

2641

LA MIRADA

VISTA, CALIFORNIA 92081



FOR SALE OR LEASE | 28,728 SF | SPEC TENANT IMPROVEMENTS IN PROGRESS

PROPERTY FEATURES

Property Address	2641 La Mirada Dr, Vista, CA
Rentable Building Area	28,728 SF
Mezzanine	4,514 SF
First Floor Office	6,314 SF (Warm Shell)
Site Area	1.53 Acres
Parking	2.23/1,000 (65)
Power	800a/480Y/277V
Clear Height	20' Minimum
Grade-Level Loading	2
Dock-High Loading	2
Column Spacing (Typical)	44' x 24'
Construction	Concrete Tilt
Sprinklers	Yes
Skylights	Yes
Zoning	SP-VBP (Light-Industrial)
Water & Sewer	City of Vista
Electrical Service	SDG&E
Ingress/Egress	2 curb cuts, 1 on La Mirada Drive, 1 on Coral Street



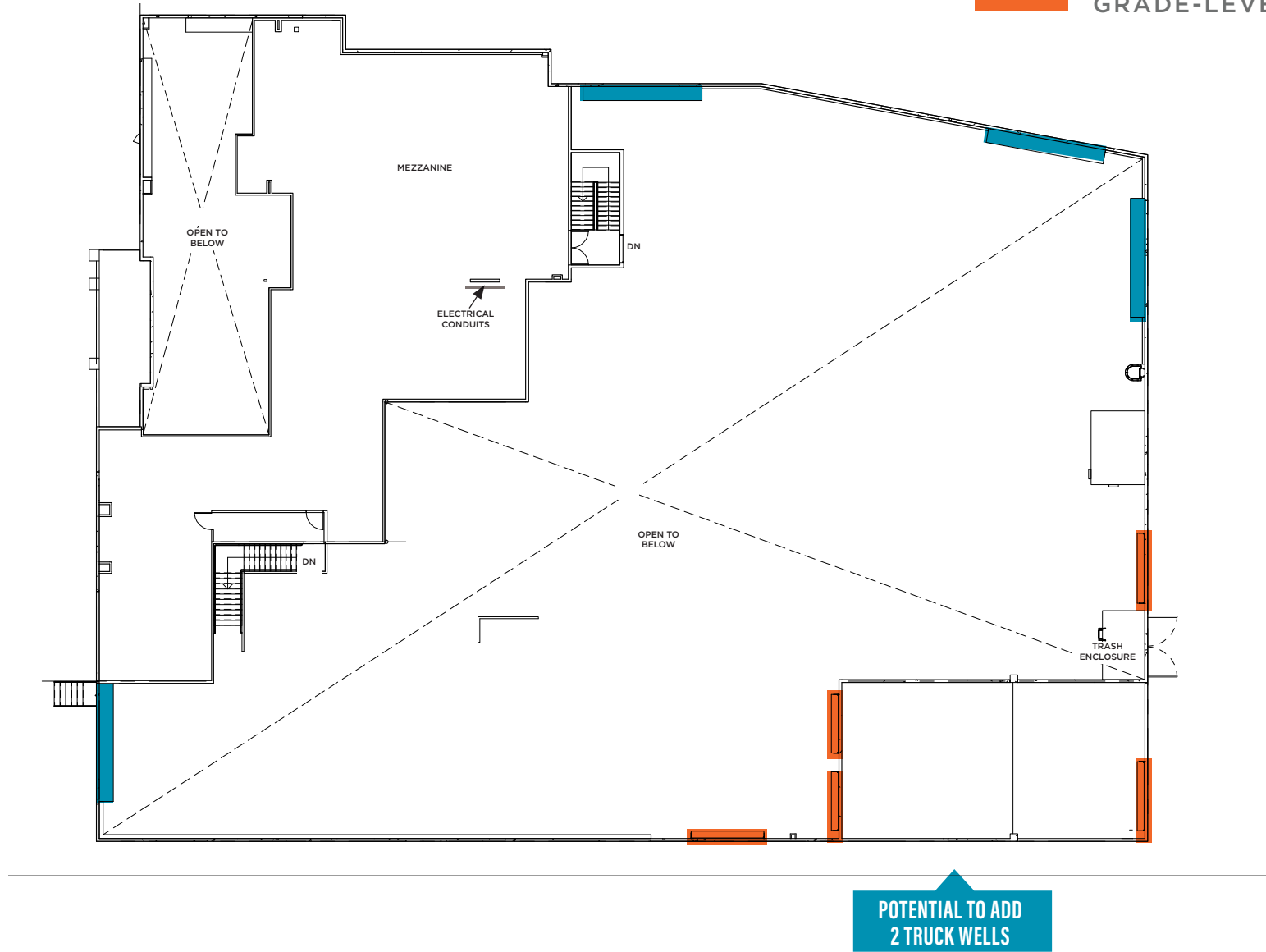
AS BUILT PLANS - LEVEL 1

- EXISTING GLASSLINE
- GRADE-LEVEL LOADING



AS BUILT PLANS - LEVEL 2

-  EXISTING GLASSLINE
-  GRADE-LEVEL LOADING



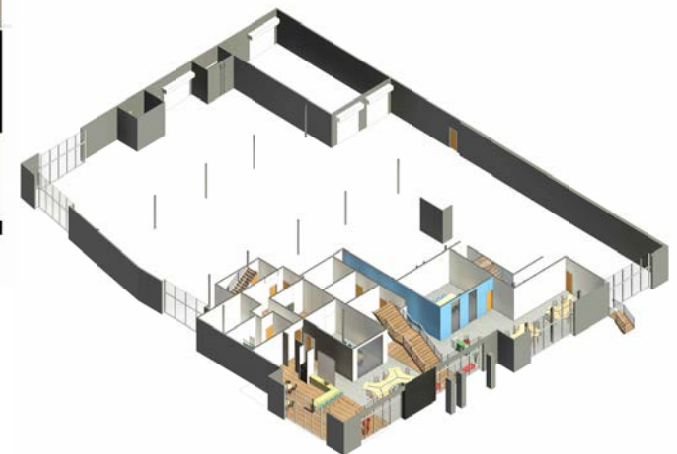
PROPOSED SPACE TI PLAN WITH FURNITURE LEVEL 1

-  EXISTING GLASSLINE
-  GRADE-LEVEL LOADING

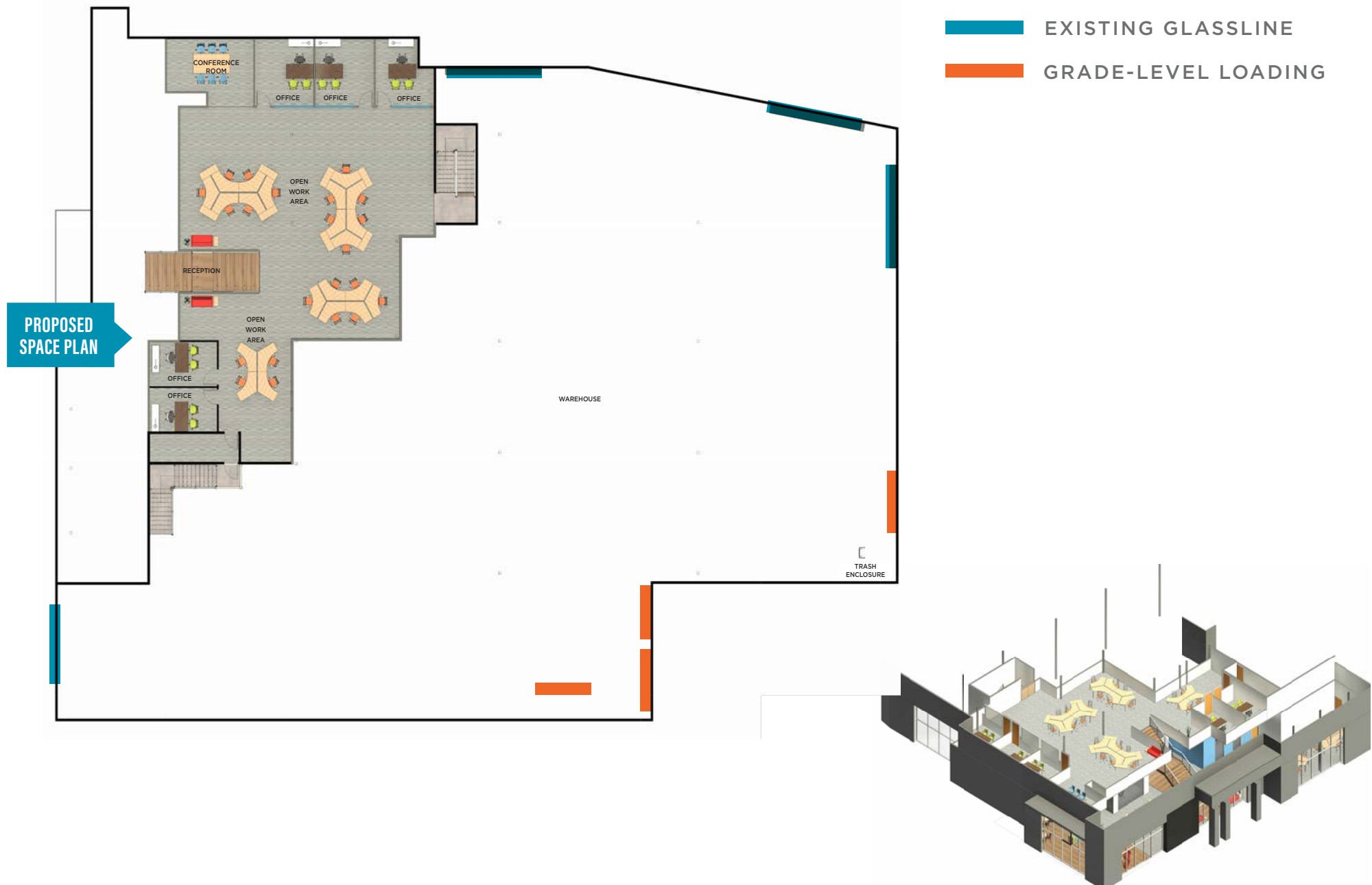
PROPOSED SPACE PLAN W/ FF&E



POTENTIAL TO ADD 2 TRUCK WELLS



PROPOSED SPACE TI PLAN WITH FURNITURE LEVEL 2



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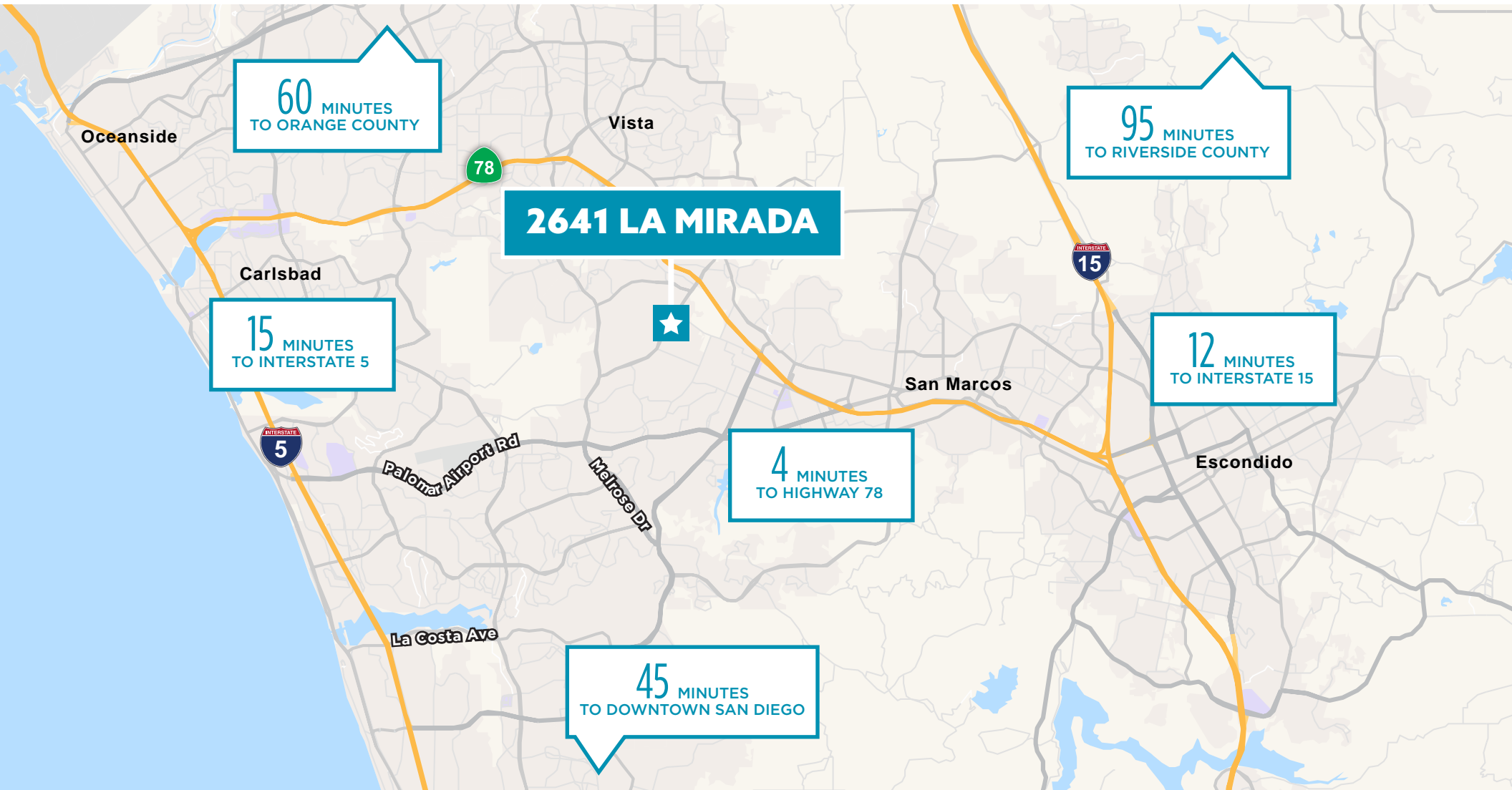
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EXCEPTIONAL LOCATION



EXCELLENT LOADING



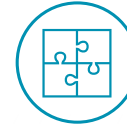
STREET FRONTAGE



HIGH IMAGE



WAREHOUSE/FACTORY SPACE



WARMSHELL BUILD-OUT

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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%**

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