

WeCann

POWERED  **BY**  **CREC**

Marketing Brochure

Prepared by:
Miklos Campuzano
DRE #02072292

2306 La Mirada Dr. Vista, CA 92081



Property Overview

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Subject Property

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Beautiful building located in Sycamore Burke Business Park. Built in 2004, this building was home to the owners window blind company, before it was sold.

It has ADA bathrooms, one for the office and one for the warehouse space.

It also includes a mezzanine of 240 sq ft with an office below.

The drive in roll up doors allows for in facility vehicle storage, or unloading.

Power is distributed throughout the facility, and there is a great amount of natural lighting which keeps the warehouse extremely well lit. In addition to the natural lighting the warehouse has high CRI lights which are great for showing accurate colors.

The 3 phase power is already on the premises, 1200A 600V Max but currently the building is only using 400 Amps 120/240V.

WeCannCA, Inc.
1633 EAST FOURTH STREET SUITE 282
SANTA ANA, CA 927012
DRE: 01527304
WWW.WECANCA.COM

AGENT: Miklos Campuzano
PHONE: (858) 925-4553
EMAIL: miklos@wecann.biz
DRE: 02072292

Asset Summary

Asking Lease Price	\$1.55 / Sq Ft + NNN (~\$1,000)
Building S.F.	4,028 Sq ft + 240 Sq ft (Mezzanine)
Drive in Roll Up Door	2
Warehouse Space	3,044 Sq Ft
Clear Height	16' beams 18' roof
Zoning	L-1

Details

Power	400A 120/240V (1200A 3Phase Panel)
A/C	5 Ton / Offices
Construction	2004 / Reinforced Concrete



A low-angle, upward-looking photograph of several tall, modern skyscrapers. The buildings are constructed with dark, grid-like facades of windows. Some windows are illuminated from within, creating a warm glow against the overcast, greyish-blue sky. The perspective makes the buildings appear to converge towards the top of the frame. The overall mood is urban and architectural.

Site Photos

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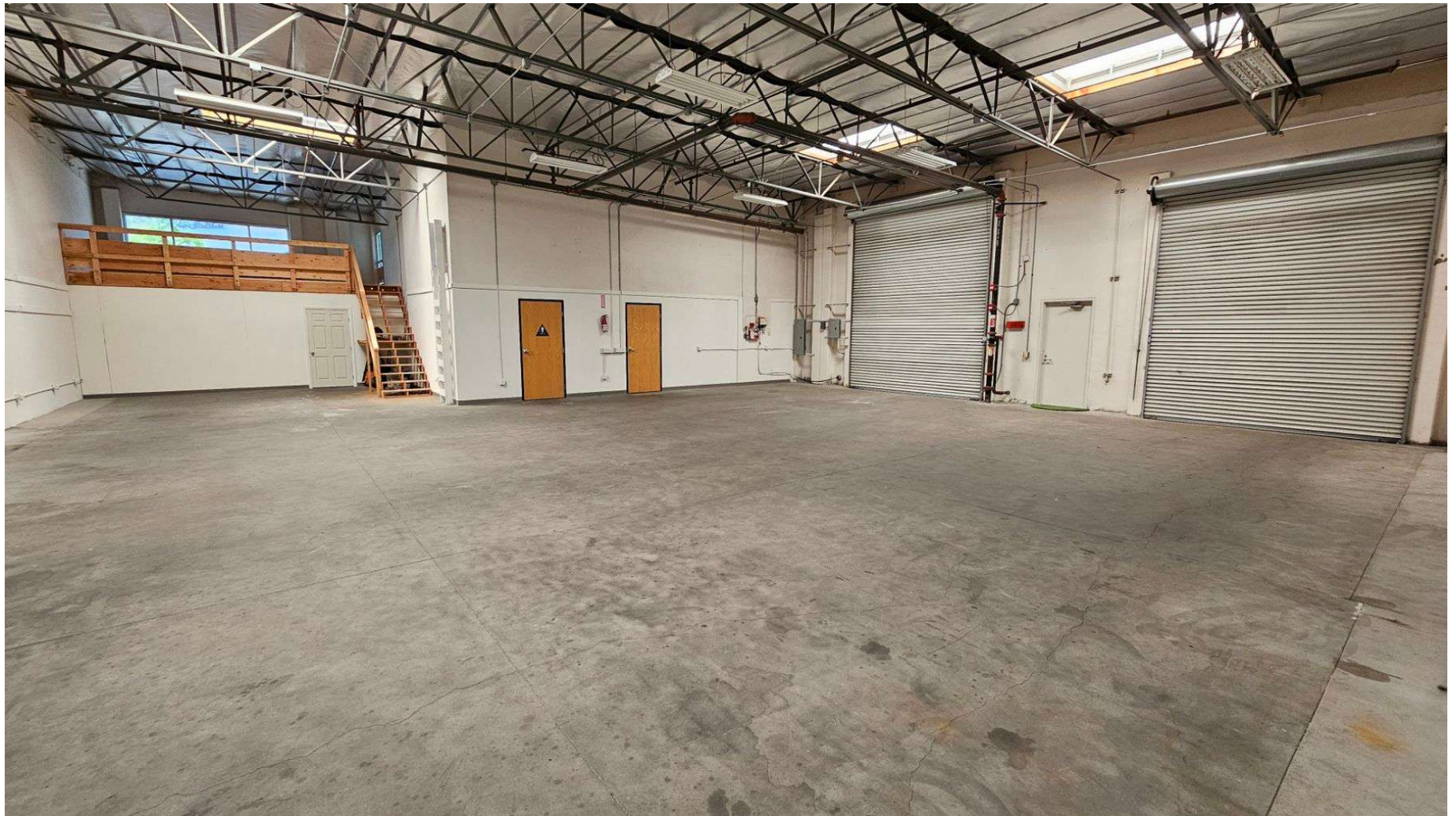




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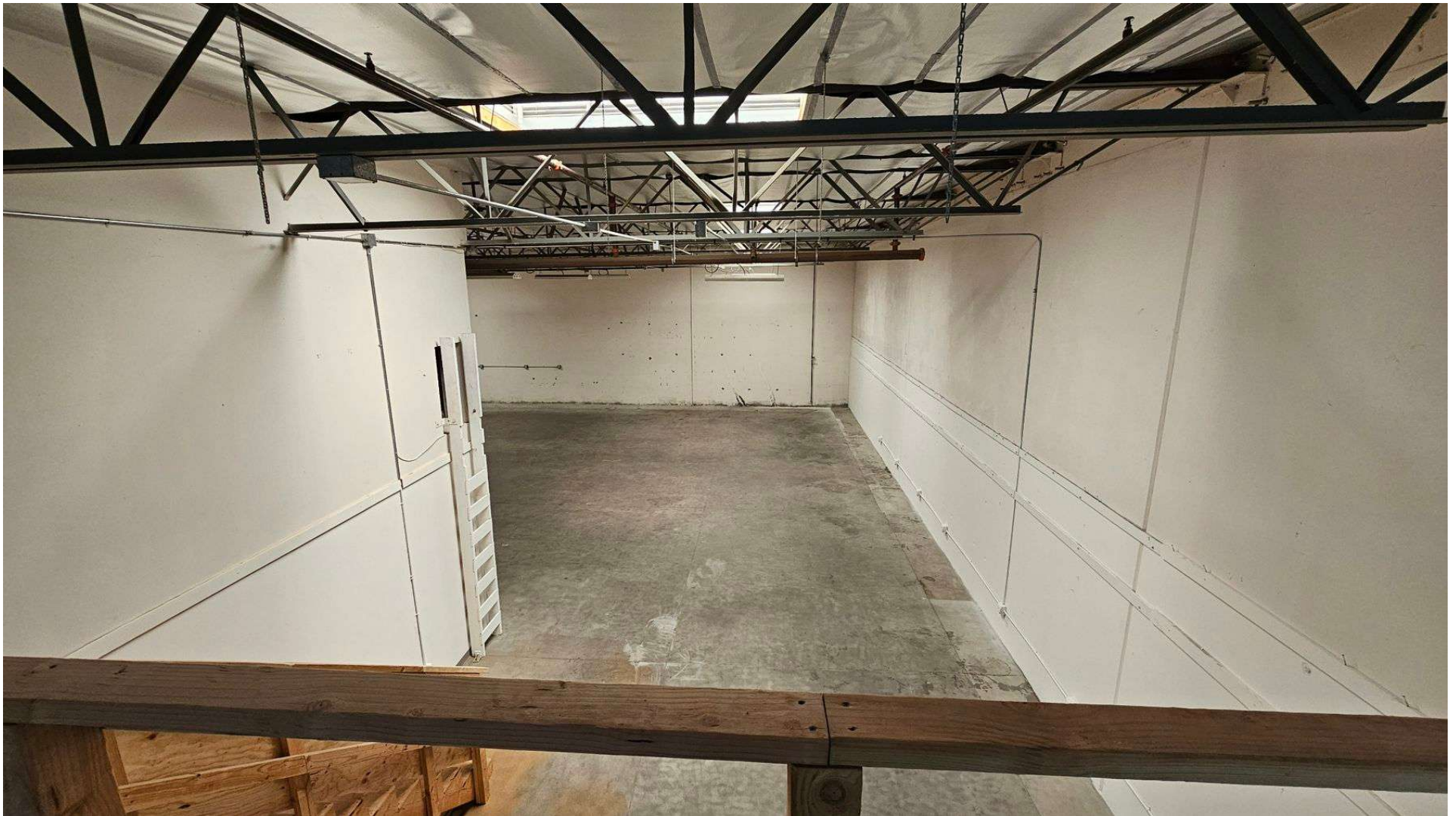
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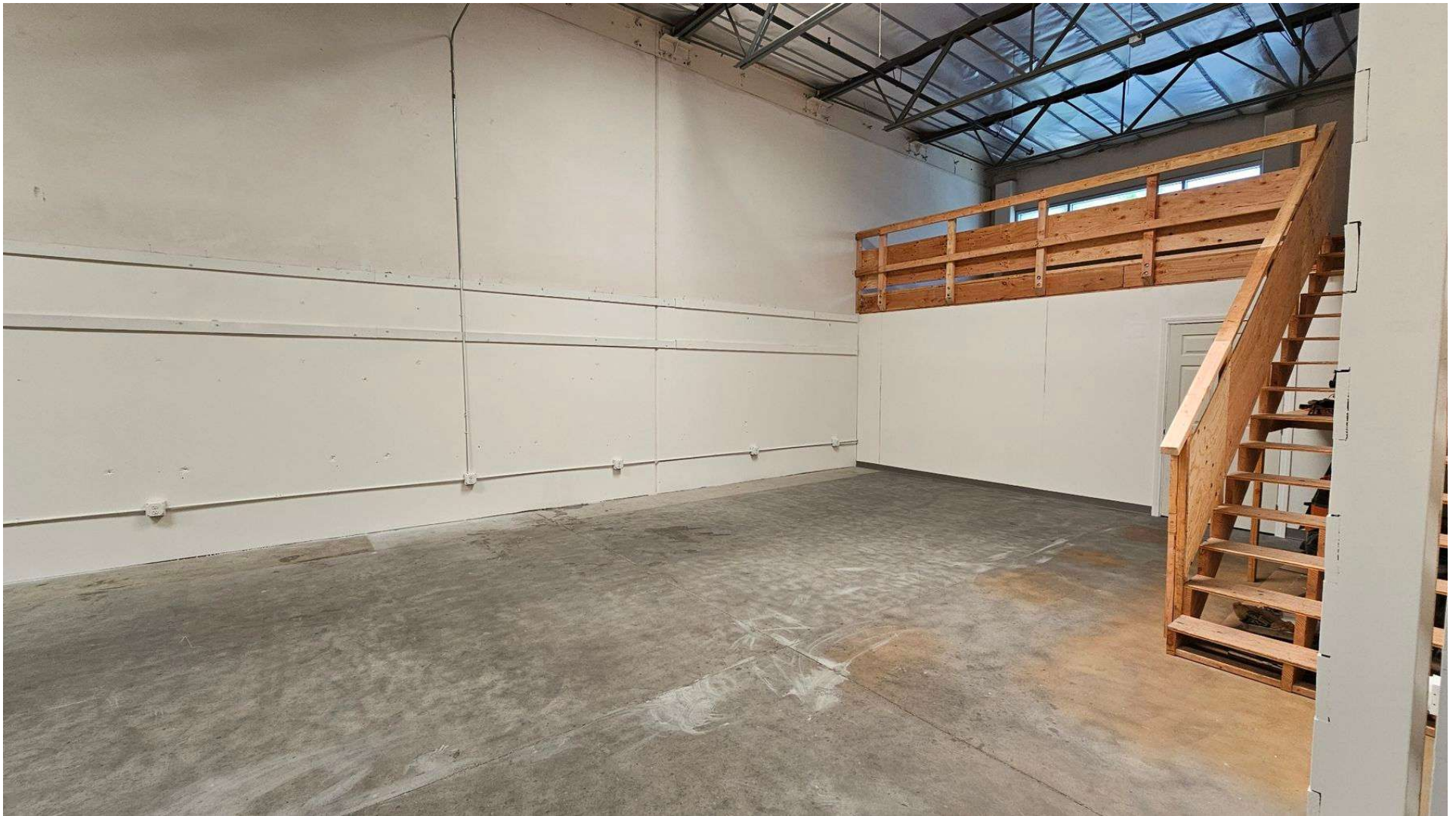
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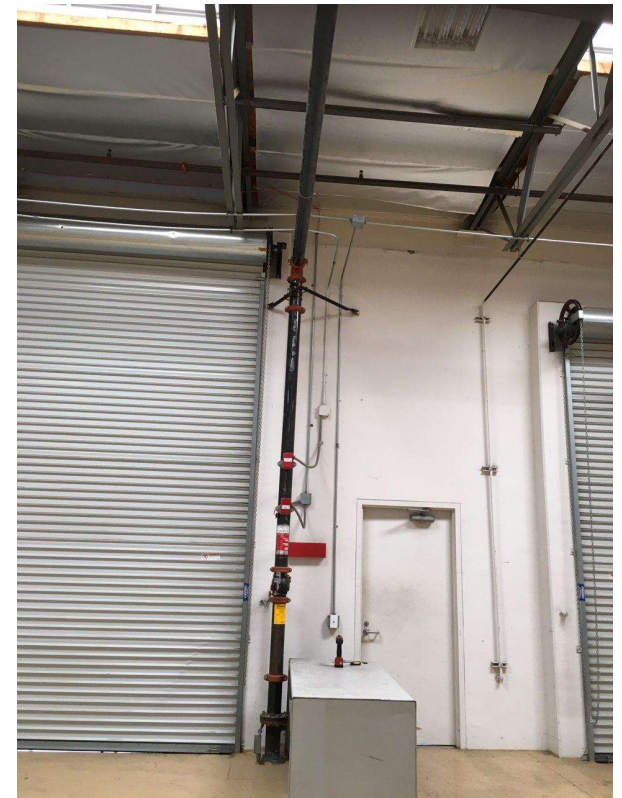
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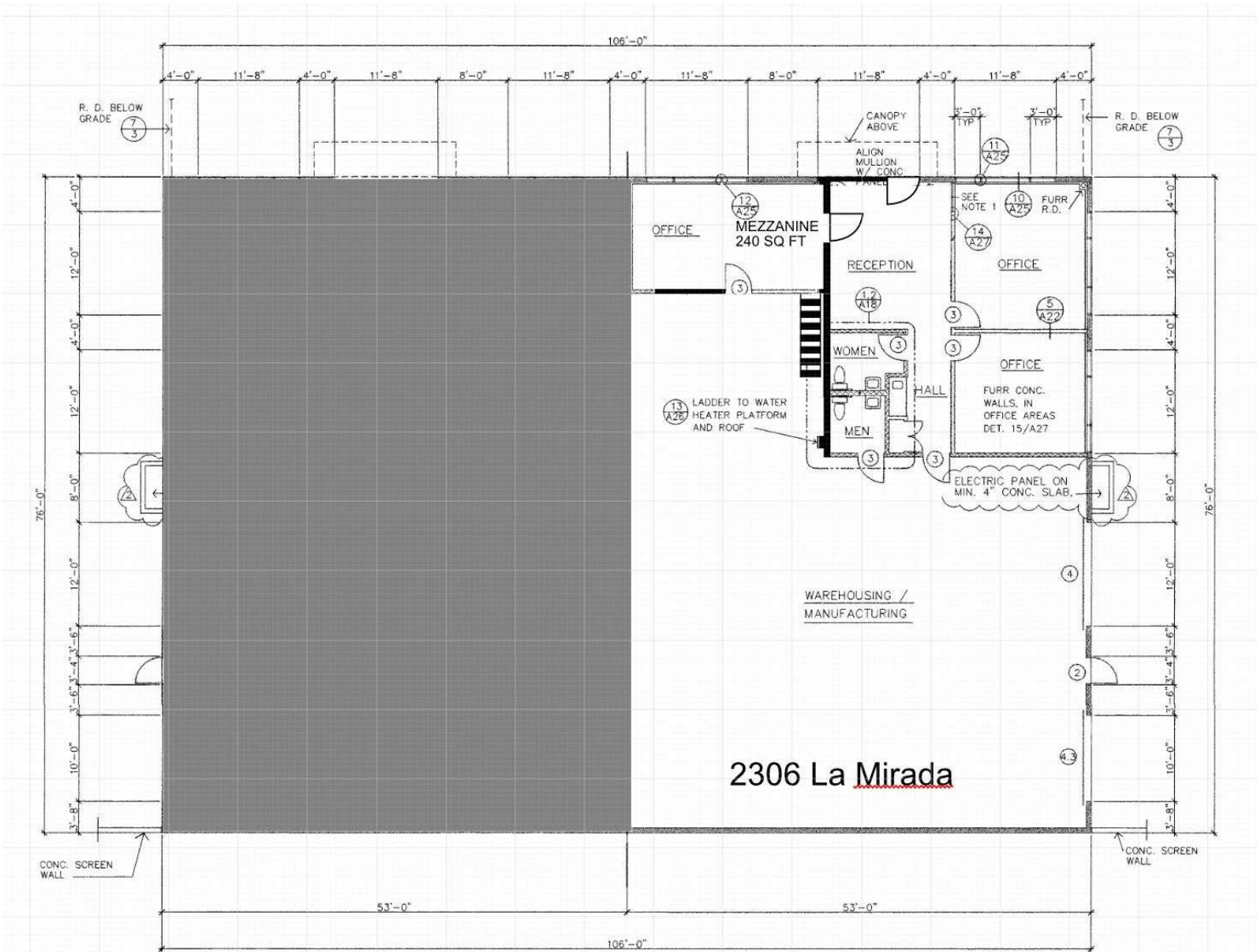
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Site Maps & Layouts





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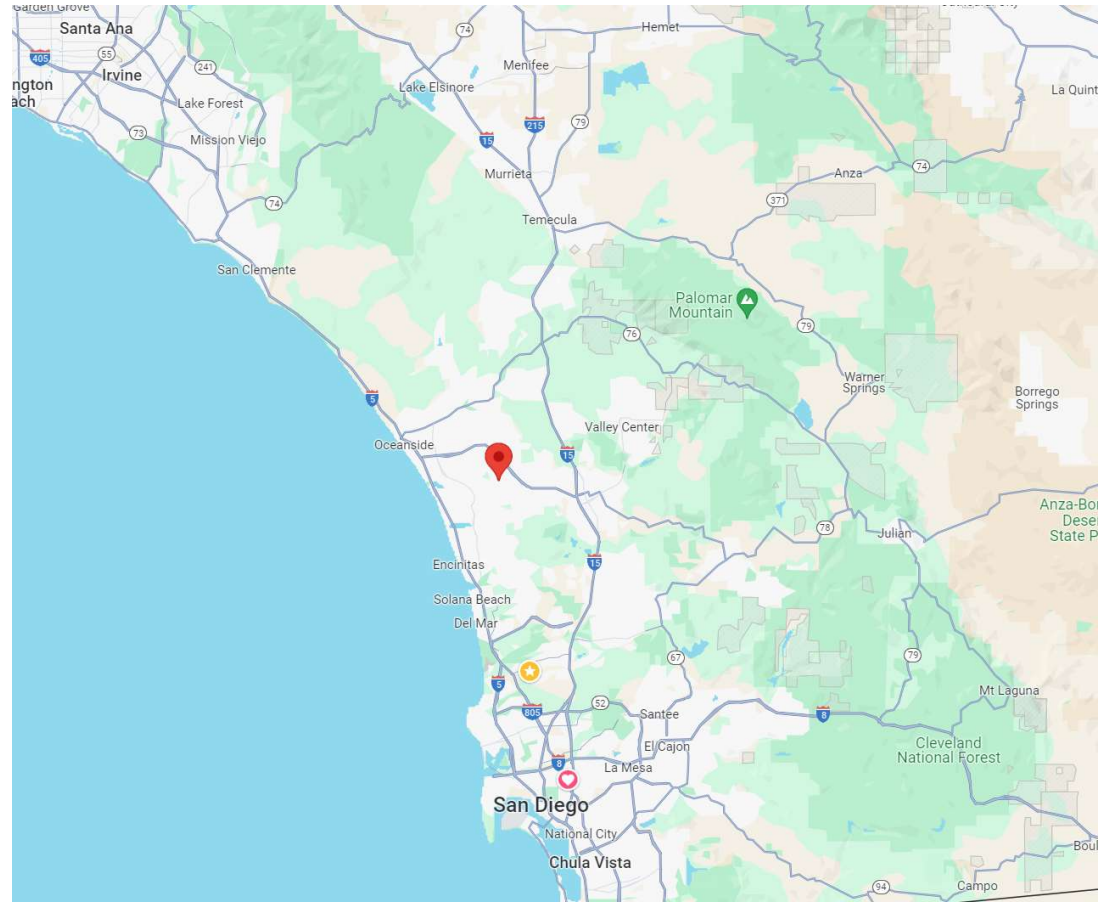
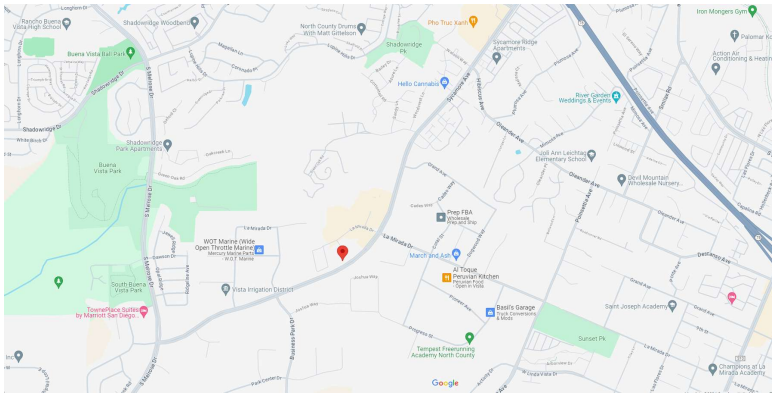
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Location & Neighborhood

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- Great location with quick access to the 78, only 15 minutes from the I-5 and I-15
- Only 35 minutes from Downtown San Diego and 50 Minutes to multiple cities in Orange County and Riverside County



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A low-angle, upward-looking photograph of several modern skyscrapers with glass facades. The buildings are dark, and many windows are illuminated from within, creating a grid of warm yellow lights against the cool, overcast sky. The perspective is from a low vantage point, making the buildings appear to converge towards the top of the frame.

Summary

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Summary

Landlord is looking for a 5 year term lease, and \$1.55 / Sq Ft + NNN (~\$1,000). Will require a tenant background check, and at least 1 month security deposit on top of first and last month.

No restrictions on type of business but please check Vista ordinance as they have some restrictions we have seen in the past.

All tenant improvements must be completed by a licensed contractor, and any improvements must be approved by the Landlord.

Property will be available on May 1st (updated photos are in this brochure).

For tours, please contact agent who can make time to show the property. As of today tours will be in the afternoon on Thursday every week but agent will make himself available for organized tours with agents and potential tenants as time permits on other days.

Commission is 2.5% and is to be paid out over 24 months as landlord has had issues with tenants in the past. If you have questions please call to discuss.

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