

# 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**



## BROKER CONTACTS

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# BUSINESS PARK FEATURES

<b>PROPERTY ADDRESS:</b>	2330, 2332 & 2336 La Mirada Drive
<b># OF UNITS:</b>	30 units
<b>AVAILABILITY SIZE RANGE:</b>	1,776 - 1,824 SF
<b>CONSTRUCTION TYPE:</b>	Concrete tilt up
<b>AVERAGE (%) IMPROVED:</b>	25% ±
<b>LOADING:</b>	10' x 12' grade level loading doors
<b>MECHANICAL SYSTEMS:</b>	HVAC in office areas
<b>WAREHOUSE CLEAR HEIGHT:</b>	14' minimum clear height
<b>GAS SERVICE:</b>	Available - Call for details
<b>ZONING:</b>	SPI
<b>EXCELLENT PARKING:</b>	2.62/1,000 square feet

<b>LOT SIZE:</b>	4.63 acres (201,683 square feet)
<b>YEAR BUILT:</b>	2005
<b>DISTANCE TO HIGHWAY 78 ACCESS:</b>	1 Mile
<b>DISTANCE TO INTERSTATE 15/5 ACCESS:</b>	8/10 Miles
<b>PRIVATE RESTROOMS:</b>	Each unit has a private restroom
<b>3 PHASE POWER:</b>	200 amps, 120/208 volt panel per unit
<b>ELECTRICITY &amp; WATER:</b>	Each unit is separately metered
<b>SECURITY:</b>	26 on-site cameras in place
<b>FIRE SPRINKLERS:</b>	Each unit has fire sprinklers
<b>INTERNET CONNECTIVITY:</b>	Fiber Optic technology available
<b>LANDSCAPING:</b>	Tropical lush landscaping

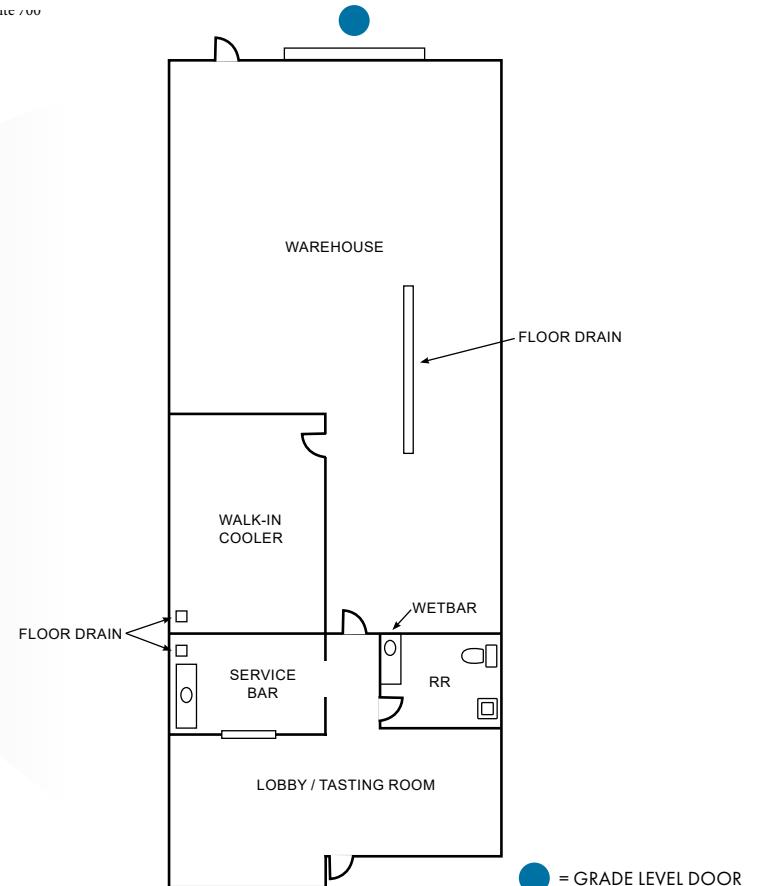


**Call Brokers to Schedule Showing**

## 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 INC	26		31	
2		7		12		17		22		27		32	
3		8		13		18		23		28		33	
4		9		14		19		24		29		34	
5		10		15		20		25		30			

# Thibodo Ranch Business Center: 2330 – 2336 La Mirada Dr, Vista CA

**FOOD/BEVERAGE PRODUCTION FACILITY AVAILABLE**

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