

2410

la mirada drive

vista, ca 92081



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project highlights

Signage & Exposure:

- Excellent signage opportunity on major intersection
- Excellent traffic counts: 26,000 cars per day - Sycamore Ave
- La Mirada Drive & Sycamore Ave are the major paths of travel for the business park tenants

Identity & Image:

- Strong corporate image
- Located among large corporate and high end uses
- Freestanding facility with its own private and gated parking lot

Location:

- Central North County location
- Within minutes to Hwy 78 and Palomar Airport Rd
- Strong nearby employment base

Amenities:

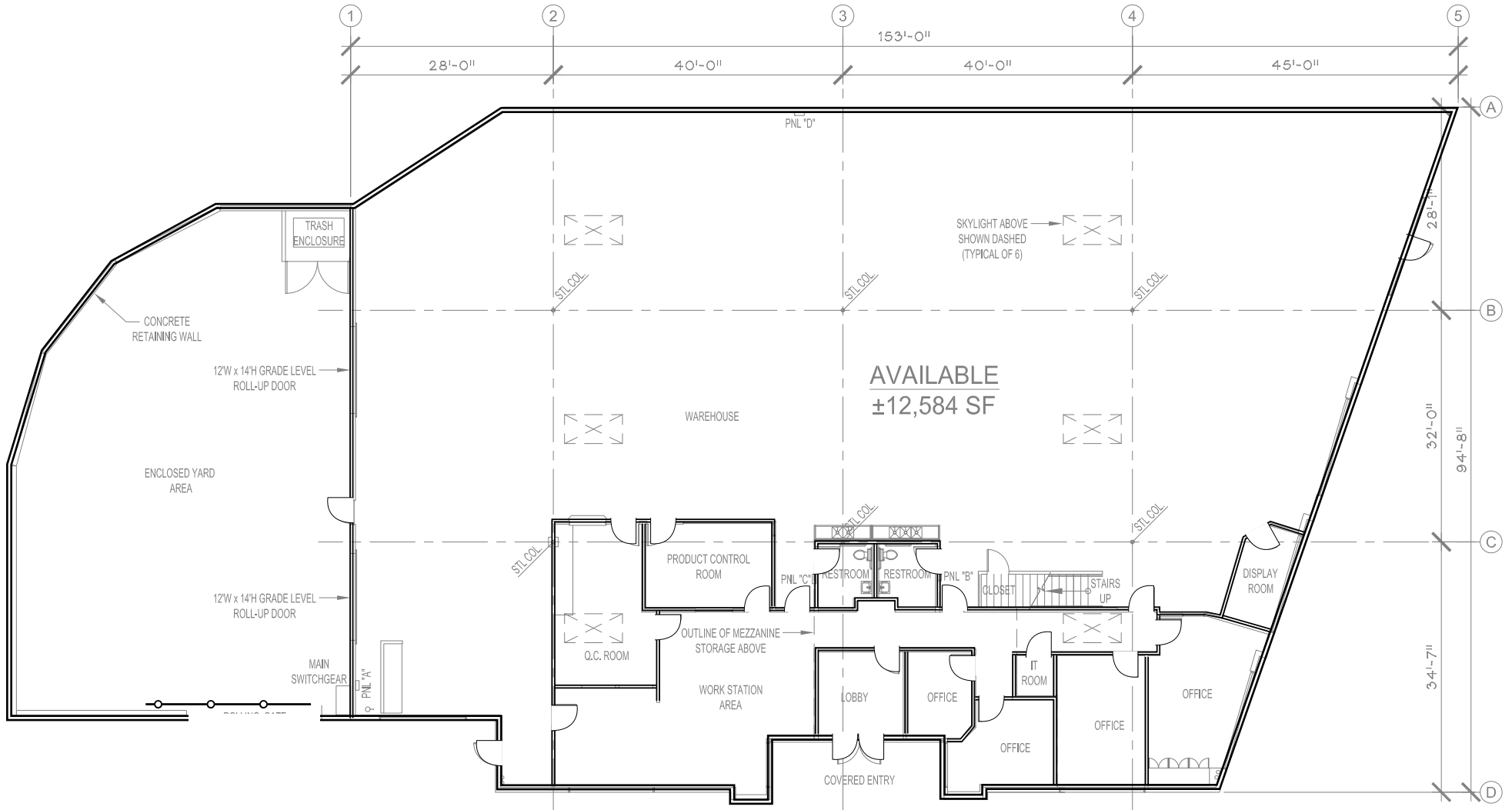
- Proximity to restaurants & retail
- Heavy power to accommodate manufacturing uses
- Nearby employee and executive housing



premises overview

ADDRESS:	2410 La Mirada Drive
SUBMARKET:	Vista
RENTABLE SQUARE FEET:	12,584 SF
LOT SIZE:	1.55 Acre Lot
PERCENT IMPROVED:	23%
LOADING:	Two (2) grade level doors (12' x 14')
POWER:	800 amps, 120/208V
SPRINKLERS:	0.33 GPM/SF
CLEAR HEIGHT:	18' clear ht.
PARKING:	2.23/1,000 SF
YARD:	Enclosed yard area with concrete retaining wall
SECURE PARKING:	Private gated parking lot
ELECTRICAL DROPS:	Multiple warehouse electrical drops throughout
VISIBILITY:	Irreplaceable visibility on the corner of Sycamore Ave and La Mirada Dr
PLANNED RENOVATIONS:	Ownership is in the process of completing the following; paint interior office and warehouse walls, paint building exterior, new flooring throughout the office area, upgrading restrooms, new asphalt seal & stripe, new landscaping and a thorough cleaning of the warehouse walls, ceiling and floors.
LEASE RATE:	\$0.95/SF NNN (NNN's estimated @ \$0.21/SF)





AVAILABLE
±12,584 SF

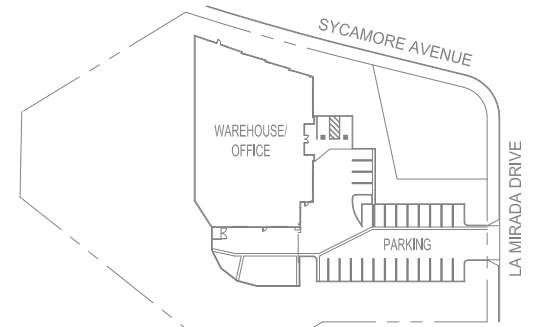
1 FLOOR PLAN

1"=30'-0" (PRINTED 8-1/2"x11")

7/28/14



AREA CALC	
OFFICE & ENTRY	= ±2,957 SF
WAREHOUSE	= ±9,627 SF
TOTAL	= ±12,584 SF



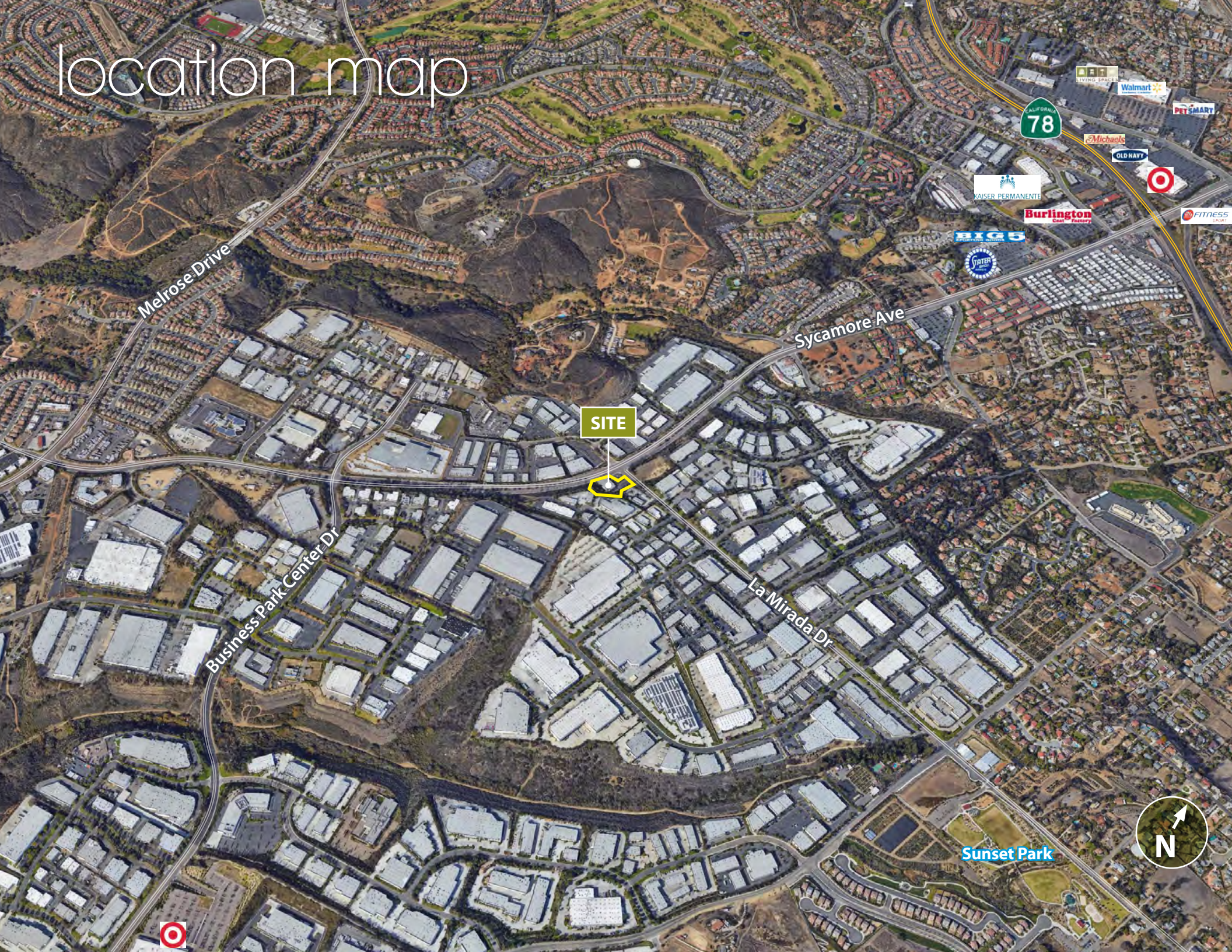
SITE PLAN
N.T.S.

±1.55 ACRES
PARKING: 28 SPACES



ALTHOUGH DEEMED RELIABLE, THE INFORMATION PRESENTED HERE IS NOT GUARANTEED. AREAS SHOWN ARE APPROXIMATE AND MAY BE MORE OR LESS THAN ACTUAL. PRIOR TO ANY PARTY RELYING ON THIS INFORMATION, THAT PARTY IS ENCOURAGED TO PERFORM ITS OWN INDEPENDENT REVIEW OF THE PROPERTY

location map



SITE

ALABAMA
78

Melrose Drive

Sycamore Ave

Business Park Center Dr

La Mirada Dr

Sunset Park



location overview

2410 La Mirada Drive, Vista is located within the prestigious Vista Business Park which lies in the center of the North San Diego County Industrial hub. Vista is approximately 10 miles inland, 30 miles North of San Diego and strategically located with close proximity Carlsbad, Oceanside, San Marcos & Escondido.

The Vista Industrial market consists of nearly 14,000,000 square feet of industrial & flex space, accounting for approximately 25% of the total North County industrial market. With a vacancy rate dropping below 4%, Vista continues to thrive as San Diego Counties tightest submarkets.

Major companies like Watkins Manufacturing, McCain Traffic, Killion Industries, Datron, Polaris Pools & over a dozen local breweries are headquartered in the Vista submarket. Vista's central North County location and lack of developable land will continue to strengthen the demand for industrial space in the area.

