



FOR LEASE | 18,190 SF INDUSTRIAL SUITE

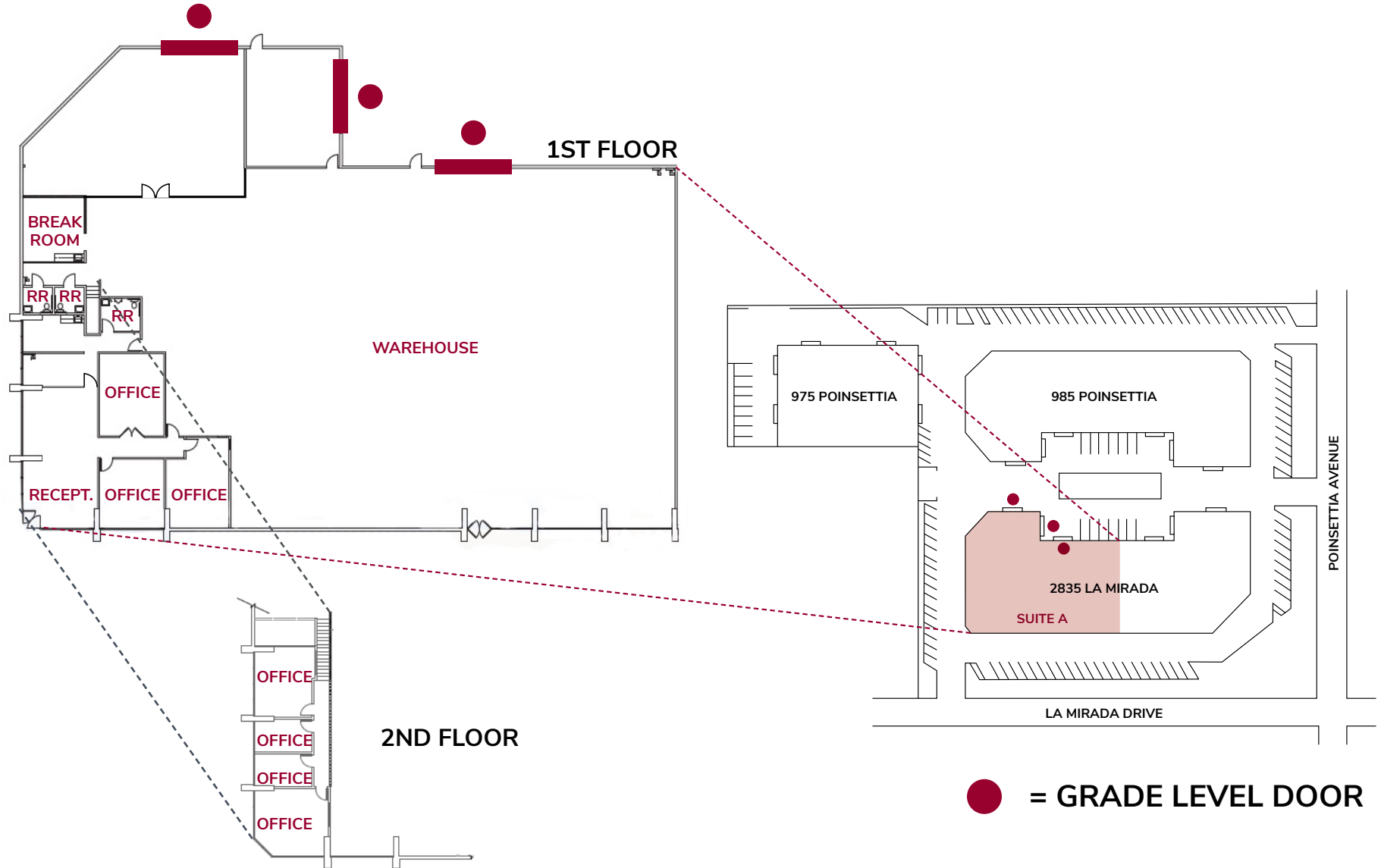
2835 | LA MIRADA DRIVE
SUITE A | VISTA, CA 92081

PROPERTY FEATURES

STREET ADDRESS:	2835 La Mirada Drive, Suite A Vista, CA 92081	POWER:	400 Amps
APPROXIMATE SQ FT:	18,190 SF	ACCESS:	Corner Location with 3 Driveway Entrances to the Project
OFFICE SF:	2,728 SF (Additional 2 nd floor office not in square footage)	PARKING:	1.80/1,000 SF with Electric Gated Interior Common Yard
YEAR BUILT:	1989	AVAILABLE:	Nov 2021
LOADING:	Three (3) Grade Level Loading Doors (14' x 14')	LEASE RATE:	\$0.95/SF, Plus Utilities



FLOOR PLAN



LOCATION MAP

OCEANSIDE

7.1
MILES
5

PACIFIC
OCEAN

CARLSBAD

VISTA

SITE

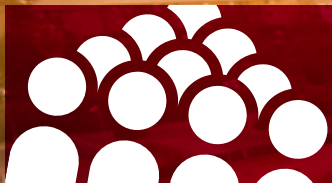
SAN MARCOS

1.5
MILES

78



Vista



population

103,381



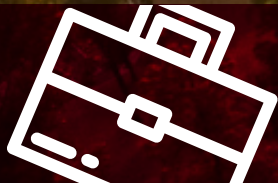
corporate & local
businesses

±5,000



median household
income

\$78,948



multi-industry
job force

48,000+

california's craft beer capital

most craft breweries per
capita of any california city

18

Breweries



1

Meadery



2

Wineries



vista's local industries

manufacturing
warehousing
logistics
action sports

life sciences
maritime
active lifestyle
information technology



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