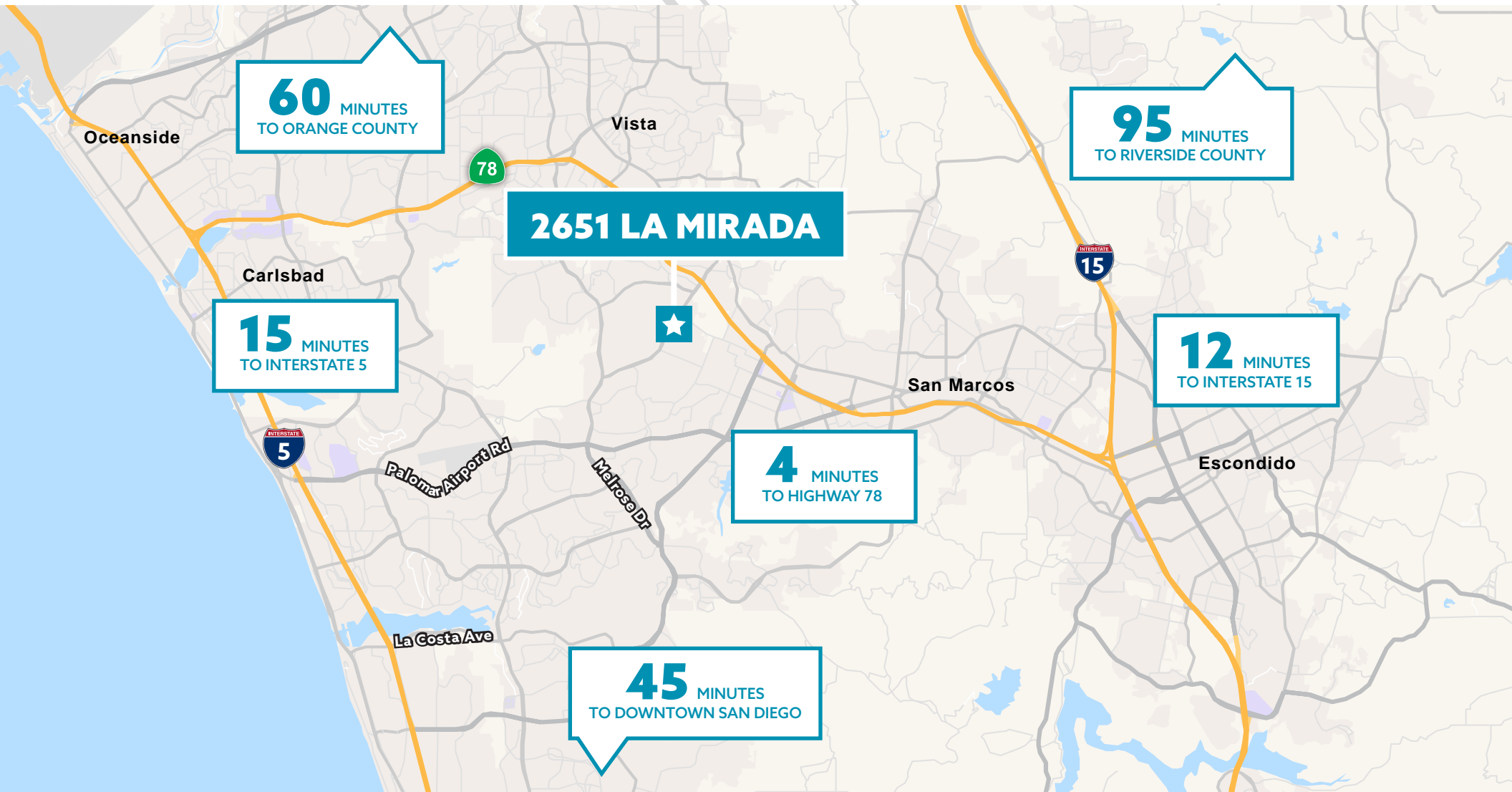
FLOOR PLANS











EXCEPTIONAL LOCATION



MULTIPLE LABS



25,556 SF OFFICE SPACE



HIGH IMAGE



WAREHOUSE/FACTORY SPACE



EXCELLENT LOADING



2651 LA MIRADA

78

INTERSTATE
5



VISTA, CA

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**



**800+
COMPANIES**



**7 MILES TO
THE COAST**



**150+
MANUFACTURING
PLANTS**



**46 MILES OF
HIKING TRAILS**



**CRAFT BEER
CAPITAL**



INDUSTRIES

INFORMATION &
COMMUNICATIONS TECHNOLOGY

LIFE SCIENCES

ACTION SPORTS MANUFACTURING

CLEAN TECHNOLOGY



**UNEMPLOYMENT
RATE 3.6%**

2651

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