

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

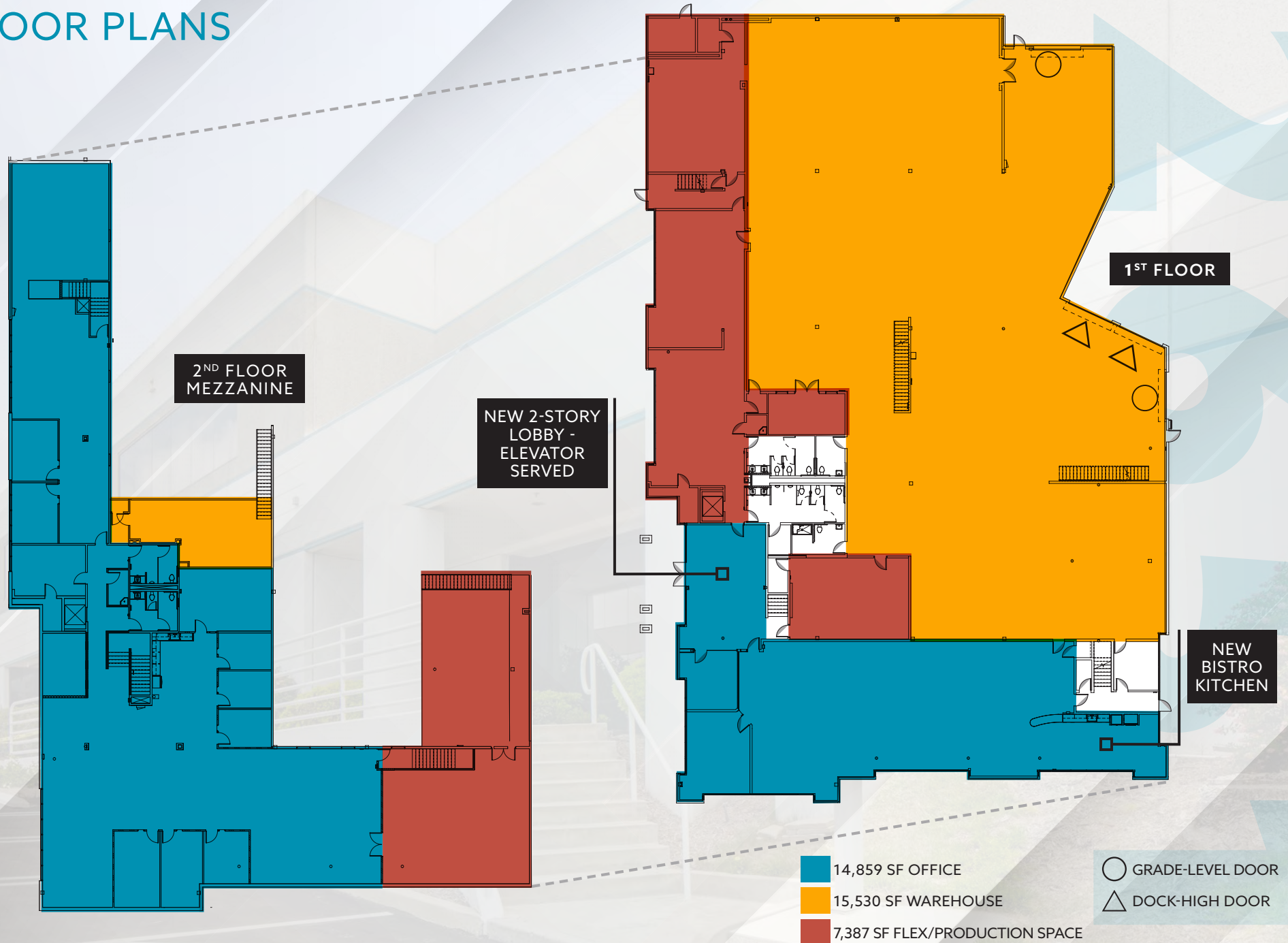
Zoning SP-VBP (Light Industrial)

Water & Sewer City of Vista

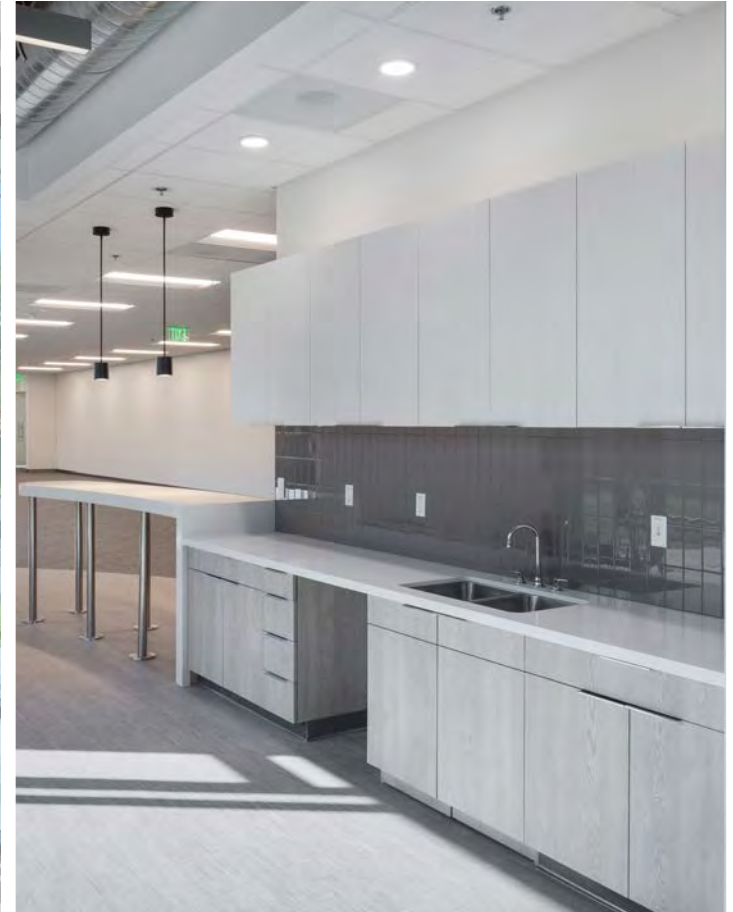
Electrical Service SDG&E

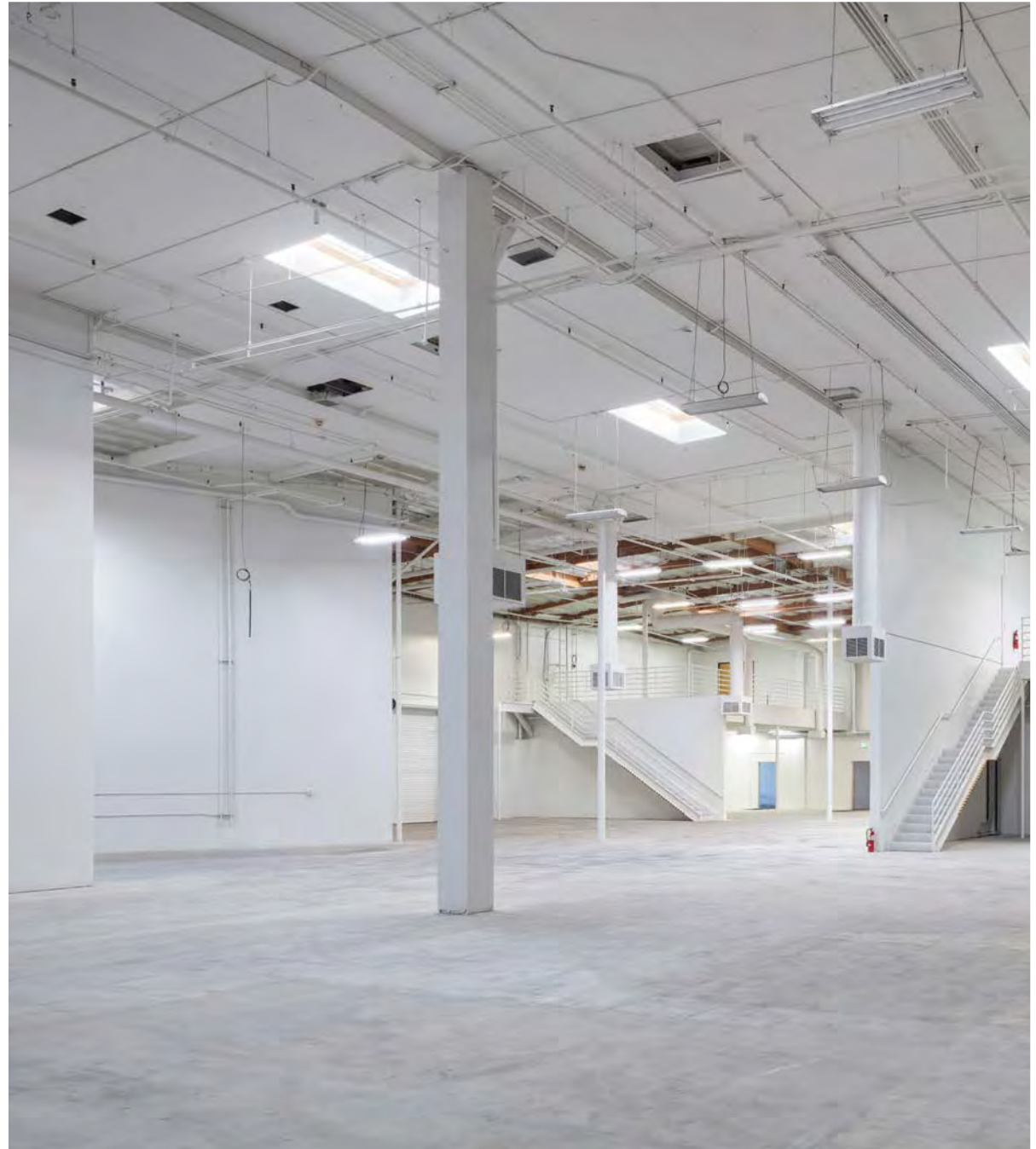


FLOOR PLANS

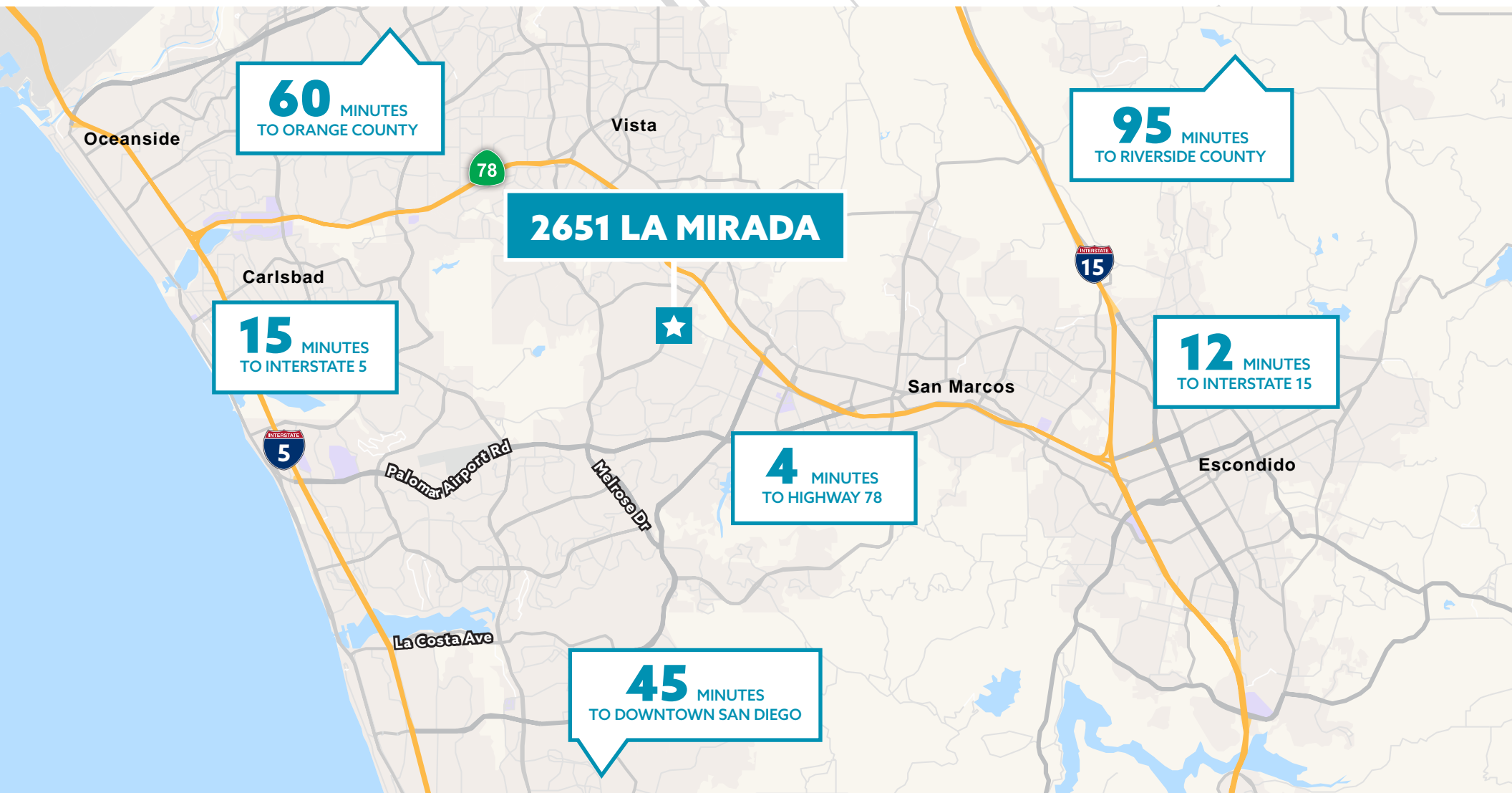












EXCEPTIONAL LOCATION



MULTIPLE LABS



14,859 SF OFFICE SPACE



HIGH IMAGE



15,530 SF WAREHOUSE 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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