

FOR SALE OR LEASE

15,393 SF INDUSTRIAL BUILDING



1833

DIAMOND STREET
SAN MARCOS, CA

PRICE REDUCTION!

Renovations Nearing Completion

LA LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

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

PROPERTY HIGHLIGHTS



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



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)

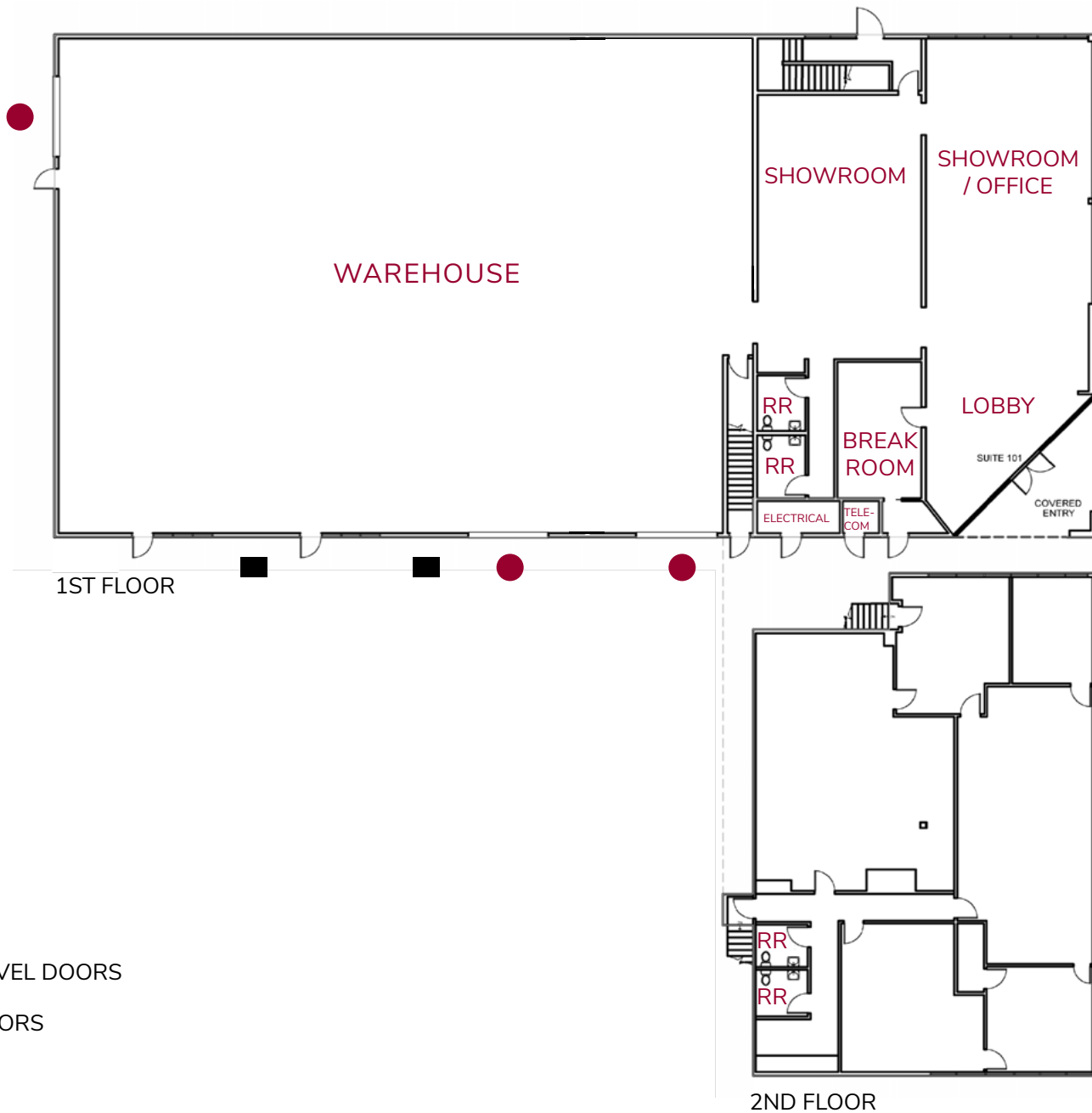


Year Built
1983



Natural Gas
to the Building

FLOOR PLAN



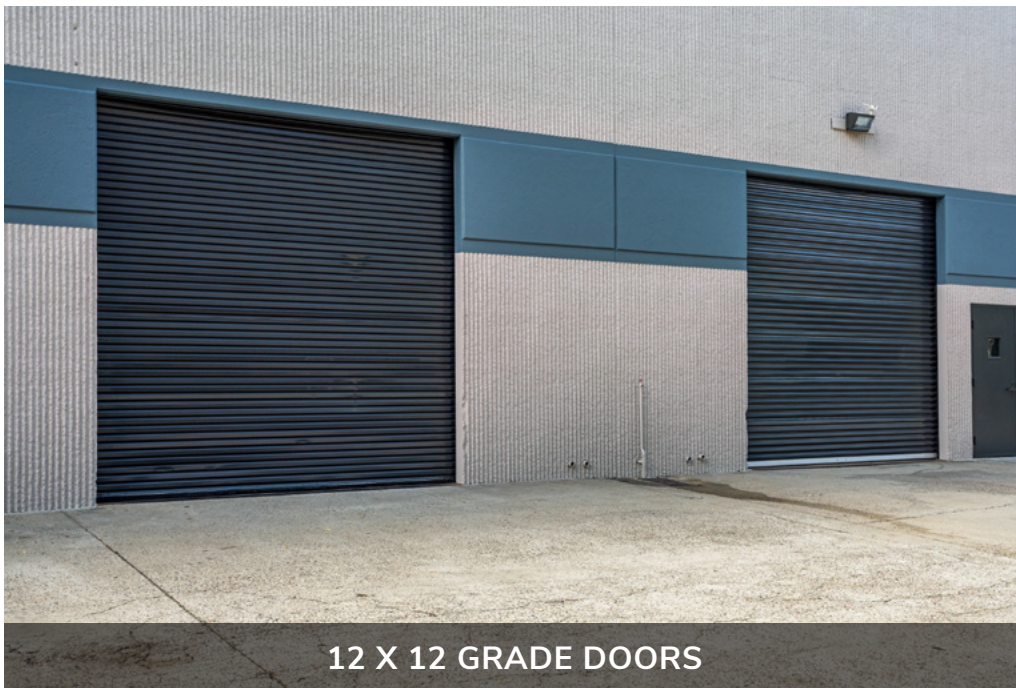
PHOTOS



EXTENSIVE GLASS LINE



CONCRETE DRIVE WAY



12 X 12 GRADE DOORS



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

SITE PLAN



1833 DIAMOND STREET

SURROUNDING TENANTS



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

LOCATION MAP



1833 DIAMOND STREET

DRIVE TIMES & DISTANCES

Palomar Airport Rd - 11 min 4.5 Miles
El Camino Real/Leucadia Blvd - 11 min 4.5 Miles
McClellan Palomar Airport - 10 min 4.0 Miles
Interstate 5 - 14 min 6.8 Miles
Highway 78 - 10 min 3.9 Miles
Interstate 15 - 15 min 8.8 Miles
Rancho Santa Fe - 15 min 8.8 Miles

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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