

# THIBODO RANCH BUSINESS CENTER

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

1,776 SF INDUSTRIAL AND FOOD PREPARATION UNITS AVAILABLE





CLICK HERE TO SEE DRONE TOUR

<https://www.youtube.com/watch?v=u132GyHxC6w>

\*Case Sensitive Link



## BROKER CONTACTS

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# BUSINESS PARK FEATURES

**PROPERTY ADDRESS:** 2330, 2332 & 2336 La Mirada Drive

**# OF UNITS:** 30 units

**AVAILABILITY SIZE RANGE:** Two (2) 1,776 SF units

**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%        | \$1.57/SF    | \$0.26/SF | Immediately  |
| 2330 La Mirada Dr.            | 400    | 1,776 SF | 65%        | \$1.79/SF    | \$0.26/SF | Immediately  |

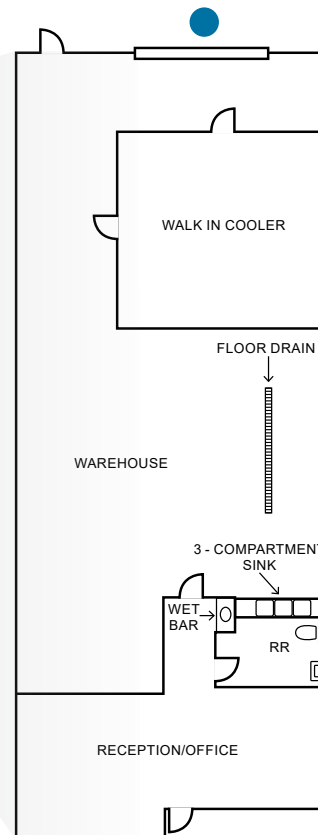


# FOOD PREPARATION FACILITY

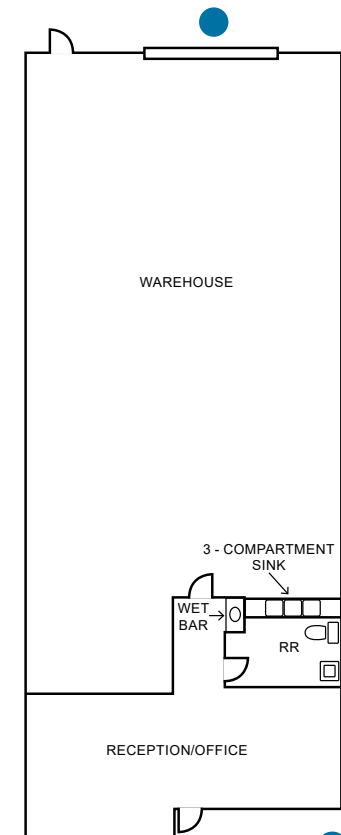
| Address:           | Unit #: | Size:    | Improved % | Suite Description                                                                                                                                                                                                                                                                                              | Base Rent/SF: | CAM/SF:   | Availability: |
|--------------------|---------|----------|------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|-----------|---------------|
| 2332 La Mirada Dr. | 500     | 1,776 SF | 30%        | <p><b>Exist Layout:</b> Space consists of reception/office, 3-compartment sink, floor drain, walk in cooler, one restroom, wet-bar, grade level loading, and remainder warehouse.</p> <p><b>Conceptual Layout:</b> Landlord will remove walk in cooler and restore back to a traditional industrial suite.</p> | \$1.57/SF     | \$0.26/SF | Immediately   |



Current Floor Plan



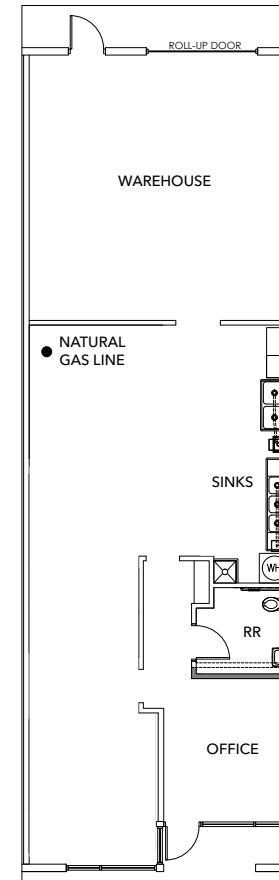
Conceptual Floor Plan



● = GRADE LEVEL DOOR

# 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 | Immediately   |



PACIFIC OCEAN



2330-2336 LA MIRADA DR

## CORPORATE NEIGHBORS

|   |                            |    |                      |    |                          |    |                        |    |                |    |                       |    |         |
|---|----------------------------|----|----------------------|----|--------------------------|----|------------------------|----|----------------|----|-----------------------|----|---------|
| 1 | ACUSHNET COMPANY           | 6  |                      | 11 | BROWN SAFE               | 16 |                        | 21 | WINNERS ONLY   | 26 | HME                   | 31 | BREG    |
| 2 | DDH ENTERPRISE, INC.       | 7  |                      | 12 | DIG water matters        | 17 | ACCUTEK                | 22 | AQUA LUNG      | 27 | PODS                  | 32 | OPTUMRx |
| 3 | DTD Diversified Tool & Die | 8  | DART AEROSPACE       | 13 | KILLION INDUSTRIES, INC. | 18 | US FOODS               | 23 | THE HOME DEPOT | 28 | MERCK                 | 33 | amazon  |
| 4 | P2DQ PICKUP                | 9  | CAPTEK International | 14 | BIOFILM, INC.            | 19 | WatkinsWellness        | 24 | FLUIDRA        | 29 | IONIS PHARMACEUTICALS | 34 | glanbia |
| 5 | AMI APPLIED MEMBRANES INC. | 10 | STONE BREWING CO.    | 15 | amazon                   | 20 | DR. BRONNER'S ALL-ONE! | 25 | UNITE          | 30 | CISCO                 |    |         |

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