

FOR SALE OR LEASE

15,393 SF INDUSTRIAL BUILDING



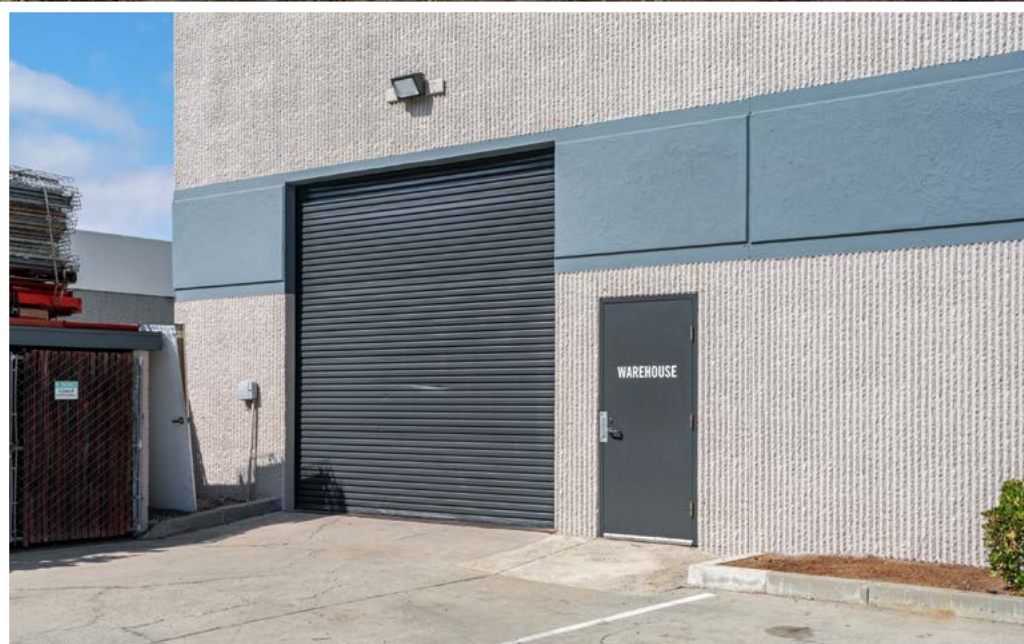
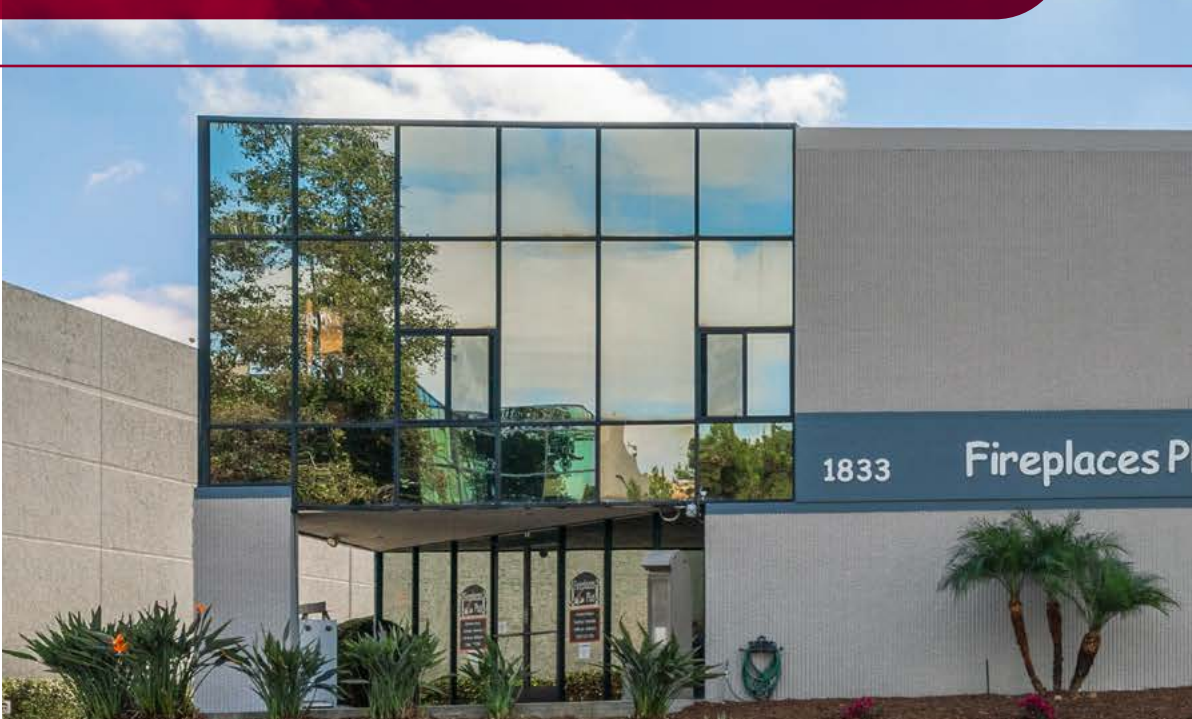
1833

DIAMOND STREET
SAN MARCOS, CA

LA LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

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

PROPERTY HIGHLIGHTS



SINGLE TENANT INDUSTRIAL BUILDING

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



OCCUPANCY

Existing tenant will vacate in February and owner intends to modify the existing floorplan to match the layout on page 4.



BUILDING IMPROVEMENTS

New exterior paint, landscaping and office demo. Owner also will provide a new roof upon the existing lease expiration



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



LEASE RATE
\$1.35 NNN

*NNN = \$0.28

PROPERTY HIGHLIGHTS



15,393 SF Freestanding Building



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



Lot Size
0.71 Acres



Office Area Total: 7,239 SF
1st Floor: 3,532 SF / 2nd Floor: 3,707 SF



22'
Clear Height



30 Parking Spaces
(1.9/1,000 SF)



Year Built
1983

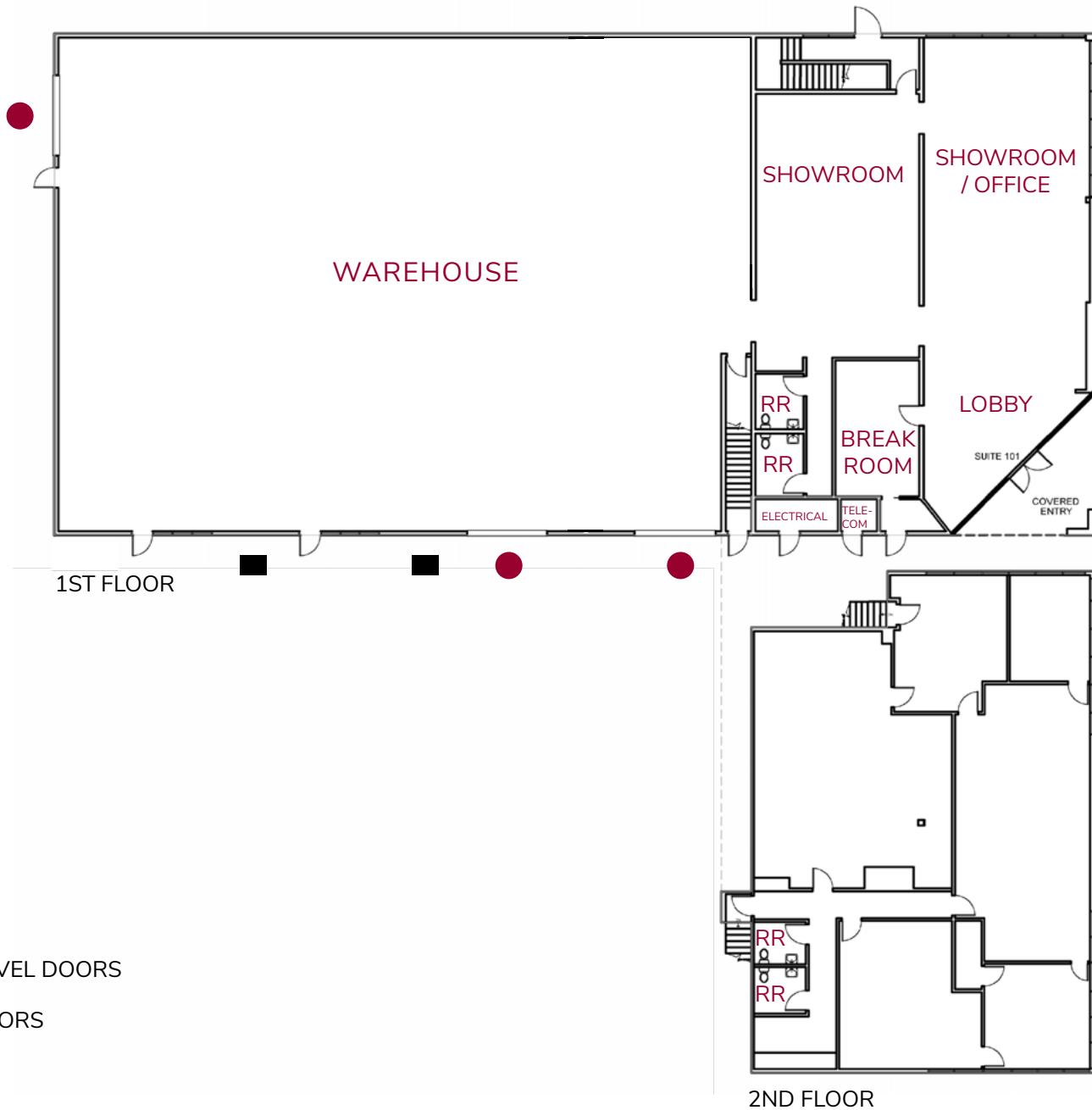


800amps
@120/208v



Natural Gas
to the Building

FLOOR PLAN



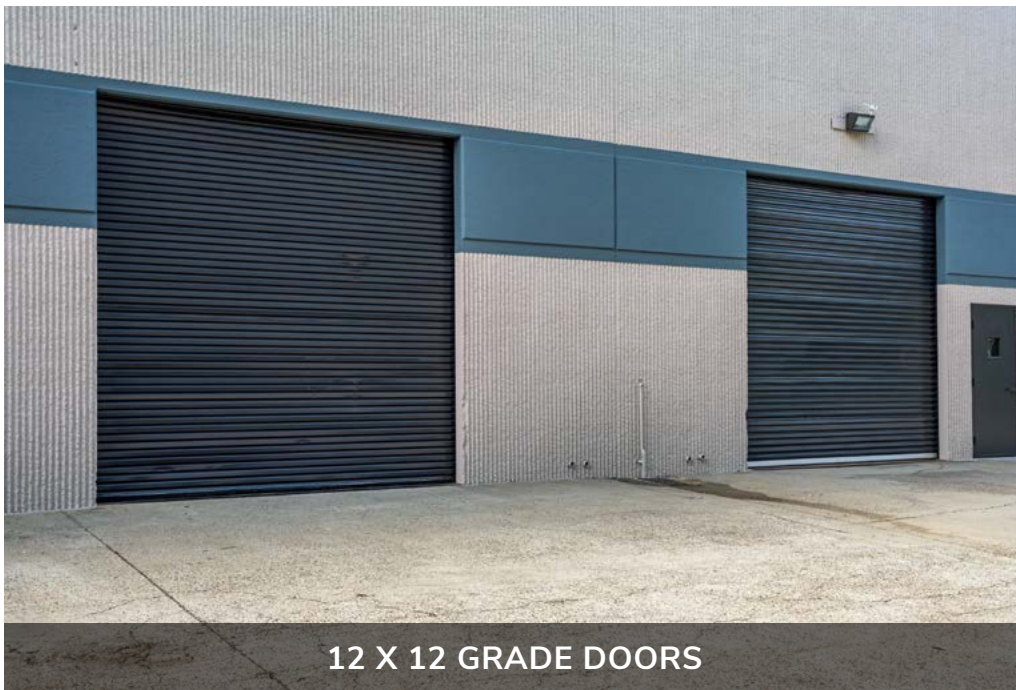
- GRADE LEVEL DOORS
- GLASS DOORS



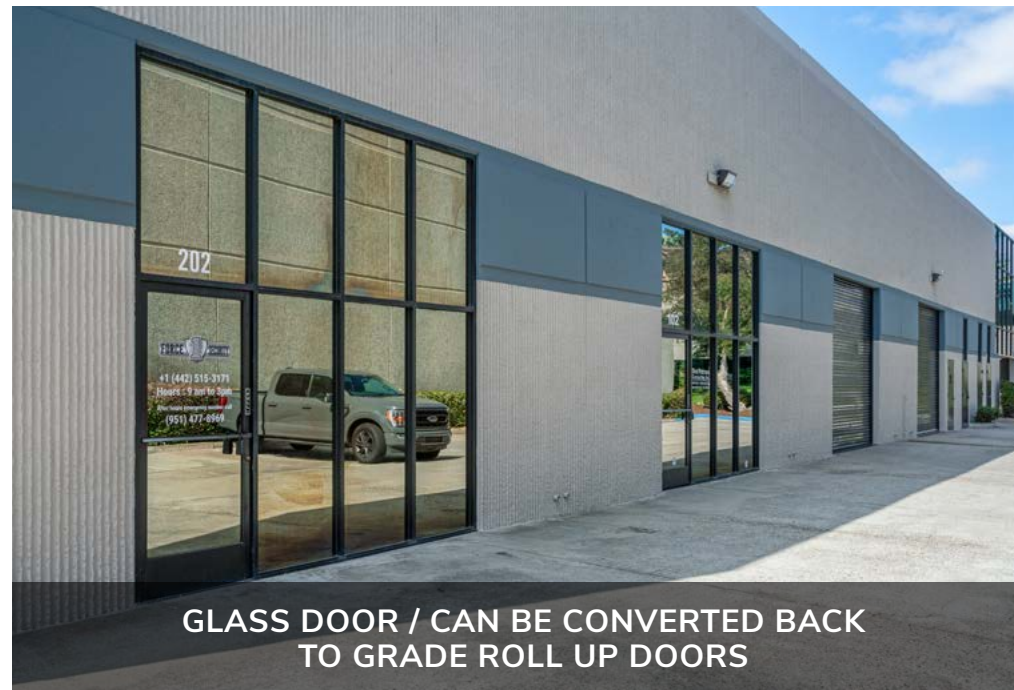
EXTENSIVE GLASS LINE



CONCRETE DRIVE WAY



12 X 12 GRADE DOORS



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

SURROUNDING TENANTS



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

DEMOGRAPHICS & SUBMARKET STATISTICS



Population

*2023

11,085
1 MILE

79,958
3 MILE

199,810
5 MILE

Estimated Average Household Income

*2023

\$164,501
1 MILE

\$167,520
3 MILE

\$152,034
5 MILE

Product Type	# Buildings	Size (SF)	% of Submarket
MFG/DIST	14	468,937	34.25%
FLEX/R&D	15	490,316	35.81%
IMT	17	410,097	29.95%
Total Industrial	46	1,369,350	100.00%

FOR SALE

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SAN MARCOS, CA

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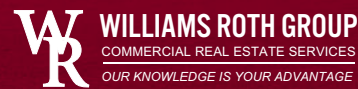
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