

2355

MONTIEL ROAD

san marcos, ca 92069

2.69 ACRE DEVELOPMENT SITE FOR
32,969 SF MEDICAL OFFICE BUILDING



FOR SALE

\$3,300,000 (\$28.16/SF)

CBRE

LOCATION

COLLEGES

1. Palomar College
2. University of St. Augustine
3. University of St. Katherine
4. California State University San Marcos
5. UEI College

MEDICAL

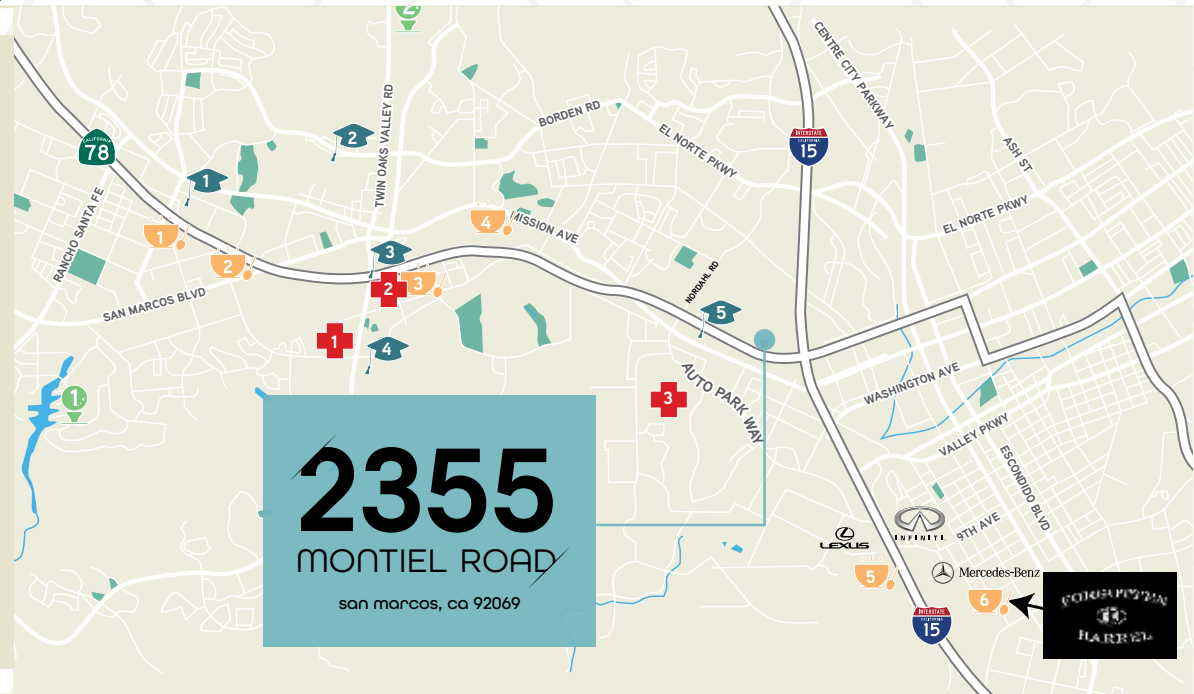
1. Kaiser Permanente Medical Offices
2. Scripps Coastal Medical Center San Marcos
3. Palomar Hospital

COUNTRY CLUBS

1. Lake San Marcos Golf Course
2. Twin Oaks Golf Course

RESTAURANTS

1. Dos Desperados Brewery, Love Boat Sushi, Rip Current Brewery, Curry and More Indian Bistro, Sammy Woodfired Pizza
2. Sublime Ale House, Old California Restaurant Row, Fish House Vera Cruz, Cocin Del Charoo, Hyuga Sushi, Mama Kat's Restaurant
3. The Old Spaghetti Factory, Pizza Nova, Pita Boys, Urge Gastropub and Common House, Fresh Healthy Cafe, Umami Japanese, Newtopia Cyder, Mason Aleworks, PrepKitchen
4. Port Brewing/The Lost Abbey, Blackstone Pizza, Pejah's Kitchen
5. Vintana Wine & Dine
6. Forgotten Barrel Winery



PROJECT HIGHLIGHTS



2.69 Acre development site



Specific plan in process for Class A medical/professional office building consisting of 32,969 SF
First Floor: 15,755 SF
Second Floor: 17,214 SF



Zoning allows for professional or medical office use (City of San Marcos - Commercial Zone)



Excellent freeway frontage, highly visible building signage available and immediate freeway access to Highway 78 and Interstate 15



Parking Ratio: 5.2/1000
 Subject to parking agreement
(call for details)



Convenient location near restaurants, hotels and retail, including North City, North County's new 200 acre urban mixed-use development



Abundant workforce generated by strong educational institutions: Cal State San Marcos, Palomar College, Pima Medical Institute, University of St. Augustine, and California College of San Diego

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Montiel Road

CALIFORNIA
78

SITE PLAN

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Montiel Road

MONTIEL ROAD ADT
5,800

HIGHWAY 78 ADT
168,000



RENDERINGS



ELEVATIONS



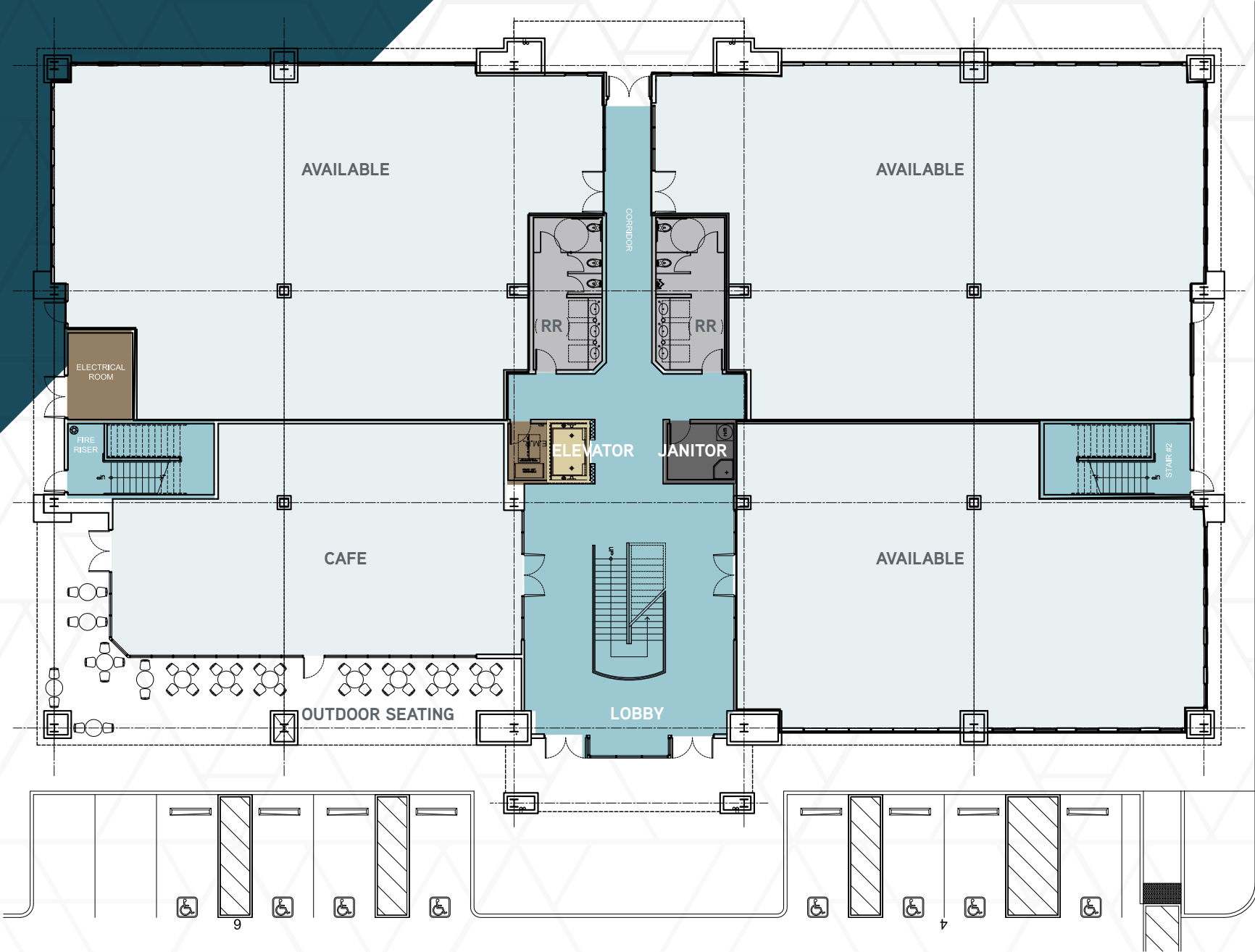
WEST ELEVATION



EAST ELEVATION

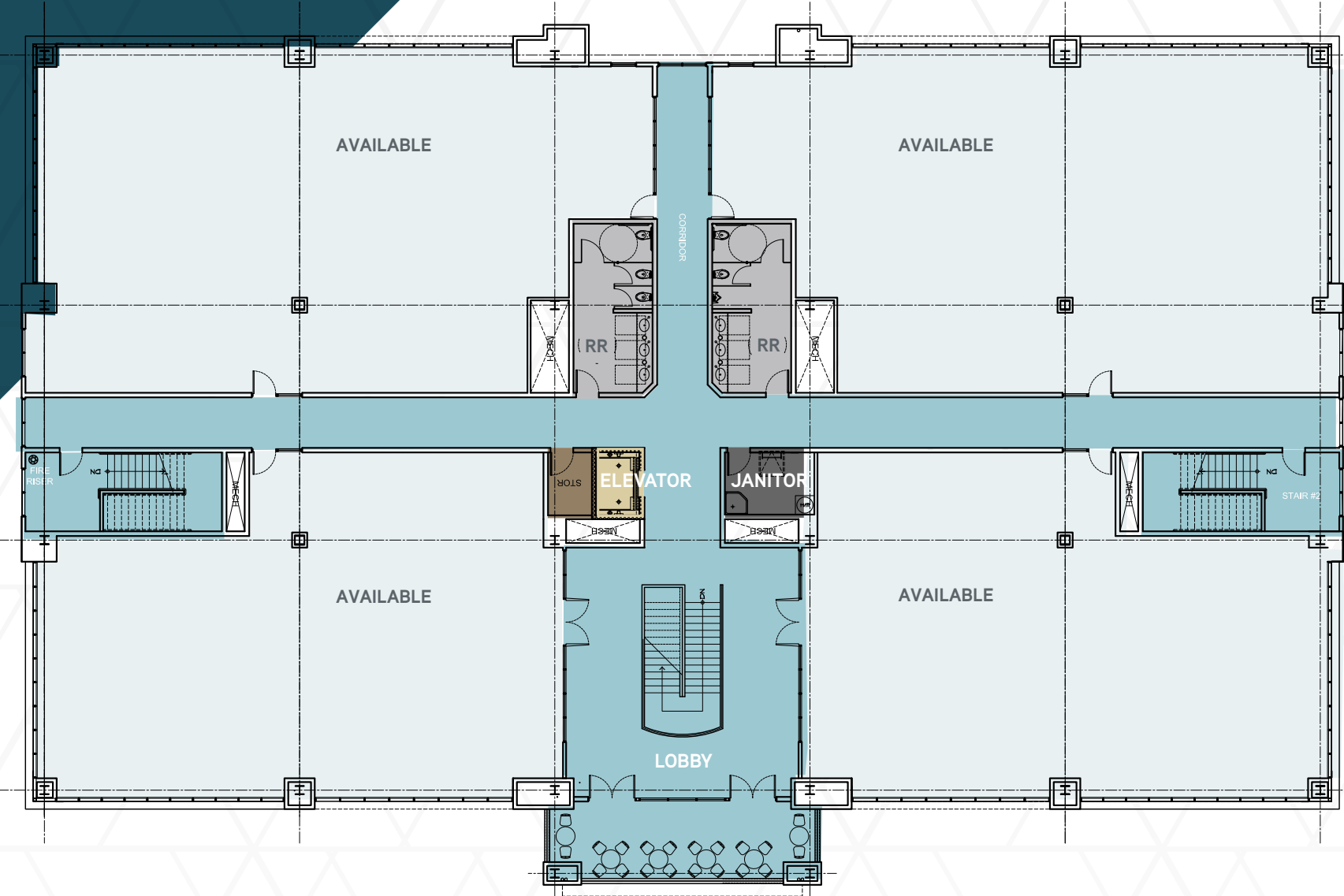
FIRST FLOOR PLAN

±15,755 Square Feet



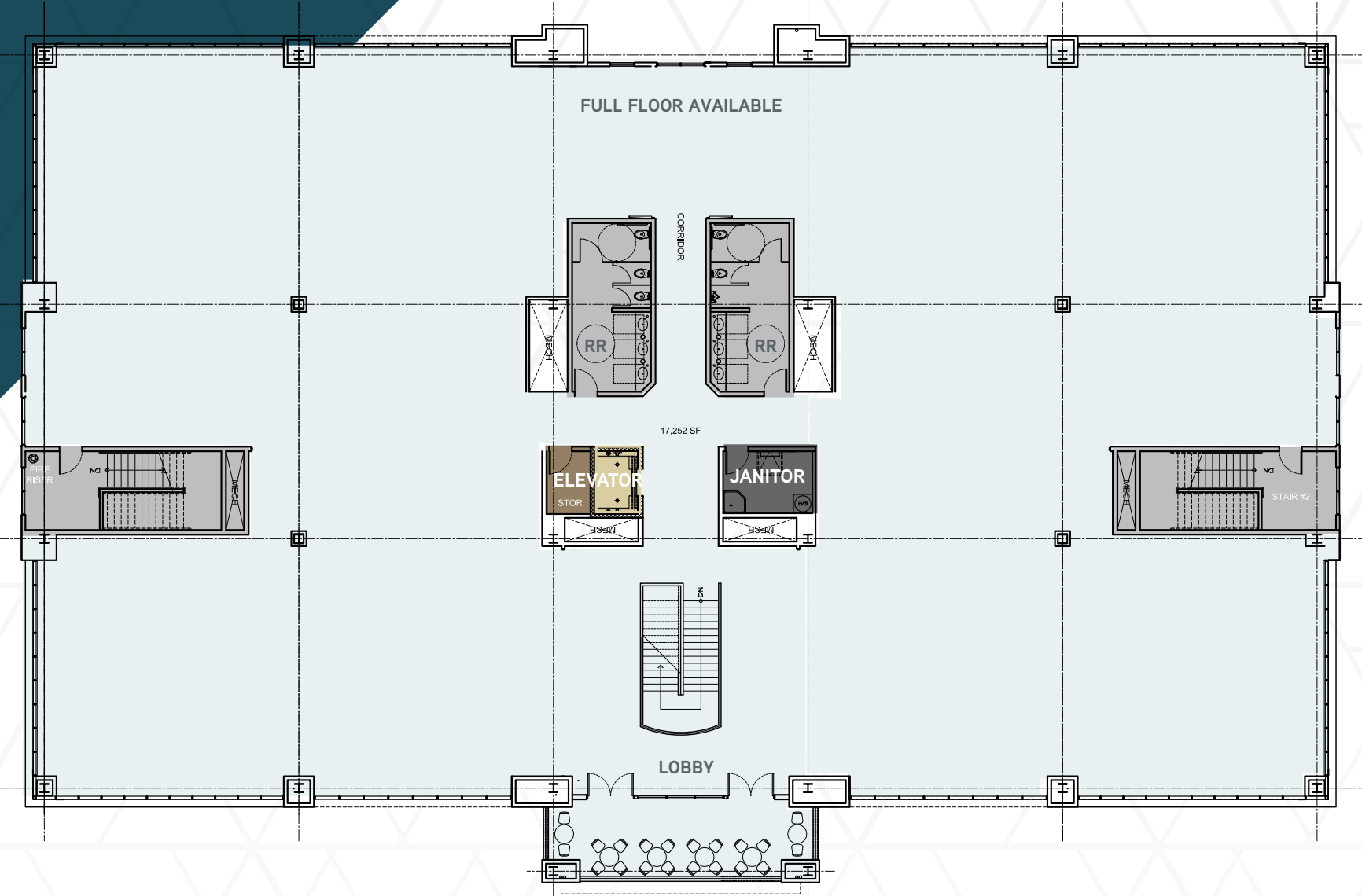
SECOND FLOOR PLAN

±17,214 Square Feet (Divisibility)



SECOND FLOOR PLAN

±17,214 Square Feet (Full floor tenant)



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**PALOMAR
HEALTH**
Escondido



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CBRE

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