

# FOR SALE OR LEASE

15,393 SF INDUSTRIAL BUILDING



# 1833

DIAMOND STREET  
SAN MARCOS, CA

**PRICE REDUCTION!**  
Renovations Nearing Completion

LEE &  
ASSOCIATES  
COMMERCIAL REAL ESTATE SERVICES

WILLIAMS ROTH GROUP  
COMMERCIAL REAL ESTATE SERVICES  
OUR KNOWLEDGE IS YOUR ADVANTAGE

# PROPERTY HIGHLIGHTS

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## RENOVATIONS

- Freshly Painted Warehouse with Ceiling Foils
- New Roof with 20 Year Warranty
- New Landscaping & Exterior Paint
- New Carpet and Paint in Office
- Expected Completion May 2025



## MULTI TENANT OPTIONS

- Building has 5 separate electrical meters allowing for multiple tenants



### SINGLE TENANT INDUSTRIAL BUILDING

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



### OCCUPANCY

Building is currently vacant with renovations expected to be completed May 2025.



### 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  
\$4,280,000 | \$279/SF**



**LEASE RATE \$1.35 NNN  
\$1.25 NNN**

# PROPERTY FEATURES



1833

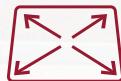
Fireplaces Plus



15,393 SF  
Freestanding Building



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



Lot Size  
0.71 Acres



800amps @ 120/208v  
(5 Separate Meters)



22'  
Clear Height



30 Parking Spaces  
(1.9/1,000 SF)



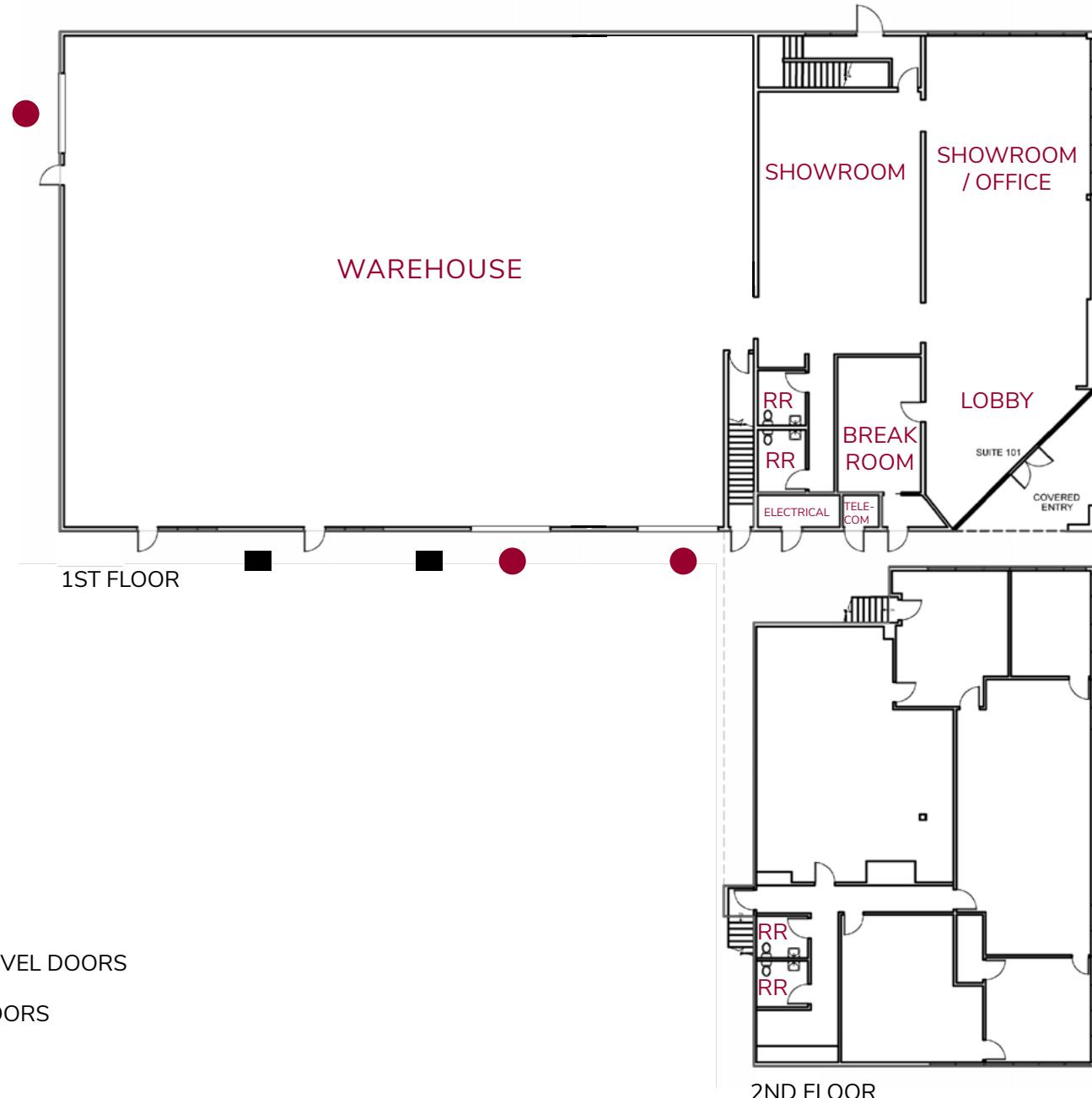
Year Built  
1983



Natural Gas  
to the Building

# FLOOR PLAN

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# PHOTOS

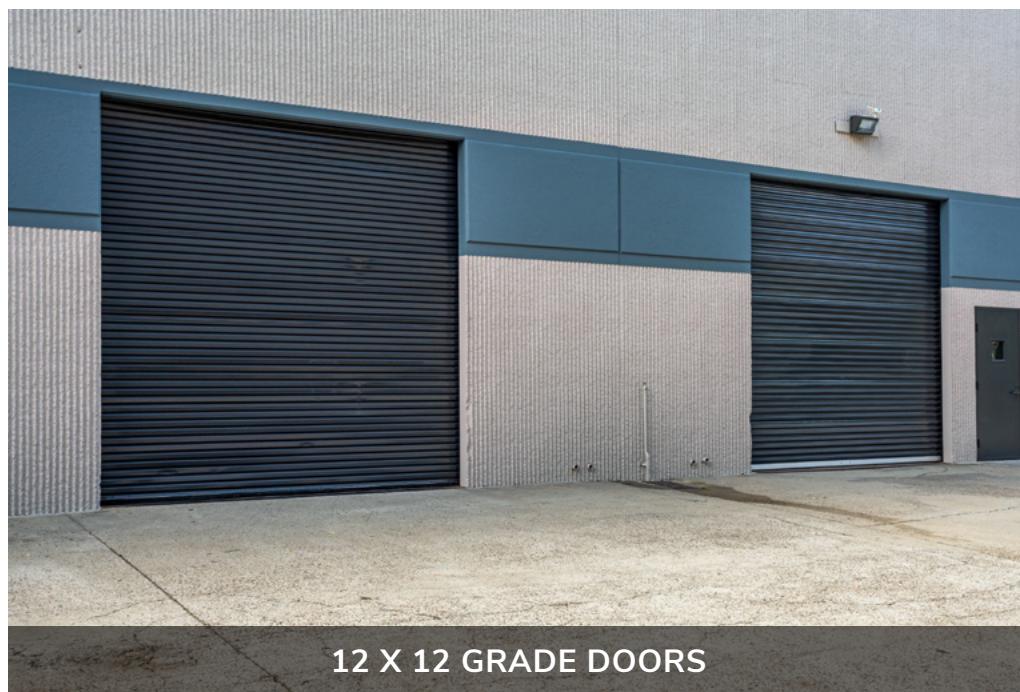
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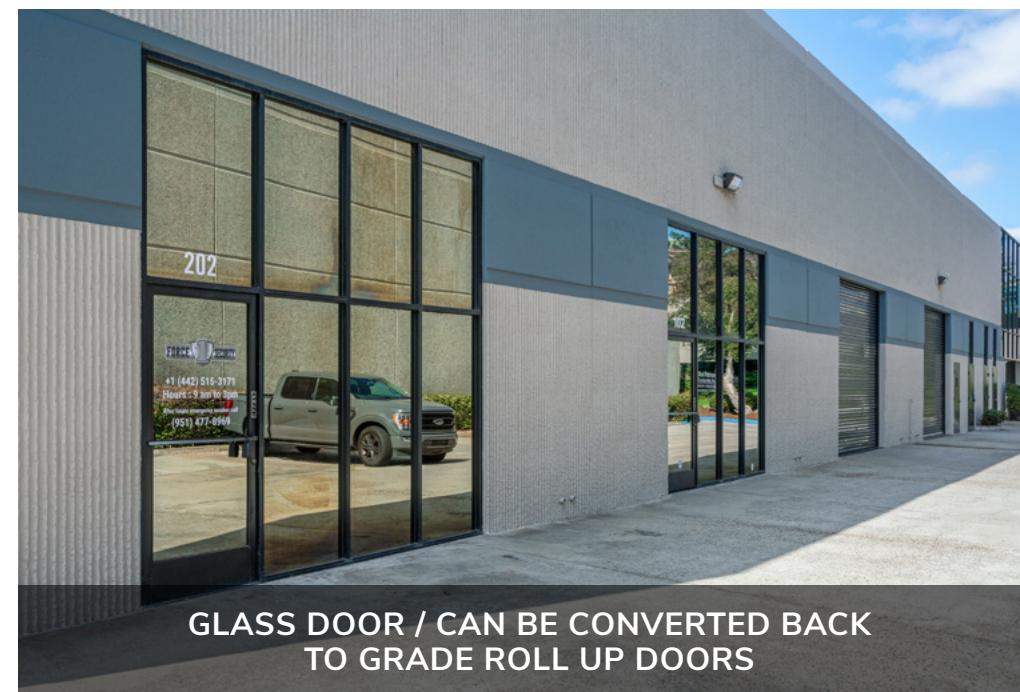
EXTENSIVE GLASS LINE



CONCRETE DRIVE WAY



12 X 12 GRADE DOORS



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

# SITE PLAN

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# SURROUNDING TENANTS

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\*Hunter Industries owns and occupies over 200,000 SF in this business park

# LOCATION MAP

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# San Marcos



population  
**92,866**



corporate & local  
businesses  
**±3,853**



median household  
income  
**\$109,897**



multi-industry  
job force  
**31,684+**

## Discover the Heart of North County

7  
BREWERIES

1  
MEADERY

2  
WINERIES

## San Marcos' Local Industries

manufacturing  
warehousing  
logistics  
higher education

life sciences  
healthcare  
active lifestyle  
information technology



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Any of the foregoing information will need to be separately verified by Buyer.