

Freestanding Manufacturing/Distribution Building with Large Fenced Parking / Yard Area

**2425 LA MIRADA DRIVE, VISTA, CA 92081**

OAKRIDGE BUSINESS PARK

**FOR SALE OR LEASE**

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



## PROPERTY HIGHLIGHTS

29,475 SF Freestanding, fully-sprinklered manufacturing/distribution building on 1.71 acres

6,725 SF Office with approximately 1,600 SF convertible into warehouse mezzanine storage

24' Clear height

All concrete large, secure, fenced yard, loading area and parking lot

Highly functional covered, sprinklered, exterior loading dock with 3 dock high truck positions provides bonus shipping/receiving/staging area

5 Grade level doors

1,600 Amps, 120/208 volts, 3-phase power

Cummins/Ford 2012 85kW back-up generator

55 Parking stalls (expandable) with additional street parking

Great North County location in the Oakridge Business Center

Off Palomar Airport Rd. in close proximity to Highway 78 and Interstate 5

**SALE PRICE: SUBMIT**

**LEASE RATE: \$1.30/SF NNN**



**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

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## DISTANCES

**35 MIN** TO ORANGE COUNTY

**40 MIN** TO SOUTH RIVERSIDE COUNTY

**15 MINUTES** TO PALOMAR AIRPORT

**20 MIN** TO BEACH

**50 MIN** TO DOWNTOWN SAN DIEGO

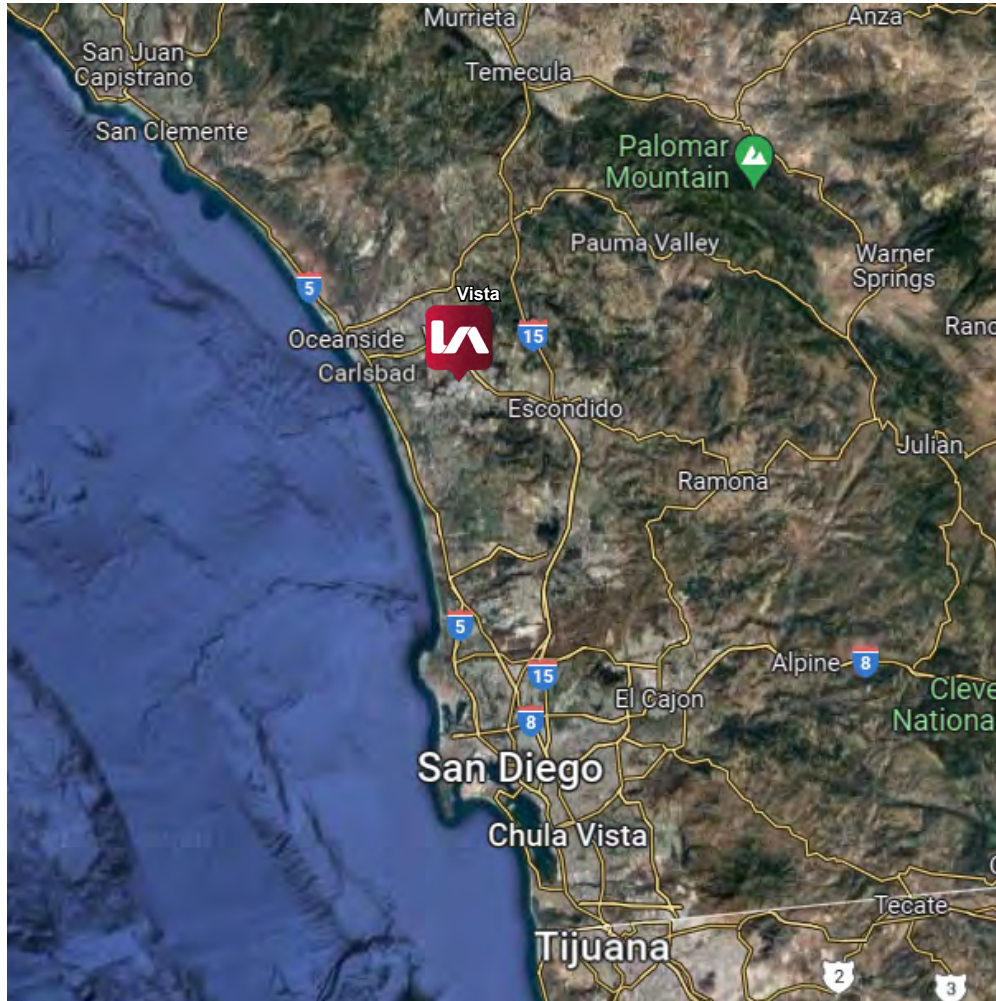
**45 MIN** TO SAN DIEGO INTERNATIONAL AIRPORT

**5 MIN** TO HIGHWAY 78

**20 MIN** TO INTERSTATE 15

**1 HR** TO MEXICO BORDER

The building being located near many major cities, roads, and landmarks presents a fantastic opportunity. It can potentially lead to increased efficiency and cost savings in terms of shipping and delivery. Additionally, being in close proximity to major cities and landmarks can also increase the visibility and accessibility of the building for potential customers and clients.



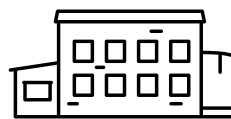
## VISTA DEMOGRAPHICS



**Median Household Income**  
**\$73,000**



**Jobs within 5 mi**  
**157,000**



**Business within 5 mi**  
**13,000**



**Vista Population**  
**100,700**

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## VISTA

Vista, California has many appealing qualities. Located in San Diego County, Vista boasts a great climate with warm, dry summers and mild winters, as well as a number of beautiful parks and recreational facilities, such as Brengle Terrace Park and Guajome County Park. Additionally, the community is home to a thriving arts scene, with various galleries, studios, and performance spaces. In terms of business, Vista offers a number of advantages, including its convenient location near the larger cities of SoCal, a skilled and educated workforce, co-working spaces and incubators, and professional development opportunities. Overall, Vista is a welcoming and supportive place for both residents and businesses.

## IMPORTANT VISTA COMPANIES

**belkin**



**DEI** HOLDINGS, INC.

**TOTAL SOURCE**  
MANUFACTURING



**Audax Group**



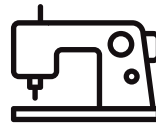
## IMPORTANT VISTA INDUSTRIES



**RETAIL**



**CONSTRUCTION**



**MANUFACTURING**



**PROFESSIONAL SERVICES**

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## LOCATION AND AMENITIES



- 1** Eureka! | SkyZone | Holiday Inn | Sprouts Farmers Market | CVS | Bird Rock Coffee Roasters | Trader Joe's | Richard Walker's Pancake House | BevMo! | Panini Kabob Grill | Giaola Italian Kitchen | Mendocino Farms | Casero Taqueria | Peet's Coffee | Pieology Pizzeria | Postal Annex | Tommy V's Urban Kitchen | Menchie's Frozen Yogurt | Tandoori Guys Indian Food | Fish Distict | Luna Grill | Board & Brew | Stater Bros | Chase Bank
- 2** The Home Depot | Pure Project Vista | Dogleg Brewing Company | US Foods | The Wall Climbing Gym | Target | Battlemage Brewing Company | Belching Beaver Pub 980 | Local Roots: The Boochyard | Sullivan Moving & Storage | Booze Brothers Brewing Co | Hello Deli
- 3** Albertons | FedEx Office Print & Ship Center | Panda Garden | Everbowl | Shogun | Starbucks | Poki Poki | Goodwill | Planet Fitness | Regal Edwards Cinema | IHOP | Buffalo Wild Wings | Cocina Del Charro | Fish House Vera Cruz | Broken Yolk | Raising Cane's | Five Guys | Nordstrom Rack | Love Boat Sushi | Better Buzz Coffee
- 4** Planet Fitness | Living Spaces | Walmart | Starbucks | Carl's Jr | Bank of America | ALDI | Burlington | Ross Dress for Less | Michaels | Target | Kokage Ramen & Sushi | Panda Express | Submarina | Shell | Panda Express | 7-Eleven | LA Fitness | Walgreens

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