

# 2641

## LA MIRADA

VISTA, CALIFORNIA 92081



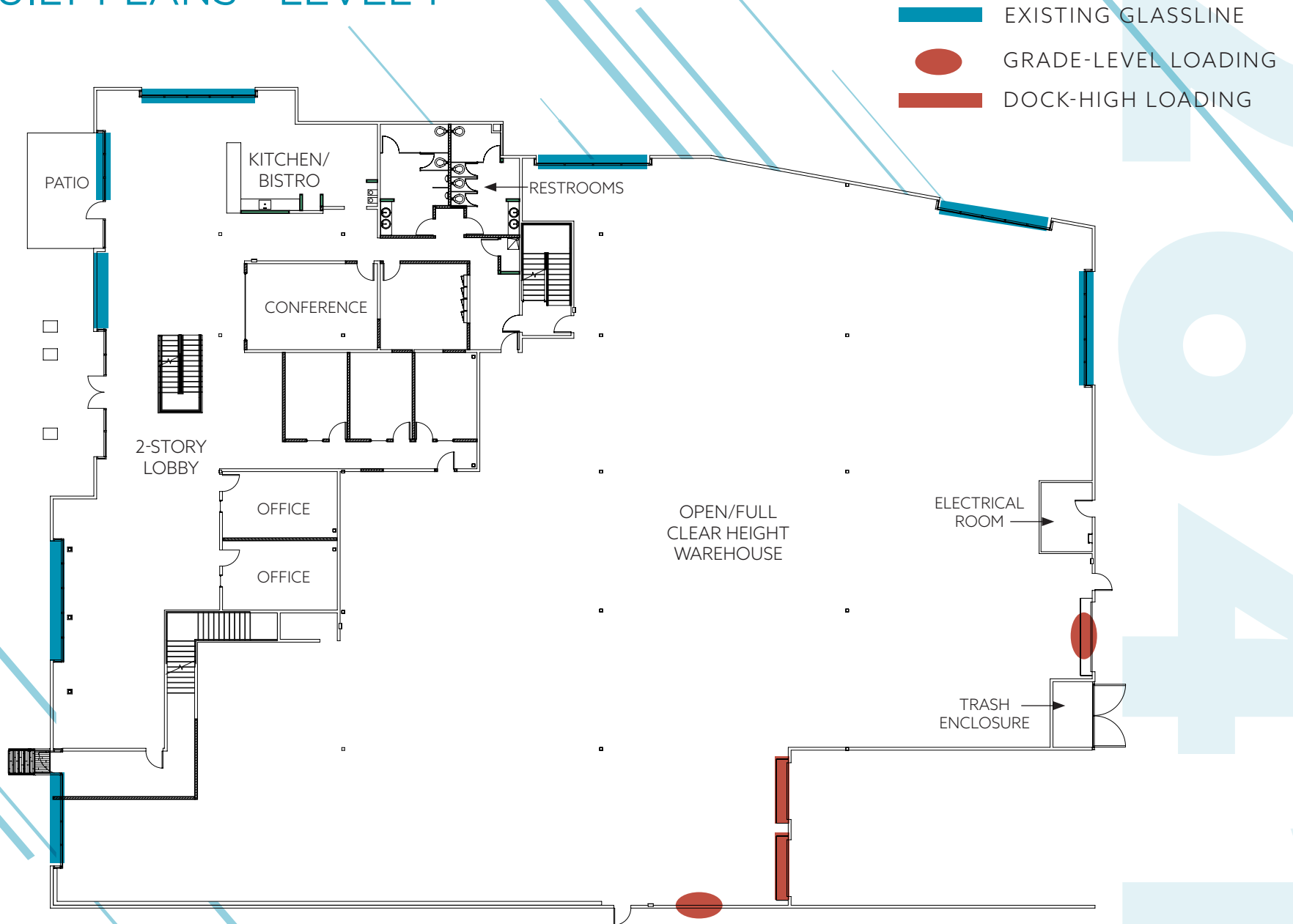
FOR SALE OR LEASE | 28,728 SF | TURN-KEY CREATIVE OFFICE | NEW ROOF | RENOVATED APRIL 2023

## PROPERTY FEATURES

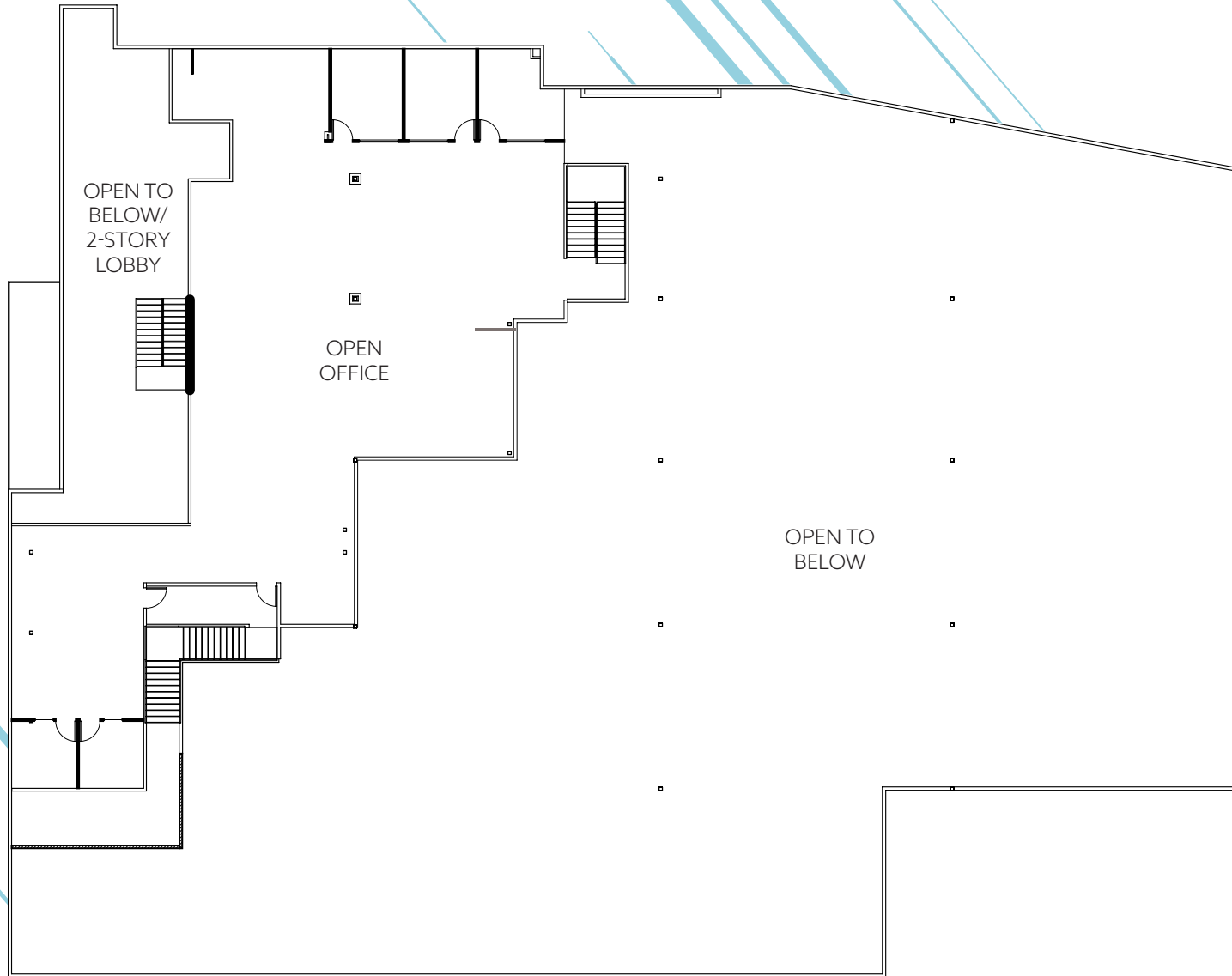
Property Address	2641 La Mirada Dr, Vista, CA
Rentable Building Area	28,728 SF
Mezzanine	4,514 SF
First Floor Office	6,314 SF
Site Area	1.53 Acres
Roof	New, Completed January 2023
Parking	2.23/1,000 (65)
Power	800a/480Y/277V
Clear Height	20' Minimum
Grade-Level Loading	2
Dock-High Loading	2
Column Spacing (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
Parking Lot	Resurfacing & New Seal Coat Starting 5/22/23



AS BUILT PLANS - LEVEL 1

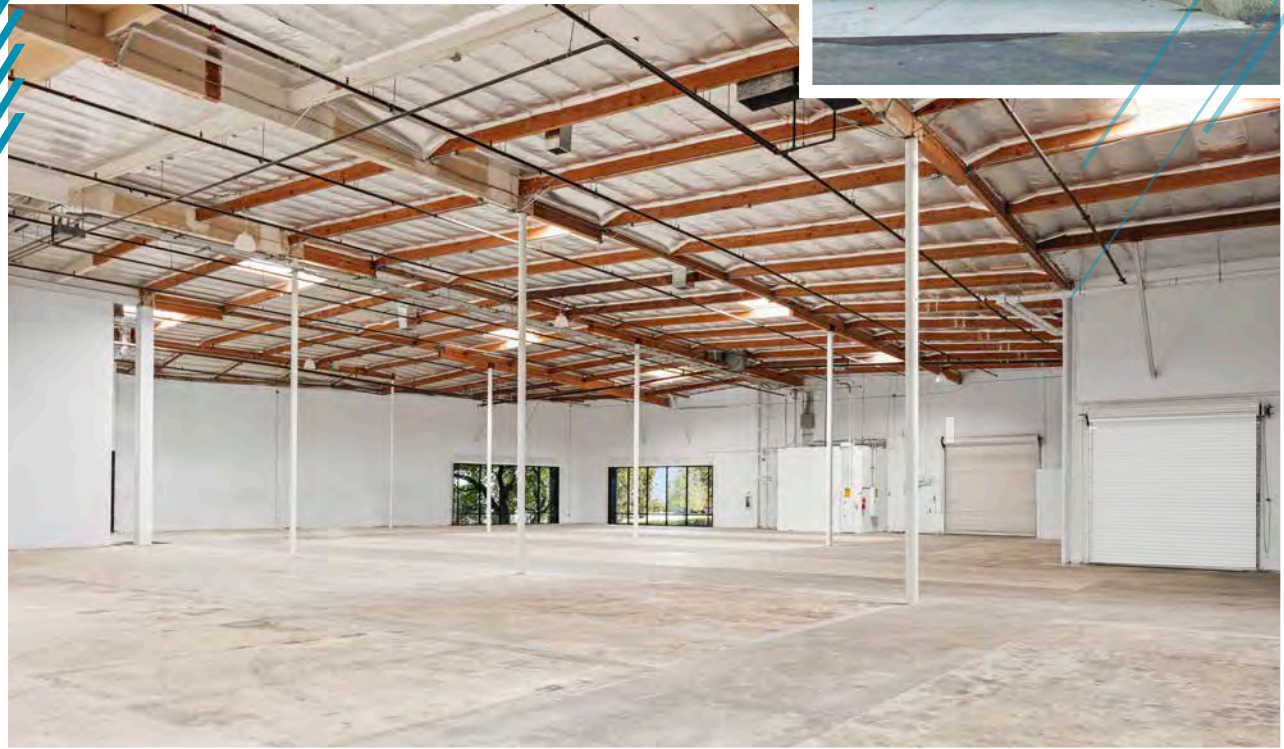
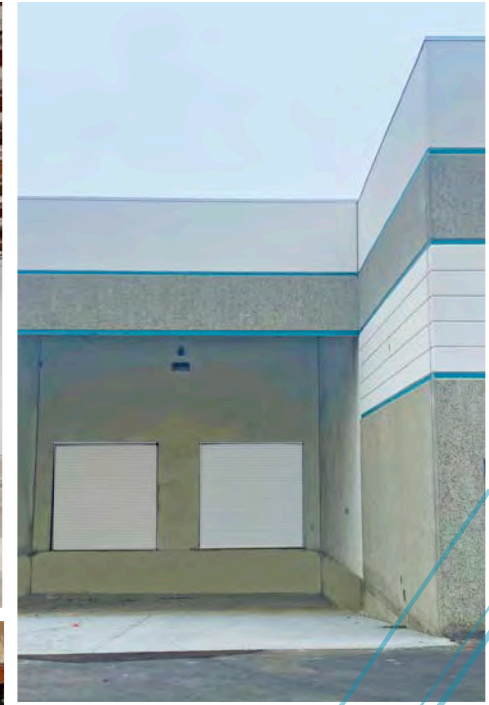


AS BUILT PLANS - LEVEL 2



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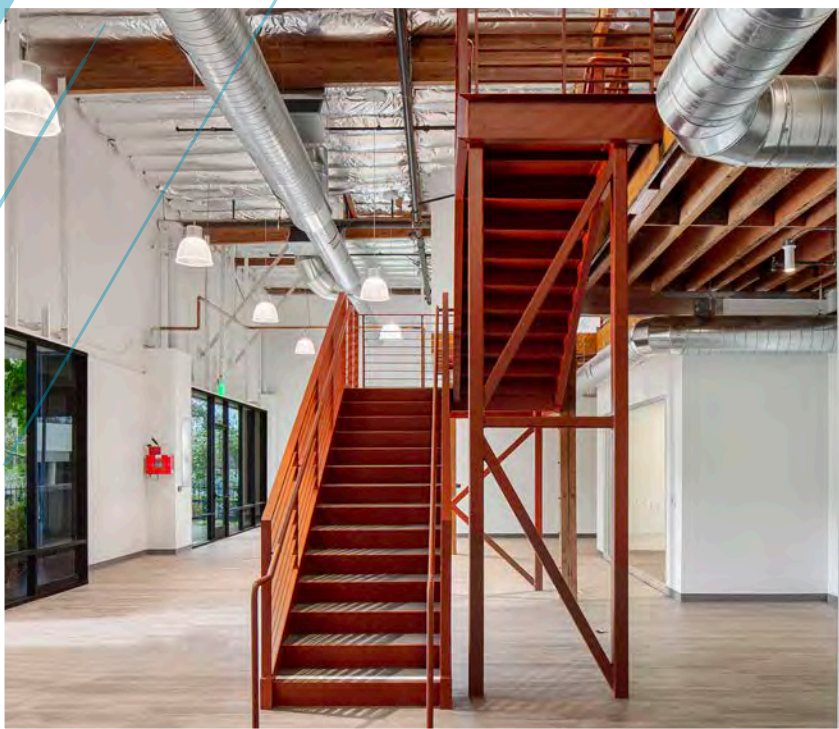
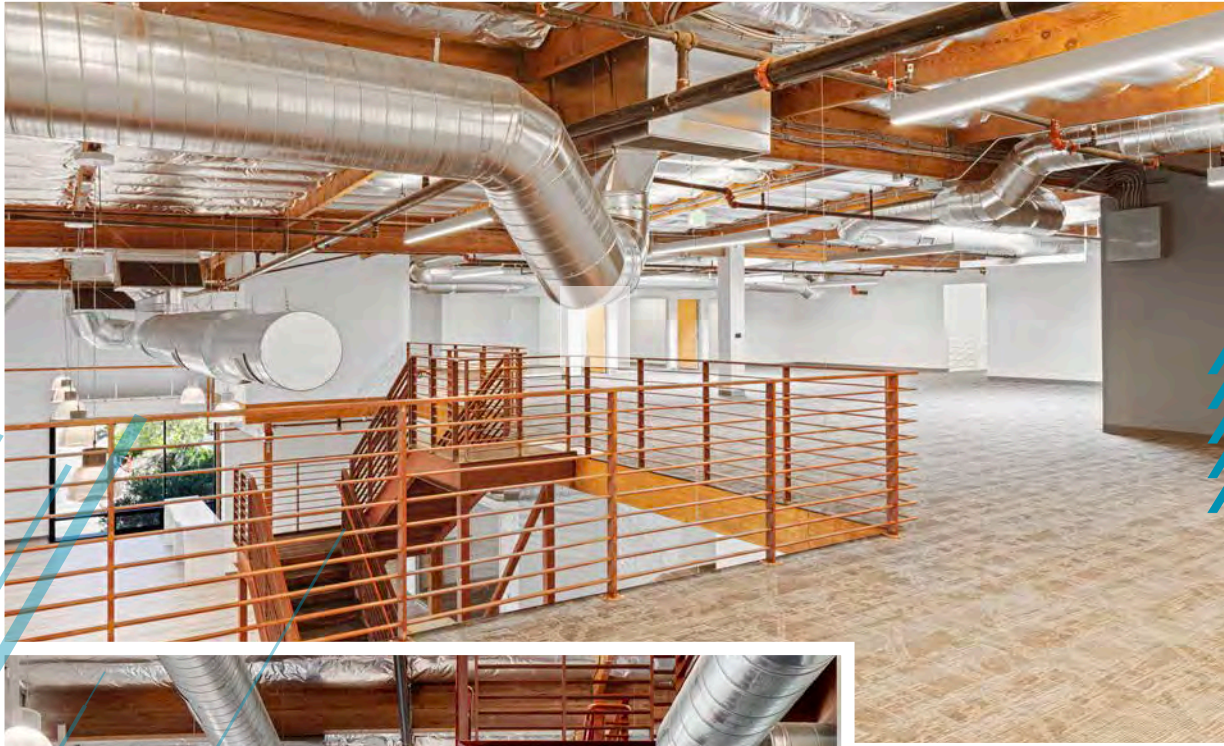
**FOR SALE OR LEASE**  
28,728 SF | 2641 LA MIRADA DRIVE, VISTA, CA 92081

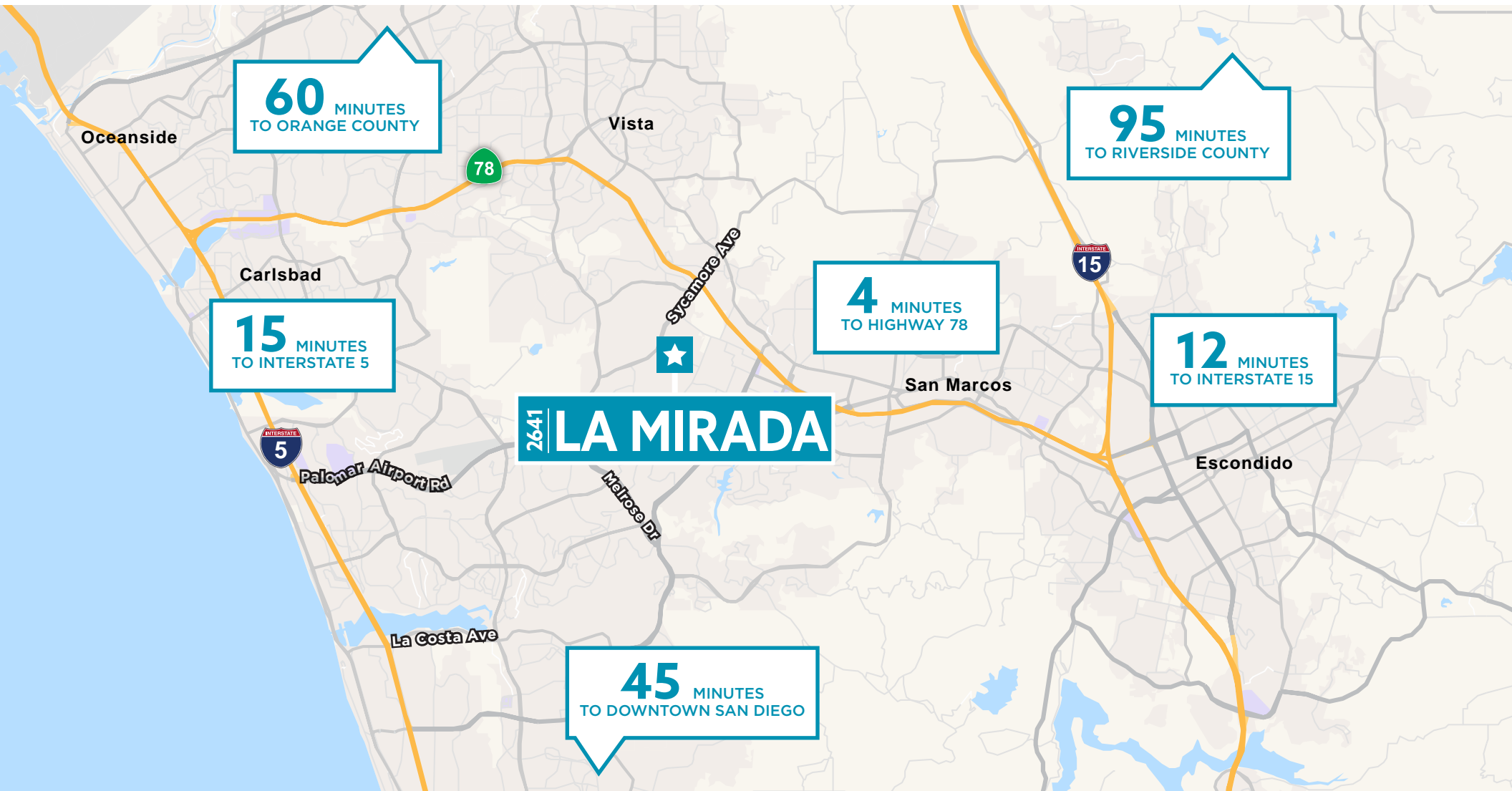


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EXCEPTIONAL LOCATION



EXCELLENT LOADING



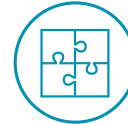
STREET FRONTAGE



HIGH IMAGE



WAREHOUSE/PRODUCTION SPACE



TURN-KEY CREATIVE OFFICE/  
WAREHOUSE





# 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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