

THIBODO RANCH BUSINESS CENTER

FOR LEASE: 2330 - 2336 La Mirada Dr - Vista, CA

1,776 - 3,552 SF FOOD PREPARATION UNITS AVAILABLE





CLICK HERE TO SEE DRONE TOUR
<https://www.youtube.com/watch?v=u132GyHxC6w>
**Case Sensitive Link*



2336

2332

2330

BROKER CONTACTS

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BUSINESS PARK FEATURES

PROPERTY ADDRESS: 2330, 2332 & 2336 La Mirada Drive

OF UNITS: 30 units

AVAILABILITY SIZE RANGE: 1,776 - 3,552 SF

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: 14' 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

Call Brokers to Schedule Showing



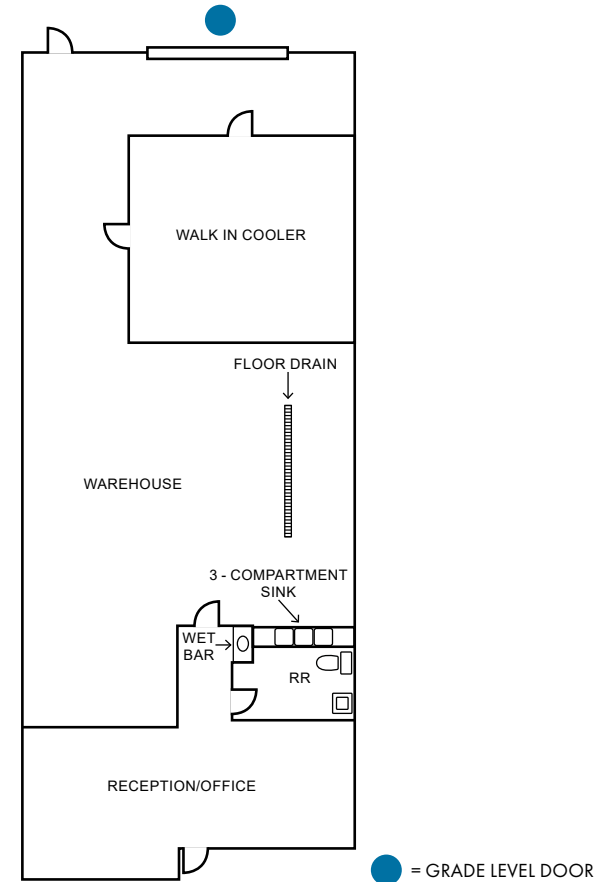
AVAILABILITY CHART

FOOD PREPARATION AVAILABILITY						
ADDRESS	UNIT #	SIZE	IMPROVED %	BASE RENT/SF	CAM/SF	AVAILABILITY
2332 La Mirada Dr.	500	1,776 SF	30%	\$1.79/SF	\$0.26/SF	Immediately
2330 La Mirada Dr.	400	1,776 SF	65%	\$1.79/SF	\$0.26/SF	May 1, 2026



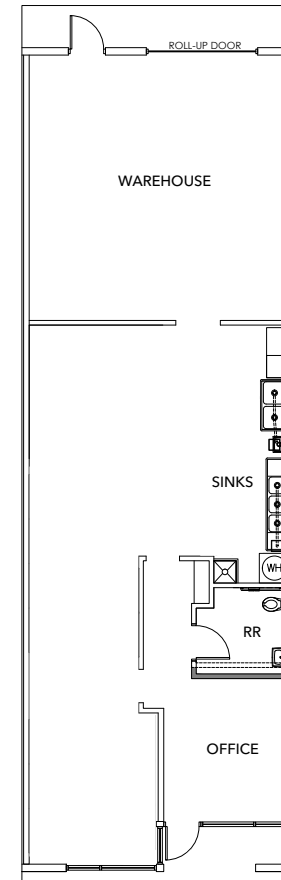
FOOD PREPARATION FACILITY

Address:	Unit #:	Size:	Improved %	Suite Description	Base Rent/SF:	CAM/SF:	Availability:
2332 La Mirada Dr.	500	1,776 SF	30%	Space consists of reception/office, 3-compartment sink, floor drain, walk in cooler, one restroom, wetbar, grade level loading and remainder warehouse.	\$1.79/SF	\$0.26/SF	Immediately



FOOD PREPARATION FACILITY

Address:	Unit #:	Size:	Improved %	Suite Description	Base Rent/SF:	CAM/SF:	Availability:
2330 La Mirada Dr.	400	1,776 SF	65%	Existing food preparation/kitchen space to include front office area, 3 compartment sink, 2 compartment sink, floor drains, mop sink, hand washing sink, additional plumbing, existing FRP on walls, and natural gas service. Balance of space to include RR, & warehouse with grade level loading	\$1.79/SF	\$0.26/SF	May 1, 2026



PACIFIC OCEAN



2330-2336 LA MIRADA DR

CORPORATE NEIGHBORS

1	ACUSHNET COMPANY	6		11	BROWN SAFE	16		21	WINNERS ONLY	26		31	
2	DDH ENTERPRISE, INC.	7		12		17		22	AQUA LUNG	27		32	
3	DTD Diversified Tool & Die	8		13		18		23		28		33	amazon
4	P2DQ PICKUP	9		14		19		24	FLUIDRA	29		34	glanbia
5		10		15	amazon	20		25	UNITE	30			

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