

FOR SALE OR LEASE

2369
LA
MIRADA
DRIVE

VISTA, CA 92081

A ±4,000 SF INDUSTRIAL BUILDING



BOYLE CROTTY STEMLEY
INDUSTRIAL TEAM

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HIGHLIGHTS

A $\pm 4,000$ SF freestanding industrial building in Vista, adjacent to Sycamore Avenue with close proximity to State Route 78.



$\pm 2,955$ SF Warehouse/
 $\pm 1,045$ SF Office



One (1) Oversize
Grade-Level Door (18'x14')



Epoxy Warehouse Floor



2 Restrooms



400 Amp 120/208V
Power



Clear Height: 16'



Fully Sprinklered



Sale Price:
Contact Broker



Lease Rate:
\$1.45/SF NNN



- › Situated in the Burke Sycamore Business Center in the City of Vista
- › Close proximity to natural beauty and scenic views, with easy access to beautiful beaches, parks, and recreation areas
- › Good transportation and excellent community amenities



THE LOCATION



AVG. HOUSEHOLD
INCOME

\$132,181



POPULATION

89,503



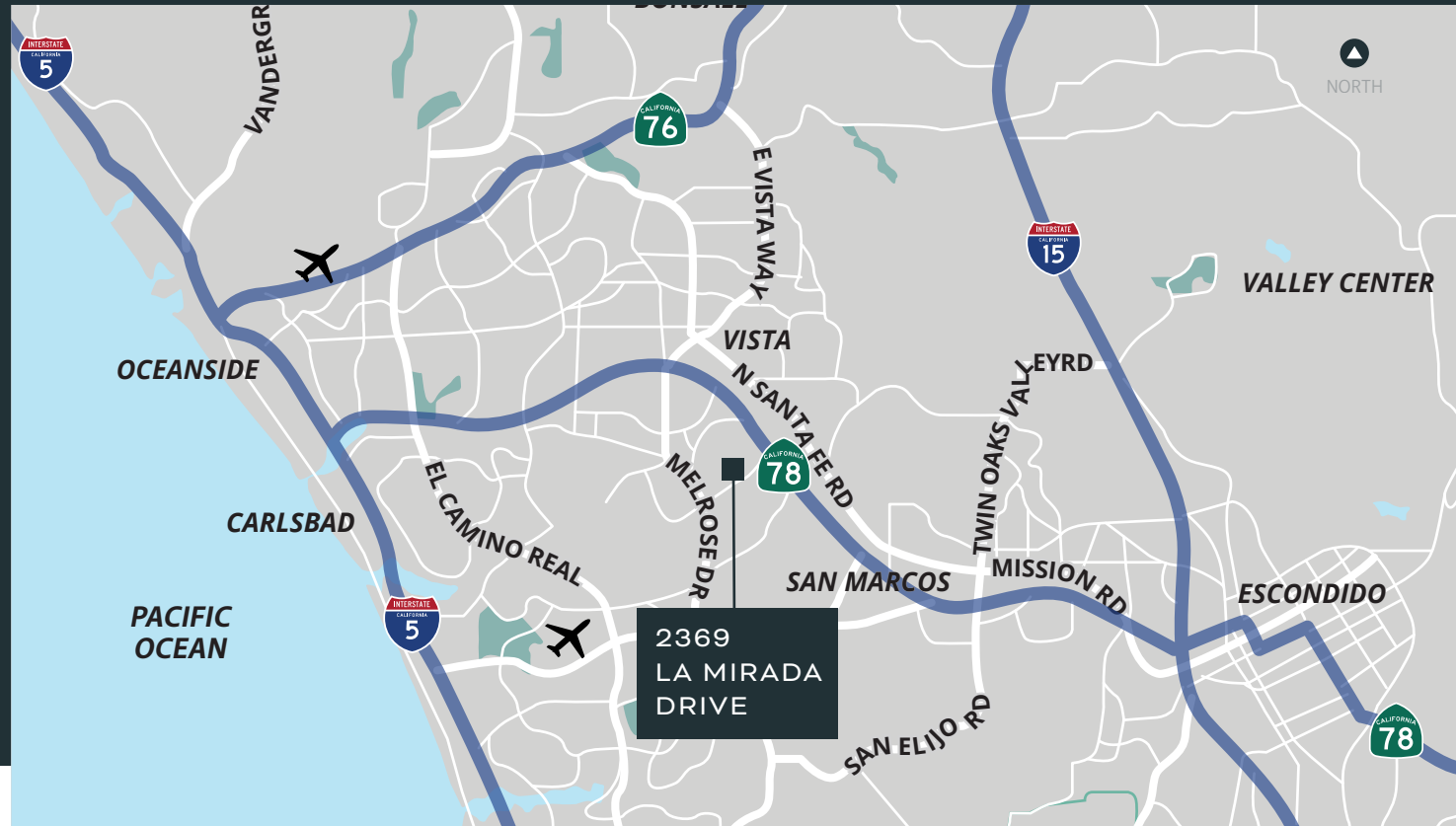
MEDIAN
AGE

40

*PER A 3 MILE RADIUS

Vista, California, is a picturesque city in San Diego County known for its scenic beauty and friendly atmosphere. Surrounded by rolling hills and lush landscapes, Vista offers a serene escape for residents and visitors alike. The city's vibrant arts scene, diverse dining options, and community-oriented spirit make it a delightful destination to explore and enjoy.

With its warm climate and ample recreational opportunities, Vista is a haven for outdoor enthusiasts. From hiking along nature trails to picnicking in family-friendly parks, there's no shortage of ways to connect with nature. The city's welcoming neighborhoods and strong sense of community create a welcoming environment for all who visit or call Vista home.



CRAFT
BREWRIES

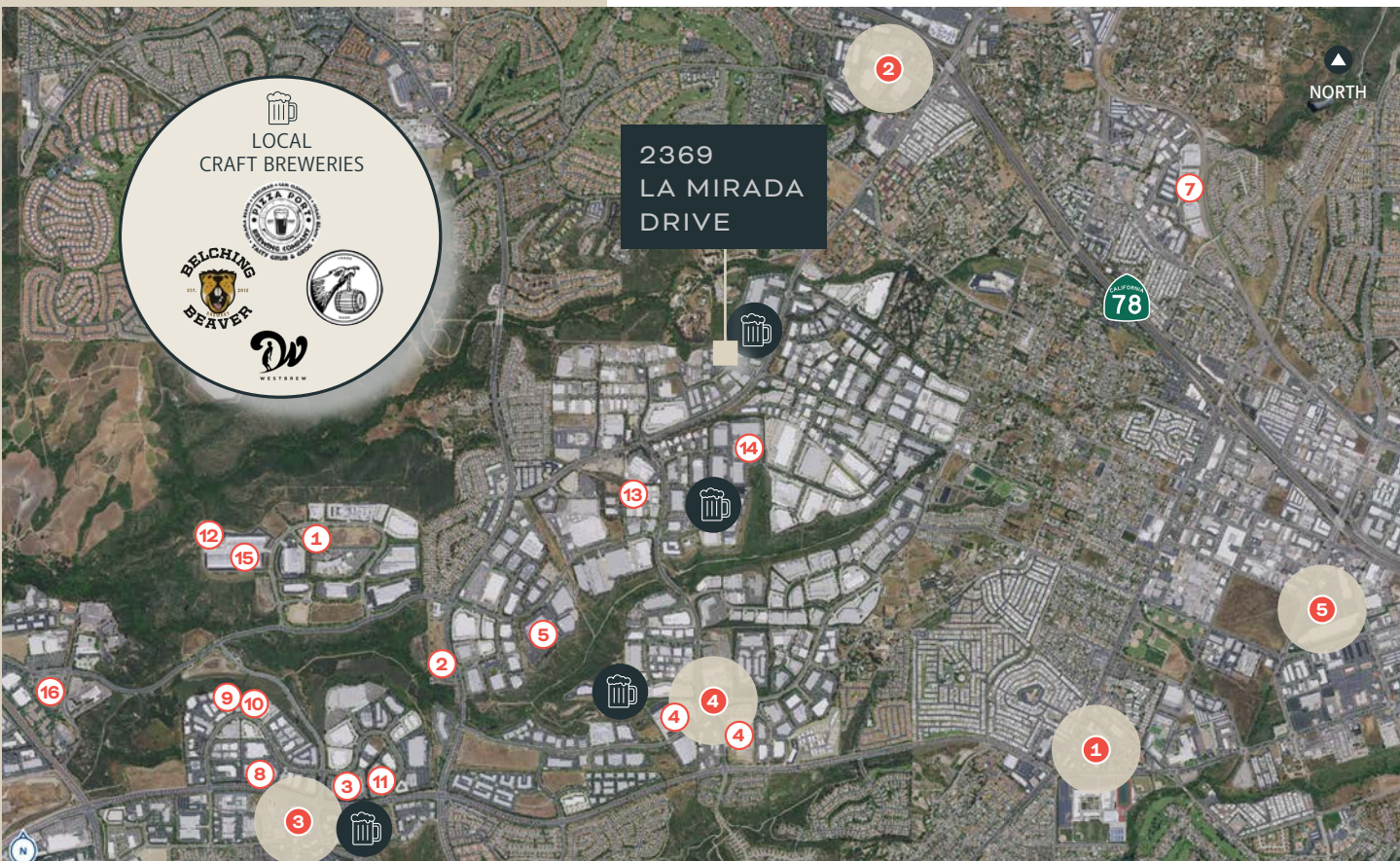
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The Vista, California neighborhood is distinguished by its lush greenery and picturesque surroundings, making it a visually appealing and tranquil place to reside. Additionally, the neighborhood's strong sense of community and active local events create a warm and welcoming atmosphere for its residents.

With its appealing combination of natural beauty, a skilled workforce, excellent infrastructure, and a supportive business ecosystem, Vista presents an attractive and advantageous environment for businesses to thrive.

CORPORATE NEIGHBORS & AMENITIES



6 MINUTES
Sycamore Ave

16 MINUTES
S Melrose Dr and
Palomar Airport Rd

BUSINESSES

- | | |
|-------------------------|-----------------------------|
| 1 Ionis Pharmaceuticals | 9 Avista Technologies, Inc |
| 2 Flux Power | 10 Collins Aerospace |
| 3 Titleist Golf | 11 Med Ed Labs |
| 4 Amazon | 12 Nixon |
| 5 Winners Only | 13 Haro Bicycle Corp |
| 6 Glanbia Nutritionals | 14 Jeld-Wen Windows & Doors |
| 7 Multipack | 15 OnTrac |
| 8 Workwell Technologies | 16 FedEx Ship Center |

AMENITIES

- 1 Aldi, Albertsons, Wing Stop, Starbucks, CVS, Subway, Banh Mi, Planet Fitness, The UPS Store, Everbowl, Goodwill, Eugenio Italian Ristorante
- 2 Walmart, Jersey Mikes, LA Fitness, La Quinta Hotel, IHop, Domino's Pizza, Walgreens, Panda Express, Target, Rubios Coastal Grill, Stater Bros Grocery, ARCO
- 3 Trader Joe's, Peet's Coffee, Sprout's Farmers Market, Bevmo!, CVS, Mendocino Farms, Bird Rock Coffee Roasters, Pieology Pizzeria, F45, Unleashed, Supercuts
- 4 Target, Pizza Hut, Taco Bell, Jack in the Box, Starbucks
- 5 Raising Cane's, Broken Yolk Cafe, Ross Dress For Less, Handel's Ice Cream, Five Guys, Sprouts, Nekter Juice Bar, Nordstrom Rack, AAA San Marcos

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CONTACT

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