

2651

LA MIRADA

VISTA, CALIFORNIA 92081



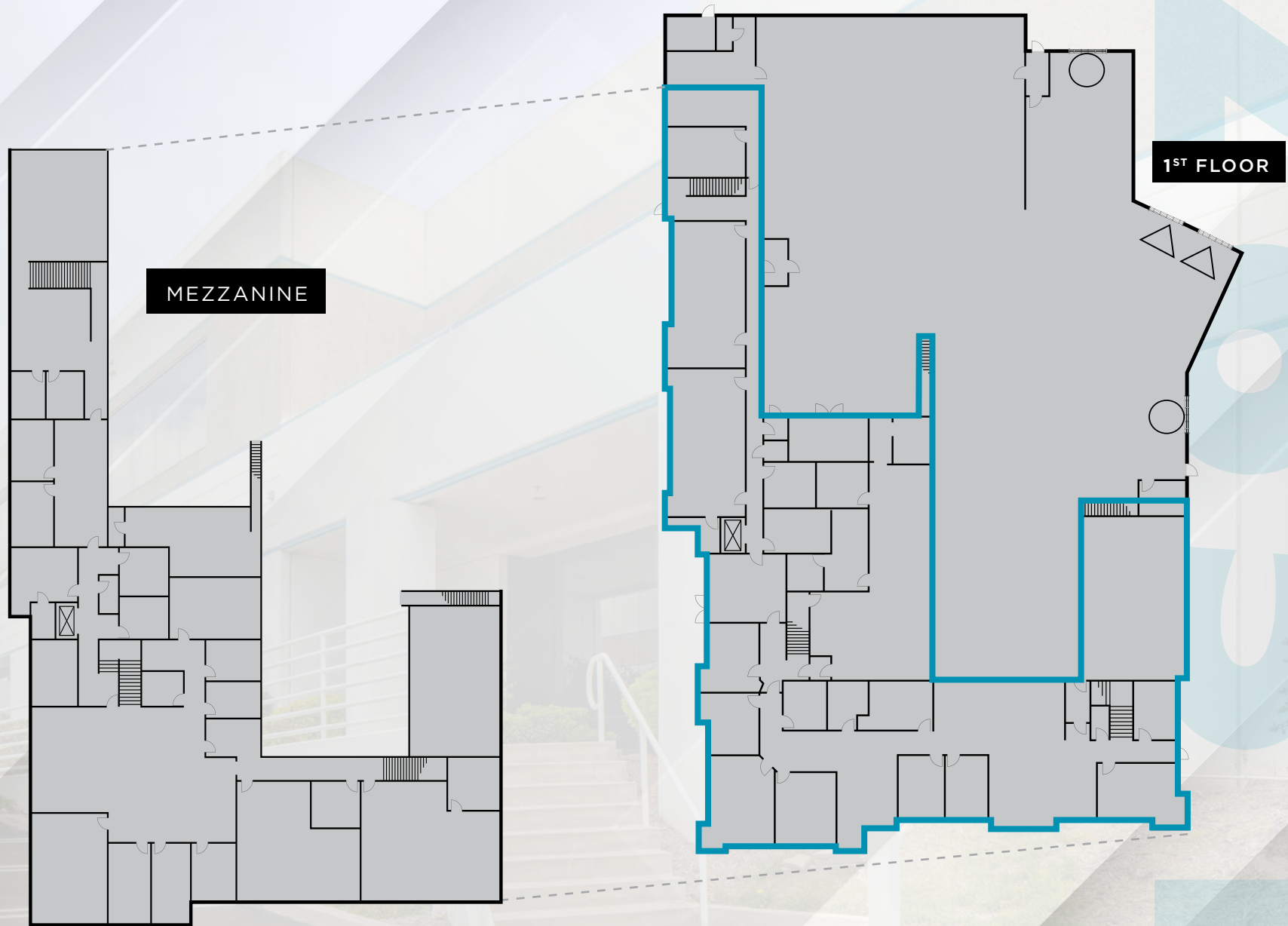
FOR SALE OR LEASE | 37,766 SF | R&D/LAB/MANUFACTURING FACILITY

PROPERTY FEATURES

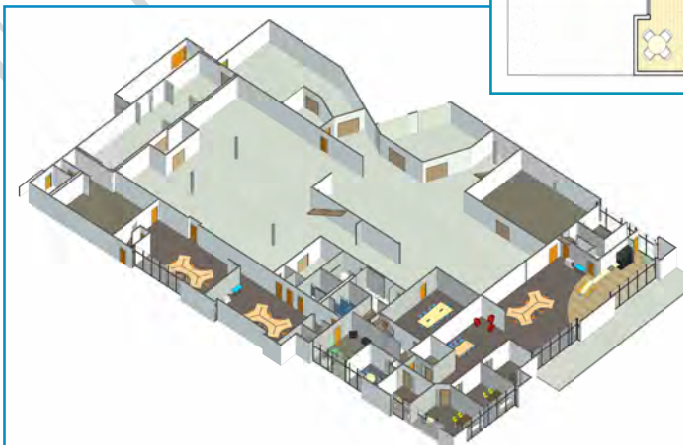
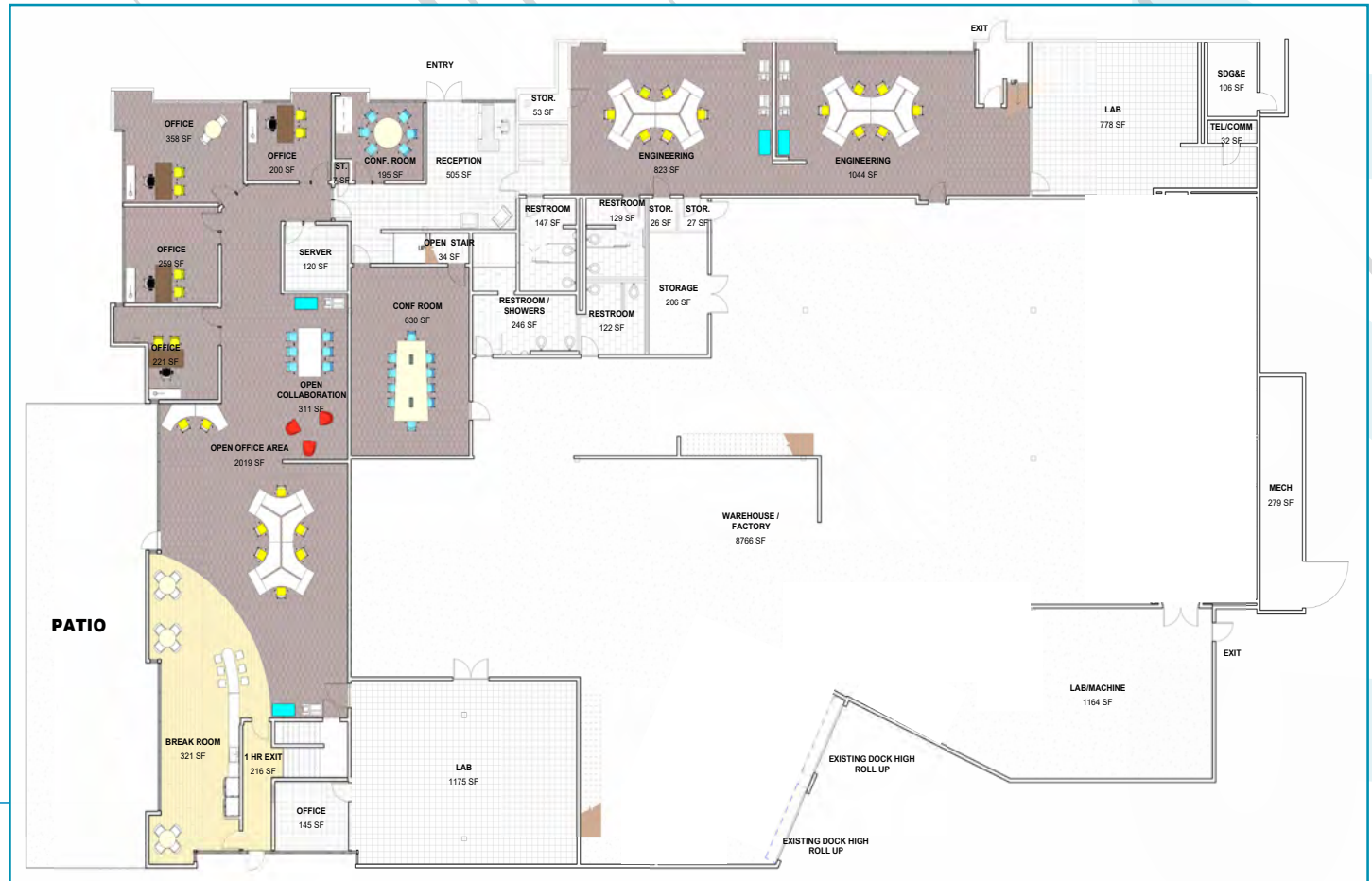
| | |
|--------------------------|------------------------------|
| Property Address | 2651 La Mirada Dr, Vista, CA |
| Rentable Building Area | 37,766 SF |
| Office Space | 25,556 SF |
| Site Area | 1.56 Acres |
| Parking | 1.83/1,000 (69) |
| Power | 1,200A 480/277V |
| Clear Height | 24' |
| Grade-Level Loading | 2 |
| Dock-High Loading | 2 |
| Column Spacing (Typical) | 24' x 40' |
| Sprinklers | Yes |
| Skylights | Yes |
| Zoning | SPI |
| Water & Sewer | City of Vista |
| Electrical Service | SDG&E |



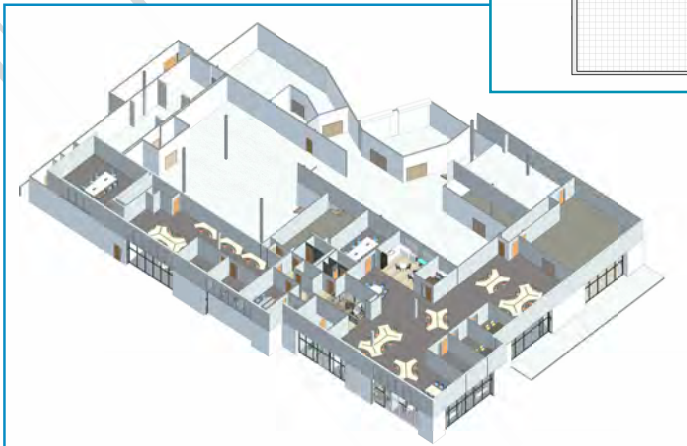
FLOOR PLANS



1ST FLOOR CONCEPT



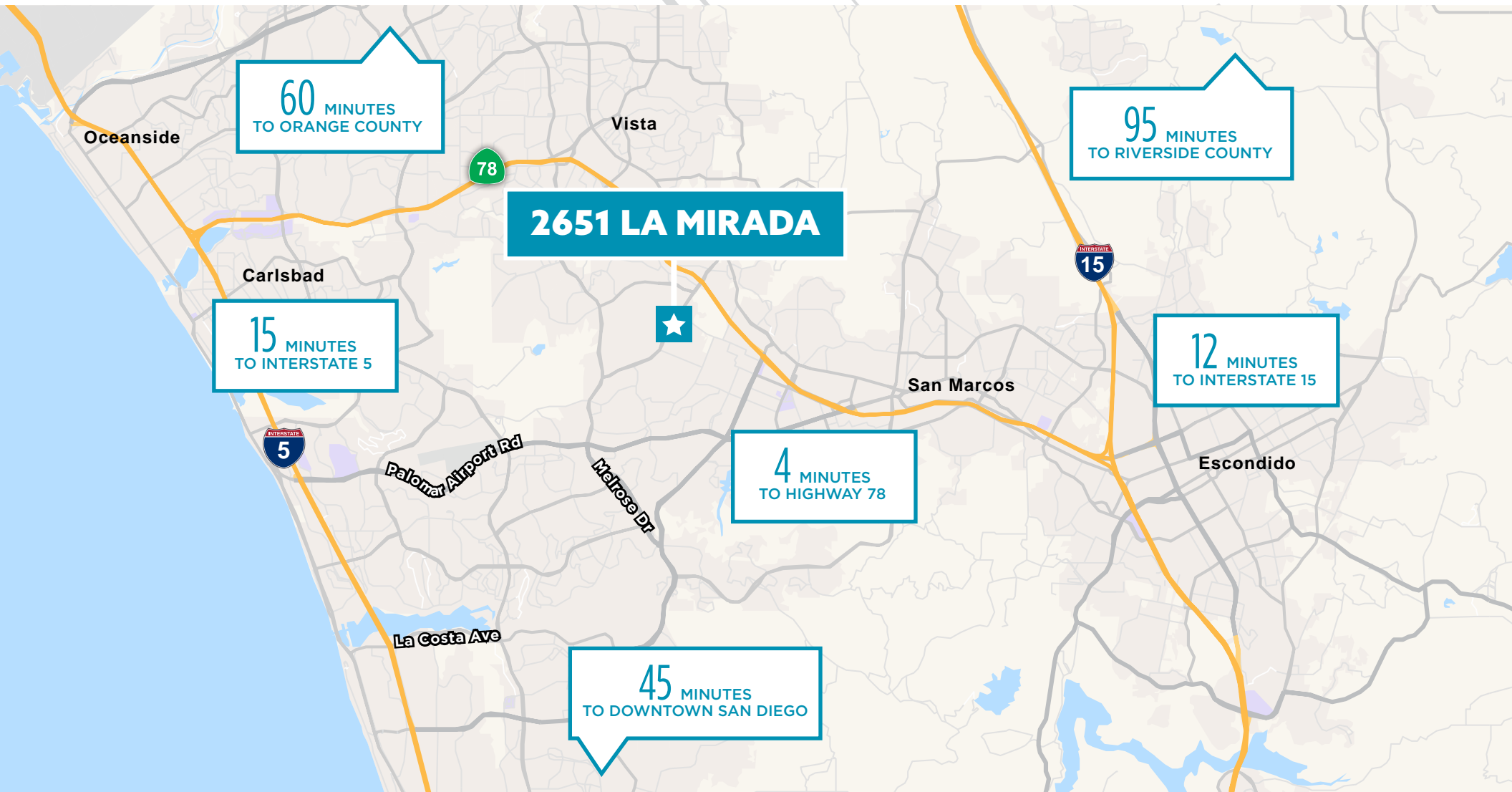
2ND FLOOR CONCEPT











EXCEPTIONAL LOCATION



MULTIPLE LABS



25,556 SF OFFICE SPACE



HIGH IMAGE



WAREHOUSE/FACTORY SPACE



EXCELLENT LOADING

2651 LA MIRADA

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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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