

SPEC RENOVATIONS  
COMPLETE

# 2651 LA MIRADA

VISTA, CALIFORNIA 92081



FOR SALE OR LEASE | 37,776 SF  
TURN-KEY CREATIVE OFFICE IMPROVEMENTS | NEWLY RENOVATED

## PROPERTY HIGHLIGHTS

*New Spec Capital Improvements*

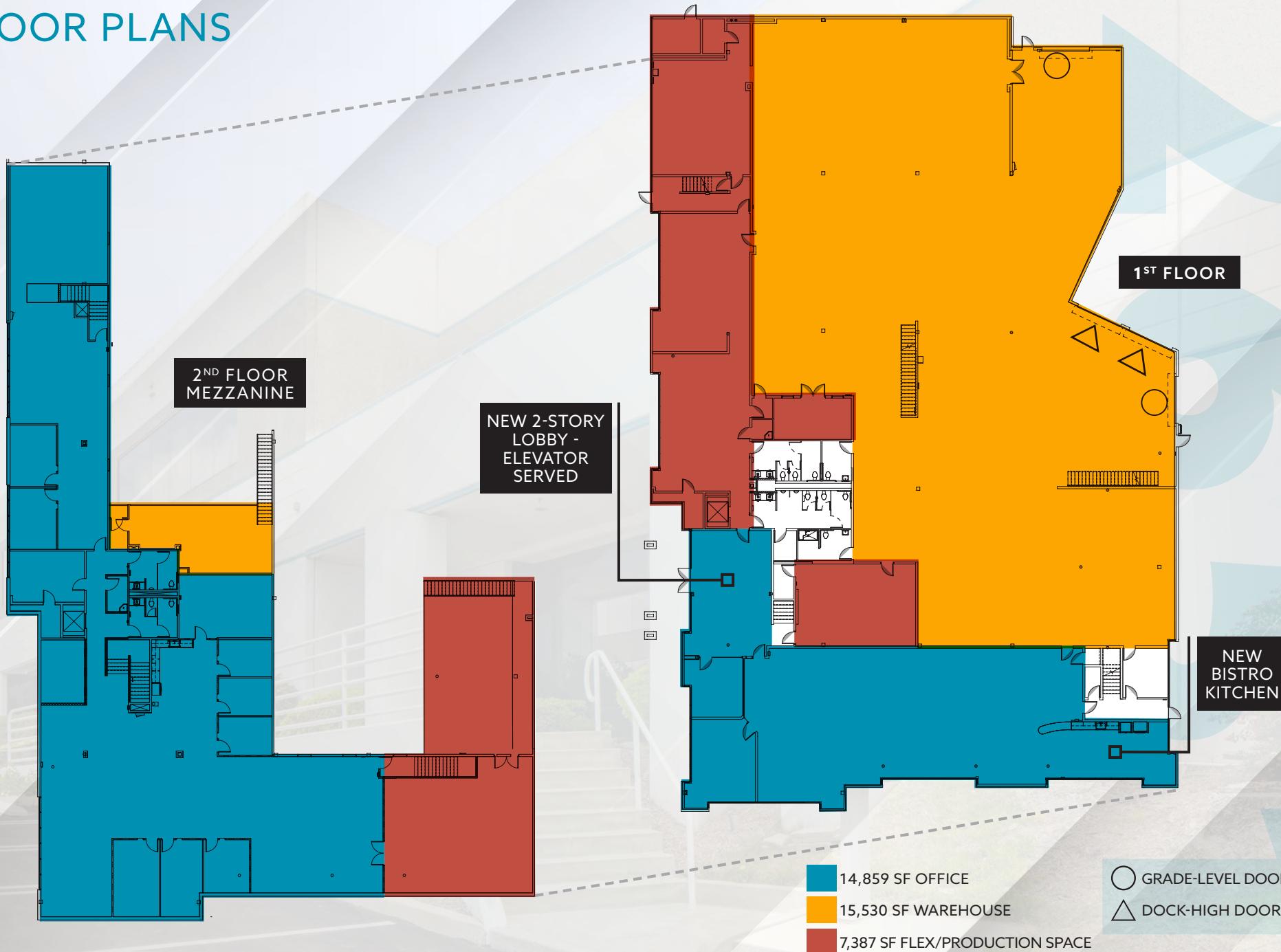
- 2-Story Open, Exposed Lobby
- Creative, Open Office with Exposed Ceilings
- New Kitchen/Bistro
- Floor to Ceiling Glass Line
- Open Warehouse/Flex Space with Dispersed Power
- Fully Insulated Warehouse with Ability for 100% HVAC
- New Paint Throughout Warehouse
- Newly Repaved Parking Lot
- Outdoor Patio Space
- New Exterior Paint

## PROPERTY FEATURES

- Square Footage 37,776 SF
- Site Area 1.56 Acres
- Parking 69 Spaces (+ On Street Parking)
- Power 1,200A 480/277V
- Clear Height 24'
- Loading 2 Dock-High/2 Grade-Level
- Column Spacing (Typical) 24' x 40'
- Sprinklers Yes
- Skylights Yes
- Zoning SP-VBP (Light Industrial)
- Water & Sewer City of Vista
- Electrical Service SDG&E

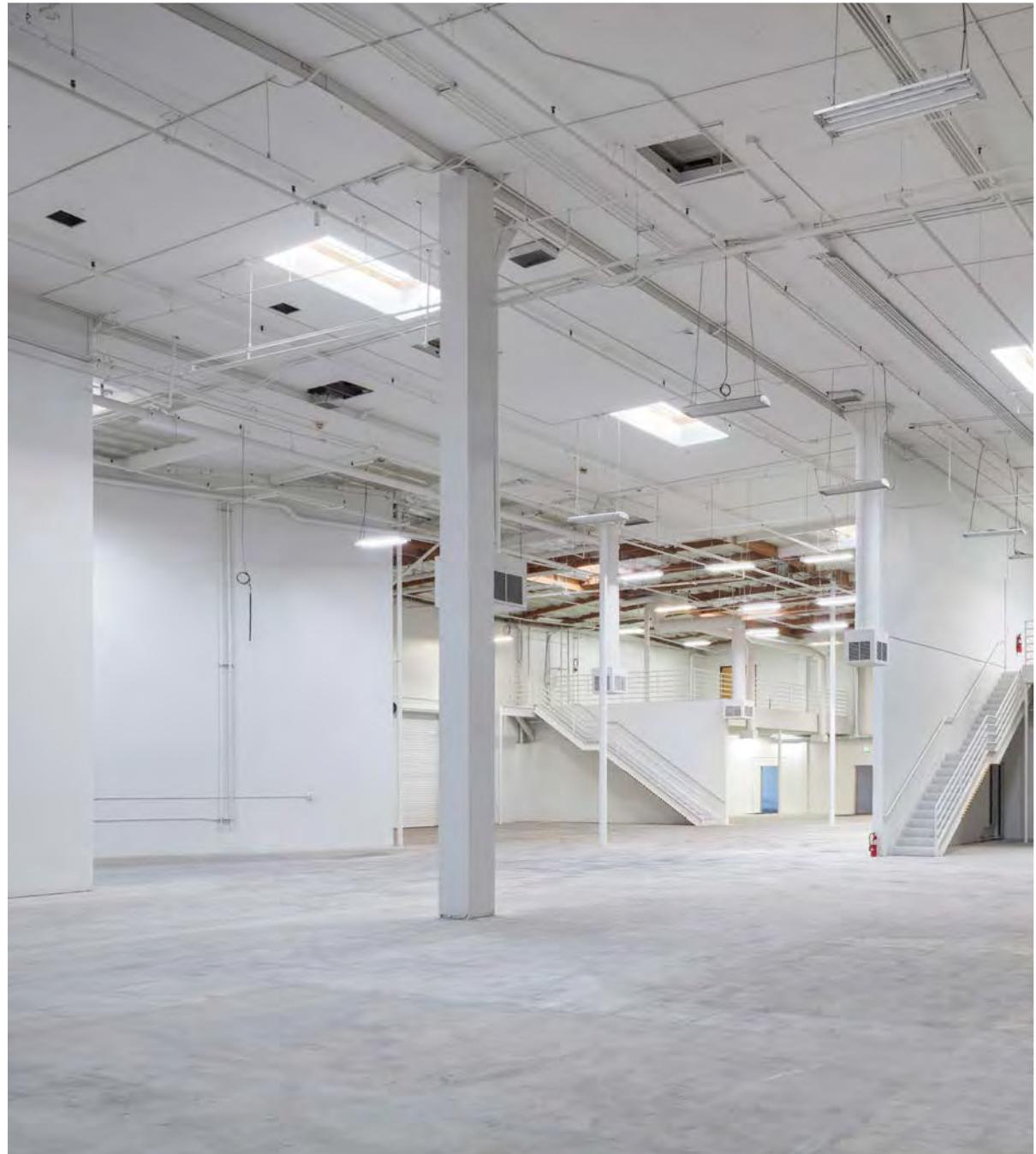


## FLOOR PLANS

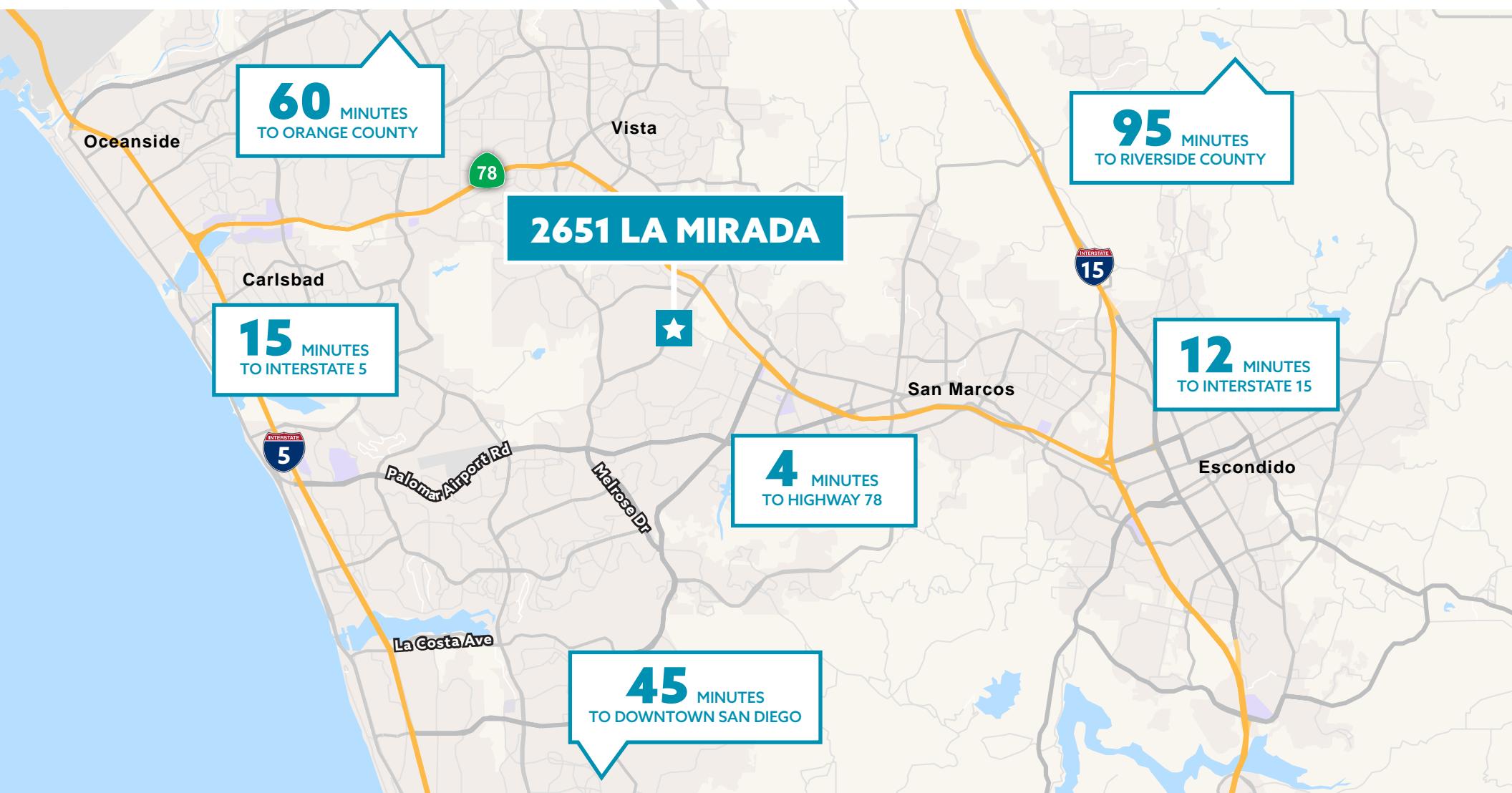












EXCEPTIONAL LOCATION



HIGH IMAGE



MULTIPLE LABS



15,530 SF WAREHOUSE SPACE



14,859 SF OFFICE SPACE



EXCELLENT LOADING



CITY OF

# VISTA

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



**46 MILES**  
OF HIKING TRAILS



**800+**  
COMPANIES



**7 MILES**  
OF COASTLINE



**150+**  
MANUFACTURING  
PLANTS



**3.6%**  
UNEMPLOYMENT  
RATE



**EDUCATIONAL  
ATTAINMENT**  
**42%**  
BACHELOR'S  
DEGREE OR HIGHER  
**2.9%**  
PHD



**INDUSTRIES**  
INFORMATION &  
COMMUNICATIONS  
TECHNOLOGY  
LIFE SCIENCES  
ACTION SPORTS  
MANUFACTURING  
CLEAN  
TECHNOLOGY

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