

# FOR SALE OR LEASE

15,393 SF INDUSTRIAL BUILDING



# 1833

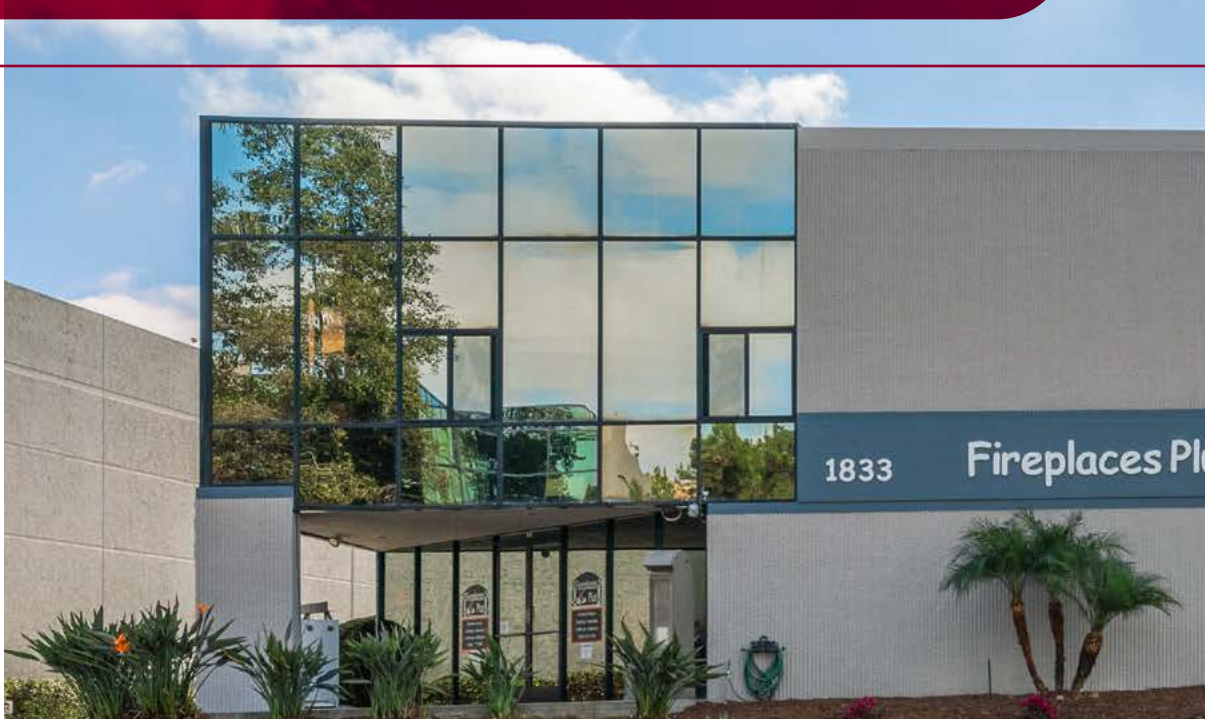
DIAMOND STREET  
SAN MARCOS, CA

**LA** LEE & ASSOCIATES  
COMMERCIAL REAL ESTATE SERVICES

**WR** WILLIAMS ROTH GROUP  
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OUR KNOWLEDGE IS YOUR ADVANTAGE



# PROPERTY HIGHLIGHTS



## SINGLE TENANT INDUSTRIAL BUILDING

Rare 15,393 SF freestanding industrial building on its own 0.71 acre lot



## OCCUPANCY

Existing tenant will vacate in February and owner intends to modify the existing floorplan to match the layout on page 4.



## BUILDING IMPROVEMENTS

New exterior paint, landscaping and office demo. Owner also will provide a new roof upon the existing lease expiration



## IDEAL LOCATION

Located within the prestigious La Costa Meadows submarket of San Marcos which is a highly sought after 1,370,000 SF industrial/flex submarket.



**ASKING PRICE**  
**\$4,600,000**



**LEASE RATE**  
**\$1.35 NNN**

\*NNN = \$0.28



# PROPERTY HIGHLIGHTS



15,393 SF Freestanding Building



3 Existing grad doors (12' x 12')  
2 Grade level doors currently used as glass doors



Lot Size  
0.71 Acres



Office Area Total: 7,239 SF  
1st Floor: 3,532 SF / 2nd Floor: 3,707 SF



22'  
Clear Height



30 Parking Spaces  
(1.9/1,000 SF)



Year Built  
1983

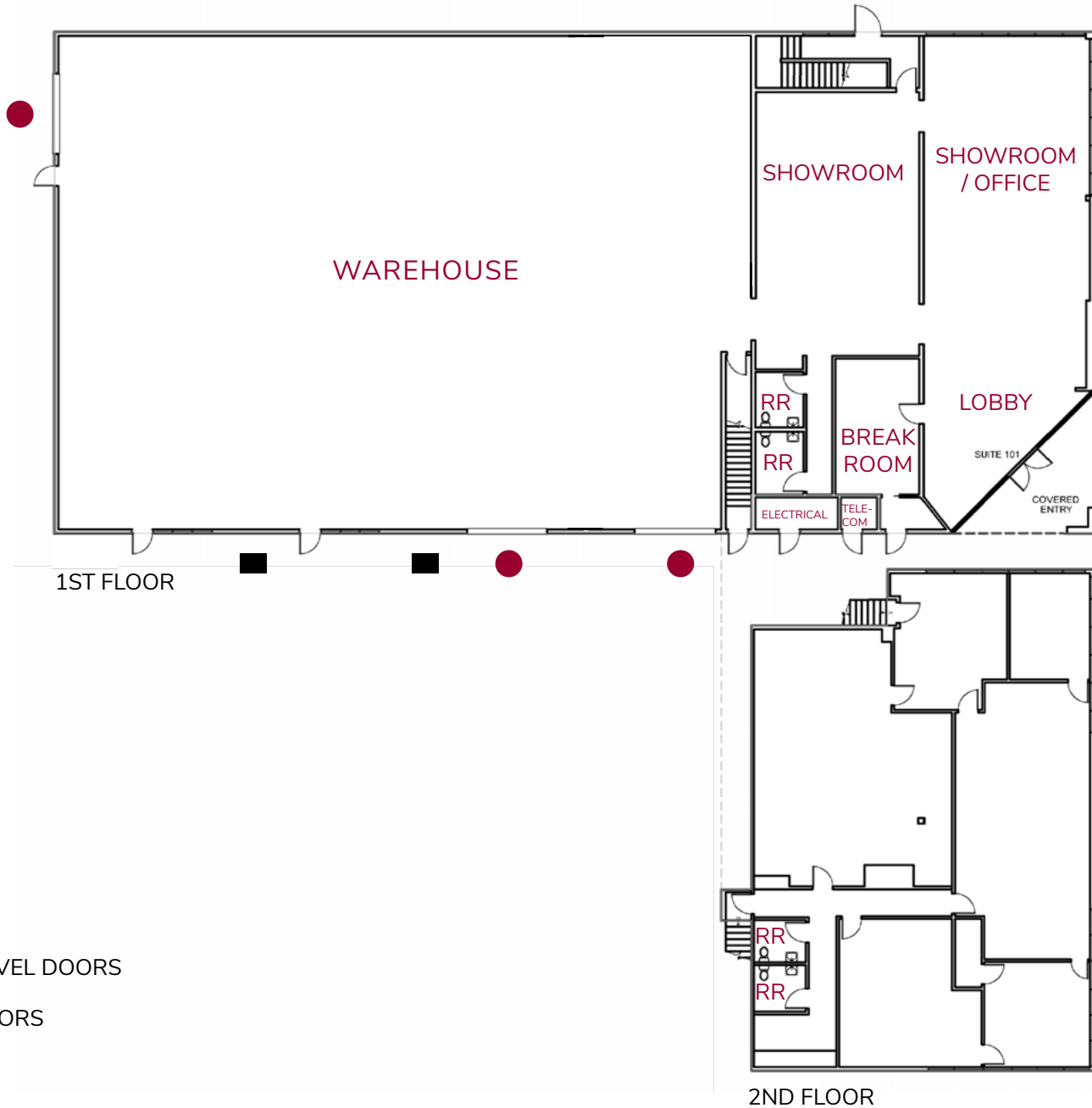


800amps  
@120/208v



Natural Gas  
to the Building

# FLOOR PLAN



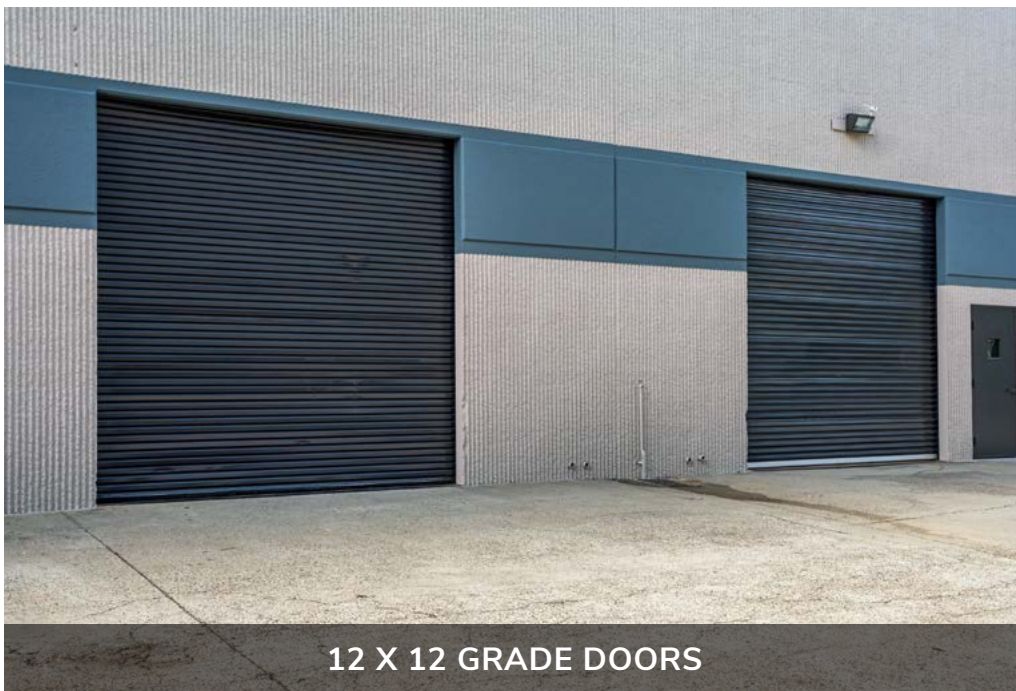




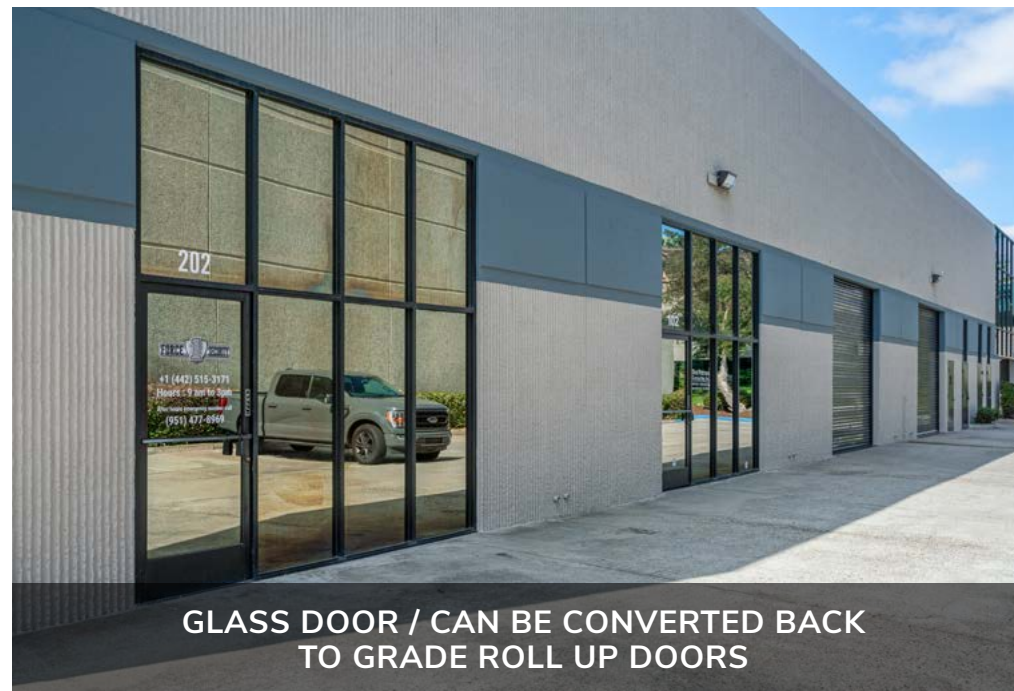
EXTENSIVE GLASS LINE



CONCRETE DRIVE WAY



12 X 12 GRADE DOORS



GLASS DOOR / CAN BE CONVERTED BACK TO GRADE ROLL UP DOORS



# SURROUNDING TENANTS





# LOCATION MAP



**1833 DIAMOND STREET**

## **DRIVE TIMES & DISTANCES**

- Palomar Airport Rd - 11 min 4.5 Miles
- El Camino Real/Leucadia Blvd - 11 min 4.5 Miles
- McClellan Palomar Airport - 10 min 4.0 Miles
- Interstate 5 - 14 min 6.8 Miles
- Highway 78 - 10 min 3.9 Miles
- Interstate 15 - 15 min 8.8 Miles
- Rancho Santa Fe - 15 min 8.8 Miles



# DEMOGRAPHICS & SUBMARKET STATISTICS



## Population

\*2023

11,085  
1 MILE

79,958  
3 MILE

199,810  
5 MILE

## Estimated Average Household Income

\*2023

\$164,501  
1 MILE

\$167,520  
3 MILE

\$152,034  
5 MILE

Product Type	# Buildings	Size (SF)	% of Submarket
MFG/DIST	14	468,937	34.25%
FLEX/R&D	15	490,316	35.81%
IMT	17	410,097	29.95%
<b>Total Industrial</b>	<b>46</b>	<b>1,369,350</b>	<b>100.00%</b>



# FOR SALE

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DIAMOND STREET  
SAN MARCOS, CA

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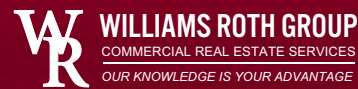
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