

2651 LA MIRADA

VISTA, CALIFORNIA 92081



 CUSHMAN &
WAKEFIELD

FOR LEASE | 37,766 SF | R&D/LAB/MANUFACTURING FACILITY

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 480Y/277V

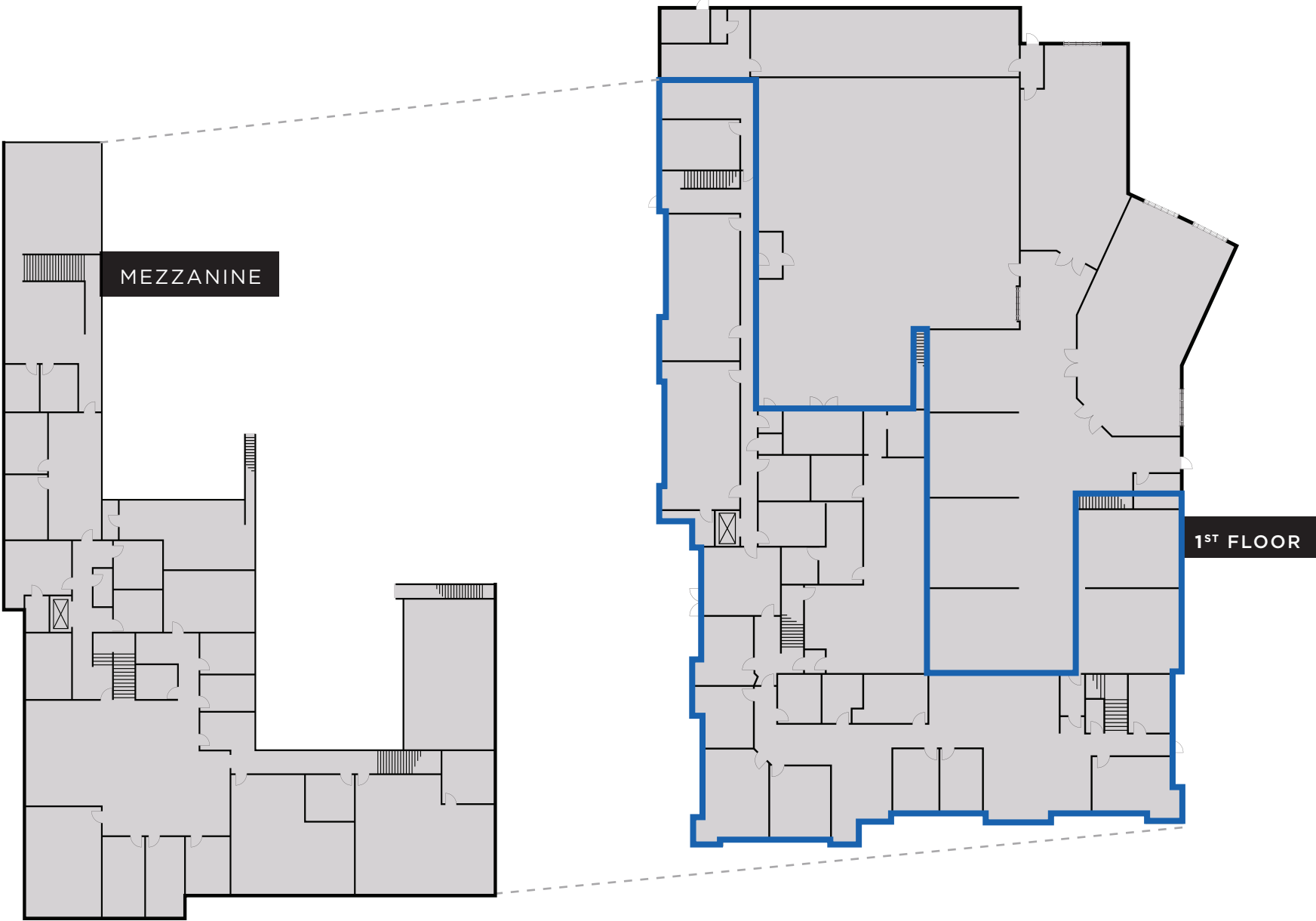
Zoning: SPI

Sprinklers: Yes

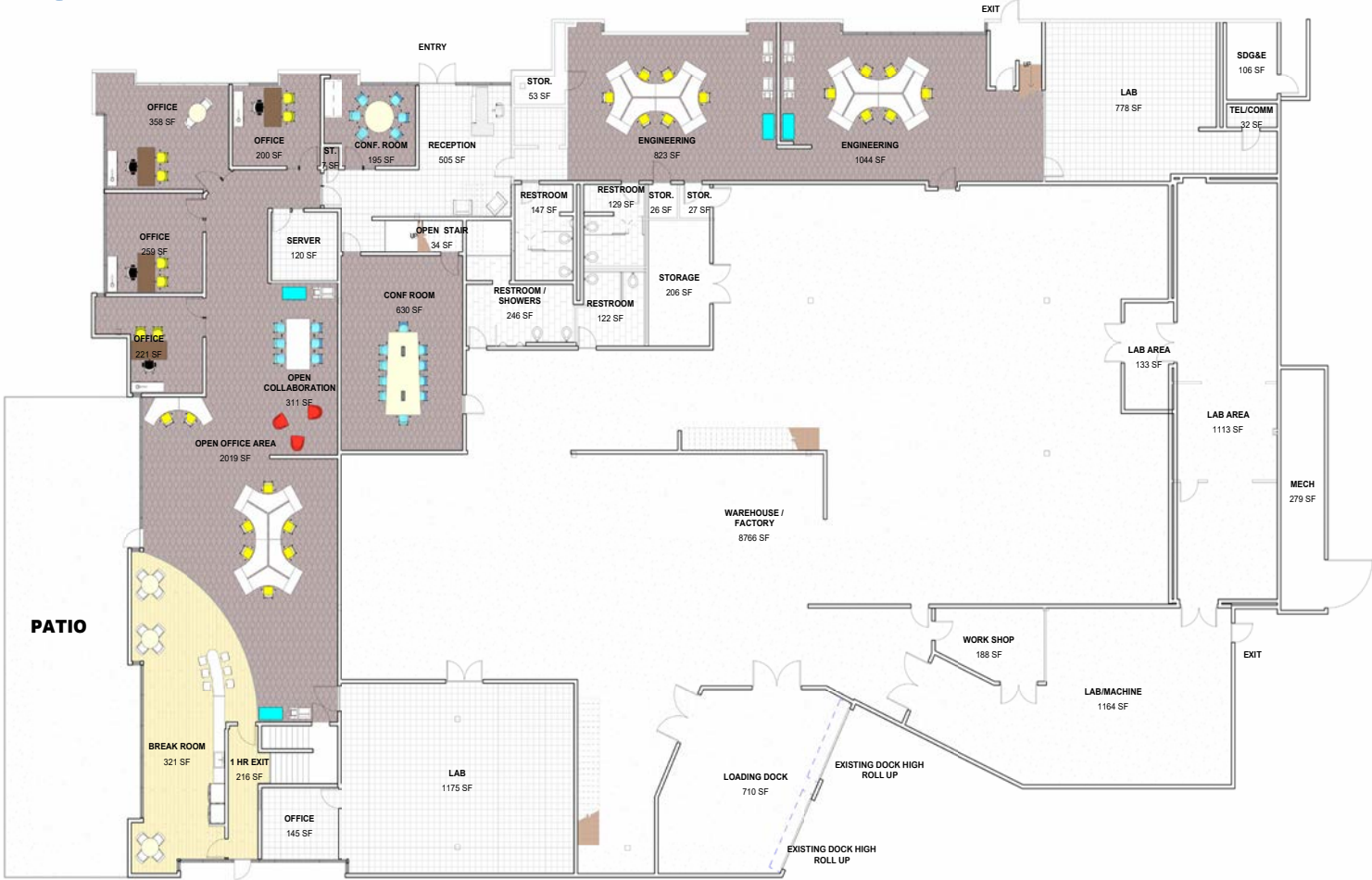
Skylights: Yes



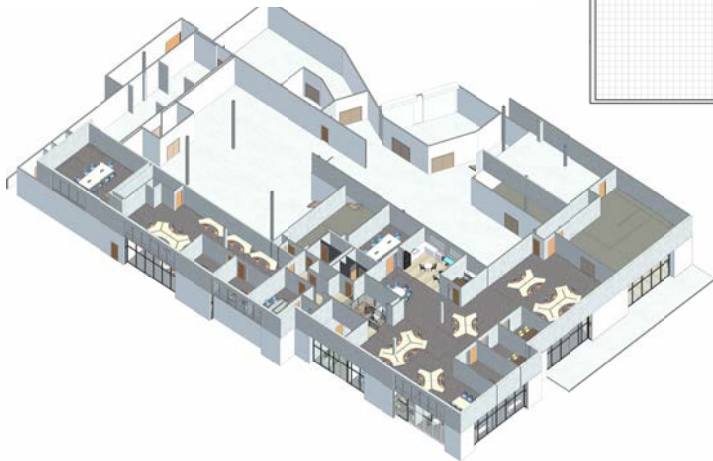
FLOOR PLANS



1ST FLOOR CONCEPT



2ND FLOOR CONCEPT



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



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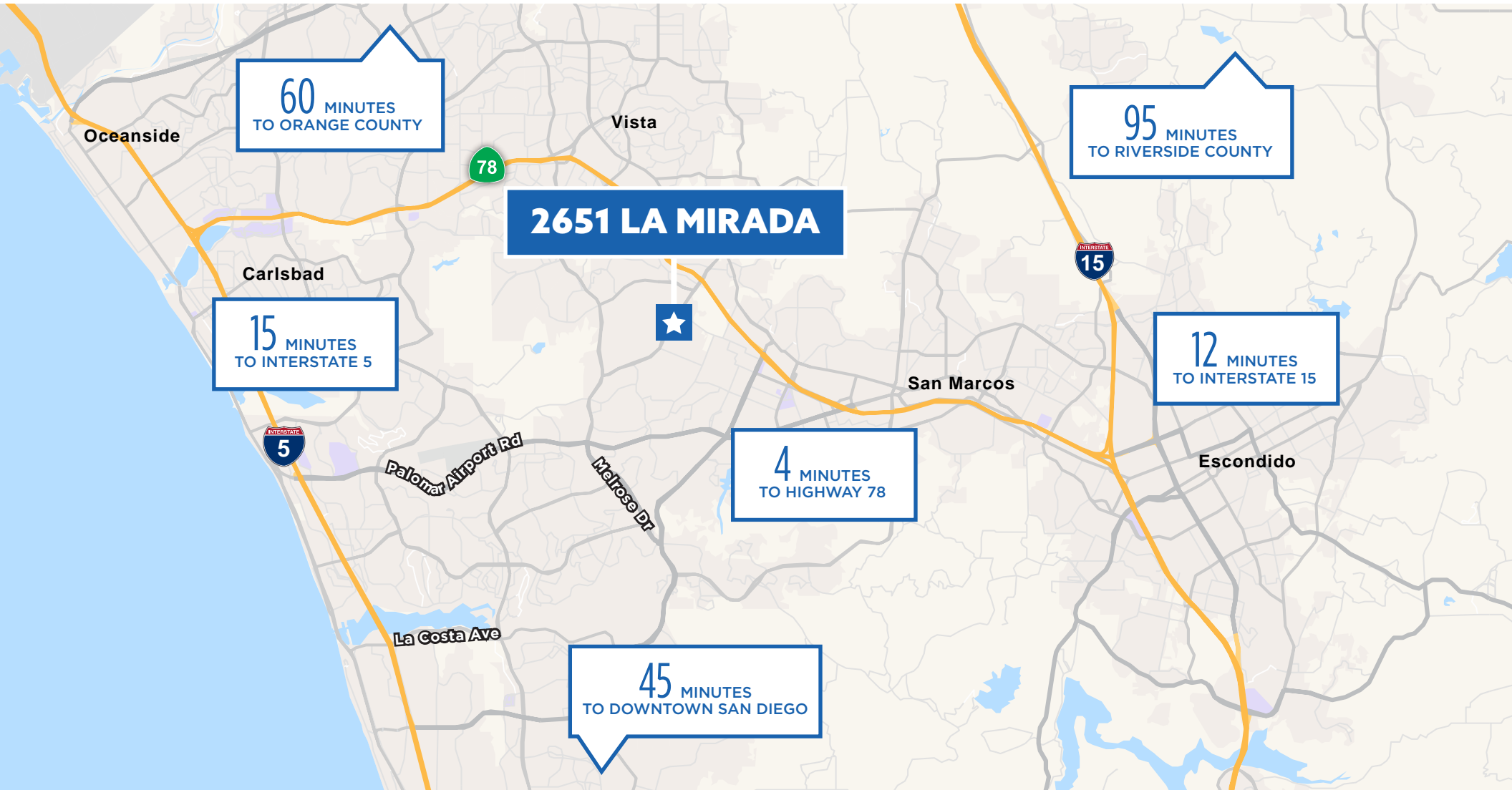
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EXCEPTIONAL LOCATION



MULTIPLE LABS



25,556 SF OFFICE SPACE



HIGH IMAGE



WAREHOUSE/FACTORY SPACE



EXCELLENT LOADING

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78

INTERSTATE
5

AVILARA PKWY

PALOMAR AIRPORT RD

EL CAMINO REAL

FARADAY AVE

MELROSE DR

adidas
TaylorMade
Thermo Scientific
greatcall
Scripps
CalAmp
NETGEAR
VUOTI
SKLZ
ABUTUS
IONIS
ADVANCED
G
Abbott
EPICOR
Calatray
GOS
DENSO

MCCLELLAN
PALOMAR AIRPORT
Viasat
Viasat
Viasat
CAL COMP USA
ACTIVISION
RealCapital
Markets
IDEX

PODS
HME
IONIS
PELTON
UNITE
ZODIAC
VP
WINNERS
SAIC
NORDSON
NORTON
amazon
glanbia
UnitedHealthcare
ORTHOFIX
Titleist
Syneract
Tesla
COOLA
amazon

NUFACE
Titleist
Jif-Pak
EM
JELD WEN
J.R. HUNT

COORSTek

STONE
BREWING

AQUA LURK
Watkins
SOLATUBE
ALL-ONE!

CAPTEK

DATRON

PennySaver

ups
JUD WIRE INC
Sumitomo
NEOTech
HP Precision
Hughes
Sullivan

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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