

2333 Montiel Road, San Marcos, California



For sale or lease

Only retail showroom building along
Highway 78 available for sale or lease





JLL has been retained as the Exclusive Agent for Seller to extend qualified principals the opportunity to acquire a fee simple interest in 2333 Montiel Road, San Marcos, California (the “Property”). The Property contains a total of approx. 26,360 square feet freestanding retail showroom building situated on a 43,560 square foot lot. In addition, the Property is adjacent to Highway 78 with freeway signage and convenient access from Nordhal Road.

Highlights



Phenomenal visibility and access to Highway 78



Contains cargo elevator



“One-of-one” opportunity to own a highway visible retail/showroom building in North San Diego



No association (no HOA fees of any kind), fee simple ownership



In-place income from satellite tower (approx. \$1,000/mo.)



Potential for redevelopment



Flexible zoning City of San Marcos- SPA zoning (Click [HERE](#))

Property summary

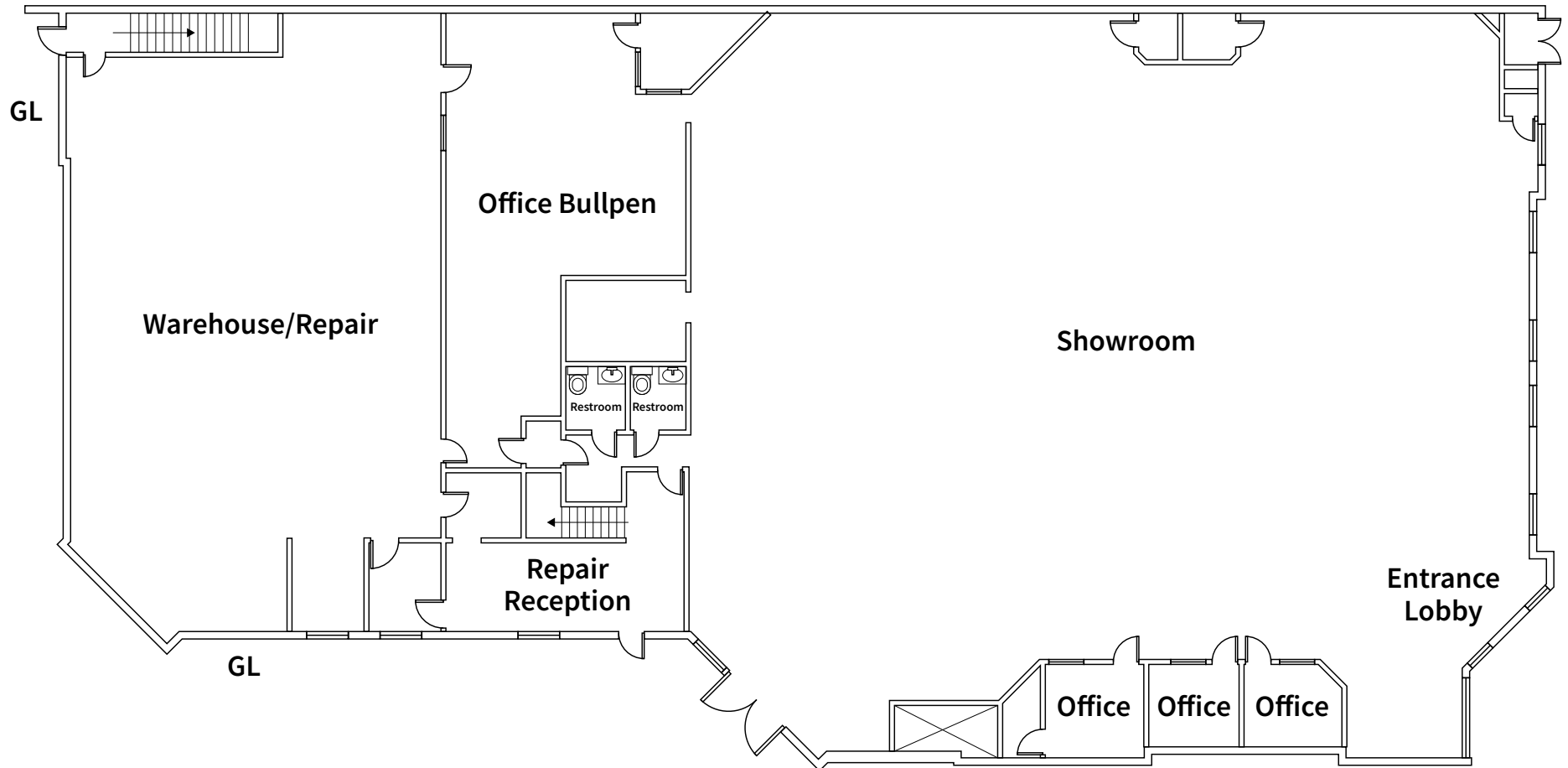
Address	2333 Montiel Road, San Marcos, California
Building size	±26,360 sf
Land size	1 acre (±43,560 sf)
Clear height	22-25'
Electrical service	1,200 amps 120/208 volt
Roof	Replaced in 2022
Parking lot	Concrete
Secure	Gated and fenced property
Freeway signage	Freeway sign along Highway 78

Please do not disturb tenants. Contact listing brokers for more information and to coordinate a tour.

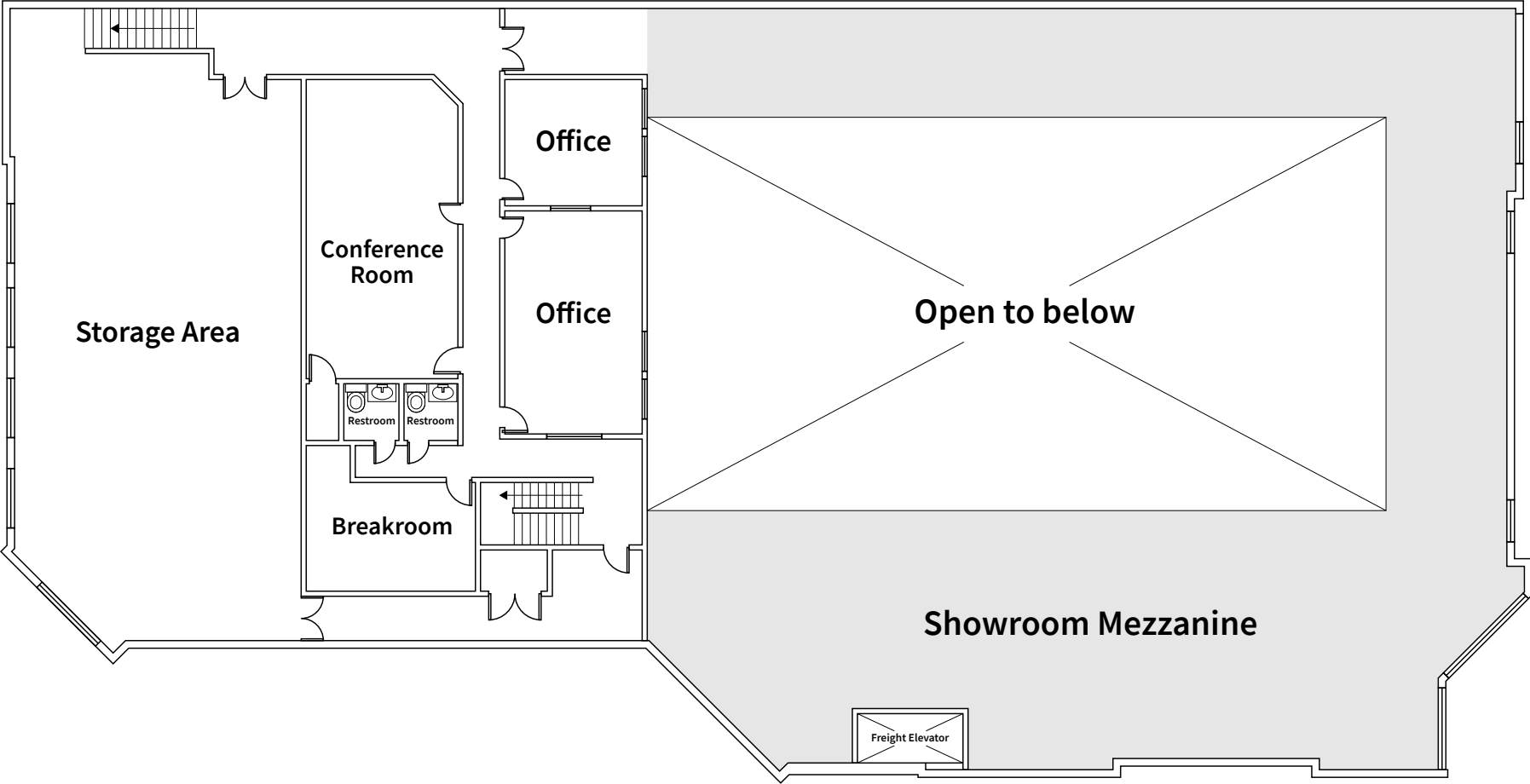
Site plan

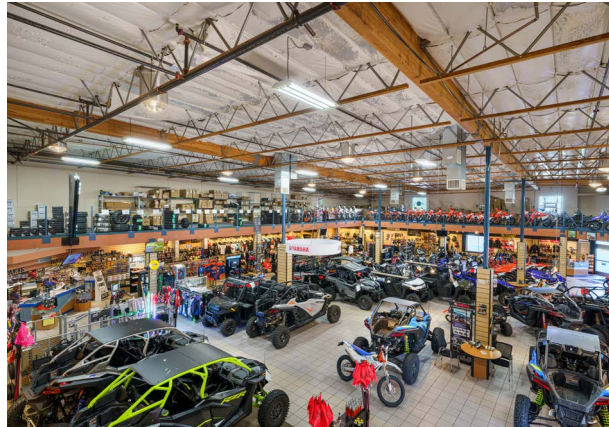


1st floor ±16,360 SF

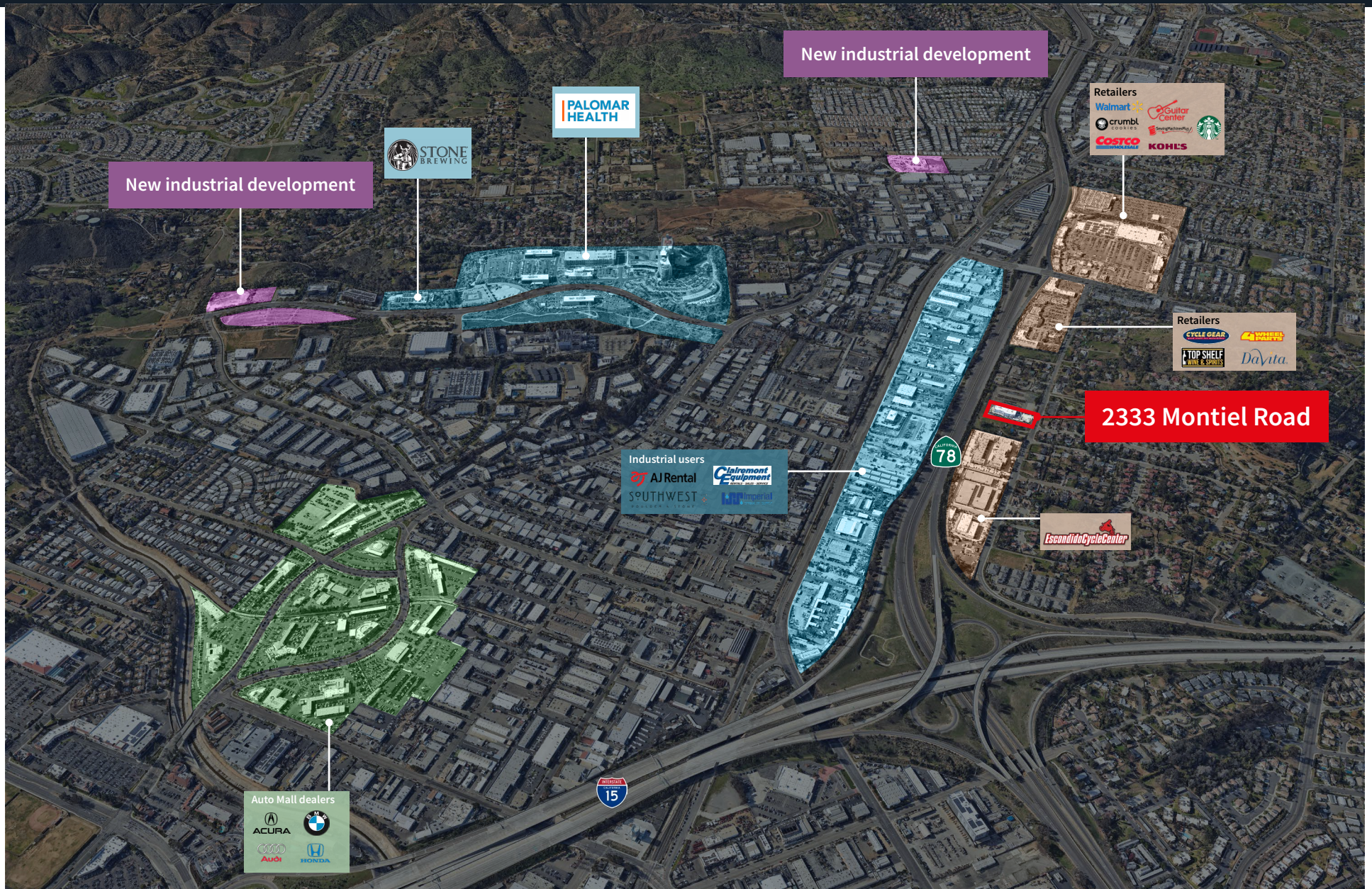


2nd floor Office/Storage ±6,140 SF | Mezzanine ±3,860 SF





Location overview

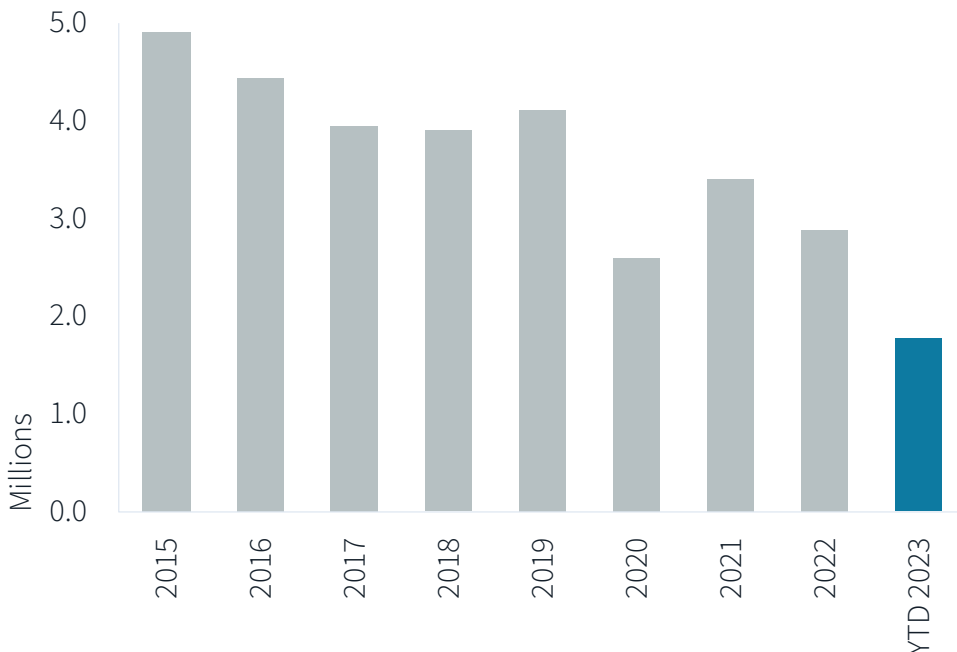


San Diego Retail Overview Q3 2023



- Retail rents have grown 4.8% year-over-year, compared to the long-term average of 3.0%.
- Relatively muted retail development along with retail redevelopments into other property types will help vacancy and rents remain healthy.
- Lack of new supply and retail redevelopment has contributed to the availability rate trending near its lowest level in 10 years, registering at 4.4% in 2023.
- Owner/user opportunities continue to be extremely limited.

Total vacancy



Demographics			
	1-mile radius	3-mile radius	5-mile radius
Population 2023	8,067	128,015	234,321
Population 2028	7,994	126,754	232,291
5 yrs Population Growth	X%	X%	X%
Estimated avg household income	\$85,047	\$94,225	\$103,280
Households 2023	2,712	41,704	75,499
Households 2028	2,693	41,339	74,924
5 yrs Household Growth	X%	X%	X%

Average Market Rent (p.s.f)

\$34.35

+4.8% YoY



For more information, please contact:

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