

FOR LEASE

**HIGH IMAGE INDUSTRIAL UNIT: 1,824 SQUARE FEET AND
EXISTING COMMERCIAL BAKERY SPACE: 1,628 - 8,732 SQUARE FEET**

Thibodo Ranch Business Center – 2332 – 2336 La Mirada Drive, Vista CA



PROPERTY OVERVIEW

The Thibodo Ranch Business Center is one of Vista's most prestigious multi-tenant Industrial Parks. Originally built in 2005, the 53,572 square foot business center offers single story industrial units for lease ranging in size from 1,628 to 3,552 square feet with the ability to combine units for larger lease requirements. The quality of the construction, the irreplaceable location and the properties unique amenities make this one of the most highly sought after business Parks in North San Diego County.

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CLICK HERE TO FLY PROJECT BY DRONE

<https://youtu.be/Vm3VK68hcVg>

**Case Sensitive Link*



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BUSINESS PARK FEATURES

Property Address:	2330, 2332 & 2336 La Mirada Drive
# of Units:	30 units
Size Range:	1,628 - 8,732 square feet
Construction Type:	Concrete tilt up
Average (%) Improved:	25% ±
Loading:	10' x 12' grade level loading doors
Mechanical Systems:	HVAC in office areas
Warehouse Clear Height:	20' minimum clear height
Gas Service:	Available - Call for details
Zoning:	SPI
Excellent Parking:	2.62/1,000 square feet
Lot Size:	4.63 acres (201,683 square feet)
Year Built:	2005
Distance to Highway 78 Access:	1 Mile
Distance to Interstate 15/5 Access:	8/10 Miles
Private Restrooms:	Each unit has a private restroom
3 Phase Power:	200 amps, 120/208 volt panel per unit
Electricity & Water:	Each unit is separately metered
Security:	26 on-site cameras in place
Fire Sprinklers:	Each unit has fire sprinklers
Internet Connectivity:	Fiber Optic technology available
Landscaping:	Tropical lush landscaping



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Thibodo Ranch Business Center – 2330 – 2336 La Mirada Drive, Vista CA

2330 LA MIRADA DRIVE - AVAILABILITY CHART

Address:	Unit #:	Size:	Suite Description:	Base Rent/SF:	CAM/SF:	Availability:
2330 La Mirada Dr	400	1,776	Excellent food production, bakery or commercial kitchen space. Existing Tenants Assets for sale: one Oven and one 3 compartment Sink.	\$1.39	\$0.14	Existing lease expires July 31, 2017, but could potentially be available earlier.
2330 La Mirada Dr	500-800	1,628-6,956	Existing Commercial Bakery Space consisting of Reception, 2 private offices, breakroom, multiple restrooms and food production areas. Gas Service is available and the premises is divisible down to 1,628 SF. Existing Tenant assets for sale to include; 3 ovens, 2 coolers, large freezer, three separate 3 compartment sinks, grease trap, hood. Call for details.	\$1.35	\$0.14	Existing lease expires July 31, 2017, but could potentially be available earlier.



Sycamore Avenue

See Floor Plan on Next Page

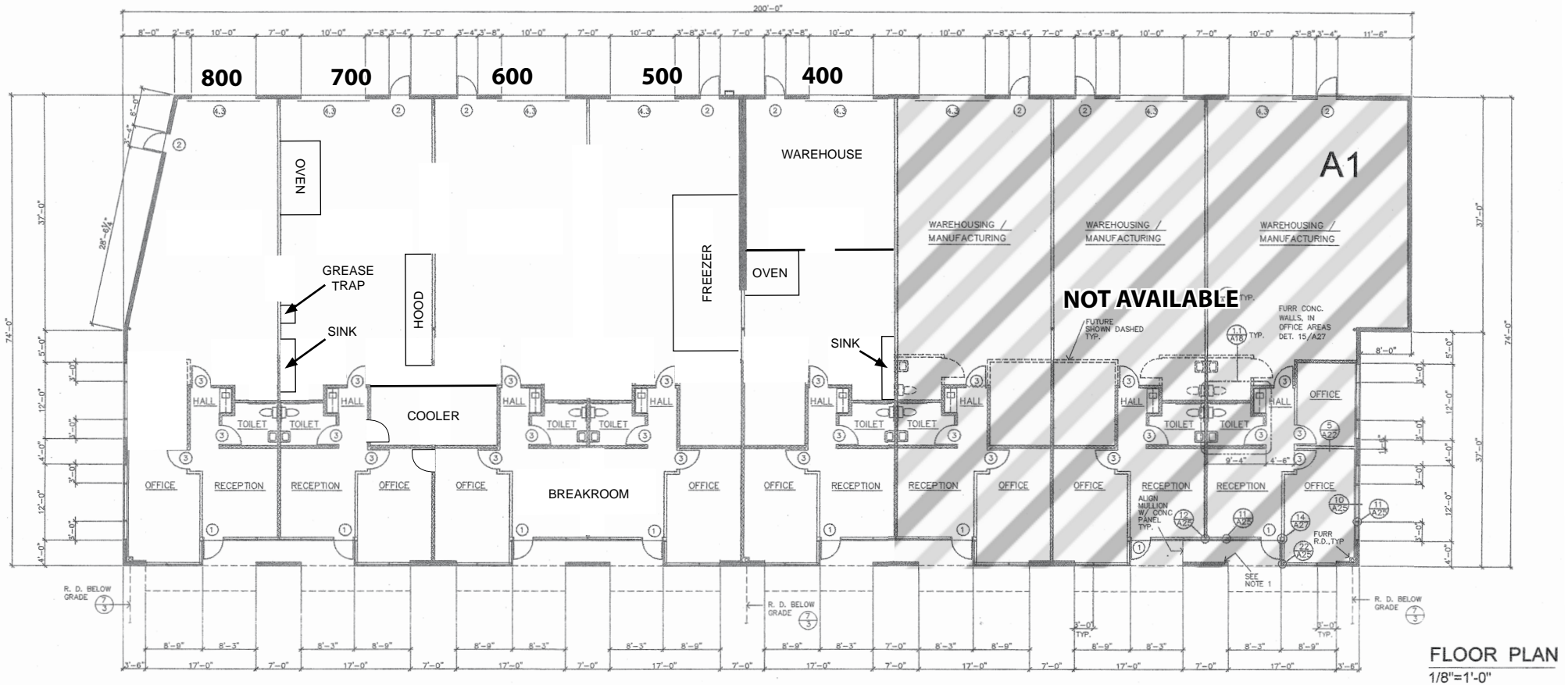


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2330 LA MIRADA DRIVE - FLOOR PLAN



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Thibodo Ranch Business Center – 2330 – 2336 La Mirada Drive, Vista CA

2336 LA MIRADA DRIVE - AVAILABILITY CHART

Address:	Unit #:	Size:	Improved %	Suite Description:	Base Rent/SF:	CAM/SF:	Availability:
2336 La Mirada Drive	900	1,824	25%	Reception, 2 private offices, wet-bar, RR and remainder warehouse with 10' x 12' grade level door	\$1.05	\$0.14	Now

Floor Plans on the Following Pages



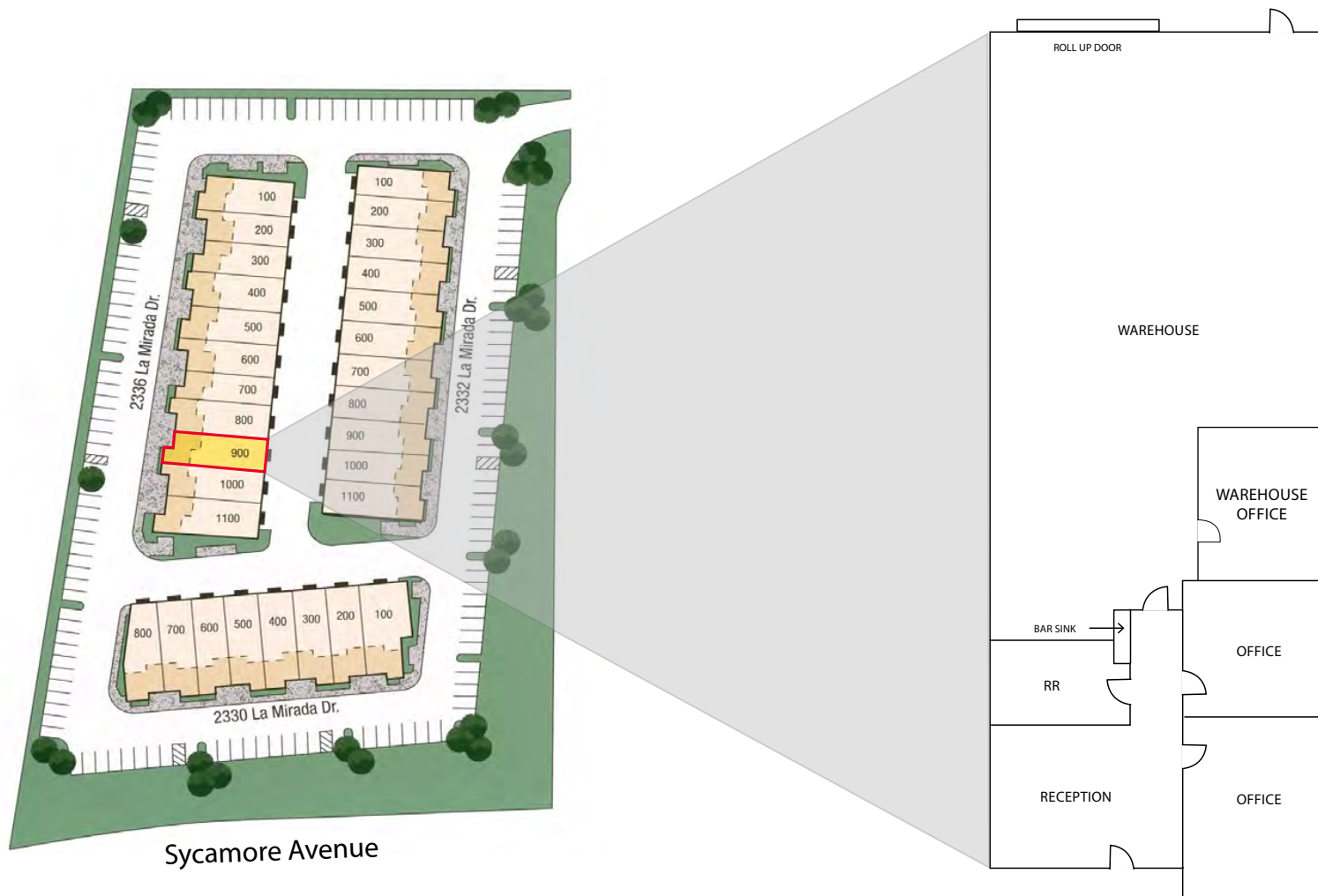
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AVAILABILITY CHART

Address:	Unit #:	Size:	Improved %	Suite Description:	Base Rent/SF:	CAM/SF:	Availability:
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TENANT AREA MAP

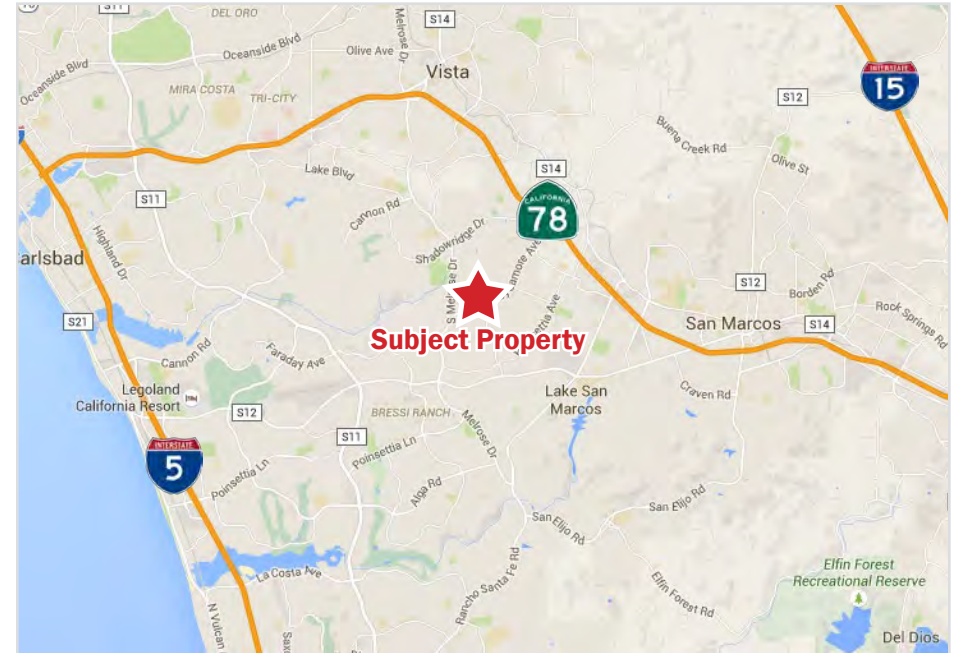


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AERIALS



FOR MORE INFO PLEASE CONTACT:

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