

THIBODO RANCH BUSINESS CENTER

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

1,776 SF INDUSTRIAL AND FOOD PREPARATION UNITS AVAILABLE





CLICK HERE TO SEE DRONE TOUR

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

*Case Sensitive Link



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BUSINESS PARK FEATURES

PROPERTY ADDRESS: 2330, 2332 & 2336 La Mirada Drive

OF UNITS: 30 units

AVAILABILITY SIZE RANGE: Two (2) 1,776 SF units

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



AVAILABILITY CHART

FOOD PREPARATION AVAILABILITY						
ADDRESS	UNIT #	SIZE	IMPROVED %	BASE RENT/SF	CAM/SF	AVAILABILITY
2332 La Mirada Dr.	500	1,776 SF	25%	\$1.57/SF	\$0.26/SF	Immediately
2330 La Mirada Dr.	400	1,776 SF	65%	\$1.79/SF	\$0.26/SF	Immediately

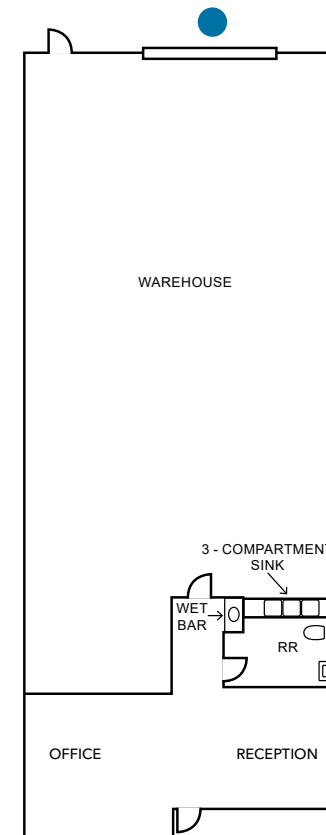


FOOD PREPARATION FACILITY

Address:	Unit #:	Size:	Improved %	Suite Description	Base Rent/SF:	CAM/SF:	Availability:
2332 La Mirada Dr.	500	1,776 SF	25%	Suite consists of reception/office, wet bar, restroom, 3 compartment sink and the remainder is open warehouse with one (1) grade level loading door.	\$1.57/SF	\$0.26/SF	Immediately



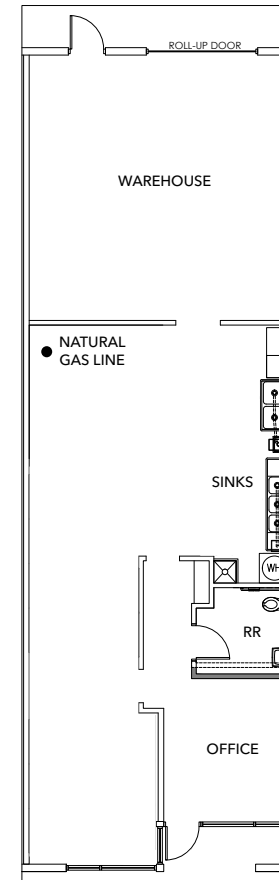
Floor Plan



● = GRADE LEVEL DOOR

FOOD PREPARATION FACILITY

Address:	Unit #:	Size:	Improved %	Suite Description	Base Rent/SF:	CAM/SF:	Availability:
2330 La Mirada Dr.	400	1,776 SF	65%	Existing food preparation/kitchen space to include front office area, 3 compartment sink, 2 compartment sink, floor drains, mop sink, hand washing sink, additional plumbing, existing FRP on walls, and natural gas service. Balance of space to include RR, & warehouse with grade level loading	\$1.79/SF	\$0.26/SF	Immediately



PACIFIC OCEAN



CORPORATE NEIGHBORS

1	ACUSHNET COMPANY	6		11	BROWN SAFE	16		21	WINNERS ONLY	26	HME	31	BREG
2	DDH ENTERPRISE, INC.	7	JW JELD-WEN	12	DIG water matters	17	ACCUTEK Packaging Equipment Companies, Inc.	22	AQUA LUNG	27	PODS	32	OPTUMRx
3	DTD Diversified Tool & Die	8	DART AEROSPACE	13	KILLION INDUSTRIES, INC.	18	US FOODS	23	THE HOME DEPOT	28	MERCK	33	amazon
4	P2DQ PICKUP	9	CAPTEK International ENCAPSULATING QUALITY	14	BIOFILM, INC.	19	WatkinsWellness Feel good. Live well.	24	FLUIDRA	29	IONIS PHARMACEUTICALS	34	glanbia
5	AMI SUPPLIED MEMBRANES INC.	10	STONE BREWING CO.	15	amazon	20	DR. BRONNER'S ALL-ONE!	25	UNITE PROFESSIONAL SAVOIR VIVRE	30	CISCO		

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