

307 E. CARMEL ST. - SAN MARCOS, CA 92078

FOR SALE/LEASE: 18,452 SF FREESTANDING SHOWROOM/FLEX BUILDING

EXCELLENT HIGHWAY 78 FRONTAGE - 178,000 CARS PER DAY






**CAL STATE UNIVERSITY
 SAN MARCOS**
 16,000+ Students

NORTH CITY MASTER PLANNED DEVELOPMENT

 - 375K SF Retail, 20 Acres of Parks
 - 1M SF of Commercial Space
 - 3,400 Residential Units

 KAISER PERMANENTE

The Quad Apartments



Block C Apartments




SPRINTER

Industrial Street

**SUBJECT
 PROPERTY**


Carmel Street


 **78**
 78 Freeway
 (178,000 VPD)

Located one block from the North City Master Planned Development

 **375,000 SF
 of Retail**

 **1,000,000 SF of
 Commercial Space**

 **3,400
 Residential Units**

 **20 Acres
 of Parks**

Project Highlights

Unparalleled Signage Opportunity

- Located directly on Highway 78 with excellent visibility
- Exposure to 178,000 vehicles per day
- Signage available on multiple sides of building

Freestanding Single Tenant Facility

- Highly sought-after freestanding building
- No common areas, no association dues or shared access
- Private customer and employee parking

Unique Retail and entertainment-oriented zoning

- **Permitted Uses:** Include Retail, General Service, Health Service, Office, Medical Office, Public Space Plaza, Gallery, Residential Care Facility, Etc.
- **Conditional Permitted Uses:** Include Dining, Outdoor Dining, Dining/Entertainment, Entertainment, Recreation, Assembly, Cultural/Civic Institutions, Alcohol Sales, Child Daycare Facility, Daycare Center, Residential Care Facility (Large).

Located adjacent to North City and Cal State San Marcos

- 307 E. Carmel Street is short walk from Cal State San Marcos and the North City Master Planned Development:
Click Link: <https://www.northcity.com/learn/>
- Walking distance to retail, restaurants, coffee shops and public parking facilities.



Premises Overview

Address:	307 E. Carmel Street, San Marcos, CA 92078
Building Size:	18,452 Square Feet
Building Type:	Retail/Showroom/Flex
Existing Configuration:	65% Showroom/Office & 35% warehouse/ Inventory storage
Lot Size:	1.08 Acres
Parking:	38 spaces + additional street parking
Power:	800 amps, 120/208v
Loading:	Two - 12' x 12' roll up doors
Year Built:	Newer Construction (built in 2003)
Clear Height:	20' - 22'
Zoning:	University Dist. Specific Plan - Mixed Use Building A and/or Freeway Commercial Building A
Freeway Frontage:	178,000 cars per day
Location:	One block to the North City Master Planned Development
Availability:	Immediately
Lease Rate:	\$1.39/SF NNN
Purchase Price:	\$6,650,000 (\$360/SF)



Aerial Map



**CAL STATE UNIVERSITY
SAN MARCOS**
16,000+ Students

KAISER PERMANENTE

NORTH CITY RESIDENTIAL
600+ New Townhomes
& Single Family Homes

BEST BUY
HOBBY LOBBY
IN-N-OUT
WinCo FOODS
Chick-fil-A

PALOMAR COLLEGE
30,000+ Students

CVS pharmacy
ups
Ralphs

The Quad Apartments

Block C Apartments

P

Hampton

Twin Oaks Valley Rd

the old spaghetti factory

BUONA FORCHETTA

PIMA MEDICAL INSTITUTE

MY YARD LIFE

DRAFT+REPUBLIC

CUBE SMART self storage

MESA RIM

78 Freeway
(178,000 VPD)

SUBJECT PROPERTY

Industrial Street

Carmel Street

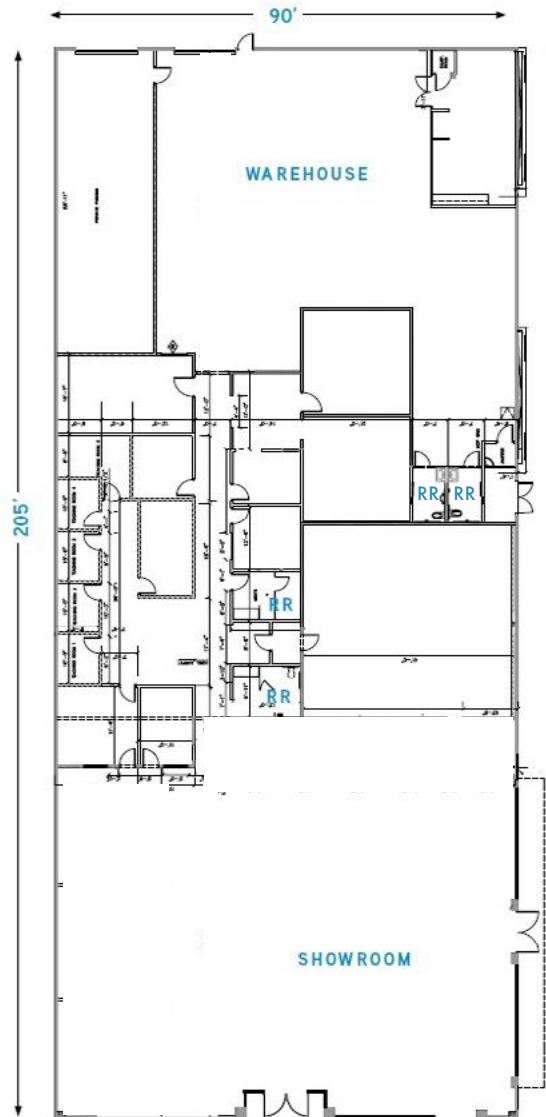
SPRINTER

CHEFS TOYS

Aerial Map



Floor Plan



Property Photos



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