

# THIBODO RANCH BUSINESS CENTER

FOR LEASE: 2330 - 2336 La Mirada Dr - Vista, CA

FOOD/BEVERAGE PRODUCTION FACILITY AVAILABLE: 1,776 SF



[CLICK TO VIEW  
VIRTUAL TOUR - SUITE 700](#)





CLICK HERE TO SEE DRONE TOUR

<https://www.youtube.com/watch?v=u132GyHxC6w>

\*Case Sensitive Link



## BROKER CONTACTS

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# BUSINESS PARK FEATURES

**PROPERTY ADDRESS:** 2330, 2332 & 2336 La Mirada Drive

**# OF UNITS:** 30 units

**AVAILABILITY SIZE RANGE:** 1,776 - 1,824 SF

**CONSTRUCTION TYPE:** Concrete tilt up

**AVERAGE (%) IMPROVED:** 25% ±

**LOADING:** 10' x 12' grade level loading doors

**MECHANICAL SYSTEMS:** HVAC in office areas

**WAREHOUSE CLEAR HEIGHT:** 14' minimum clear height

**GAS SERVICE:** Available - Call for details

**ZONING:** SPI

**EXCELLENT PARKING:** 2.62/1,000 square feet

**LOT SIZE:** 4.63 acres (201,683 square feet)

**YEAR BUILT:** 2005

**DISTANCE TO HIGHWAY 78 ACCESS:** 1 Mile

**DISTANCE TO INTERSTATE 15/5 ACCESS:** 8/10 Miles

**PRIVATE RESTROOMS:** Each unit has a private restroom

**3 PHASE POWER:** 200 amps, 120/208 volt panel per unit

**ELECTRICITY & WATER:** Each unit is separately metered

**SECURITY:** 26 on-site cameras in place

**FIRE SPRINKLERS:** Each unit has fire sprinklers

**INTERNET CONNECTIVITY:** Fiber Optic technology available

**LANDSCAPING:** Tropical lush landscaping

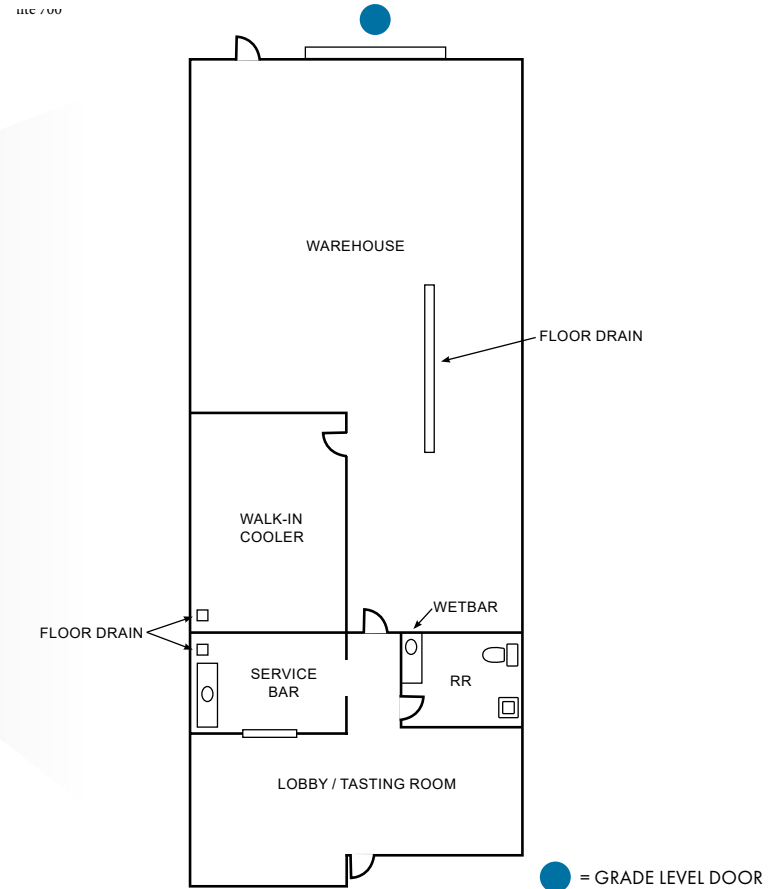
*Call Brokers to Schedule Showing*



# FOOD/BEVERAGE PRODUCTION FACILITY

**CLICK TO VIEW  
VIRTUAL TOUR - SUITE 700**

Address:	Unit #:	Size:	Improved %	Suite Description	Base Rent/SF:	CAM/SF:	Availability:
2332 La Mirada Dr.	700	1,776 SF	30%	Space consists of lobby/tasting room, compartment sink, 3 floor drains throughout suite, walk in cooler, one restroom, wetbar, grade level loading and remainder warehouse.	\$1.79/SF	\$0.26/SF	February 1, 2026





PACIFIC OCEAN



2330-2336 LA MIRADA DR

## CORPORATE NEIGHBORS

1	ACUSHNET COMPANY	6		11	BROWN SAFE	16		21	WINNERS ONLY	26		31	
2	DDH ENTERPRISE, INC.	7		12		17	ACCUTEK Packaging Equipment Companies, Inc.	22	AQUA LUNG	27		32	
3	DTD Diversified Tool & Die	8		13	KILLION INDUSTRIES, INC.	18	US FOODS	23		28	MERCK	33	amazon
4	P2DQ PICKUP	9	CAPTEK International ENCAPSULATING QUALITY	14	BIOFILM, INC.	19	Watkins Wellness Feel good. Live well.	24	FLUIDRA	29		34	glanbia
5		10		15	amazon	20		25	UNITE PROFESSIONAL SALON SYSTEM	30			



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