

2384

La Mirada Drive

VISTA, CA 92081

FOR LEASE: 17,819 SF FLEX BUILDING



LEE &
ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES



WILLIAMS ROTH GROUP

COMMERCIAL REAL ESTATE SERVICES

OUR KNOWLEDGE IS YOUR ADVANTAGE

PROPERTY FEATURES:

Property Address: 2384 La Mirada Drive, Vista, CA 92081

Building Size: ±17,819 SF RBA*
*Approximate size

Office Size: ±70%

Loading: 2 Exterior Dock Positions
2 Grade Level Doors

Clear Height: ±22

Lease Rate : \$1.45/SF NNN

Parking: 42 Unreserved Spaces - 2.4/1,000 SF

Power: 800 AMPS @227/480v
Gas and Fiber to building

HVAC: 100%

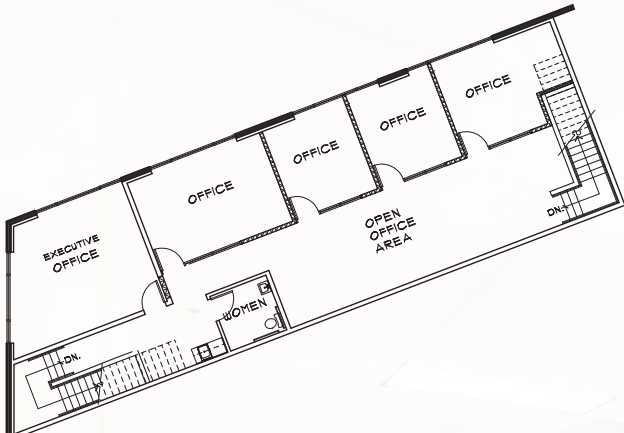
Year Built: 2006

Zoning: SP-VBP Vista Business Park Specific Plan

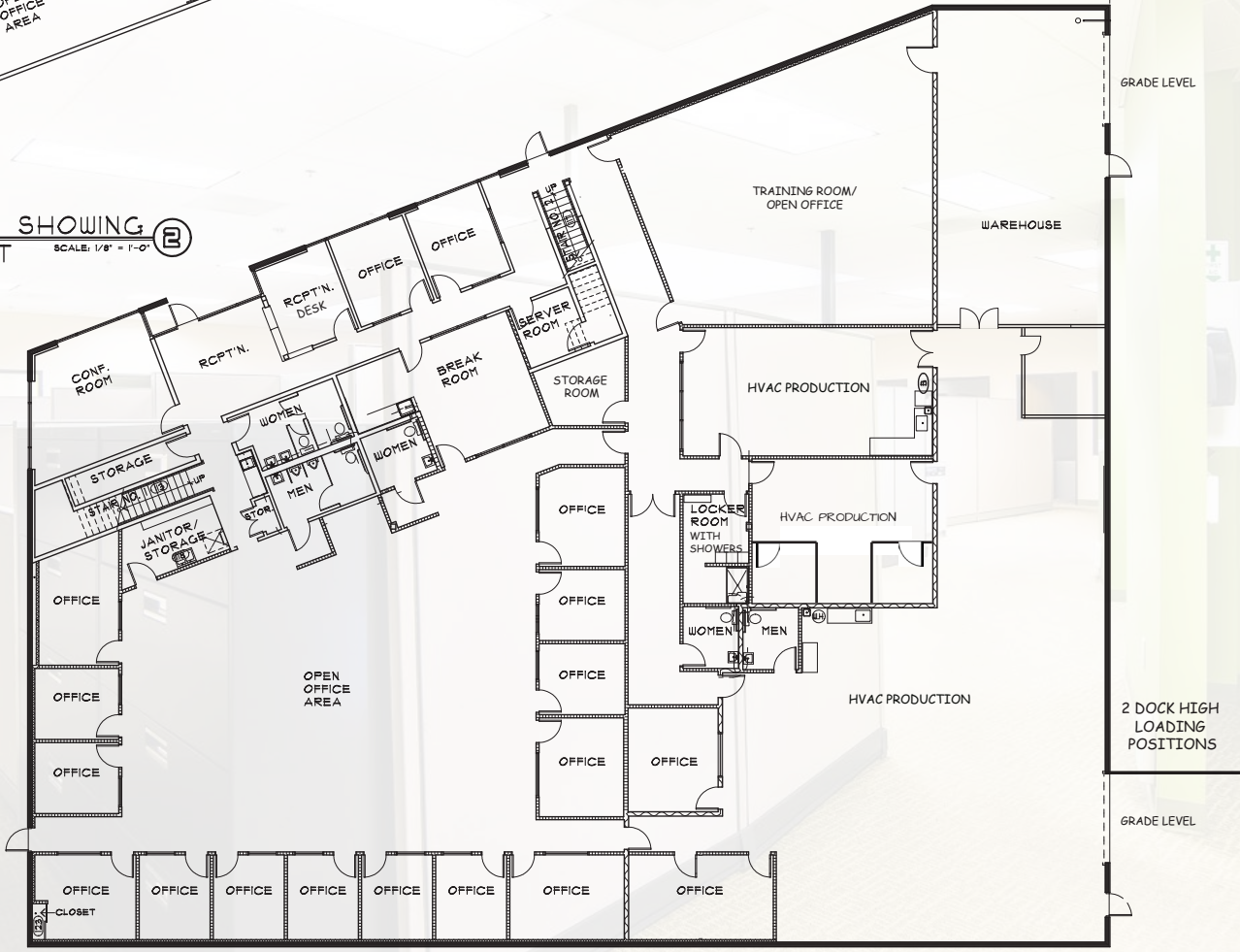
NNN's: TBD



FLOORPLAN



SECOND FLOOR PLAN SHOWING
TENANT IMPROVEMENT B
SCALE: 1/8" = 1'-0"



PROPERTY PHOTOS



2384 LA MIRADA DR |



CORPORATE NEIGHBORS



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Location advantage

NEARBY RETAIL & AMENITIES

1 THE ISLAND AT CARLSBAD



2 PALOMAR COMMONS



5 VISTA PALOMAR PARK



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6 GRAND PLAZA



1

5

6

3 THE SQUARE @ BRESSI RANCH



4 BRESSI RANCH VILLAGE CENTER



3

4

ST. MARK GOLF CLUB

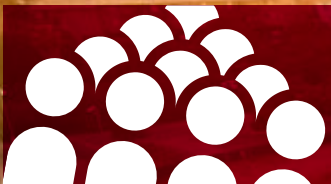
LAKE SAN MARCOS

LEO CARILLO RANCH

Vista

Californias craft beer capital

most craft breweries per
capita of any california city



population

103,381

18 
Breweries

1 
Meadery

2 
Wineries



corporate & local
businesses

±5,000



median household
income

\$78,948



multi-industry
job force

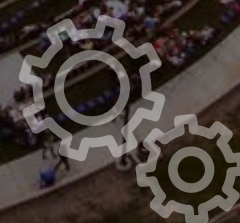
48,000+

Vistas

local industries

manufacturing
warehousing
logistics
action sports

life sciences
maritime
active lifestyle
information technology



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VISTA, CA 92081

FOR LEASE
17,819 SF FLEX BUILDING

RUSTY WILLIAMS, SIOR
rwilliams@lee-associates.com
(760) 448-2453
DRE LIC# 01390702

CHRIS ROTH, SIOR
croth@lee-associates.com
(760) 448-2448
DRE LIC# 01789067

JAKE RUBENDALL
jrubendall@lee-associates.com
(760) 448-1369
DRE LIC# 02037365



Lee & Associates Commercial Real Estate Services, Inc. - NSDC | 1902 Wright Place, Suite 180, Carlsbad, CA 92008 | P: (760) 929-9700 | F: (760) 929-9977 | www.lee-associates.com/sandiegonth

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