

Santa Fe Hills Business Center

2892 S. Santa Fe Ave. #115, San Marcos, CA 92069

Flex Condo For Sale | \$897,900 | 2506 SF Office & Warehouse



Property Highlights

- **Spacious Reception Area:** Fully furnished with two large desk systems and a welcoming sitting area.
- **Private Office:** Large, comfortable office space, furnished and ready for use.
- **Remodelled Kitchen:** Stunning granite countertops, modern cabinetry, marble flooring, and stainless steel appliances, including a fridge, microwave, dishwasher, coffee maker, & dishes.
- **Private On-Site Bathroom:** Conveniently located within the unit.
- **Expansive Warehouse** with 32 ft clearance height, features a roll-up rear door entry and pedestrian access for seamless operations.
- **Ample Storage:** Multiple 1st-floor storage cabinets plus a loft with a sturdy 2-story metal ladder for additional storage.
- **Easy Parking:** Generous open parking in a tranquil, professional setting.

This property offers endless possibilities for various business needs or as an ideal space for collectors. Move-in ready and fully furnished—don't miss out on this exceptional opportunity!



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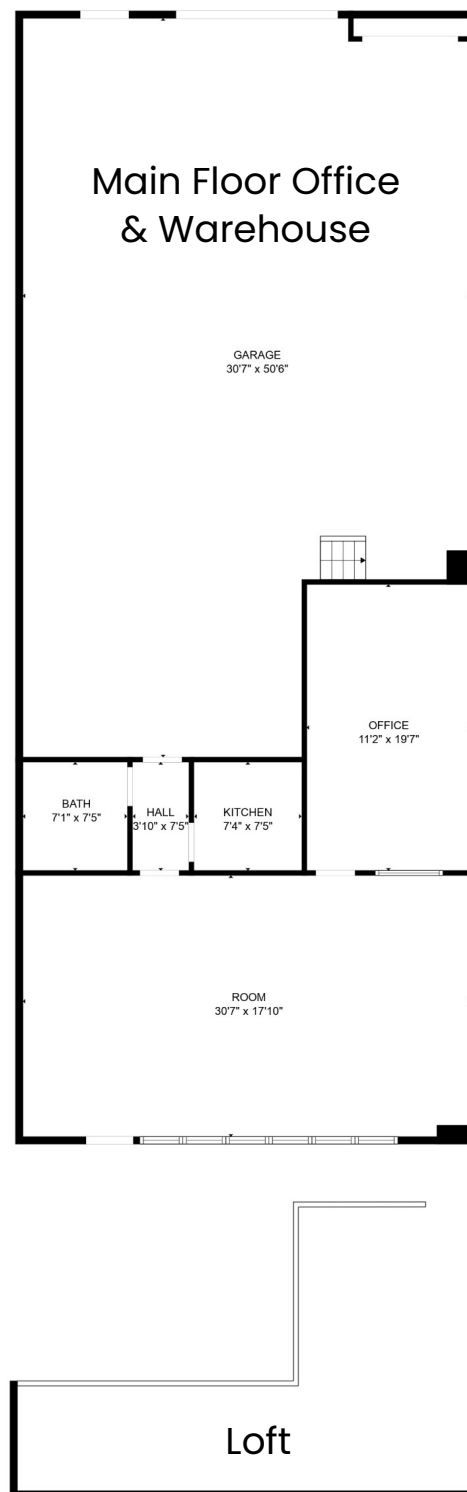
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PROPERTY DETAILS

APN	217-161-25-15
Property Size	2506 ESF Flex Condo 900 SF Office 1600 SF Warehouse/Storage
Zoning	Industrial (M Zone)
Association	Santa Fe Hills Business Center Assoc. \$470 Per Month billed Quarterly
Availability	Immediate
Sale Price	\$897,900
Accessibility	Easy Access: From Hwy78, Exit Rancho Santa Fe Rd to S. Santa Fe Ave.

Fantastic opportunity to own a premium office/warehouse condo in the sought-after Santa Fe Hills Business Center, conveniently located near Hwy 78 in San Marcos. This versatile space is perfect for businesses or collectors, offering a bright and inviting environment with multiple windows providing natural light and scenic views. The Spacious Reception Area is fully furnished with two large desk systems and a welcoming sitting area. A large private office is comfortably furnished and ready for use, while enjoying windows to see to the reception area and outside scenery. The remodelled kitchen has stunning granite countertops, modern cabinetry, marble flooring, and stainless-steel appliances, including a fridge, microwave, dishwasher, coffee maker, and dishes. Private on-site bathroom is conveniently located within the unit. Expansive warehouse (32 ft clearance height) features a metal roll-up rear door entry and pedestrian access for seamless operations. Ample storage with multiple 1st-floor storage cabinets plus a loft with a sturdy 2-story metal ladder for additional storage. Easy parking enjoys generous open parking spaces in a tranquil, professional setting.



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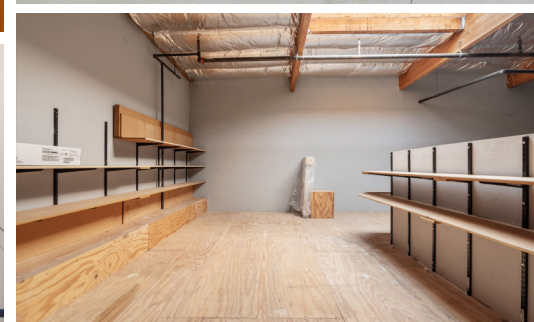
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Office & Warehouse Space



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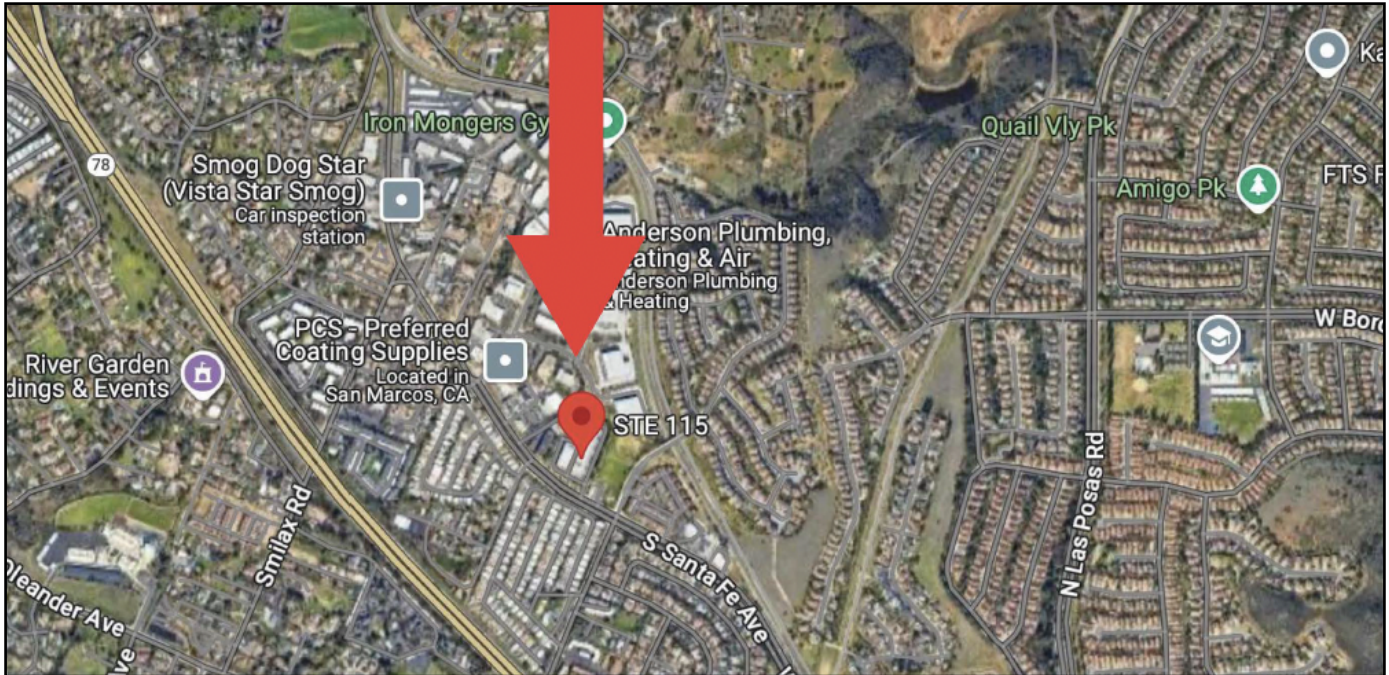
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Location



Conveniences

- Easy Access from I-78/Rancho Santa Fe Rd
- Blue Fire Brewery Anchor Tenant Santa Fe Hills Business Center
- Chevron Station – 1.5 Miles
- Palomar College – 1.5 Miles
- Grand Plaza Shopping – 2.5 Miles
- Sprouts Grocery Store – 2.5 Miles
- Cal State San Marcos – 2.8 Miles
- San Marcos Civic Center & Library – 2.8 Miles
- Fairfield Inn – 3 Miles
- Sprinter Station – 5 Miles

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