

2651

LA MIRADA

VISTA, CALIFORNIA 92081



 CUSHMAN &
WAKEFIELD

FOR SALE OR LEASE | 37,766 SF | \$255 PSF | R&D/LAB/MANUFACTURING FACILITY

2651 LA MIRADA

37,766 SF | 2651 LA MIRADA DRIVE, VISTA, CA 92081 **FOR LEASE**

PROPERTY FEATURES

Address: 2651 La Mirada Dr, Vista, CA

Available Space: 37,766 SF

Office Space: 25,556 SF

Lot Size: 1.56 Acres

Parking: 1.83/1,000 (69)

Clear Height: 24'

Column Spacing: 24' x 40'

Dock-Level Loading: 2

Grade-Level Loading: 2

Power: 1,200A 480/277V

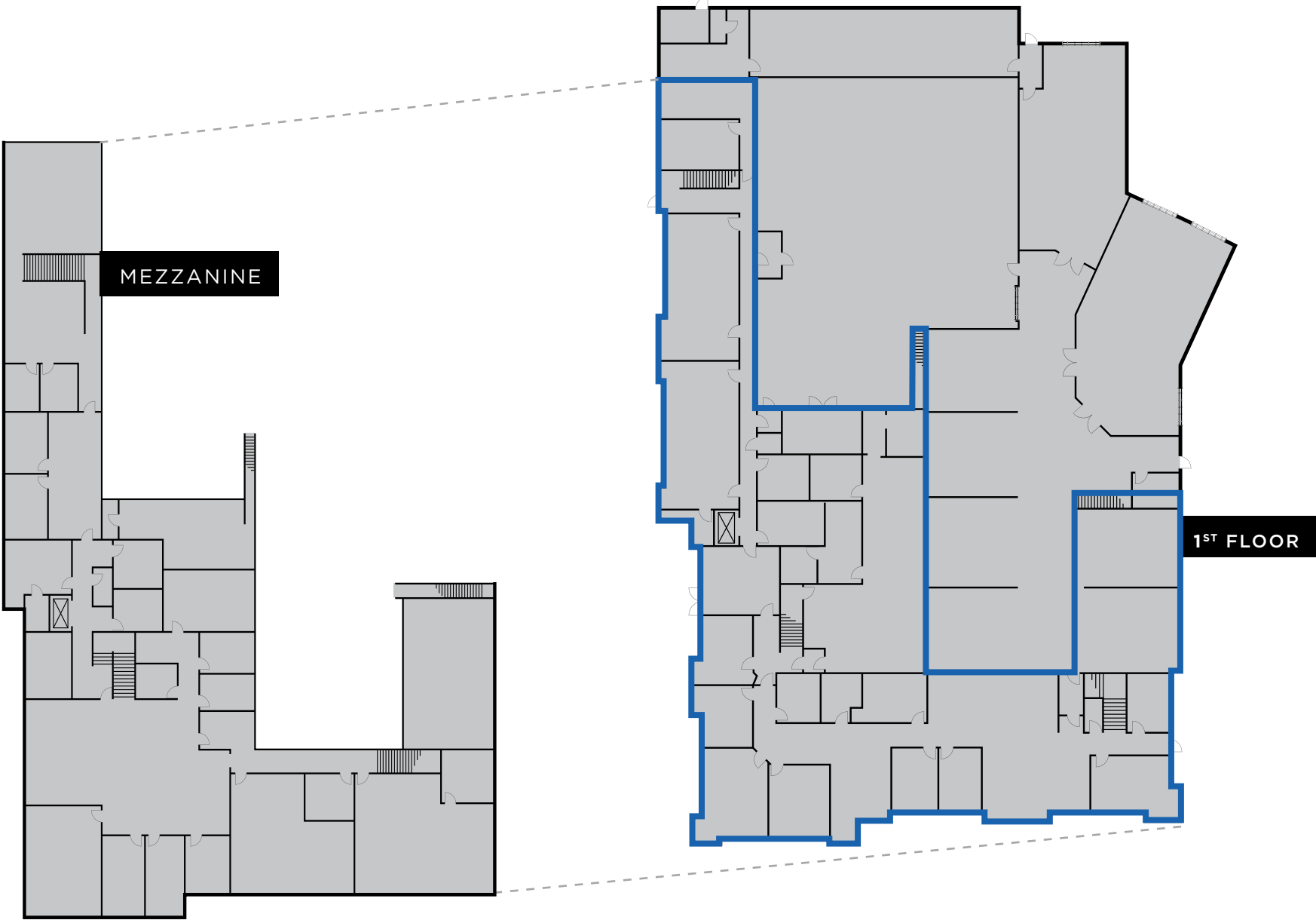
Zoning: SPI

Sprinklers: Yes

Skylights: Yes



FLOOR PLANS



1ST FLOOR CONCEPT



2651 LA MIRADA

FOR LEASE
37,766 SF | 2651 LA MIRADA DRIVE, VISTA, CA 92081



2651 LA MIRADA

37,766 SF | 2651 LA MIRADA DRIVE, VISTA, CA 92081 **FOR LEASE**



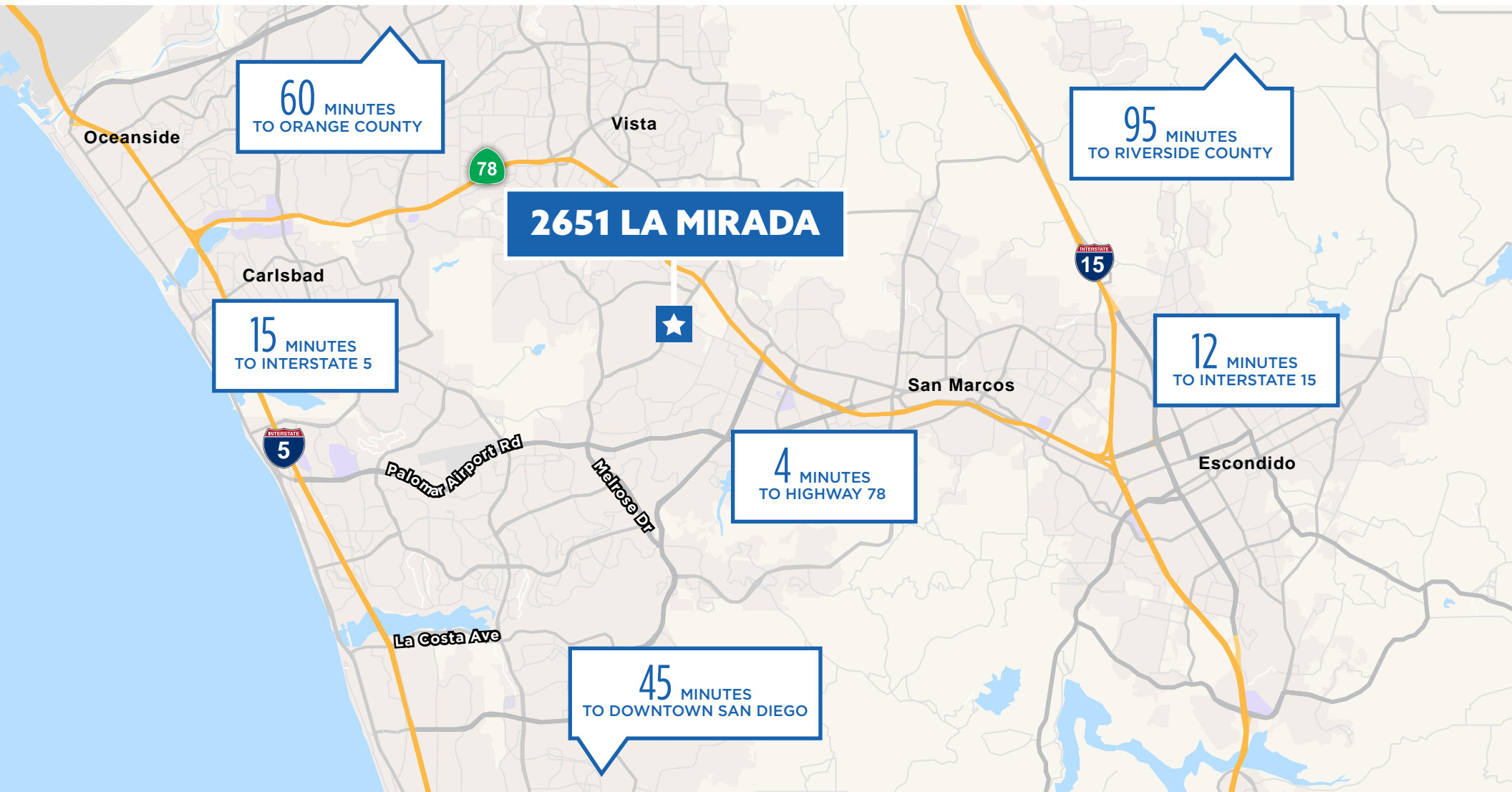
2651 LA MIRADA

FOR LEASE
37,766 SF | 2651 LA MIRADA DRIVE, VISTA, CA 92081



2651 LA MIRADA

37,766 SF | 2651 LA MIRADA DRIVE, VISTA, CA 92081 **FOR LEASE**



EXCEPTIONAL LOCATION



MULTIPLE LABS



25,556 SF OFFICE SPACE



HIGH IMAGE



WAREHOUSE/FACTORY SPACE



EXCELLENT LOADING

VISTA, CA

Located just 7 miles inland from the Pacific Ocean in Northern San Diego County, the City of Vista has wonderfully temperate weather year-round. Residents enjoy a wide range of outdoor activities in a setting of gentle rolling hills and pleasant rural surroundings.

Vista is approximately 19 square miles with a population of 101,797. It has gained popularity as the craft beer capital of the United States and boasts a diverse local economy that includes medical device manufacturing, nutraceuticals, defense related, precision manufacturing and action sports companies.



**101,797
POPULATION**



**800+
COMPANIES**



**7 MILES TO
THE COAST**



**150+
MANUFACTURING
PLANTS**



**46 MILES OF
HIKING TRAILS**



**CRAFT BEER
CAPITAL**



INDUSTRIES

INFORMATION &
COMMUNICATIONS TECHNOLOGY

LIFE SCIENCES

ACTION SPORTS MANUFACTURING

CLEAN TECHNOLOGY



**UNEMPLOYMENT
RATE 3.6%**



2651

LA MIRADA

VISTA, CALIFORNIA 92081



ARIC STARCK

Executive Vice Chairman

+1 760 431 4211

aric.stark@cushwake.com

LIC. # 01325461

DON TRAPANI

Director

+1 760 431 3859

don.trapani@cushwake.com

LIC. # 01208252

DREW DODDS

Senior Associate

+1 760 431 3863

drew.dodds@cushwake.com

LIC. # 02021095