

**2355** LA MIRADA DRIVE  
VISTA | CA 92081



**FOR SALE | 5,288 SF | \$1,983,000**  
INDUSTRIAL OWNER USER OPPORTUNITY



# PROPERTY HIGHLIGHTS



End Unit Industrial Condo



Highly Desirable & Functional



Minimal Single Story Office with  
No Mezzanine



Grade Level Loading Access



Ideal Vista Business Park Location



**Excellent Owner User Opportunity**  
**\$1,983,000**



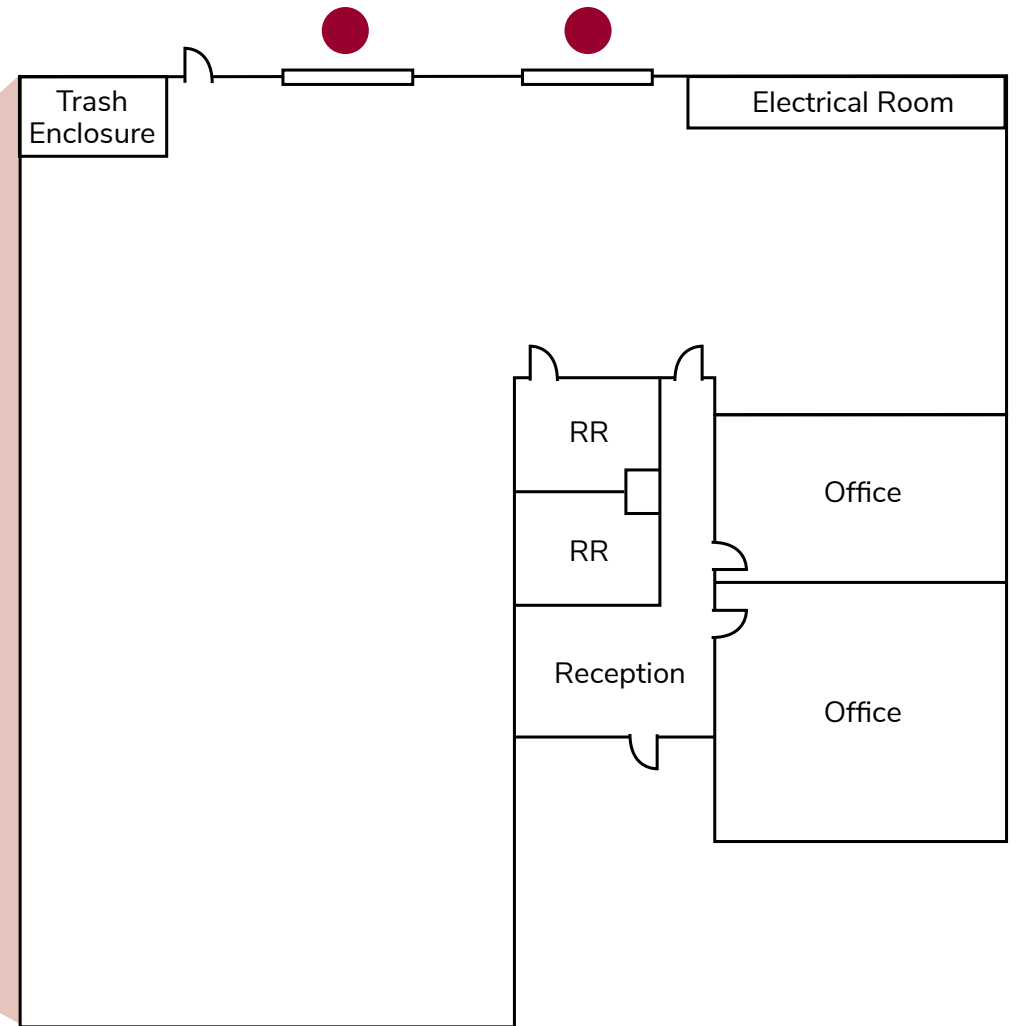
# PROPERTY FEATURES

|                         |   |
|-------------------------|---|
| PROPERTY ADDRESS        | 2355 La Mirada Dr, Vista, CA 92081              |
| SIZE                    | 5,288 SF  |
| OFFICE SIZE             | ±20%  |
| LOADING                 | Two (2) 10' x 12' Grade Loading Doors           |
| CLEAR HEIGHT            | 16' - 18'                                       |
| CURRENT ASSOCIATION FEE | \$380/Month                                     |
| SPRINKLERS              | Fully Sprinklered                               |
| POWER                   | 400a, 120/208v, 3p, 4w                          |
| YEAR BUILT              | 2004  |
| ZONING                  | <u>SP-VBP Vista Business Park Specific Plan</u> |
| ASKING PRICE            | <b>\$1,983,000 (\$375/SF)</b>                   |

*\*All information to be verified by Buyer*



# FLOOR PLAN



● = Grade Level Door

\*Not to scale



# PROPERTY PHOTOS





# SBA LOAN STRUCTURE



## SBA 504 LOAN STRUCTURE

Craig Samson  
VP, Senior Loan Officer  
Cell: 949-903-9318  
craig@calstatewide.com

### USE OF PROCEEDS

|                            |                    |
|----------------------------|--------------------|
| <u>Purchase Price</u>      | <u>\$1,983,000</u> |
| <u>Improvements</u>        | <u>\$0</u>         |
| <u>Contingency</u>         | <u>\$0</u>         |
| <u>Equipment, FF&amp;E</u> | <u>\$0</u>         |

### Closing Costs (estimated)

|                                |            |
|--------------------------------|------------|
| <u>SBA Eligible Soft Costs</u> | <u>\$0</u> |
| <u>SBA Eligible Hard Costs</u> | <u>\$0</u> |

**Total Project Costs** **\$1,983,000**

**2355 La Mirada Drive, Vista, CA 92081**

Sq. Ft. 5,288  
Price per Sq. Ft. \$375.00



### Sample Financing Scenario

|                       |     | <u>AMOUNT</u> | <u>RATE</u>                | <u>TERM</u> | <u>AMORT</u>   | <u>MONTHLY PMT</u> |
|-----------------------|-----|---------------|----------------------------|-------------|----------------|--------------------|
| Bank 1st Mortgage     | 50% | \$ 991,500    | 6.00%                      | 25 Yrs      | 25             | \$ 6,388           |
| SBA 504 2nd Mortgage* | 40% | \$ 793,200    | 5.92%                      | 25 Yrs      | 25             | \$ 5,701           |
| Borrower Down Payment | 10% | \$ 198,300    |                            |             |                |                    |
|                       |     |               | <b><u>Blended Rate</u></b> |             |                |                    |
|                       |     |               | <b>5.96%</b>               |             |                |                    |
|                       |     |               |                            |             | Total Monthly: | <b>\$ 12,090</b>   |
|                       |     |               |                            |             | Total Annual:  | <b>\$ 145,075</b>  |

\*SBA fees to be financed at funding estimated at \$20,000



# RETAIL & AMENITIES





# LOCATION MAP







# 2355

## LA MIRADA DRIVE

VISTA | CA 92081



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