

# 1232 LOS VALLECITOS BLVD

SAN MARCOS, CA 92069

INDUSTRIAL/SHOWROOM SUITES FOR LEASE

EXCELLENT FREEWAY FRONTAGE



LOS VALLECITOS BLVD



Lee & Associates Commercial Real Estate Services, Inc. - NSDC  
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## PROPERTY HIGHLIGHTS

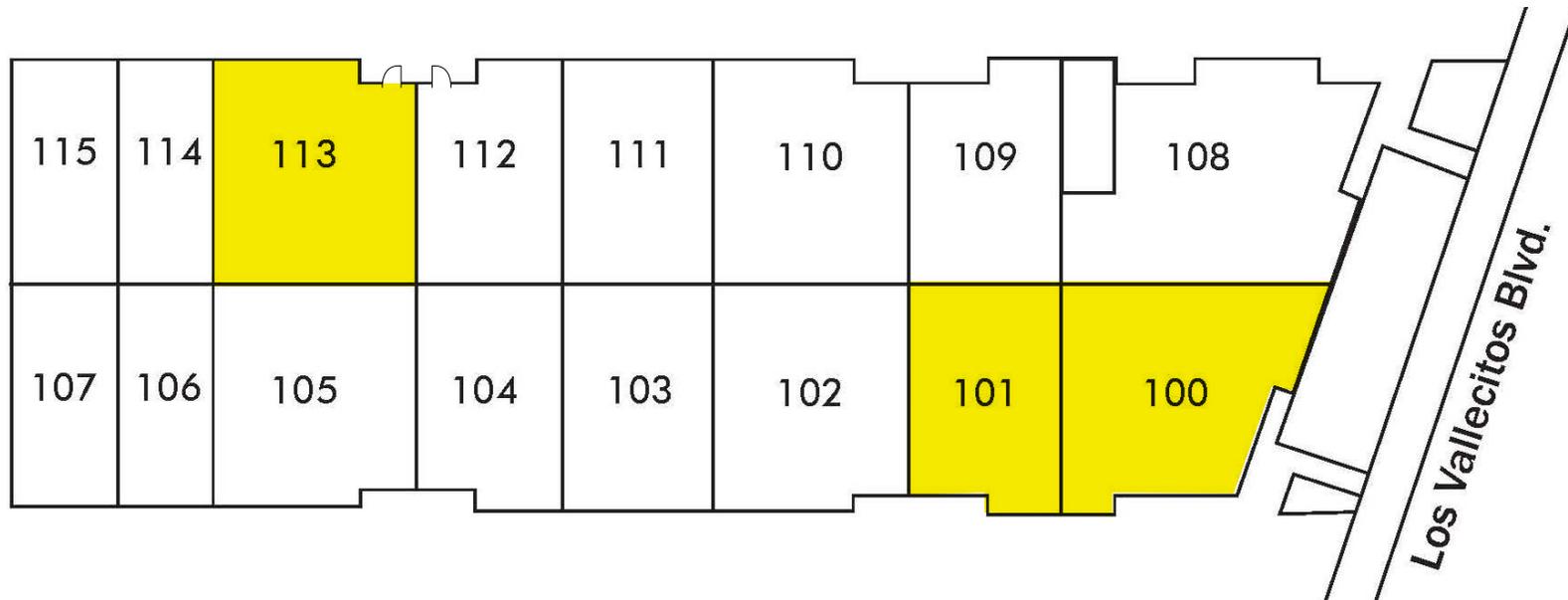
- Signage available on multiple sides of building
- Minimal office buildout with restrooms in each suite
- Strong local employment base and demographics
- Approximately 18' clear height
- Large grade-level doors
- Drive around truck access
- Within walking distance of the Sprinter Station at Las Posas and Armorlite Drive
- Located at the beginning of "Furniture Row"
- Excellent access to Highway 78 via Las Posas Rd. or San Marcos Blvd.
- Excellent freeway and street visible exposure to over 120,000 cars per day
- Cox high speed internet available
- **Lease Rate: See Following Pages**



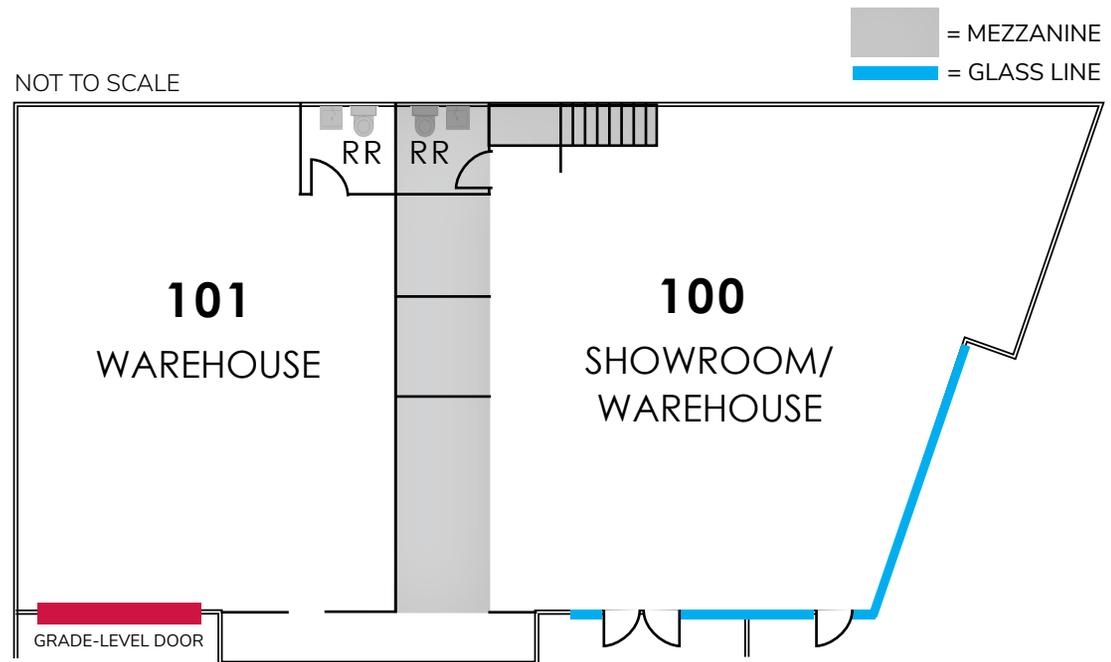
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## AVAILABILITY

INDUSTRIAL/SHOWROOM				
SUITE	SIZE	DESCRIPTION	LEASE RATE	AVAILABLE
100-101 Los Vallecitos Blvd	3,462 SF	Showroom, two restrooms, warehouse and bonus storage mezzanine with one grade-level loading door	\$2.10/SF + \$0.05/SF CAM	Now
113 Los Vallecitos Blvd	2,000 SF	Office, restroom, and warehouse with one grade-level loading door	\$1.70/SF + \$0.05/SF CAM	Now



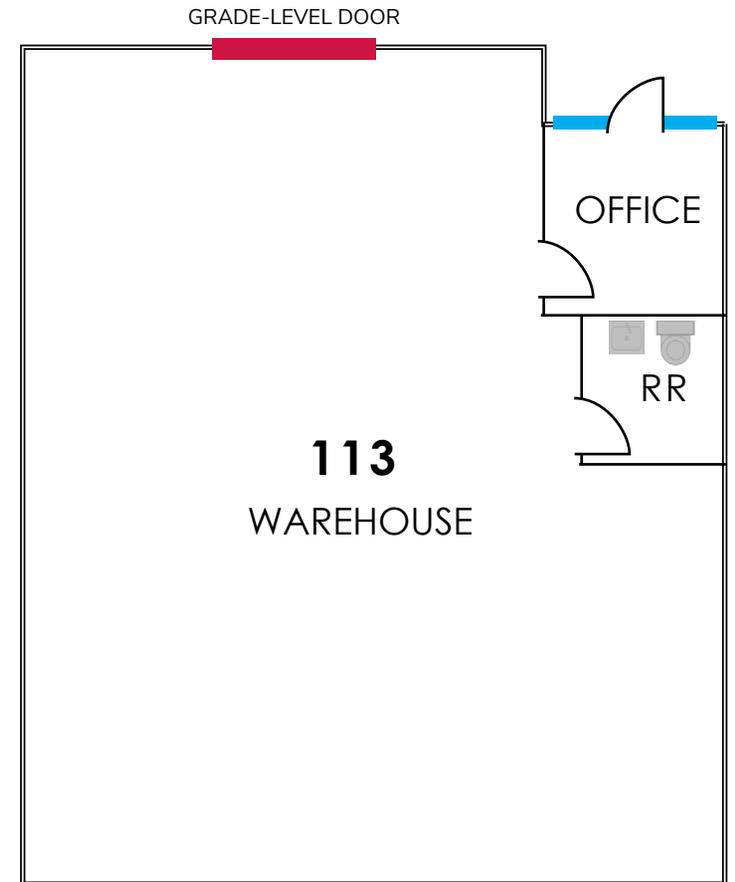
SUITE DESCRIPTION	
<b>SUITE:</b>	100-101
<b>SQUARE FEET:</b>	3,462 SF
<b>COMMENTS:</b>	Showroom, two restrooms, warehouse and bonus storage mezzanine with one grade-level loading door
<b>POWER:</b>	Two 100 AMP panels
<b>LEASE RATE:</b>	\$2.10/SF + \$0.05/SF CAM
<b>AVAILABILITY:</b>	Now



No warranty or representation is made to the accuracy of the foregoing transaction. Terms of sale or lease and availability are subject to change or withdraw without notice.

## SUITE DESCRIPTION

<b>SUITE:</b>	113
<b>SQUARE FEET:</b>	2,000 SF
<b>COMMENTS:</b>	Office, restroom, and warehouse with one grade-level loading door
<b>POWER:</b>	One 100 AMP panel
<b>LEASE RATE:</b>	\$1.70/SF + \$0.05/SF CAM
<b>AVAILABILITY:</b>	Now



— = GLASS LINE

NOT TO SCALE

## NEARBY AMENITIES



## ABOUT SAN MARCOS

San Marcos, California, is a vibrant city in northern San Diego County with a population of about 94,000. Known for its strong educational presence—home to California State University San Marcos and Palomar College—the city has a youthful, diverse population with a median age in the mid-30s. The local economy is anchored by education, healthcare, manufacturing, and retail, with major employers including the school district, universities, and companies like Hunter Industries and Kaiser Permanente. With a median household income above \$100,000 and a growing housing market, San Marcos blends suburban comfort with economic opportunity.

## ABOUT FURNITURE ROW

San Marcos boasts a vibrant retail corridor often referred to locally as “Furniture Row,” centered along Los Vallecitos Boulevard. This stretch is lined with a broad mix of furniture and home-furnishings stores—from large national design centers like Ethan Allen offering complimentary interior design services, to value-focused retailers like Mor Furniture for Less with expansive showrooms and budget-friendly pricing. Alongside these are specialized local outlets such as PJ Mattress & Furniture, which emphasizes affordable furniture and strong customer satisfaction.

The area also includes a rich variety of additional retailers—from classic brands like Bassett Furniture providing customized pieces and design support, to diversified showrooms such as Jerome’s Furniture, a long-standing San Diego-area chain known for competitive pricing and free design consultation. This diverse mix ensures that shoppers—from budget-conscious individuals to those seeking premium, custom options—find plenty of choices along this prominent retail strip.

DEMOGRAPHICS	1 mi.	3 mi.	5 mi.
Population	13,239	94,196	195,488
Employees	11,585	50,981	101,586
Avg. Household Income	\$110,951	\$142,617	\$160,509

TRAFFIC COUNTS	
CA-78	128,984 VPD
Los Vallecitos Blvd	4,182 VPD
Las Posas Rd	28,248 VPD

