

THIBODO RANCH BUSINESS CENTER

FOR LEASE: 2330 – 2336 La Mirada Drive, Vista CA

HIGH IMAGE INDUSTRIAL UNITS AVAILABLE: 1,824 SF - 2,128 SF

FOOD PREPARATION SUITE AVAILABLE: 1,776 SF





CLICK HERE TO SEE DRONE TOUR

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

*Case Sensitive Link



FOR LEASE

Thibodo Ranch Business Center : 2330 – 2336 La Mirada Dr, Vista CA
HIGH IMAGE INDUSTRIAL UNITS AVAILABLE

BUSINESS PARK FEATURES

| | |
|--|---------------------------------------|
| Property Address: | 2330, 2332 & 2336 La Mirada Drive |
| # of Units: | 30 units |
| Availability Size Range: | 1,776 - 2,128 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 |



AVAILABILITY CHART

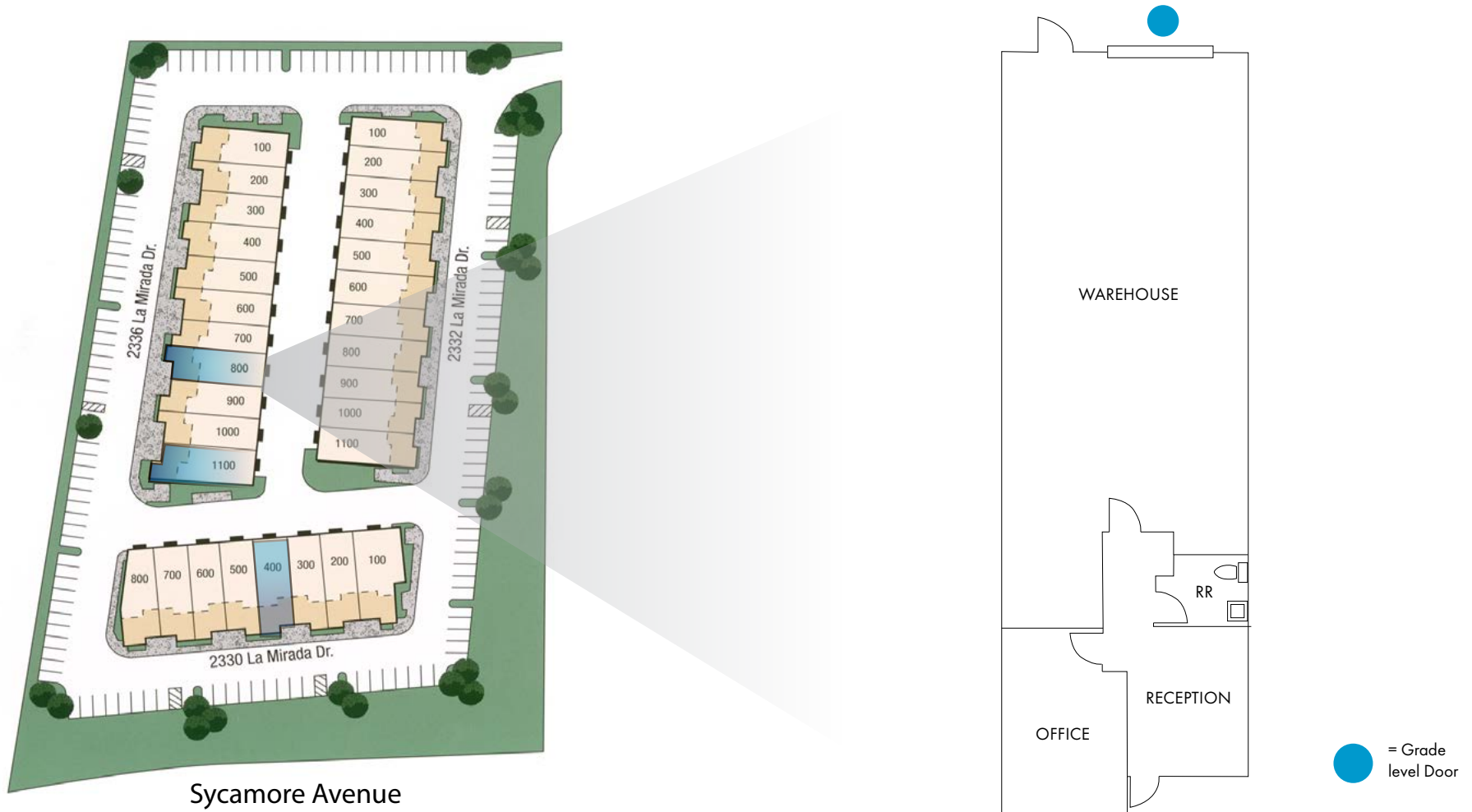
| INDUSTRIAL AVAILABILITY | | | | | | |
|-------------------------|---------|----------|------------|---------------|-----------|-----------------|
| Address: | Unit #: | Size: | Improved % | Base Rent/SF: | CAM/SF: | Availability: |
| 2336 La Mirada Dr. | 800 | 1,824 SF | 25% | \$1.55/SF | \$0.25/SF | Vacant |
| 2336 La Mirada Dr. | 1100 | 2,128 SF | 25% | \$1.55/SF | \$0.25/SF | January 1, 2025 |

| FOOD PREPARATION AVAILABILITY | | | | | | |
|-------------------------------|---------|----------|------------|---------------|-----------|-----------------|
| Address: | Unit #: | Size: | Improved % | Base Rent/SF: | CAM/SF: | Availability: |
| 2330 La Mirada Dr. | 400 | 1,776 SF | 65% | \$1.75/SF | \$0.25/SF | January 1, 2025 |



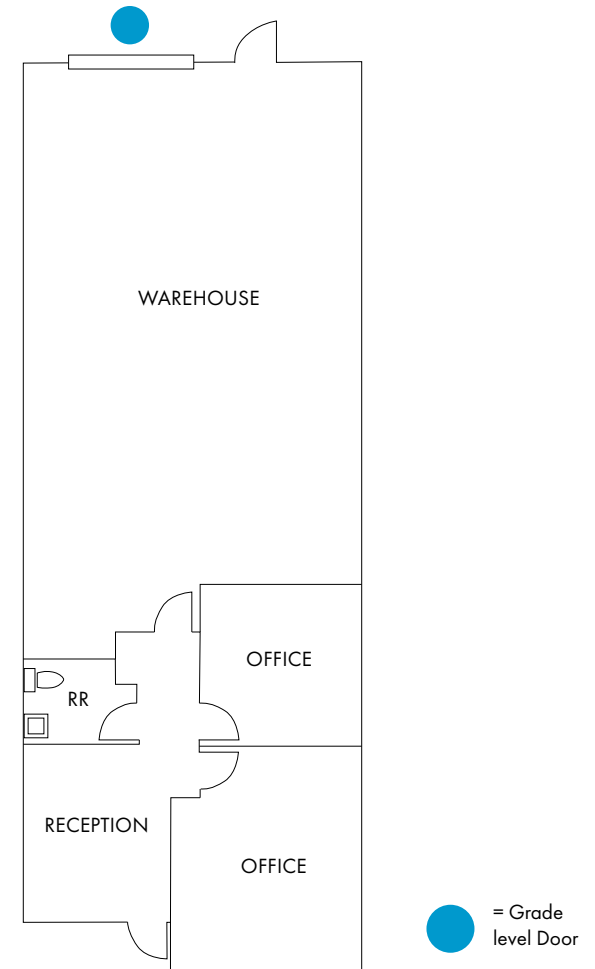
INDUSTRIAL AVAILABILITY

| Address: | Unit #: | Size: | Improved % | Suite Description | Base Rent/SF: | CAM/SF: | Availability: |
|--------------------|---------|----------|------------|---|---------------|-----------|---------------|
| 2336 La Mirada Dr. | 800 | 1,824 SF | 25% | Reception, 1 private office, RR and remainder warehouse | \$1.55/SF | \$0.25/SF | Vacant |



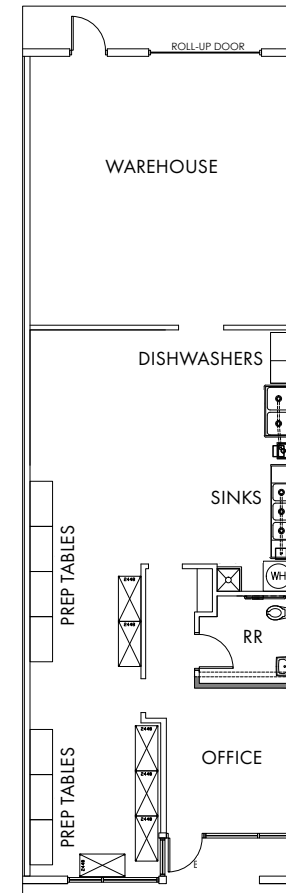
INDUSTRIAL AVAILABILITY

| Address: | Unit #: | Size: | Improved % | Suite Description | Base Rent/SF: | CAM/SF: | Availability: |
|--------------------|---------|----------|------------|--|---------------|-----------|-----------------|
| 2336 La Mirada Dr. | 1100 | 2,128 SF | 25% | Reception, 2 private offices, RR and remainder warehouse | \$1.55/SF | \$0.25/SF | January 1, 2025 |



FOOD PREPARATION AVAILABILITY

| 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 | \$1.75/SF | \$0.25/SF | January 1, 2025 |



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 | JW JELD-WEN | 12 | DIG water matters | 17 | ACCUTEK Packaging Equipment Company, 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 | PBQ PICKUP | 9 | CAPTEK Software International INCAPSULATING QUALITY | 14 | BIOFILM, INC. | 19 | WatkinsWellness Eat good. Live well! | 24 | FLUIDRA | 29 | IONIS PHARMACEUTICALS | 34 | glanbia |
| 5 | AMI SPECIAL MEMBERSHIP INC. | 10 | STONE BREWING CO. | 15 | amazon | 20 | DR. BRONNER'S ALL-ONE! | 25 | UNITE PROFESSIONAL SERVICE GROUP | 30 | CISCO | | |

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

FOR LEASE: HIGH IMAGE INDUSTRIAL UNITS AVAILABLE

Isaac Little

ilittle@lee-associates.com

760.929.7862

CalDRE #01702879

Marko Dragovic

mdragovic@lee-associates.com

760.929.7839

CalDRE #01773106

