

SPEC RENOVATIONS COMPLETE

2651 LA MIRADA

VISTA, CALIFORNIA 92081



FOR SALE OR LEASE | 37,766 SF
TURN-KEY CREATIVE OFFICE IMPROVEMENTS | NEWLY RENOVATED IN 2023

PROPERTY HIGHLIGHTS

New Spec Capital Improvements

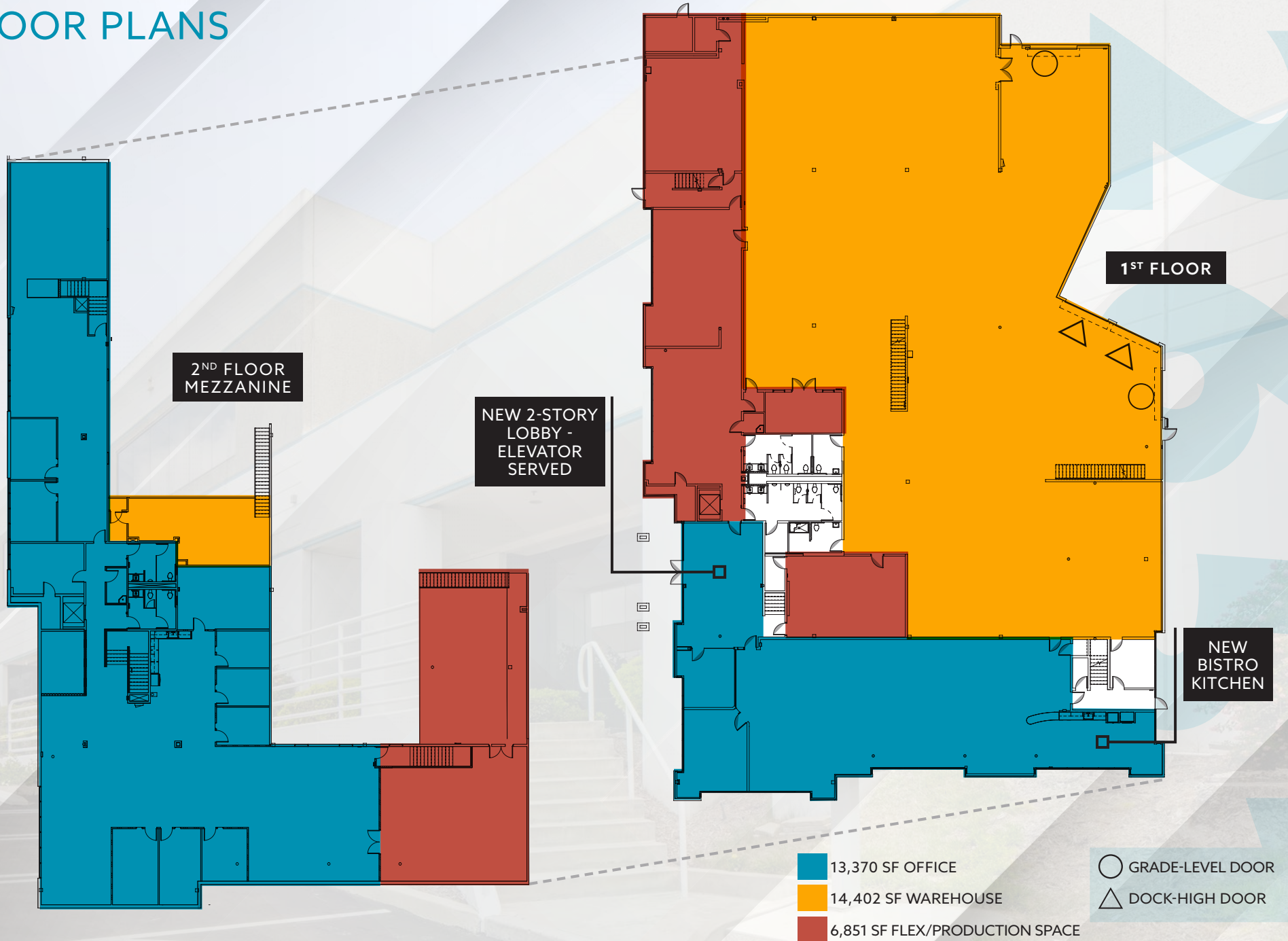
2-Story Open, Exposed Lobby
Creative, Open Office with Exposed Ceilings
New Kitchen/Bistro
Floor to Ceiling Glass Line
Open Warehouse/Flex Space with Dispersed Power
Fully Insulated Warehouse with Ability for 100% HVAC
New Paint Throughout Warehouse
Newly Repaved Parking Lot
Outdoor Patio Space
New Exterior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

PROPERTY FEATURES

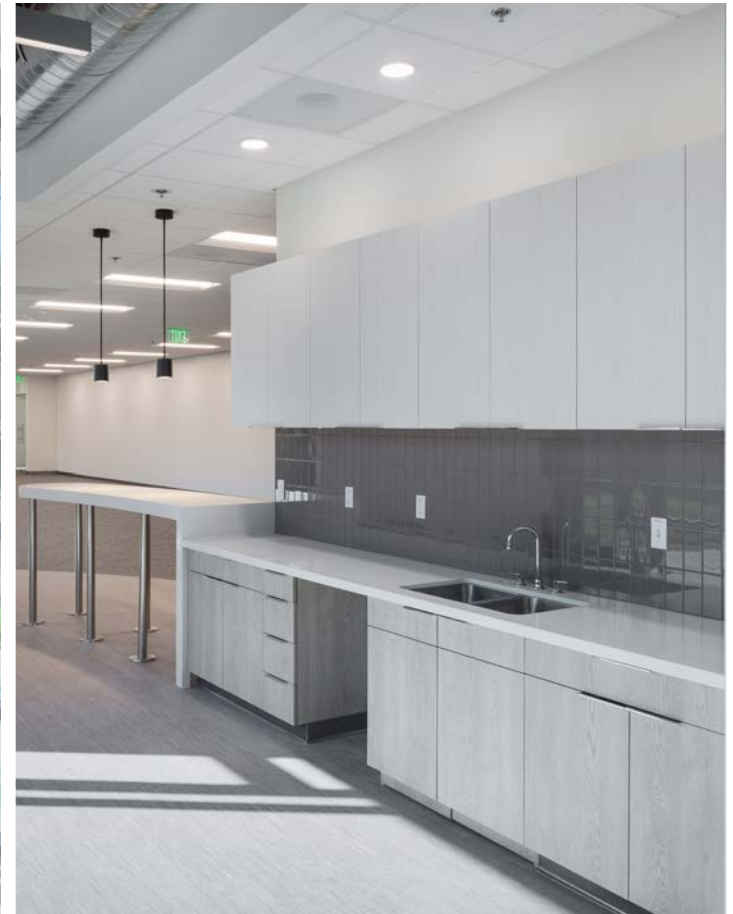
Square Footage	37,766 SF
Site Area	1.56 Acres
Parking	69 Spaces (+ On Street Parking)
Power	1,200A 480/277V
Clear Height	24'
Loading	2 Dock-High/2 Grade-Level
Column Spacing (Typical)	24' x 40'
Sprinklers	Yes
Skylights	Yes
Zoning	SP-VBP (Light Industrial)
Water & Sewer	City of Vista
Electrical Service	SDG&E

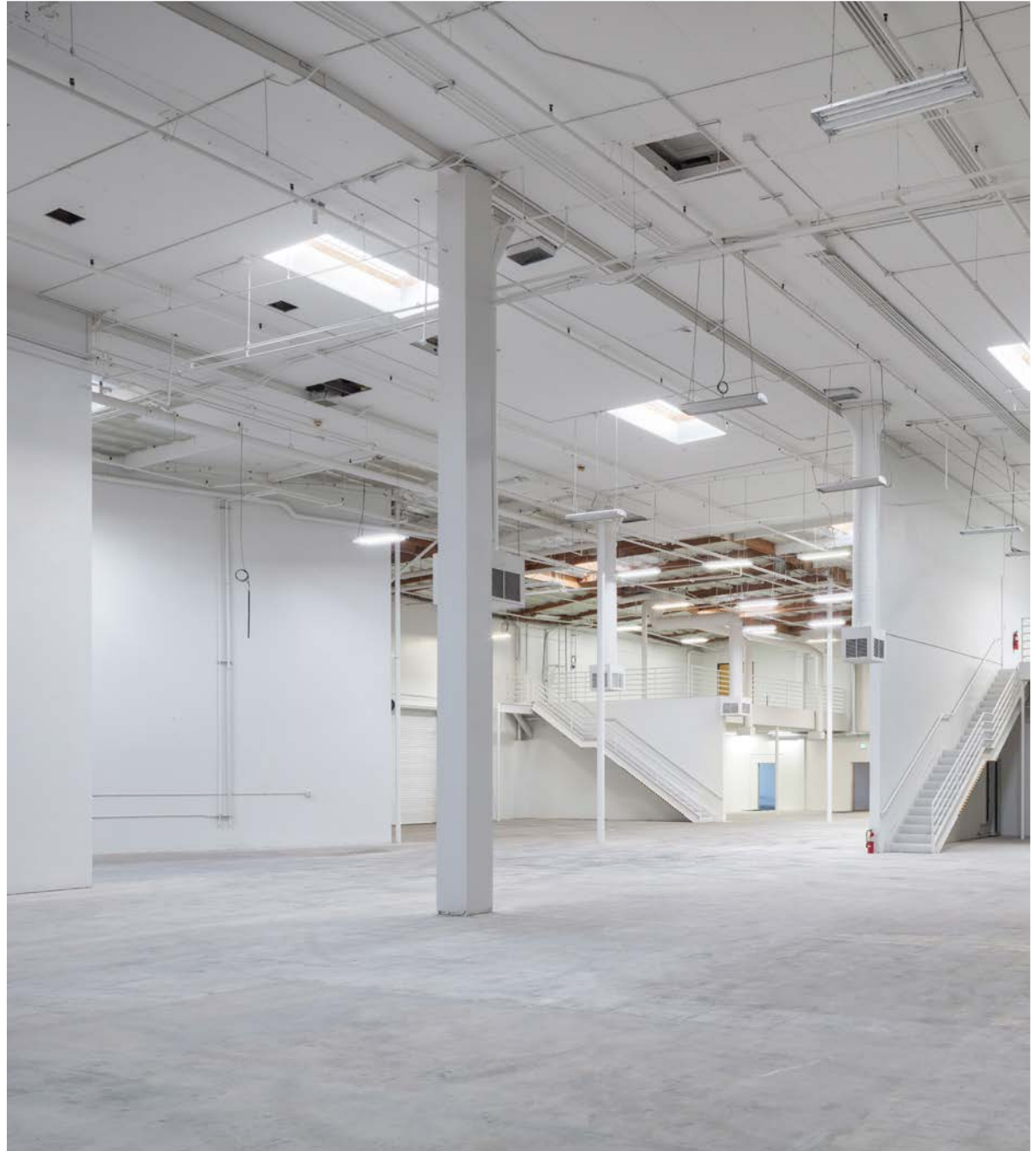


FLOOR PLANS

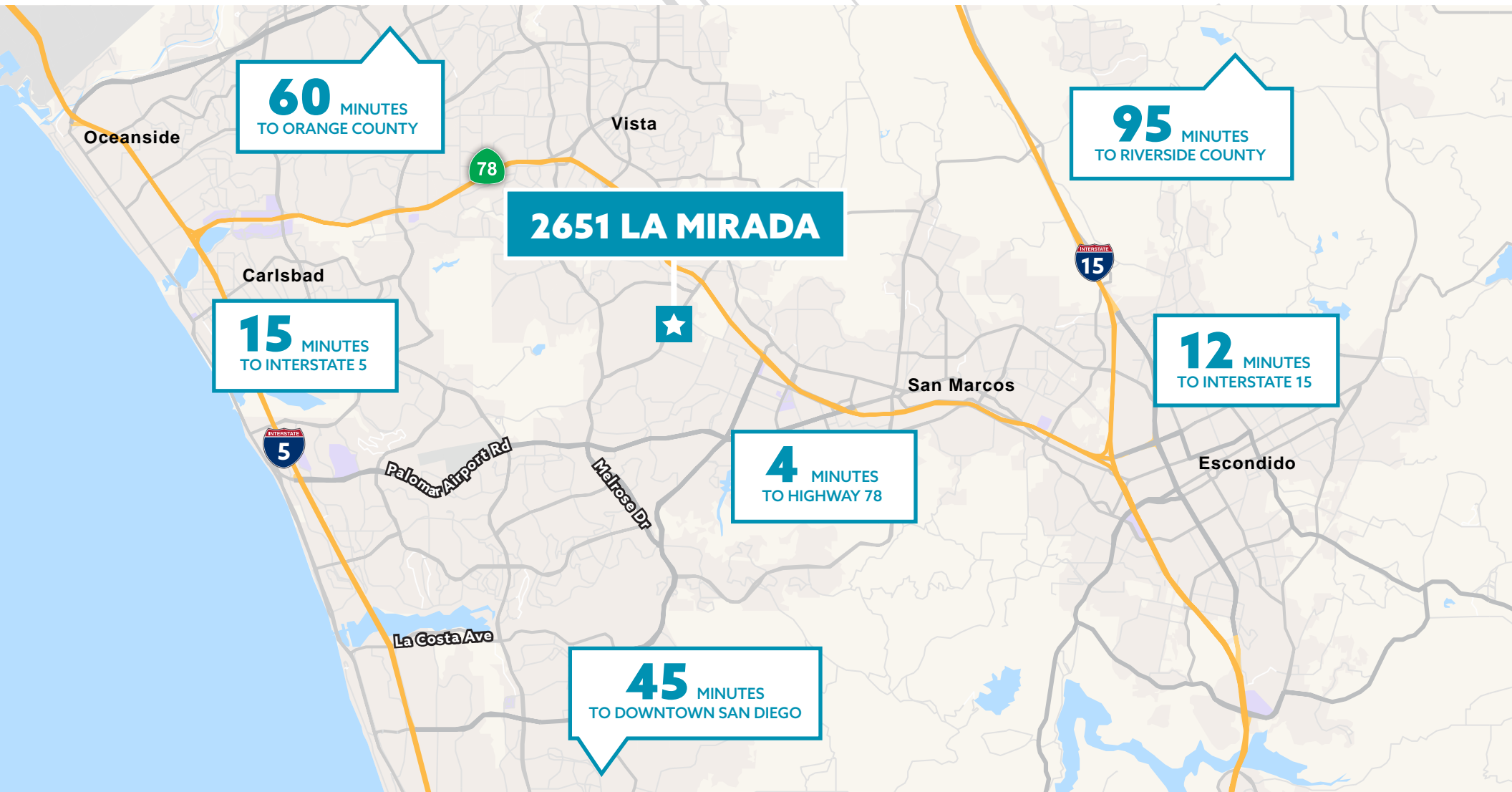












EXCEPTIONAL LOCATION



MULTIPLE LABS



13,780 SF OFFICE SPACE



HIGH IMAGE



14,402 SF WAREHOUSE SPACE



EXCELLENT LOADING



2651 LA MIRADA

78

INTERSTATE
5

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

2.9%
PHD



INDUSTRIES

INFORMATION &
COMMUNICATIONS
TECHNOLOGY

LIFE SCIENCES

ACTION SPORTS
MANUFACTURING

CLEAN
TECHNOLOGY



150+
MANUFACTURING
PLANTS



3.6%
UNEMPLOYMENT
RATE

2651

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ARIC STARCK

Executive Vice Chairman
+1 760 431 4211
aric.starck@cushwake.com
LIC. # 01325461

DREW DODDS

Senior Associate
+1 760 431 3863
drew.dodds@cushwake.com
LIC. # 02021095