

SPEC RENOVATIONS COMPLETE

2641 LA MIRADA

VISTA, CALIFORNIA 92081



FOR SALE OR LEASE | 28,728 SF
TURN-KEY CREATIVE OFFICE IMPROVEMENTS | NEWLY RENOVATED IN 2023

PROPERTY HIGHLIGHTS

New Spec Capital Improvements

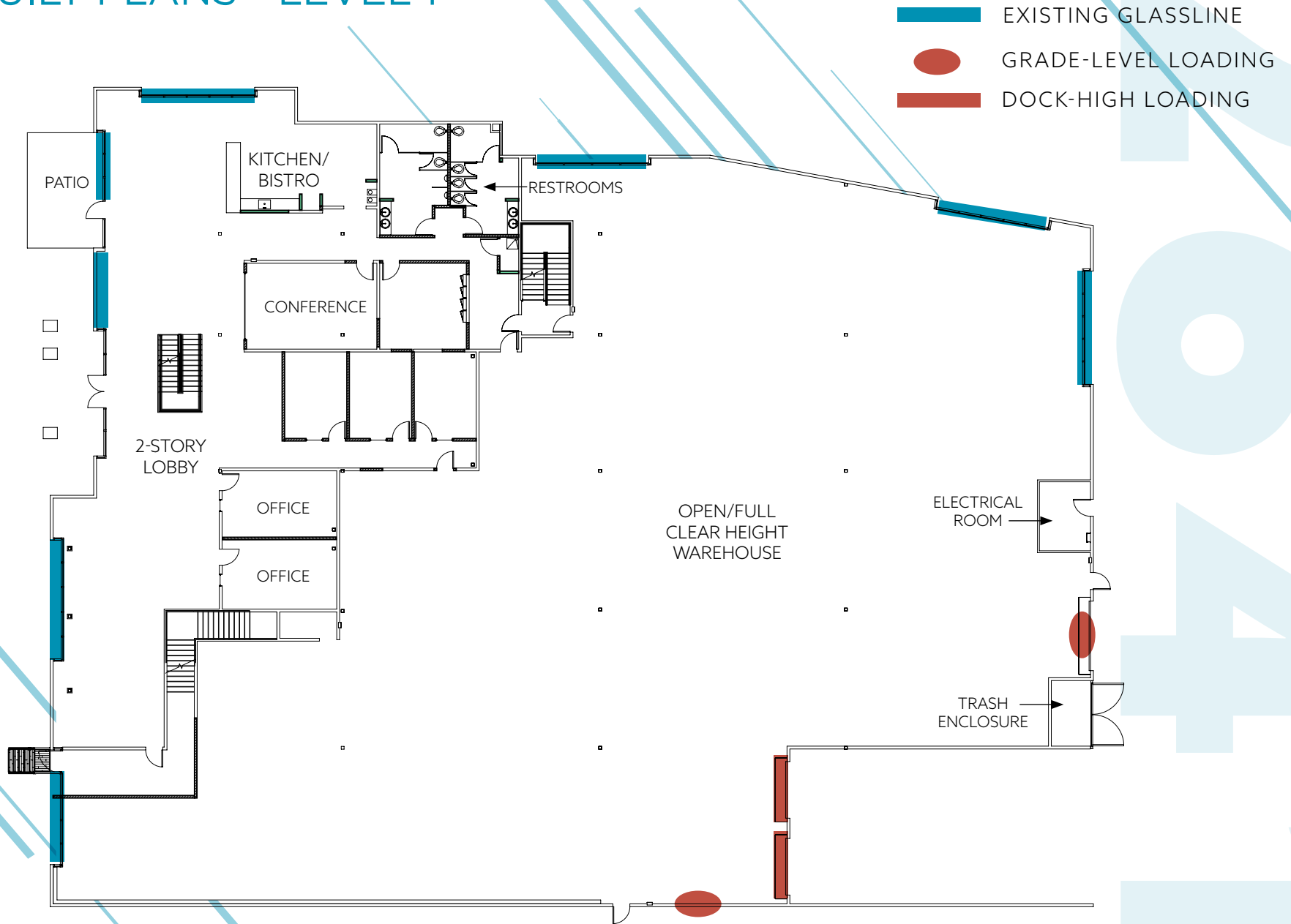
- 2-Story Open, Exposed Lobby
- Creative, Open Office with Exposed Ceilings
- New Kitchen/Bistro
- Floor to Ceiling Glass Line
- Open Warehouse/Flex Space with Dispersed Power
- New Paint Throughout Warehouse
- Newly Repaved Parking Lot
- Outdoor Patio Space
- New Roof
- New Exterior Paint

PROPERTY FEATURES

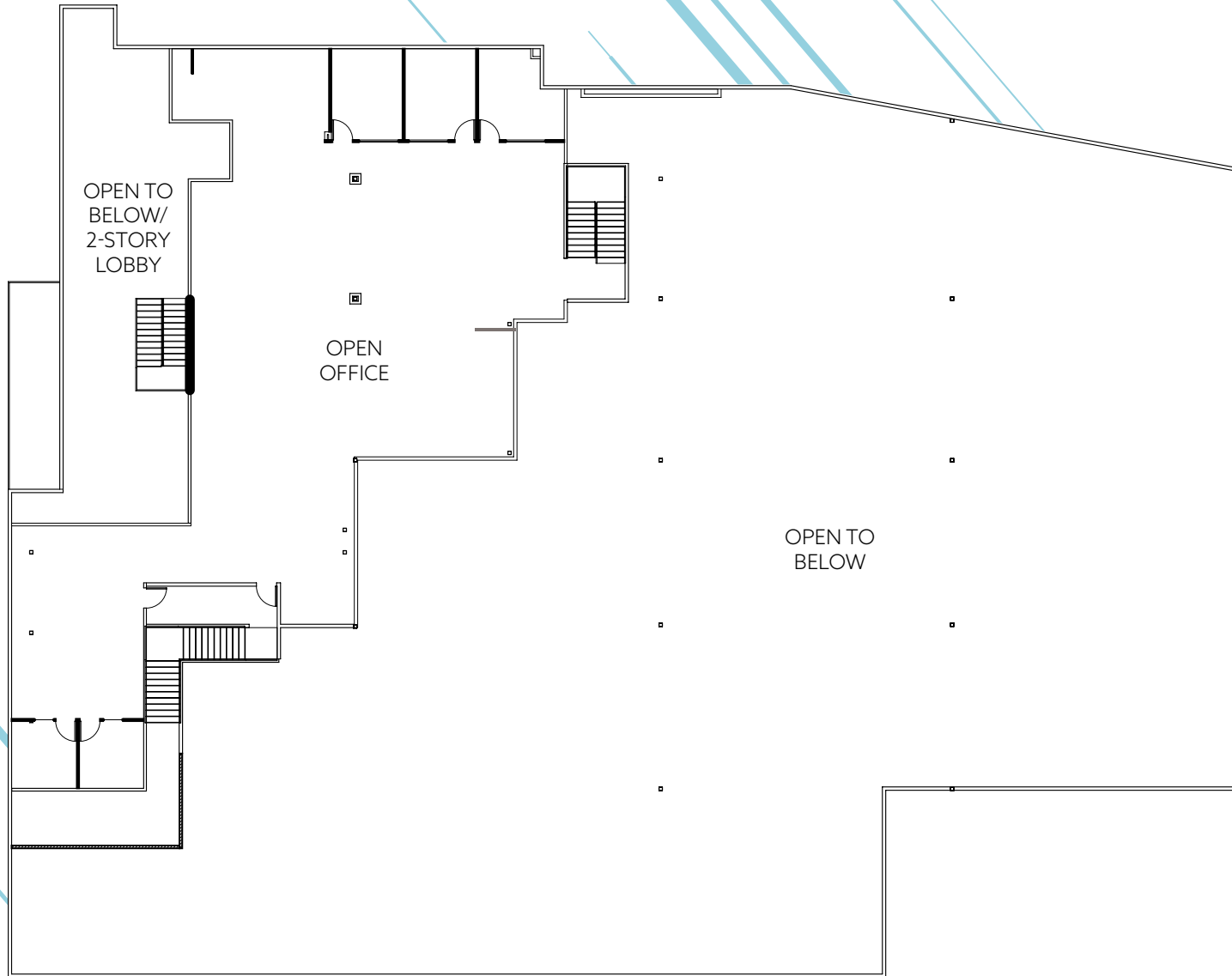
- Rentable Building Area 28,728 SF
- Mezzanine 4,514 SF
- First Floor Office 6,314 SF
- Site Area 1.53 Acres
- Parking 2.23/1,000 (65)
- Power 800a/480Y/277V
- Clear Height 20' Minimum
- Loading 2 Dock-High/2 Grade-Level
- Column Spacing (Typical) 44' x 24'
- Sprinklers Yes
- Skylights Yes
- Zoning SP-VBP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



AS BUILT PLANS - LEVEL 1

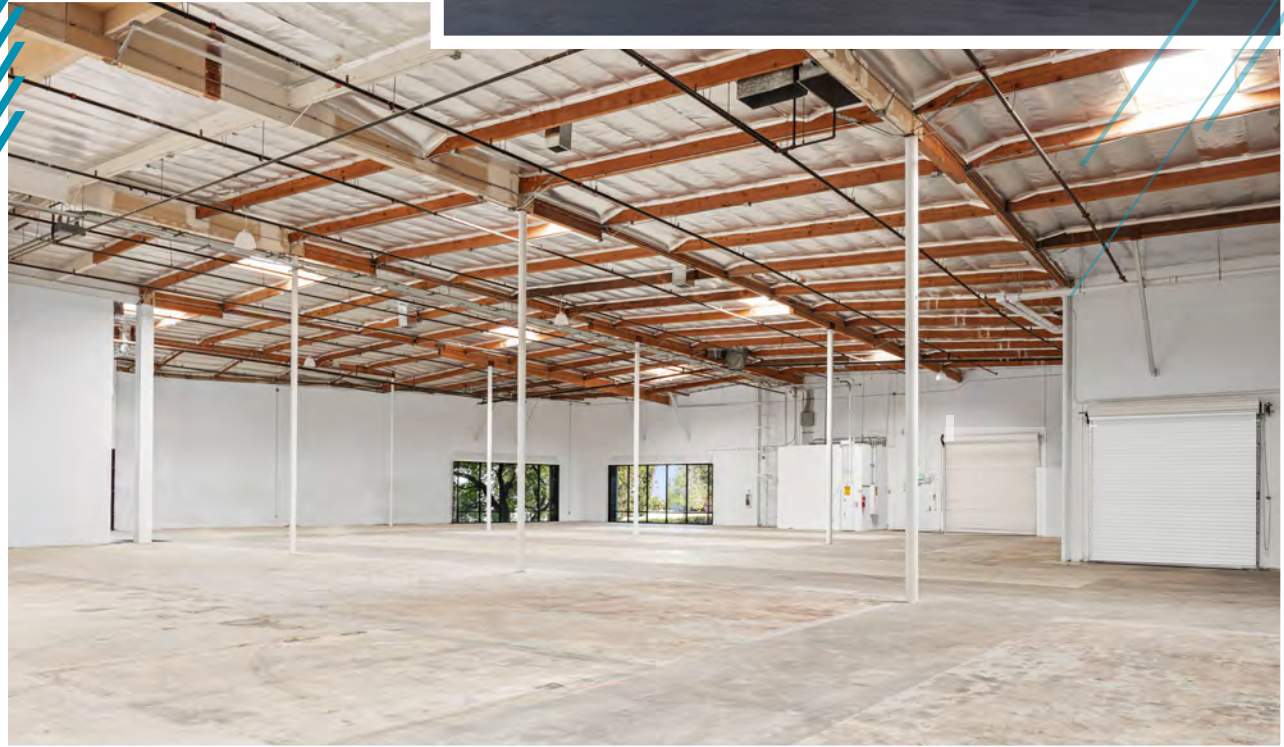


AS BUILT PLANS - LEVEL 2



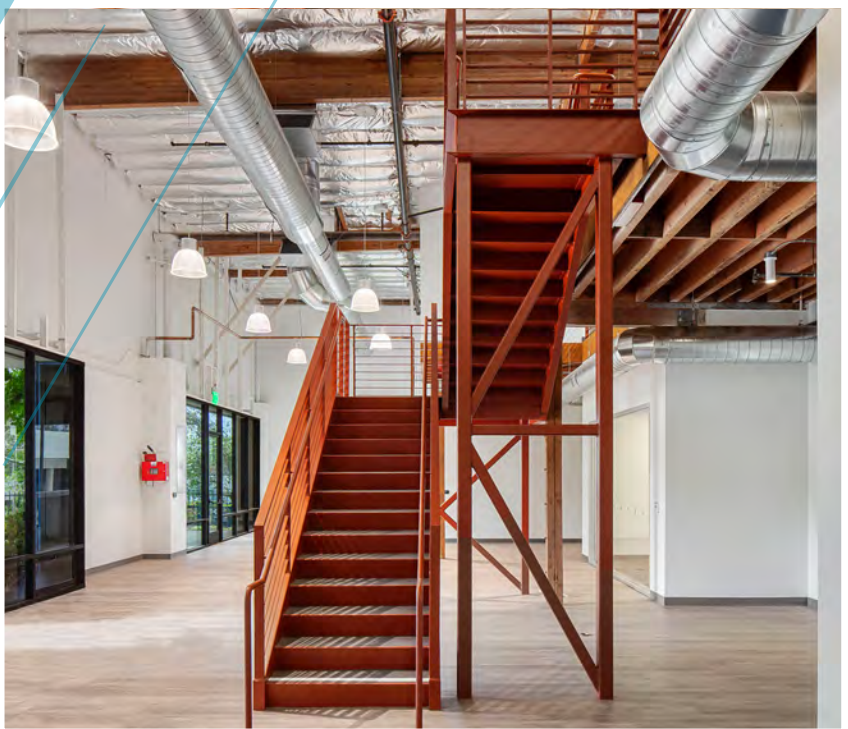
2641 LA MIRADA

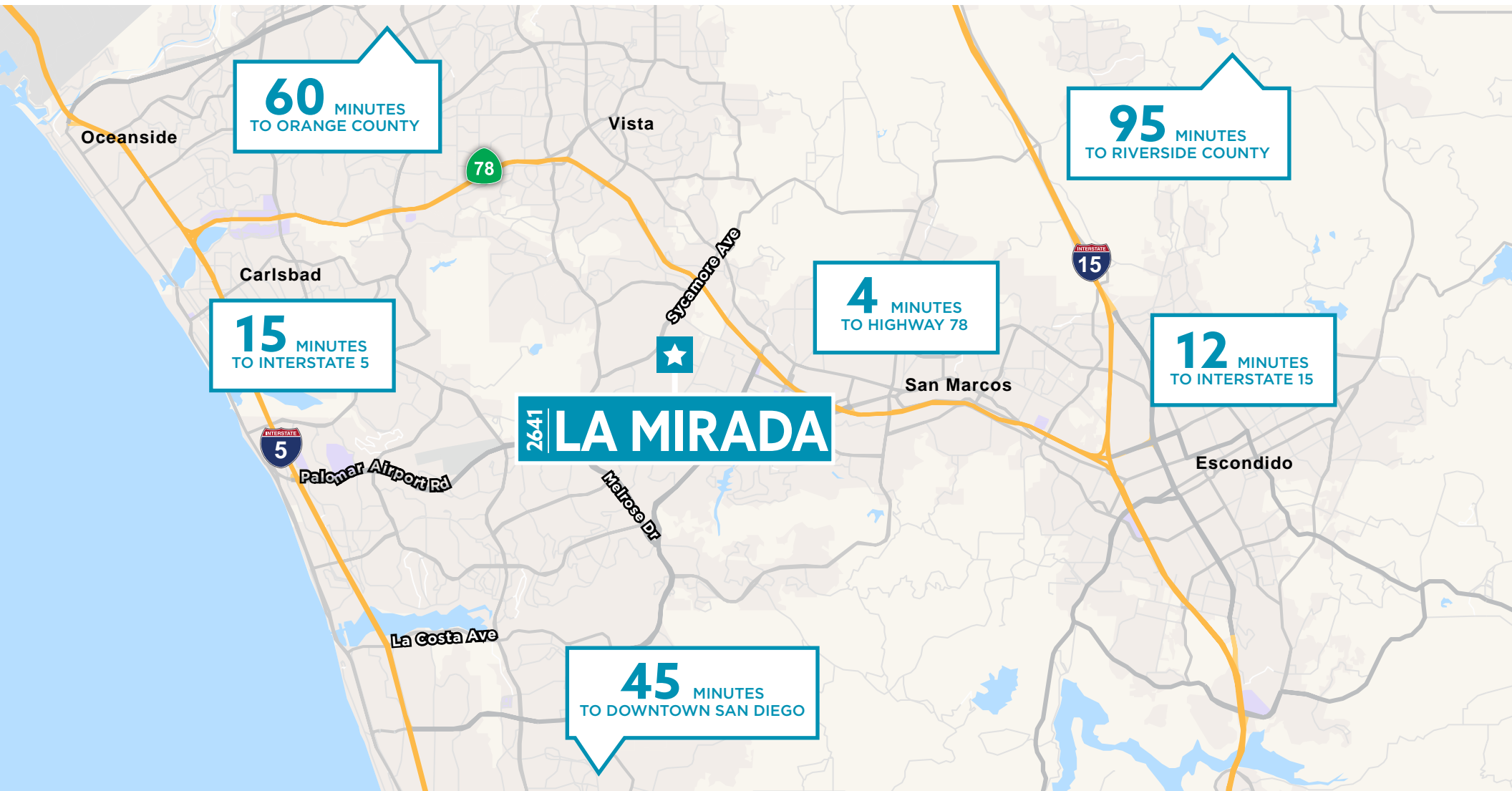
FOR SALE OR LEASE
28,728 SF | 2641 LA MIRADA DRIVE, VISTA, CA 92081











EXCEPTIONAL LOCATION



EXCELLENT LOADING



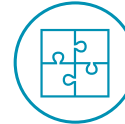
STREET FRONTAGE



HIGH IMAGE



WAREHOUSE/
PRODUCTION SPACE



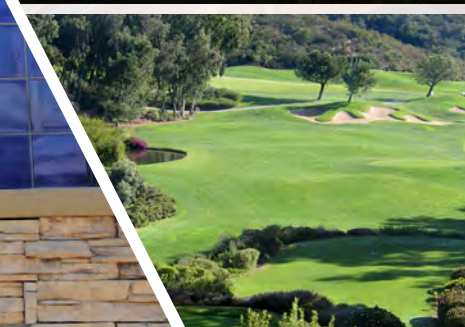
TURN-KEY CREATIVE
OFFICE/ WAREHOUSE



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.



 **101,797**
POPULATION


 **46 MILES**
OF HIKING TRAILS

 **800+**
COMPANIES

 **7 MILES**
OF COASTLINE

 **150+**
MANUFACTURING
PLANTS

 **3.6%**
UNEMPLOYMENT
RATE

 **EDUCATIONAL**
ATTAINMENT
42%
BACHELOR'S
DEGREE OR HIGHER
2.9%
PHD

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

2641

LA MIRADA

VISTA, CALIFORNIA 92081



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